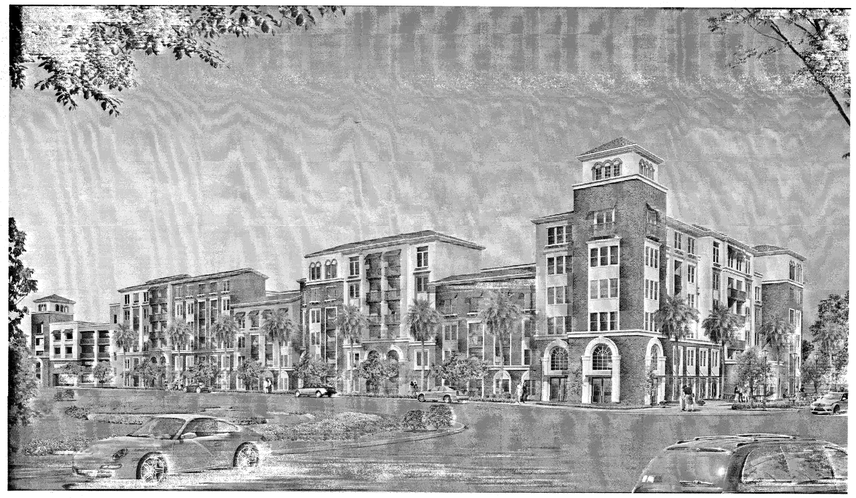
GATEWAY VILLAGE

27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677



VOLUME 1 : ARCHITECTURE

ARCHITECT:

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

2350 SE BRISTOL
NEWPORT BEACH, CA 92660
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HPA CONTACT: NIMA THAKER
EMAIL: nima@humphreys.com

OWNER:

ALLIANCE RESIDENTIAL COMPANY

450 NEWPORT CENTER DRIVE, SUITE 550
NEWPORT BEACH, CA 92660
(949) 706-8460
CONTACT: MICHAEL MCCANN
EMAIL: mmccann@allresco.com

PLANNING & ZONE CLEARANCE
This Plan was inspected on 5/19/16 and found to comply with applicable City land-use regulations.
This clearance is only valid for the life of the building permit.
The occupancy of this building shall not be changed to/for/the use stated in the permit application except by issuance of a new Certificate of Use and Occupancy. Deviation from the approved plan shall be cause for stopping construction.
WARNING: This stamp indicates partial review only and does not constitute a building permit.
Laguna Niguel Community Development Department

Exterior revisions to leasing office & residential above only. (See Seq Jonathans original Stamp 5/19 in folder)

THE CITY OF LAGUNA NIGUEL
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS ON THE PLANS WITHOUT WRITTEN PERMISSION FROM THE DEPARTMENT OF BUILDING AND SAFETY, CITY OF LAGUNA NIGUEL.
THE STAMPING OF THESE PLANS & SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISION OF ANY CITY ORDINANCE, MANUFACTURERS SPECIFICATIONS OR STATE LAW.
BUILDING OFFICIAL
DATE 5/19/16

RECEIVED
MAY 19 2016
CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT

PRINT RECORD

DATE	REASON
06-26-14	1ST SUBMITTAL
09-23-14	2ND SUBMITTAL
10-12-15	FOUNDATION ONLY SUBMITTAL
11-09-15	OCFA SUBMITTAL
02-08-16	PODIUM ONLY SUBMITTAL
03-15-16	CITY SUBMITTAL
05-19-16	CITY SUBMITTAL

REVISION RECORD

DATE	REASON
1 09/23/14	CITY COMMENTS
2 11/09/15	REVISION AND OCFA COMMENTS
3 01/22/16	OWNER REVISIONS
4 03/15/16	CITY SUBMITTAL

Drawn By:
Designed by:
Architect of Record: VINCT CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
No. C33572
Ren. 7-31-17
STATE OF CALIFORNIA

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SAN RAMON SCOTTSDALE MONTEVIDEO
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SHEET CONTENTS:
COVER SHEET
VOLUME-1

SHEET NO.
CS-1

CITY SUBMITTAL

2012

CIVIL	STRUCTURAL	MECHANICAL	ELECTRICAL	PLUMBING	LANDSCAPE	GOVERNMENT	ACOUSTICAL	ADA/FHA COUNCIL	FIRE PROTECTION	INTERIOR DESIGN
KHR Associates	VanDorpe Chou Assoc., Inc,	Phoenix Air Conditioning, INC.	Sabag Electric Corp.	AMPAM Parks Mechanical	MJS Design Group Inc.	City of Laguna Niguel BUILDING AND SAFETY DEPT.	Veneklasen Associates	Terry Kitay Attorney at Law	Firesafe Planning Solutions	H. Hendy Associates
4100 Newport Place Dr Ste 200 Newport Beach, CA VOICE: 949.756.6440 FAX: 949.756.6444	2200 West Orangewood Ave. Suite 150 Orange, CA 92868 VOICE: 714.978.9780 FAX: 714.978.9929	5075 Cameron Street, Suite H Las Vegas, NV 89118 VOICE: 702.367.9885 FAX:	8768 Yolanda Ave. Northridge, CA 91324 VOICE: 818.701.6800 FAX:	1060 N Wilmington Blvd Wilmington, CA 90744 VOICE: 310.427.7226 FAX:	Cannery Village 507 30th Street Newport Beach, CA 92663-3714 VOICE: 949.675.9964 FAX:		1711 Sixteenth Street Santa Monica Calif 90404 VOICE: 310.450.1733	578 Washington blvd., Suite 836 Laguna Hills, CA 92653 VOICE: 310.578.9134 FAX:	302 N. El Camino Real, Suite 202 San Clemente, CA 92672 VOICE: 949.521.0852 FAX: 949.240.5911	4770 Campus Drive, SUITE 100 Newport Beach, CA 92660 VOICE: 949.851.3080
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File:14-11294-Wood Perimeter Laguna Niguel-COVR GENCS-1.dwg
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SCALE: 96 LAYOUT: CS-1

NO.	SHEET NAME

NO.	SHEET NAME

ARCHITECTURAL CONT'D

NO.	SHEET NAME
A5.15	BUILDING SECTIONS
A5.16	BUILDING SECTIONS
A5.17	BUILDING SECTIONS
A5.18	BUILDING SECTIONS
A5.19	BUILDING SECTIONS
A5.20	BUILDING SECTIONS
A5.21	BUILDING SECTIONS
A5.22	BUILDING SECTIONS
	WALL SECTIONS
A5.51	WALL SECTIONS
A5.52	WALL SECTIONS
A5.53	WALL SECTIONS
A5.54	WALL SECTIONS
A5.55	WALL SECTIONS
A5.56	WALL SECTIONS
	COMMON AREA STAIRS, ELEVATORS, SHAFTS
A6.11	CORE-1 PLANS AND SECTION
A6.12	CORE-1 PLANS AND SECTION
A6.21	CORE-2 PLANS AND SECTION
A6.22	CORE-2 PLANS AND SECTION
A6.31	CORE-3 PLANS AND SECTION
A6.32	CORE-3 PLANS AND SECTION
A6.41	CORE-4 PLANS
A6.42	CORE-4 SECTION
A6.51	STAIR-5 PLANS
A6.52	STAIR-5 SECTIONS
A6.61	STAIR-6 PLANS AND SECTION
A6.62	STAIR-6 PLANS AND SECTION
A6.71	STAIR DETAILS
A6.72	STAIR DETAILS
A6.81	ELEVATOR DETAILS
A6.86	ELEVATOR CAB,CONTROL DETAILS
A6.91	TRASH CHUTE DETAILS
	DETAILS
A7.00	FLOOR/ROOF ASSEMBLIES
A7.01	WALL ASSEMBLIES
A7.02	WALL ASSEMBLIES (CMU)
A7.03	FIRE WALLS & PARTY WALL DETAILS
A7.04	FIRE WALLS
A7.05	STEEL ASSEMBLIES
A7.06	DUAL EGRESS FIRE DOORS
A7.07	MISC.ASSEMBLIES
A7.08	MISC. ASSEMBLIES
A7.10	FIRE PROTECTION DETAILS
A7.12	WALL - WATERPROOFING DETAILS
A7.20	BALCONY WALL AND DOOR
A7.21	BALCONY WALL AND DOOR
A7.26	SEISMIC JOINT GARAGE ENTRANCE
A7.27	EXPANSION JOINTS GARAGE DOORS
A7.40	RAILING DETAILS
A7.41	RAILING DETAILS
A7.42	RAILING DETAILS
A7.45	EXTERIOR DETAILS
A7.61	EXTERIOR DETAILS
A7.62	TRIM DETAILS
A7.63	TRIM DETAILS
A7.64	TRIM DETAILS
A7.65	AWNING/CANOPY DETAILS
A7.66	AWNING/CANOPY DETAILS
A7.80	ROOF EAVE DETAILS
A7.81	ROOF FLASHING DETAILS
A7.82	BUILT-UP ROOF DETAILS
A7.83	MISC ROOF DETAILS
A7.84	BUILT-UP ROOF DETAILS
A7.85	ROOF DETAILS
A7.86	ROOF DETAILS
A7.90	INTERIOR DETAILS AT UNITS
A7.91	INTERIOR DETAILS AT UNITS
A7.92	COMMON AREA INTERIOR DETAILS
A7.93	SPIRAL STAIR PLANS & SECTION
	COMMON AREA
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A8.11	LEASING PLAN - LEVEL 2
A8.12	LEASING -REFLECTED CEILING PLANS
A8.15	LEASING DETAILS
A8.17	LEASING DETAILS
A8.18	LEASING DETAILS
A8.20	CLUBHOUSE PLANS
A8.20R	CLUBHOUSE PLANS-REFLECTED CEILING PLAN
A8.21	CLUBHOUSE DETAILS
A8.22	CLUBHOUSE DETAILS
A8.23	CLUBHOUSE DETAILS
A8.25	CLUBHOUSE DETAILS
A8.26	CLUBHOUSE DETAILS
A8.27	CLUBHOUSE DETAILS
A8.30	RETAIL PLANS
A8.31	RETAIL DETAILS
A8.32	RETAIL DETAILS
A8.35	RETAIL DETAILS
A8.40	ROOF TERRACE PLANS
A8.41	ROOF TERRACE PLANS
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A8.50	GARAGE ENTRY
A8.51	GARAGE ENTRY
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	TOTAL SHEETS: 232

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A3.22	UNIT S2 FLOOR PLANS, INTERIOR ELEVATIONS
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A3.26	UNIT S4a FLOOR PLANS, INTERIOR ELEVATIONS
A3.27	UNIT S5 FLOOR PLANS, INTERIOR ELEVATIONS
A3.29	UNIT S6 FLOOR PLANS, INTERIOR ELEVATIONS
A3.31	UNIT A1 FLOOR PLANS, INTERIOR ELEVATIONS
A3.33	(ALT A1): UNIT A1a, UNIT A1b, UNIT A1bb, UNIT A1c FLOOR PLANS
A3.34	UNIT A1d FLOOR PLANS, INTERIOR ELEVATIONS
A3.35	UNIT A1-den FLOOR PLANS, INTERIOR ELEVATIONS
A3.37	UNIT A1b-den FLOOR PLANS
A3.38	UNIT A1-loft FLOOR PLANS
A3.39	UNIT A1-loft INTERIOR ELEVATIONS
A3.40	UNIT A1bb-loft FLOOR PLANS
A3.42	UNIT A2 FLOOR PLANS, INTERIOR ELEVATIONS
A3.43	UNIT A3 FLOOR PLANS, INTERIOR ELEVATIONS
A3.44	UNIT A3b FLOOR PLANS, INTERIOR ELEVATIONS
A3.45	UNIT A4 FLOOR PLANS, INTERIOR ELEVATIONS
A3.46	UNIT A4-loft FLOOR PLANS
A3.47	UNIT A4-loft INTERIOR ELEVATIONS
A3.48	UNIT A4a FLOOR PLANS
A3.49	UNIT A5 FLOOR PLANS, INTERIOR ELEVATIONS
A3.50	UNIT A6 FLOOR PLANS, INTERIOR ELEVATIONS
A3.51	UNIT A6-loft FLOOR PLANS
A3.52	UNIT A6-loft INTERIOR ELEVATIONS
A3.53	UNIT A7, UNIT A7r FLOOR PLANS
A3.54	UNIT A7-loft FLOOR PLANS
A3.55	UNIT A7-loft INTERIOR ELEVATIONS
A3.56	UNIT A8 FLOOR PLANS, INTERIOR ELEVATIONS
A3.61	UNIT B2 FLOOR PLANS, INTERIOR ELEVATIONS
A3.63	(ALT B2): UNIT B2a, UNIT B2b, UNIT B2c, UNIT B2ba FLOOR PLANS
A3.65	(ALT B2): UNIT B2d, UNIT B2e, UNIT B2bl, UNIT B2bb FLOOR PLANS
A3.67	UNIT B2-loft FLOOR PLANS
A3.68	UNIT B2-loft INTERIOR ELEVATIONS
A3.70	(ALT B2 LOFT): UNIT B2b-loft, UNIT B2bb-loft FLOOR PLANS
A3.72	UNIT B3 FLOOR PLANS, INTERIOR ELEVATIONS
A3.73	UNIT B3-loft FLOOR PLANS
A3.74	UNIT B3-loft TOWER AND INTERIOR ELEVATIONS
A3.75	UNIT B4 FLOOR PLANS, INTERIOR ELEVATIONS
A3.76	UNIT B5 FLOOR PLANS, INTERIOR ELEVATIONS
A3.78	UNIT C1 FLOOR PLANS, INTERIOR ELEVATIONS
A3.79	UNIT C1-loft FLOOR PLANS
A3.80	UNIT C1-loft INTERIOR ELEVATIONS
A3.81	UNIT C1a FLOOR PLANS, INTERIOR ELEVATIONS
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A4.10A	BUILDING FLOOR PLAN BASEMENT - AREA "A"
A4.10B	BUILDING FLOOR PLAN BASEMENT - AREA "B"
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A4.S1B	SLAB PLAN - AREA "B"
A4.S1C	SLAB PLAN - AREA "C"
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A4.11B	BUILDING FLOOR PLAN LEVEL 1 - AREA "B"
A4.11C	BUILDING FLOOR PLAN LEVEL 1 - AREA "C"
A4.11D	BUILDING FLOOR PLAN LEVEL 1 - AREA "D"
A4.12	BUILDING OVERALL FLOOR PLAN - LEVEL 2
A4.12A	BUILDING FLOOR PLAN LEVEL 2 - AREA "A"
A4.12B	BUILDING FLOOR PLAN LEVEL 2 - AREA "B"
A4.12C	BUILDING FLOOR PLAN LEVEL 2 - AREA "C"
A4.12D	BUILDING FLOOR PLAN LEVEL 2 - AREA "D"
A4.13	BUILDING OVERALL FLOOR PLAN - LEVEL 3
A4.13A	BUILDING FLOOR PLAN LEVEL 3 - AREA "A"
A4.13B	BUILDING FLOOR PLAN LEVEL 3 - AREA "B"
A4.13C	BUILDING FLOOR PLAN LEVEL 3 - AREA "C"
A4.13D	BUILDING FLOOR PLAN LEVEL 3 - AREA "D"
A4.14	BUILDING OVERALL FLOOR PLAN - LEVEL 4
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A4.14B	BUILDING FLOOR PLAN LEVEL 4 - AREA "B"
A4.14C	BUILDING FLOOR PLAN LEVEL 4 - AREA "C"
A4.14D	BUILDING FLOOR PLAN LEVEL 4 - AREA "D"
A4.15	BUILDING OVERALL FLOOR PLAN - LEVEL 5
A4.15A	BUILDING FLOOR PLAN LEVEL 5 - AREA "A"
A4.15B	BUILDING FLOOR PLAN LEVEL 5 - AREA "B"
A4.15C	BUILDING FLOOR PLAN LEVEL 5 - AREA "C"
A4.15D	BUILDING FLOOR PLAN LEVEL 5 - AREA "D"
A4.16	BUILDING OVERALL FLOOR PLAN - LEVEL 6 (LOFT)
A4.16A	BUILDING FLOOR PLAN LEVEL 6 - AREA "A"
A4.16B	BUILDING FLOOR PLAN LEVEL 6 - AREA "B"
A4.16C	BUILDING FLOOR PLAN LEVEL 6 - AREA "C"
A4.16D	BUILDING FLOOR PLAN LEVEL 6 - AREA "D"
A4.17	BUILDING OVERALL FLOOR PLAN - ROOF
A4.17A	BUILDING FLOOR PLAN ROOF - AREA "A"
A4.17B	BUILDING FLOOR PLAN ROOF - AREA "B"
A4.17C	BUILDING FLOOR PLAN ROOF - AREA "C"
A4.17D	BUILDING FLOOR PLAN ROOF - AREA "D"
	BUILDING EXTERIOR ELEVATIONS
A4.50	OVERALL BUILDING ELEVATIONS
A4.51	BUILDING ELEVATIONS
A4.52	BUILDING ELEVATIONS
A4.53	BUILDING ELEVATIONS
A4.54	BUILDING ELEVATIONS
A4.55	BUILDING ELEVATIONS
A4.56	COURTYARD ELEVATIONS
A4.57	COURTYARD ELEVATIONS
A4.58	COURTYARD ELEVATIONS
A4.59	COURTYARD ELEVATIONS
	BUILDING SECTIONS
A5.11	BUILDING SECTIONS
A5.12	BUILDING SECTIONS
A5.13	BUILDING SECTIONS
A5.14	BUILDING SECTIONS

ARCHITECTURAL

NO.	SHEET NAME
A0.03	ADA STANDARDS COMMON AREAS-11A
A0.04	COMMON AREA SIGNAGE
A0.05	ADA STANDARDS COMMON/PRIVATE-11A
A0.06	ADA STANDARDS-DWELLING UNITS-11A
A0.07	PARKING STALL STANDARDS
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A1.11	PROJECT ANALYSIS
A1.20	CODE ANALYSIS & WATERPROOFING SCHEDULE
A1.21	RATED PENETRATION ASSEMBLIES
A1.22	UL PENETRATION ASSEMBLIES
A1.26	PENETRATION DETAILS
A1.30	CONDITIONS OF APPROVAL
A1.31	CONDITIONS OF APPROVAL
A1.32	CONDITIONS OF APPROVAL
A1.33	CONDITIONS OF APPROVAL
A1.50	ACOUSTICAL REPORT
A1.55	ACCOUSTICAL DETAILS
A2.10	SITE PLAN
A2.30	EXITING PLAN-BASEMENT GARAGE
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A3.10	WINDOW SCHEDULE
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A3.12	EXTERIOR WINDOW DETAILS
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A3.14	CLUBHOUSE STOREFRONT DETAILS
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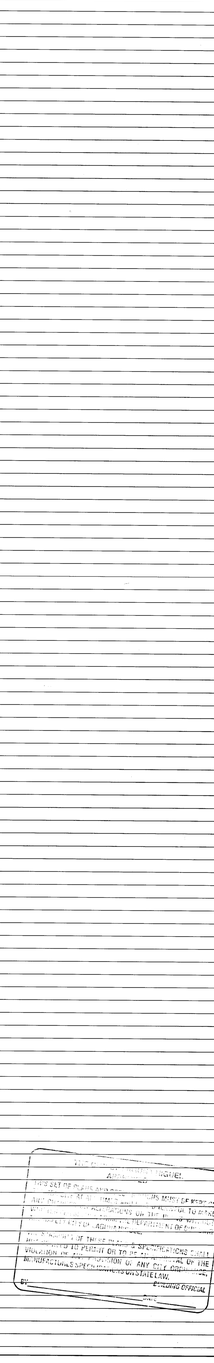
ARCHITECTURAL

NO.	SHEET NAME
CS-1	COVER SHEET
CS-2	COVER SHEET
A0.01	SHEET INDEX
A0.01-2	SHEET INDEX



Drawn By:

Designed by:

Architect of Record: VINCT. CHUPKA

Original Date Plotted:

Revisions:

#	DATE	COMMENTS
1	11/09/15	

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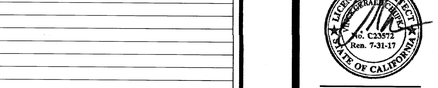
ALLIANCE RESIDENTIAL COMPANY



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SHEET NO.
A0.01

2012364

19-16-CITY SUBMITTAL

FILE: M11294_Wood Partners Laguna Niguel\A-CD\100 GENMO1.01.dwg
USER: sabolaghani DATE/TIME: May 18, 2016 - 11:04am
SCALE:1 LAYOUT: A001

ACCESSIBILITY DETAILS REFER TO 2010 CBC CHAPTER 11A

ACCESSIBILITY NOTES:

SITE ACCESSIBILITY:
REFER TO CIVIL ENGINEER'S AND/OR LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL SITE ACCESSIBLE FEATURES.

ENTRANCES:
1. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32 INCHES WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.

2. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

3. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL. CHANGE IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.

4. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN THE DETAIL 8. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCE SHALL BE LEVEL AND CLEAR.

5. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LB. INTERIOR OR SLIDING DOORS WITH SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS.

6. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

7. THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

TOILET FACILITIES:
1. PASSAGEWAYS LEADING TO SANITARY FACILITIES SHALL HAVE A CLEAR ACCESS. ALL DOORWAYS LEADING TO SUCH FACILITIES SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES. A LEVEL AND CLEAR AREA FOR A MINIMUM DEPTH OF 60 INCHES IN THE DIRECTION OF THE DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION, AND 44 INCHES WHERE THE DOOR SWINGS AWAY FROM THE LEVEL AND CLEAR AREA. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.

2. A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES FROM THE FLOOR.

3. WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FINISHED FLOOR OR AS DESCRIBED IN REACH RANGES DETAIL 14.

4. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL OR PARTITION CLOSEST TO THE WATER CLOSET, 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTER-LINE OF THE DISPENSER, MOUNTED BELOW THE GRAB BAR WITH THE OUTLET OF THE DISPENSER AT A MINIMUM HEIGHT OF 19 INCHES. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

5. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. THE URINAL RIM HEIGHT SHALL NOT BE HIGHER THAN 17" AFF AND THE FLUSH CONTROL SHALL NOT BE ABOVE 44" AFF.

6. THE FRONT OF LAVATORIES SHALL BE 34 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.

7. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB. MAX.

1127A.5.3 SHOWERS.
SHOWERS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING:
1. SIZE: SHOWERS SHALL BE CONSISTENT WITH ONE OF THE FOLLOWING: (1) 60 INCHES MINIMUM IN WIDTH BETWEEN WALL SURFACES AND 30 INCHES MINIMUM IN DEPTH WITH A FULL OPENING WIDTH ON THE LONG SIDE; OR (2) 42 INCHES IN WIDTH BETWEEN WALL SURFACES AND 48 INCHES MINIMUM IN DEPTH WITH AN ENTRANCE OPENING OF 42 INCHES; OR (3) SHOWERS 60 INCHES MINIMUM IN WIDTH MAY BE 36 INCHES MINIMUM IN DEPTH AS LONG AS THE ENTRANCE OPENING WIDTH IS A MINIMUM 36 INCHES.

2. THRESHOLDS. WHEN A THRESHOLD OR RECESSED DROP IS PERMITTED, IT SHALL BE A MAXIMUM OF ½ INCH IN HEIGHT AND SHALL BE BEVELED OR SLOPED AT AN ANGLE NOT EXCEEDING 45 DEGREES (100 PERCENT GRADIENT) FROM THE HORIZONTAL.

3. MULTIPLE SHOWERS. WHERE, WITHIN THE SAME FUNCTIONAL AREA, TWO OR MORE ACCESSIBLE SHOWERS ARE PROVIDED, THERE SHALL BE AT LEAST ONE SHOWER CONSTRUCTED OPPOSITE HAND FROM THE OTHER OR OTHERS (I.E., ONE LEFT-HAND CONTROL VERSUS RIGHT-HAND CONTROLS).

4. ACCESSORIES. SHOWER ACCESSORIES SHALL INCLUDE:
4.1. WATER CONTROLS. WATER CONTROLS OF A SINGLE-LEVER DESIGN SHALL BE LOCATED ON THE SIDE WALL OF THE COMPARTMENT ADJACENT TO THE SEAT AND OPERABLE WITH A MAXIMUM FORCE OF 5 POUNDS, MOUNTED AT 40 INCHES [PLUS OR MINUS 1 INCH TOLERANCE] ABOVE THE SHOWER FLOOR. THE CENTERLINE OF THE CONTROLS SHALL BE WITHIN A REACH RANGE OF NO LESS THAN 18 INCHES AND NO MORE THAN 24 INCHES FROM THE REAR EDGE OF THE SEAT.
4.2. HAND-HELD SPRAYER UNIT. A FLEXIBLE HAND-HELD SPRAYER UNIT WITH A HOSE AT LEAST 60 INCHES LONG SHALL BE PROVIDED WITHIN REACH RANGE OF THE SEAT AT A DISTANCE NOT TO EXCEED 27 INCHES HORIZONTALLY MEASURED FROM THE REAR SEAT EDGE TO THE CENTERLINE OF THE MOUNTING BRACKET. THIS UNIT SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 48 INCHES [PLUS OR MINUS 1 INCH TOLERANCE] ABOVE THE SHOWER FLOOR.
4.3. SPRAYER UNIT ALTERNATIVE. WHERE ACCESSIBLE SHOWER FACILITIES ARE PROVIDED IN AREAS SUBJECT TO EXCESSIVE VANDALISM, IN LIEU OF PROVIDING THE FIXED FLEXIBLE HOSE, TWO WALL-MOUNTED SHOWER HEADS SHALL BE INSTALLED. EACH SHOWER HEAD SHALL BE INSTALLED SO THAT IT CAN BE OPERATED INDEPENDENTLY OF THE OTHER AND SHALL HAVE SWIVEL ANGLE ADJUSTMENTS, BOTH VERTICALLY AND HORIZONTALLY. ONE SHOWER HEAD SHALL BE LOCATED AT A HEIGHT OF 48 INCHES [PLUS OR MINUS 1 INCH TOLERANCE] ABOVE THE FLOOR.
4.4. FLOOR SLOPE. THE MAXIMUM SLOPE OF THE FLOOR SHALL BE 2 PERCENT PER FOOT IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE A MAXIMUM OF ¼ INCH AND LOCATED FLUSH WITH THE FLOOR SURFACE.

5. SHOWER FIXTURES. SHOWER FIXTURES SHALL INCLUDE:
5.1. A FOLDING SEAT LOCATED WITHIN 27 INCHES OF THE CONTROLS, MOUNTED 18 INCHES ABOVE THE FLOOR AND WITH A MINIMUM SPACE OF 1 INCH AND MAXIMUM SPACE OF 1½ INCHES ALLOWED BETWEEN THE EDGE OF THE SEAT AND ANY WALL. WHEN FOLDED, THE SEAT SHALL NOT EXTEND MORE THAN 6 INCHES FROM THE MOUNTING WALL. (SEE FIGURES 11A-9H, 11A-9I, 11A-9J AND 11A-9K).
5.2. GRAB BARS LOCATED ON WALLS ADJACENT TO AND OPPOSITE THE SEAT. GRAB BARS SHALL COMPLY WITH THE DIAMETER, LOADING AND PROJECTION REQUIREMENTS OF SECTIONS 1127A.4.3, 1127A.4.4 AND 1127A.4.5. GRAB BARS SHALL BE MOUNTED BETWEEN A MINIMUM OF 33 INCHES AND A MAXIMUM OF 36 INCHES ABOVE THE SHOWER FLOOR WITH AN L-SHAPED GRAB BAR MOUNTED ON WALLS OPPOSITE AND ADJACENT TO THE FRONT EDGE OF THE SEAT, BUT NOT EXTENDED TO INCLUDE THAT PORTION OF WALL OVER THE SEAT. (SEE FIGURE 11A-9H OR 11A-9I).

6. SOAP DISH. WHEN A SOAP DISH IS PROVIDED, IT SHALL BE LOCATED ON THE CONTROL WALL AT A MAXIMUM HEIGHT OF 40 INCHES ABOVE THE SHOWER FLOOR, AND WITHIN REACH LIMITS FROM THE SEAT.

7. ENCLOSURES. ENCLOSURES, WHEN PROVIDED FOR SHOWER STALLS, SHALL NOT OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.

DRINKING FOUNTAINS:
WHERE WATER FOUNTAINS ARE PROVIDED, THERE SHALL BE A DRINKING FOUNTAIN THAT IS ACCESSIBLE TO INDIVIDUALS WHO USE WHEELCHAIRS AND ONE ACCESSIBLE TO THOSE WHO HAVE DIFFICULTY BENDING OR STOOPING. THIS CAN BE ACCOMMODATED BY THE USE OF "HI-LOW" FOUNTAINS. WATER FOUNTAINS SHALL BE LOCATED COMPLETELY WITHIN ALCOVES OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS.

KITCHENS:
1. REFER TO KITCHEN DIAGRAMS IN DETAIL 5 FOR REQUIRED ACCESSIBILITY AT KITCHENS.

2. THE WORK SURFACE SHALL BE 34 INCHES MAX. ABOVE THE FLOOR WITH NO SHARP ABRASIVE SURFACES UNDERNEATH.

3. THE SINK AND SURROUNDING COUNTER SHALL BE 34 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR THE COUNTER SURFACE.

4. THE DEPTH OF THE SINK BOWL SHALL BE 6 1/2 INCHES MAX.

5. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE OPERABLE PARTS SHALL BE 5 LB. MAX.

6. WATER SUPPLY AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE SINK.

SIGNAGE:
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS.

2. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED. DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE. BRAILLE SHALL BE BELOW THE CORRESPONDING TEXT SEPARATED BY 3/8" MIN. FROM OTHER TACTILE CHARACTERS. ALL BRAILLE SIGNS SHALL BE LOCATED 48" MIN. TO THE BOTTOM OF THE LOWEST LINE BRAILLE TEXT LINE AND 60" MAX. TO THE BOTTOM OF THE HIGHEST BRAILLE TEXT LINE AS PER SEC. 1117B.5.7.

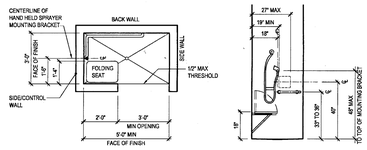
3. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10.

4. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE X. LOWERCASE CHARACTERS ARE PERMITTED.

5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

6. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

FLOORING:
1. IF CARPET IS USED IN A COMMON-USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE 1/2 INCH. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH THE REQUIREMENTS FOR CHANGES IN LEVEL. SEE DETAIL 1.



ROLL IN SHOWER PLAN

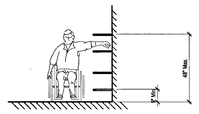
ROLL IN SHOWER ELEVATION

16 SHOWER STALL

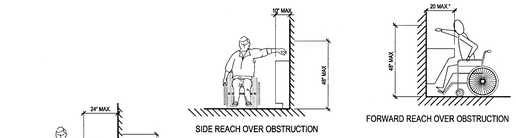
ADAS 811.2 CLEAR FLOOR OR GROUND SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 SHALL BE PROVIDED.

ADAS 811.3 HEIGHT. STORAGE ELEMENTS SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN 308.

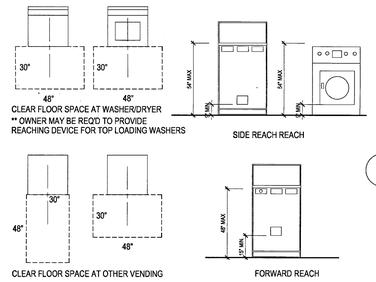
ADAS 811.4 OPERABLE PARTS. OPERABLE PARTS SHALL COMPLY WITH 309.



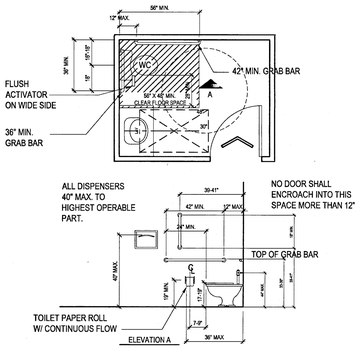
15 STORAGE



14 SPACE & REACH REQ.



13 VENDING MACHINES



12 WATER CLOSETS

ADAS 205.1 GENERAL. OPERABLE PARTS ON ACCESSIBLE ELEMENTS, ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH 309.

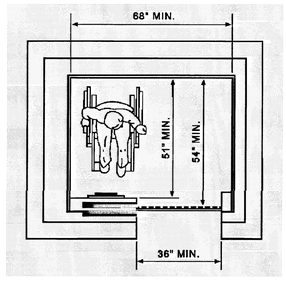
ADAS 305.3 SIZE. THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES (760 MM) MINIMUM BY 48 INCHES (1220 MM) MINIMUM.

ADAS 305.7 MANEUVERING CLEARANCE. WHERE A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED IN ACCORDANCE WITH 305.7.1 AND 305.7.2.

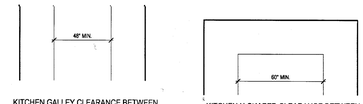
ADAS 308.2.1 UNOBSTRUCTED. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

ADAS 309.4 CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB.

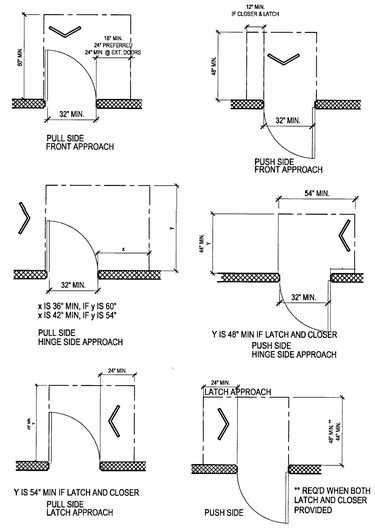
11 CONTROLS & OPERATING MECH.



10 MINIMUM DIMENSIONS OF ELEVATOR CARS

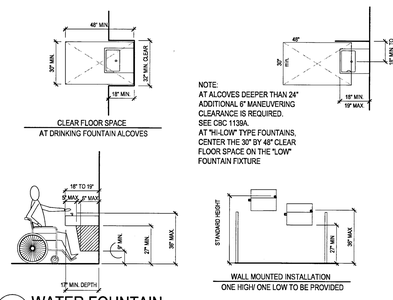


9 KITCHEN CLEAR SPACE

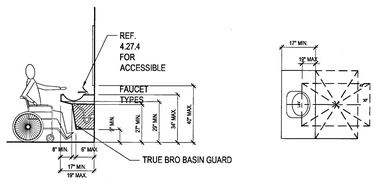


8 DOORS

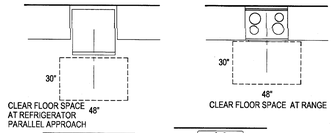
SPOUT LOCATION. (ADAS)
602.5 SPOUT LOCATION. THE SPOUT SHALL BE LOCATED 15 INCHES MIN. FROM THE VERTICAL SUPPORT AND 5 INCHES MAX. FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.
602.6 WATER FLOW. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES MIN. IN HEIGHT. THE ANGLE OF THE WATER STREAM FROM SPOUTS WITHIN 3 INCHES OF THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 30 DEGREES MAXIMUM, AND FROM SPOUTS BETWEEN 3 INCHES AND 5 INCHES FROM THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 15 DEGREES MAXIMUM, MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE DRINKING FOUNTAIN.



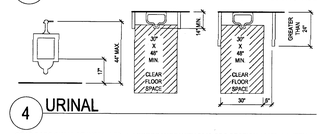
7 WATER FOUNTAIN



6 LAVATORIES AND MIRRORS

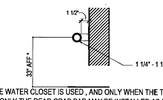


5 KITCHEN APPLIANCES



4 URINAL

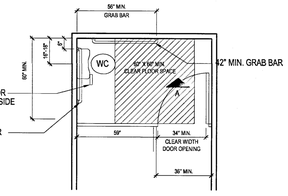
GRAB BARS SHALL BE INSTALLED IN ACCORDANCE WITH 2010 CBC SECTION 1115B.4.1, ITEM #3



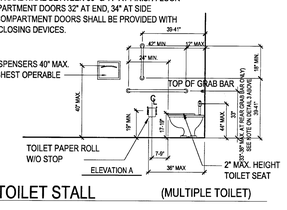
* WHEN A TANK TYPE WATER CLOSET IS USED , AND ONLY WHEN THE TANK OBSTRUCTS PLACEMENT AT 33", ONLY THE REAR GRAB BAR MAY BE INSTALLED AS HIGH AS 36" ABOVE THE FLOOR. A MINIMUM OF 1 1/2" CLEARANCE SHALL BE PROVIDED BETWEEN THE TOP OF THE TANK AND THE BOTTOM OF THE GRAB BAR

STRUCTURAL STRENGTH:
(1)(2)(3) BENDING STRESS/SHEAR STRESS, SHEAR FORCE) IN A GRAB BAR OR SEAT INDUCED BY THE MAX. BENDING MOMENT FORM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
4) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF PLUS THE MAX. MOMENT FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE
5) GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

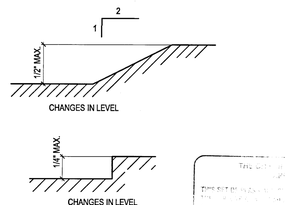
3 GRAB BARS



- LOOP OR U-SHAPED HANDLE AT DOORS
- DOOR HARDWARE BETWEEN 30" & 44" AT FINISH FLOOR
- COMPARTMENT DOORS 32" AT END, 34" AT SIDE
- ALL COMPARTMENT DOORS SHALL BE PROVIDED WITH AUTO CLOSING DEVICES.



2 TOILET STALL (MULTIPLE TOILET)



1 GROUND & FLOOR SURFACES

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
ACCESSIBILITY STANDARDS COMMON AREAS-11A

SHEET NO.
A0.03

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05-19-16 CITY SUBMITTAL

FILE: M:\1208A_Wood Partners Laguna Niguel\Arch\2010 CBC\A0.03.dwg
USER: Phillip Woodward DATE/TIME: May 19, 2016 - 9:58am
SCALE: 4 LAYOUT: A0.03

TACTILE SIGN NOTES
1143A.1 GENERAL
WHEN SIGNS AND/OR IDENTIFICATION DEVICES ARE PROVIDED THEY SHALL COMPLY WITH THIS SECTION.
EXCEPTION: SIGNS NEED NOT BE PROVIDED WITHIN DWELLING UNITS.
1143A.2 IDENTIFICATION SIGNS
WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1143A.5, 1143A.6, 1143A.8, 1143A.9 AND 1143A.10.
NOTE: SEE SECTION 1134A FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO ELEVATORS AND SECTION 1127A.7 FOR SANITARY FACILITIES.
1143A.3 DIRECTION AND INFORMATIONAL SIGNS
WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1143A.5, 1143A.6 AND 1143A.7.
1143A.4 ACCESSIBILITY SIGNS
WHEN SIGNS IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING OR SITE, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY AND SHALL COMPLY WITH SECTION 1143A.5 AND, WHEN APPLICABLE, SECTION 1143A.11.
1143A.5 FINISH AND CONTRAST.
CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
1143A.6 PROPORTIONS.
CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.
1143A.7 CHARACTER HEIGHT.
CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE "X." LOWERCASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR GREATER THAN 80 INCHES (2032 MM), THE MINIMUM CHARACTER HEIGHT SHALL BE 3 INCHES (76 MM).
1143A.8 RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS.
WHEN RAISED CHARACTERS ARE REQUIRED OR WHEN PICTORIAL SYMBOLS (PICTOGRAMS) ARE USED ON SUCH SIGNS, THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
1. CHARACTER TYPE. CHARACTERS ON SIGNS SHALL BE RAISED 1/32 INCH (0.794 MM) MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING WITH SECTION 1143A.9.
2. CHARACTER SIZE. RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8 INCH (15.9 MM) AND A MAXIMUM OF 2 INCHES (51 MM) HIGH.
3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS). PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6 INCHES (152 MM) IN HEIGHT.
4. CHARACTER PLACEMENT. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM OF 3/8 INCH (9.5 MM) AND A MAXIMUM OF 5/8 INCH (12.7 MM) DIRECTLY BELOW THE TACTILE CHARACTERS, FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTILINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
1143A.9 BRAILLE.
CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH (2.54 MM) ON CENTER IN EACH CELL WITH 2/10 INCH (5.08 MM) SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635 MM) ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.
1143A.10 MOUNTING LOCATION AND HEIGHT.
WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.
WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES, IT SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE SAME SIDE OF THE DOOR AS THE VISUAL EXIT SIGN.
MOUNTING HEIGHT SHALL BE 60 INCHES (1524 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES (76 MM) OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
NOTE: SEE ALSO SECTION 1127A.7 FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES.

GENERAL SIGNAGE NOTES
REFER TO SHEET A1.02 FOR APPLICABLE CODES.
1. FURNISH AND INSTALL MEANS OF EGRESS IDENTIFICATION (EXIT SIGNS) PER SECTION 1013CBC AND SECTION 1011 CFC. EXIT SIGNS SHALL BE ELECTRICALLY ILLUMINATED, AND THE TWO LAMPS SHALL BE ENERGIZED FROM SEPARATE CIRCUITS.ILLUMINATIONS SHALL NORMALLY BE PROVIDED BY THE PREMISES WIRING SYSTEM IN THE EVENT OF FAILURE OF THIS SYSTEM, ILLUMINATION SHALL BE AUTOMATICLY PROVIDED FROM AN EMERGENCY SOURCE. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE ILLUMINATED SO THAT THE Y ARE CLEARLY VISIBLE. PROVIDE LOW LEVEL EXIT SIGNS. INSTALL BOTTOM OF SIGN BETWEEN 6" TO 8" ABOVE THE FLOOR, PER SECTION 1011.6 CFC.
PROVIDE TACTILE EXIT SIGNAGE AT EACH GRADE LEVEL EXTERIOR EXIT DOOR, EACH EXIT DOOR THAT LEADS DIRECTLY TO A GARAGE LEVEL EXIT BY MEANS OF AN EXIT ENCLOSURE, EXIT PASSAGEWAY OR HORIZONTAL EXIT AND EACH EXIT ACCESS DOOR LEADING TO A CORRIDOR OR HALLWAY THAT REQUIRES A VISUAL EXIT SIGN PER SECTION 1011.3 CBC.

2. EXIT SIGNS AND DIRECTIONAL EXIT SIGNS SHALL HAVE A MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SEE SECTION 1011.5.1 CBC. FOR ADDITIONAL INFORMATION.

3. BUILDING ADDRESS SIGNAGE SHALL BE VISIBLE DAY AND NIGHT FROM THE NEAREST STREET, EITHER BY MEANS OF INTERNAL OR EXTERNAL ILLUMINATION. BUILDING ADDRESS SHALL HAVE CHARACTERS OF 12 INCH MINIMUM HEIGHT.

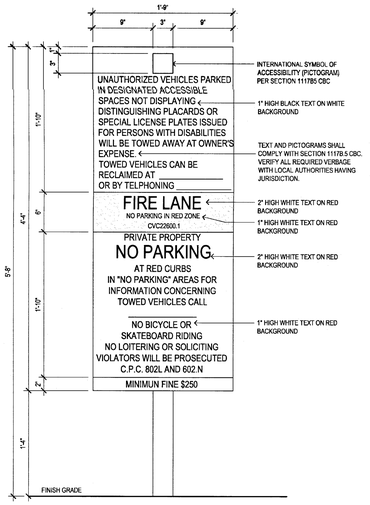
4. BUILDING EVACUATION SIGNAGE SHALL BE FURNISHED PER SECTION 3002.3 CBC AND SHALL BE DESIGNED AND INSTALLED PER THE FIRE AUTHORITY'S REQUIREMENT. SEE DETAIL 8 THIS SHEET.

5. INDIVIDUAL ROOMS SHALL BE IDENTIFIED WITH APPROVED SIGNAGE AS REQUIRED BY CBC, CFC, DISABLED ACCESSIBILITY CODES AND AS DIRECTED BY THE FIRE AUTHORITY HAVING JURISDICTION. SEE DETAIL 6 THIS SHEET.

6. SIGNAGE SHALL BE MOUNTED USING CONSEALED HARDWARE, TYPICAL.

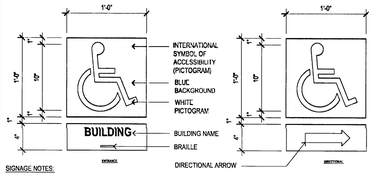
7. CONTRACTOR SHALL SUBMIT SHOP DRAWING AND SAMPLES OF ALL SIGNAGE PER SPECIFICATIONS FOR REVIEW BY THE OWNER, ARCHITECT AND SIGNAGE/GRAPHIC DESIGNER. REVIEWED SHOP DRAWINGS SHALL THEN BE SUBMITTED TO THE LOCAL PLANNING, BUILING AND FIRE DEPARTMENTS, AS WELL AS ANY OTHER AGENCY HAVING JURISDICTION FOR REVIEW AND PERMIT APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

17 TACTILE AND SIGNAGE NOTES
N.T.S



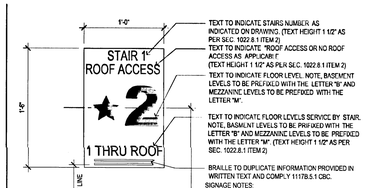
SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY.
2. REFER TO SIGNAGE DESIGNER'S DOCUMENTS FOR MATERIALS, COLORS, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. SIGN SHALL COMPLY WITH SECTIONS 11208.4 CBC.
4. TEXT AND PICTOGRAMS SHALL COMPLY WITH SECTION 1117B.5 CBC. VERIFY ALL REQUIRED VERBAGE WITH LOCAL AUTHORITIES HAVING JURISDICTION.

13 PROJECT CODE ENFORCEMENT SIGN
1 1/2" = 1'-0"



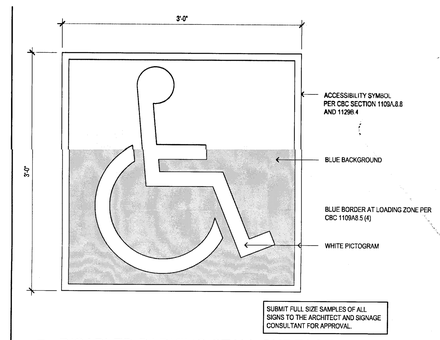
SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY. SEE DETAIL 11 THIS SHEET FOR MOUNTING LOCATIONS. CENTER LINE OF SIGN SHALL BE 12" FROM THE LATCH SIDE OF DOOR AND 5'-0" ABOVE FINISH FLOOR.
2. ENTRY AND DIRECTIONAL SIGN TO HAVE AN OIL RUBBED BRONZE FINISH. SEE SIGNATE PACKAGE FOR SIGN MATERIALS AT GARAGE ELEVATORS, LOBBY LOCATIONS. PROVIDE SAMPLES FOR APPROVAL PRIOR TO FABRICATION. SEE PACKAGE FOR ALL MLTS, COLORS STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. IDENTIFICATION SIGNS SHALL COMPLY WITH CBC SECTIONS 1143A.2, 1127B.3 AND 1117B.5 CBC. FOR DESIGN & LOCATIONS.
4. TEXT STYLE SHALL BE 3/4" MINIMUM HIGH, RAISED 1/32" SANSE-SERIF (UPPERCASE) TO COMPLY W/ SECTION 1117B.5.5 CBC.
5. PICTOGRAMS SHALL COMPLY WITH SECTIONS 1117B.5.5 AND 1117B.5.8.1 CBC.
6. BRAILLE SHALL COMPLY WITH SECTION 1117B.5.6 CBC

10 ACCESSIBLE ENTRANCE SIGN
1 1/2" = 1'-0"



SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY.
2. TEXT STYLE SHALL BE ARABIC TO COMPLY 1143A.7, 1143A.8 CBC. 1 1/2" HIGH TEXT SHALL HAVE 1/4" STROKE. 3" TEXT SHALL HAVE 3/4" STROKE TO COMPLY WITH CFC AND CBC STANDARDS NOTED.
3. SIGN SHALL BE LOCATED ON EACH STAIR LANDING ,AT THE STRIKE SIDE OF THE DOOR ENTERING THE STAIR.
4. SIGN SHALL COMPLY 1022.8 CBC

7 STAIR IDENTIFICATION SIGN
1 1/2" = 1'-0"



SUBMIT FULL SIZE SAMPLES OF ALL SIGNS TO THE ARCHITECT AND SIGNAGE CONSULTANT FOR APPROVAL.

4 DISABLED PARKING STALL SURFACE
1 1/2" = 1'-0"

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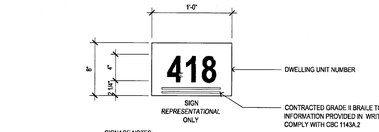
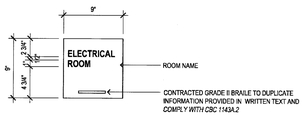


SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY. SEE DETAIL 11 THIS SHEET FOR MOUNTING LOCATIONS.
2. REFER TO SIGNAGE DESIGNER'S DOCUMENTS FOR MATERIALS, COLORS, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. SIGN INSTALLED IN GALVANIZED PANS PROVIDED BY SIGNAGE CONTRACTOR SET WITHIN THE CEMENT PLASTER BROAN COAT.

9 DWELLING UNIT IDENTIFICATION SIGN
1 1/2" = 1'-0"

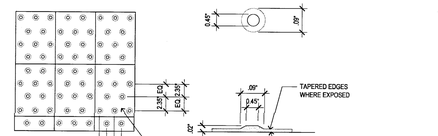
SUBMIT FULL SIZE SAMPLES OF ALL SIGN TO ARCHITECT & SIGNAGE CONSULT FOR APPROVAL.



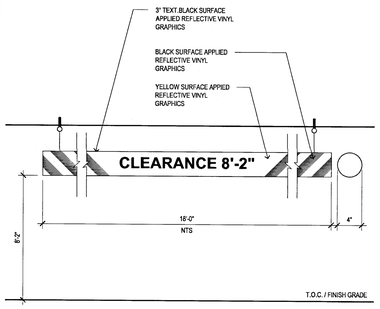
SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY SEE DETAILS 12 IN THIS SHEET FOR MOUNTING LOCATIONS.
2. REFER TO SIGNAGE DESIGNER'S DOCUMENTS FOR MATERIALS, COLORS, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. SIGN SHALL COMPLY WITH SECTION 1117B.5 CBC.
4. TEXT STYLE SHALL BE 3/4" MINIMUM HIGH, RAISED 1/32 SAN-SERIF (UPPERCASE)
5. BRAILLE SHALL COMPLY WITH SECTION 1117B.5.6 CBC

6 ROOM IDENTIFICATION SIGN
1 1/2" = 1'-0"

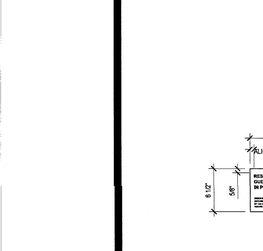
IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY , AND THE WALKING SURFACES ARE NOT SEPARETED BY CURBES, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VECHICULAR AREAS, THE BOUNDRY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUPUS DETECTABLE WARNING WHICH IS A MINIMUM 2'-0" WIDE.
PER CBC 11338.8.5



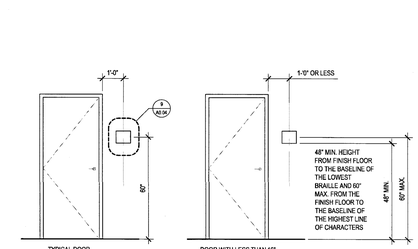
3 DETECTABLE WARNING SURFACE
N.T.S.



2 GARAGE HEIGHT LIMIT SIGN
1 1/2" = 1'-0"

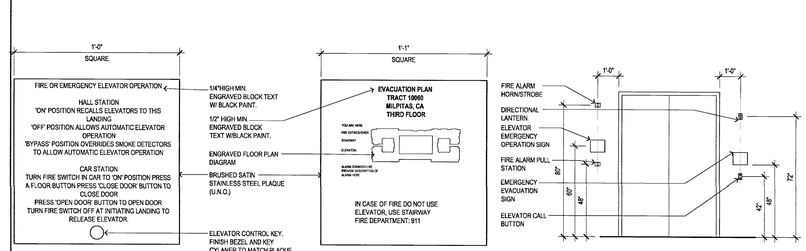


16 POOL GATE SIGN
1 1/2" = 1'-0"



SIGNAGE NOTES:
1. SIGN LOCATIONS SHALL COMPLY WITH SECTION 1117B.5.7 CBC

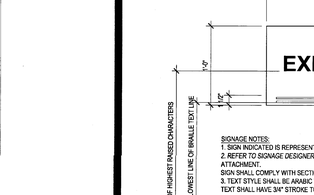
12 SIGNAGE LOCATION - TYP.
1 1/2" = 1'-0"



SIGNAGE NOTES:
1.
SIGN INDICATED IS REPRESENTATIONAL ONLY.
2.
REFER TO SIGNAGE DESIGNER'S DOCUMENTS FOR MATERIALS, COLORS, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3.
EMERGENCY OPERATIONS SIGN SHALL COMPLY WITH SECTIONS 3003, 3003.2.4 AND 3003.2.6 CBC. EMERGENCY EVACUATION SIGNAGE SHALL COMPLY WITH SECTION 3002.3 CBC.
4.
VERIFY SIGN VERBAGE WITH ELEVATOR MANUFACTURER AND LOCAL FIRE AUTHORITY PRIOR TO FABRICATION.

ELEVATION REPRESENTATIONAL ONLY:
1.REFER TO INTERIOR ELEVATIONS FOR EXACT LOCATIONS OF ITEMS INDICATED HEREON

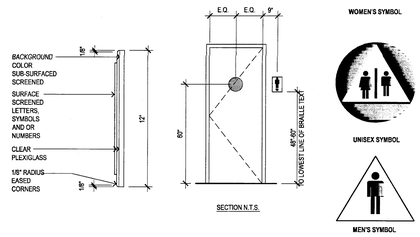
8 EMERGENCY EVACUATION AND INSTRUCTION SIGN
N.T.S.



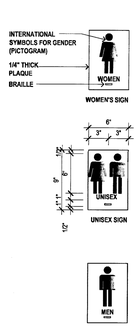
SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY SEE DETAIL 12 THI SHEET FOR MOUNTING LOCATIONS.
2. REFER TO SIGNAGE DESIGNER'S DOCUMENTS FOR MATERIALS, COLOR, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
SIGN SHALL COMPLY WITH SECTION 1143A CBC.
3. TEXT STYLE SHALL BE ARABIC TO COMPLY 1143A.7, 1143A CBC. 1" HIGH TEXT SHALL HAVE 1/4" STROKE. 5" TEXT SHALL HAVE 3/4" STROKE TO COMPLY WITH CFC AND UBC STANDARDS NOTED.
4. SIGN SHALL BE LOCATED ON EACH STAIR LANDING ,AT THE STRIKE SIDE OF THE DOOR ENTERING THE STAIR.

CBC 1011.3 TACTILE EXIT SIGNS.
FOR THE PURPOSES OF SECTION 1011.3, THE TERM "TACTILE EXIT SIGNS" SHALL MEAN THOSE REQUIRED SIGNS THAT COMPLY WITH SECTION 1117B.5.1 ITEM 1. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
1. EACH GRADE-LEVEL EXTERIOR EXITS DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT".
2. EACH EXITS DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXITS BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXITS SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
A. "EXIT STAIR DOWN"
B. "EXIT RAMP DOWN"
C. "EXIT STAIR UP"
D. "EXIT RAMP UP"
3. EACH EXITS DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXITS BY MEANS OF AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STAIR OR RAMP, OR AN EXITS PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXITS SIGN WITH THE WORDS "EXIT ROUTE"
4. EACH EXITS ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXITS SHALL BE IDENTIFIED BY A TACTILE EXITS SIGN WITH THE WORDS "EXIT ROUTE"
5. EACH EXITS DOOR THROUGH A HORIZONTAL EXITS SHALL BE IDENTIFIED BY A TACTILE EXITS SIGN WITH THE WORDS, "TO EXIT"

15 EXIT SIGN
N.T.S

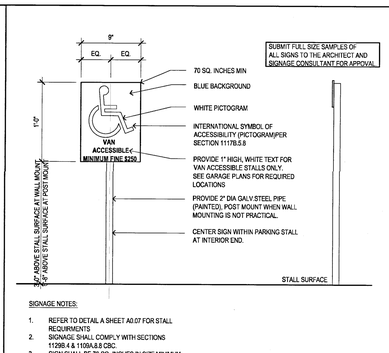


SECTION N.T.S.



SIGNAGE NOTES:
1. CENTER LINE OF SIGN SHALL ALIGN WITH CENTER OF DOOR SHALL BE 5'-0" ABOVE FINISH FLOOR.
2. SEE SIGNAGE PACKAGE FOR ALL MTL'S, COLORS, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. IDENTIFICATION SIGN SHALL COMPLY WITH CBC SECTIONS 1143A.2, 1127B.3, AND 1117B.5 CBC. FOR DESIGN AND LOCATIONS.
4. TEXT STYLE SHALL BE 3/4" MINIMUM HIGH, RAISED 1/32" SANS-SERIF (UPPERCASE) TO COMPLY WI SECTION 1117B.5.5 CBC.
5. PICTOGRAMS SHALL COMPLY WITH SECTIONS 1117B.5.5 AND 1117B.5.8.1 CBC.
6. BRAILLE SHALL COMPLY WITH SECTION 1117B.5.6 CBC. BRAILLE AND RAISED LETTERING ON SEPARATE SIGN MOUNTED ON LATCH SIDE OF DOOR.
7. DOOR SIGN: THE CHARACTERS AND BACKGROUND OF THE SIGN IS EGGSHELL MATTE, OR OTHER NON-GLARE FINISH & THE COLOR & CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR OF THE DOOR,(CBC 1115B.8) (1/8" CLEAR PLEXIGLASS SUBSURFACED SCREENED & LAMINATED TO 1/4" CLEAR PLEXIGLASS , WORDS, SYMBOLS, NUMBERS, SURFACED SCREENED TO 1/8" CLEAR PLEXIGLASS SURFACE.)

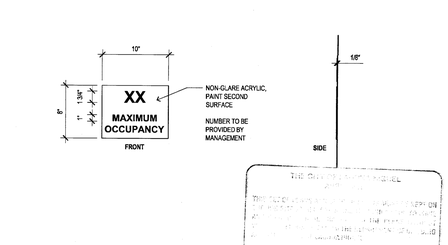
11 ACCESSIBLE RESTROOM IDENTIFICATION SIGN
1 1/2" = 1'-0"



SIGNAGE NOTES:
1. REFER TO DETAIL A SHEET A0.07 FOR STALL REQUIRMENTS
2. SIGNAGE SHALL COMPLY WITH SECTIONS 11299.4 & 1109A.8.8 CBC.
3. SIGN SHALL BE 70 SQ. INCHES IN SIZE MIMMUM.

SUBMIT FULL SIZE SAMPLES OF ALL SIGNS TO THE ARCHITECT AND SIGNAGE CONSULTANT FOR APPROVAL

5 DISABLED PARKING STALL SIGN
1 1/2" = 1'-0"



1 MAXIMUM OCCUPANCY SIGN
1 1/2" = 1'-0"

HUMPHREYS & PARTNERS
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(949) 955 - 9400 - (949) 955 - 1987 FAX
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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

Drawn By: SV
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
3		

LICENSED ARCHITECT — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
COMMON AREA SIGNAGE

SHEET NO.
A0.04

05-19-16 CITY SUBMITTAL

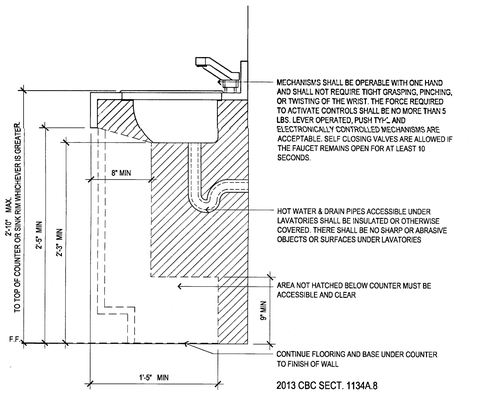
2012364

FILE: M1139A_Wood Partners Laguna Niguel-CD100-DETAILS.dwg
USER: sabadgett DATE/TIME: May 18, 2016 - 2:28pm
SCALE: 8 LAYOUT: A1.04

12 NOT USED
SCALE : 1 1/2" = 1'-0"

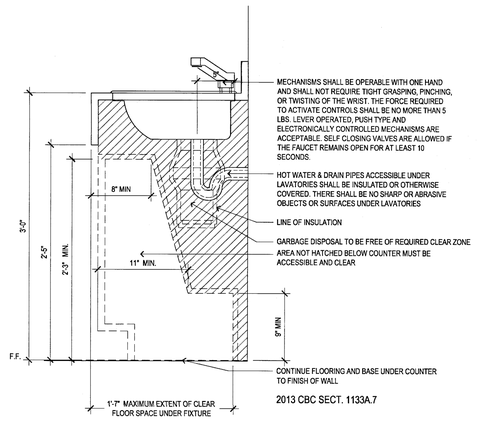
11 NOT USED
SCALE : 1 1/2" = 1'-0"

10 NOT USED
SCALE : 1 1/2" = 1'-0"



2013 CBC SECT. 1134A.8

9 COUNTER CLEARANCES @ AT UNIT LAVATORIES
SCALE : 1 1/2" = 1'-0"



2013 CBC SECT. 1133A.7

8 COUNTER CLEARANCES AT UNIT KITCHEN SINK
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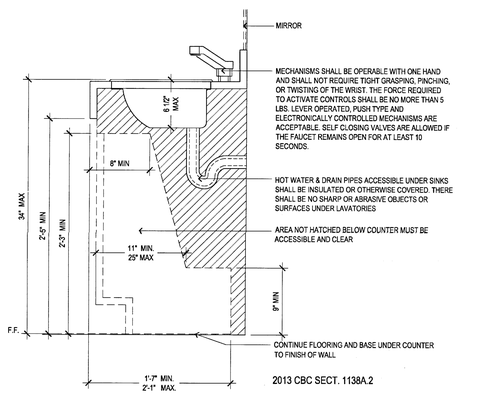
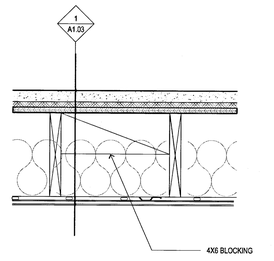
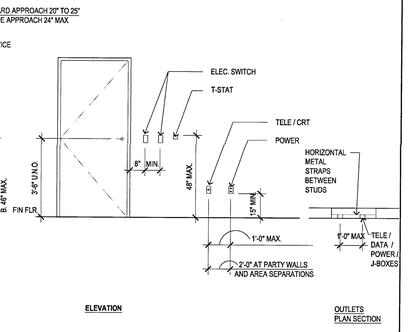


2013 CBC SECT. 1138A.2

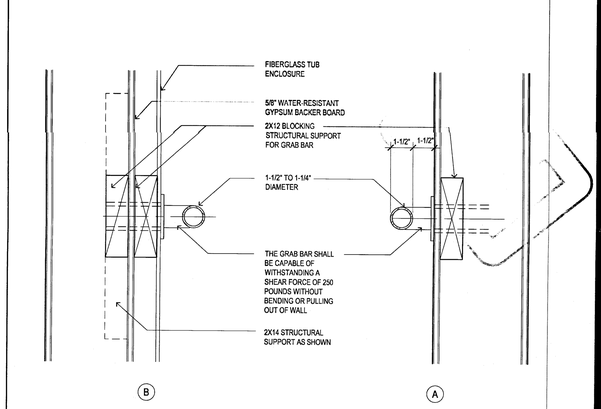
7 COUNTER CLEARANCES AT SINK COMMON AREA
SCALE : 1 1/2" = 1'-0"



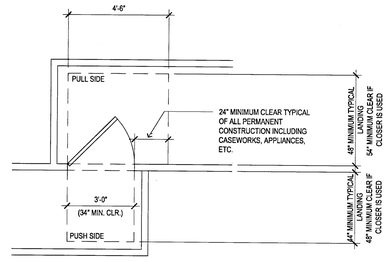
5 FLOOR MOUNTED GRAB BAR BACKING
SCALE : 1 1/2" = 1'-0"



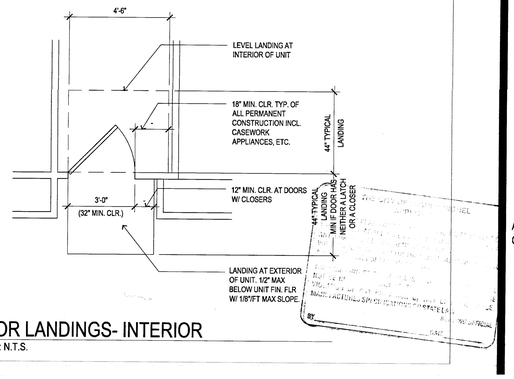
4 REACHES AND MOUNTING HEIGHTS
SCALE : N.T.S.



3 GRAB BARS
SCALE : 1 1/2" = 1'-0"



2 DOOR LANDINGS- EXTERIOR
SCALE : N.T.S.



1 DOOR LANDINGS- INTERIOR
SCALE : N.T.S.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions.

#	DATE	COMMENTS

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
ACCESSIBILITY STANDARDS COMMON/PRIVATE-11A

SHEET NO.
A0.05

2012364

05-19-16 CITY SUBMITTAL

FILE: M112364_Wood Partners Laguna Niguel\4-CD\101 GENADL05.dwg
USER: sabdelghani DATE/TIME: May 18, 2016 - 9:28am
SCALE: 8 LAYOUT: A105

ACCESSIBILITY NOTES

NOTE: COVERED DWELLING UNITS SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING CODE AS WELL AS THE 1988 FAIR HOUSING ACT, WHICHEVER IS MORE STRINGENT. SECTIONS NOTED REFER TO THE 2010 CALIFORNIA BUILDING CODE UNLESS NOTED OTHERWISE.

DIMENSIONS NOTED AS MINIMUM, MAXIMUM, OR CLEAR ARE TO FINISH MATERIALS.

DEFINITIONS:

-*ACCESSIBLE* FOR COVERED MULTIFAMILY DWELLINGS IS THE PUBLC- OR COMMON-USE AREAS OF THE BUILDING THAT CAN BE APPROACHED, ENTERED AND USED BY INDIVIDUALS WITH PHYSICAL DISABILITIES.
-*ACCESSIBLE ROUTE OF TRAVEL* IS A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES IN AN ACCESSIBLE BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A SEVERE DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES.
-*ADAPTABLE DWELLING UNIT* IS AN ACCESSIBLE DWELLING UNIT WITHIN A COVERED MULTIFAMILY BUILDING AS DESIGNED WITH ELEMENTS AND SPACES ALLOWING THE DWELLING UNIT TO BE ADAPTED OR ADJUSTED TO ACCOMMODATE THE USER. SEE DIVISION IV OF CHAPTER 11A IN THE CBC.
-*COVERED MULTIFAMILY DWELLINGS* ARE ALL DWELLING UNITS IN BUILDINGS CONSISTING OF THREE OR MORE DWELLING UNITS OR FOUR OR MORE CONDOMINIUM UNITS.
-*GROUND FLOOR* IS THE FLOOR OF A BUILDING WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.

ACCESSIBLE ROUTE OF TRAVEL:

1110A.1 WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY. THE ACCESSIBLE ROUTE SHALL BE THE MOST PRACTICAL DIRECT ROUTE AND TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC AND BUILDING RESIDENTS. SEE SECTION 1110A.1 FOR REQUIREMENTS OF EXTERIOR ACCESSIBLE ROUTES. REFER TO CIVIL OR LANDSCAPE DRAWINGS FOR ACCESSIBLE ROUTES OF TRAVEL THROUGHOUT THE SITE.
1111A.2 CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE MADE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL, OR A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.
1116A.2 WALKS, PEDESTRIAN WAYS, AND OTHER CIRCULATION SPACES WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM SHALL HAVE A MIN. CLEAR HEADROOM OF 84 INCHES. OTHER WALKS, PEDESTRIAN WAYS, AND CIRCULATION SPACES SHALL HAVE AN 80" MIN. CLEAR HEADROOM. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80" NOMINAL DIMENSION, A GUARDRAIL OR OTHER BARRIER HAVING ITS LEADING EDGE AT OR BELOW 27" A.F.F. SHALL BE PROVIDED.
1130A.1 AN ACCESSIBLE ROUTE SHALL BE PROVIDED THROUGH ALL ROOMS AND SPACES OF THE DWELLING UNIT. THE ACCESSIBLE ROUTE SHALL PASS THROUGH THE PRIMARY ENTRY DOOR, AND SHALL CONNECT WITH ALL ADDITIONAL EXTERIOR DOORS, REQUIRED CLEAR FLOOR SPACES AT KITCHEN APPLIANCES AND BATHROOM FIXTURES. THESE ACCESSIBLE ROUTES MAY INCLUDE HALLWAYS, CORRIDORS, AND RAMPS. PER SECTION 1130A.2, THE ACCESSIBLE ROUTE INTO AND THROUGHOUT COVERED MULTIFAMILY DWELLING UNITS SHALL BE AT LEAST 36" WIDE.

EGRESS AND AREAS OF REFUGE (CBC SECTION 1118A):

1118A.1 ACCESSIBLE ROUTES, SIGNAGE, AND EMERGENCY WARNING SYSTEMS IN BUILDINGS OR PORTIONS OF BUILDINGS REQUIRED TO BE ACCESSIBLE SHALL BE PROVIDED WITH ACCESSIBLE MEANS OF EGRESS AS REQUIRED BY CBC SECTION 1007. PER SECTION 1007, ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHEN MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY 1015.1 OR 1021.1 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY ACCESSIBLE MEANS OF EGRESS IN AT LEAST THE SAME NUMBER AS REQUIRED BY SECTION 1015.1 OR 1021.1. EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO A PUBLIC WAY AND SHALL CONSIST OF ONE OR MORE OF THE 8 COMPONENTS LISTED IN THE CBC SECTION 1007.2.

EACH ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO A PUBLIC WAY AND SHALL INCLUDE ACCESSIBLE ROUTES, RAMPS, EXIT STAIRS, ELEVATORS, HORIZONTAL EXITS, OR SMOKE BARRIERS. AREAS FOR EVACUATION ASSISTANCE ARE NOT REQUIRED IN BUILDINGS HAVING A SUPERVISED AUTOMATIC SPRINKLER SYSTEM. EMERGENCY WARNING SYSTEMS AS PART OF THE FIRE ALARM SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED BY THE BUILDING CODE.

FLOORING (CBC SECTION 1119A.2):

IF CARPET OR CARPET TILE IS USED IN A COMMON USE AREA OR PUBLIC USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH THE SECTION 1111A REQUIREMENTS FOR CHANGES IN LEVEL.

BATHING FACILITIES AND TOILET FACILITIES (CBC SECTION 1134A):

THIS PROJECT IS DESIGNED TO COMPLY WITH OPTION 2 PER CBC SECTION 1134A. THE FULLY COMPLYING BATH SHALL COMPLY WITH ITEMS 1 THROUGH 12. THE SECONDARY BATH SHALL COMPLY WITH ITEMS 8 THROUGH 12.
FULLY COMPLYING BATH IS IDENTIFIED BY AN ACCESSIBILITY SYMBOL ON THE UNIT PLANS.

THE FULLY COMPLYING BATHROOM WITHIN AN INDIVIDUAL DWELLING UNIT MUST MEET THE FOLLOWING REQUIREMENTS:

1. TOILET, BATHING, AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4 WHICH STATES THAT BATHING AND TOILET FACILITIES REQUIRED TO BE ADAPTABLE SHALL PROVIDE SUFFICIENT MANEUVERING SPACE FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR, AND EXIT. WHERE THE DOOR SWINGS INTO THE BATHROOM, THERE SHALL BE A CLEAR SPACE OUTSIDE THE SWING OF THE DOOR OF AT LEAST 30"x48" WITHIN THE ROOM. DOORS MAY SWING INTO THE REQUIRED CLEAR SPACE AT ANY FIXTURE WHEN A CLEAR MANEUVERING SPACE IS PROVIDED OUTSIDE THE SWING ARC OF THE DOOR SO IT CAN BE CLOSED. MANEUVERING SPACES MAY INCLUDE ANY KNEE SPACE OR TOE SPACE AVAILABLE BELOW BATHROOM FIXTURES.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5 WHICH STATES THAT THERE SHALL BE A MINIMUM CLEAR FLOOR SPACE OF 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB-SHOWER COMBINATION (MEASURED FROM THE FOOT OR DRAIN END OF THE BATHTUB). THE AREA UNDER A LAVATORY MAY BE INCLUDED IN THE CLEAR FLOOR SPACE PROVIDED THE KNEE AND TOE SPACE COMPLY WITH SECTION 1134A.8. GRAB BAR REINFORCEMENT SHALL BE LOCATED ACCORDING TO SECTION 1134A.5. A SHOWER SPRAY UNIT IS NOT REQUIRED IN BATHTUBS.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7 WHICH STATES THAT THE MINIMUM CLEAR FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". A GRAB BAR IS TO BE INSTALLED ON ONE SIDE OF THE FIXTURE. GRAB BAR REINFORCEMENT SHALL BE INSTALLED PER SECTION 1134A.7. IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO WALLS, VANITIES, LAVATORIES, OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MIN. OF 18" FROM THE OBSTACLE. THE MIN. HEIGHT OF WATER CLOSET SEATS SHALL BE 15" ABOVE THE FLOOR. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8 WHICH STATES THAT VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN. OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN. OF 24" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAX. OF 34" A.F.F. A CLEAR MANEUVERING SPACE AT LEAST 30"x48" SHALL BE PROVIDED AND CENTERED ON LAVATORIES. CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE.
   -KNEE SPACE SHALL BE AT LEAST 30" WIDE AND 8" DEEP
   -KNEE SPACE SHALL BE AT LEAST 29" HIGH AT THE FRONT FACE AND REDUCING TO NOT LESS THAN 27" AT A POINT 8" BACK FROM THE FRONT EDGE
   -THE KNEE SPACE REQUIRED SHALL BE PROVIDED BY ONE OF THE FOLLOWING:
      A) THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED
      B) ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR TOOLS OR
      C) DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE SPACE
   -THE TOE SPACE REQUIRED SHALL BE PROVIDED AS FOLLOWS:
      A) IT SHALL BE AT LEAST 30" WIDE AND CENTERED ON THE LAVATORY
      B) IT SHALL BE AT LEAST 17" DEEP, MEASURED FROM THE FRONT EDGE AND
      C) IT SHALL BE AT LEAST 9" HIGH FROM THE FLOOR
   THE FINISHED FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL MEET THE REQUIREMENTS OF SECTION 1134A.8. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE. WHERE 2 OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THE APPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDE IN SECTION 1134A.
7. WHEN 2 OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8

ALL BATHROOMS SHALL CONFORM TO THE FOLLOWING GENERAL ACCESSIBILITY REQUIREMENTS:

8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5 (SEE "DOORS" AT RIGHT).
10. A MINIMUM 18" CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A (SEE "ELECTRICAL RECEPTACLE, SWITCH, AND CONTROL HEIGHTS" AT RIGHT).
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, AND SHOWER SHALL COMPLY WITH SECTION 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

LAUNDRY ROOMS (CBC SECTION 1135A):

IF CLOTHES WASHING MACHINES AND CLOTHES DRYERS ARE PROVIDED IN COVERED MULTIFAMILY DWELLING UNITS, ONE OF EACH TYPE OF APPLIANCE SHALL BE PROVIDED. LAUNDRY ROOMS SERVING COVERED MULTIFAMILY DWELLINGS ARE NOT REQUIRED TO HAVE FRONT-LOADING CLOTHES WASHERS. WHERE FRONT-LOADING CLOTHES WASHERS ARE NOT PROVIDED, MANAGEMENT SHALL PROVIDE ASSISTIVE DEVICES, ON REQUEST OF THE OCCUPANT, TO PERMIT THE USE OF A TOP-LOADING CLOTHES WASHER.

KITCHENS (CBC SECTION 1133A):

1133A.1 KITCHENS SHALL BE ON ACCESSIBLE ROUTE AND SHALL COMPLY WITH SECTION 1133A.
1133A.2 CLEAR FLOOR SPACE AT KITCHENS SHALL COMPLY WITH THE FOLLOWING:
   1. A CLEAR FLOOR SPACE AT LEAST 30"x48" THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT THE RANGE OR COOKTOP
   2. A CLEAR FLOOR SPACE AT LEAST 30"x48" THAT ALLOWS EITHER A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT THE KITCHEN SINK AND ALL OTHER FIXTURES OR APPLIANCES INCLUDING THE OVEN, DISHWASHER, REFRIGERATOR/FREEZER, AND TRASH COMPACTOR
   3. THE CENTERLINE OF THE 30"x48" CLEAR FLOOR SPACE PROVIDED FOR PARALLEL OR FORWARD APPROACH SHALL BE ALIGNED WITH THE CENTERLINE OF THE APPLIANCE OR FIXTURE
1133A.2.1 KITCHENS SHALL HAVE A MINIMUM CLEAR WIDTH MEASURED BETWEEN ANY CABINET, COUNTERTOP, OR THE FACE OF ANY APPLIANCE (EXCLUDING HANDLES AND CONTROLS) THAT PROJECTS INTO THE KITCHEN AND THE OPPOSING CABINET, COUNTERTOP, APPLIANCE, OR WALL AS FOLLOWS:
   1. U-SHAPED KITCHENS, DESIGNED WITH PARALLEL APPROACH AT A RANGE OR COOKTOP LOCATED AT THE BASE OF THE U, SHALL HAVE A MIN. CLEAR WIDTH OF AT LEAST 60"
   2. U-SHAPED KITCHENS, DESIGNED WITH A COOKTOP OR SINK LOACTED AT THE BASE OF THE U WHICH PROVIDES A 30" WIDE KNEE SPACE TO A HEIGHT OF 27" ABOVE THE FLOOR TO ALLOW FOR A FORWARD APPROACH, SHALL HAVE A CLEAR WIDTH OF AT LEAST 48"
   3. ALL OTHER KITCHEN DESIGNS SHALL PROVIDE A MIN. CLEAR WIDTH OF AT LEAST 48"
1133A.3 BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A WHEELCHAIR. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL.
1133A.4 KITCHEN COUNTERTOPS SHALL COMPLY WITH THIS SECTION AND SHALL BE PROVIDED WITH THE FOLLOWING:
   1. A MIN. LINEAR LENGTH OF 30" OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK INSTALLATION
   2. A MIN. LINEAR LENGTH OF 30" OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE
   3. THE SINK AND WORK SURFACE MAY BE A SINGLE INTEGRAL UNIT A MIN. OF 60" IN LENGTH, OR BE SEPARATE COMPONENTS (EXCEPTION: TWO 15" MIN. WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30" OF COUNTERTOP WORK SURFACE)
1133A.4.1 REPOSITIONABLE COUNTERTOPS SHALL BE PROVIDED IN A MIN. OF 5% OF THE COVERED MULTIFAMILY DWELLING UNITS. REPOSITIONABLE COUNTERTOPS SHALL COMPLY WITH THE FOLLOWING:
   1. THE KITCHEN SINK AND WORK SURFACE SPACE REQUIRED BY SECTION 1133A.4 SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MIN. HEIGHT OF 28"
   2. BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK AND WORK SURFACE SHALL BE REMOVABLE TO PROVIDE CLEARANCE FOR A WHEELCHAIR
   3. THE SIDES OF ADJACENT CABINETS AND THE BACK WALL, WHICH MAY BECOME EXPOSED TO MOISTURE OR FOOD HANDLING WHEN A COUNTERTOP IS LOWERED, SHALL BE CONSTRUCTED OF DURABLE, NONABSORBENT MATERIALS APPROPRIATE FOR SUCH USES
   4. FINISHED FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE (EXCEPTIONS: STONE, CULTURED STONE, AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS AND TWO 15" MIN. WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30" OF COUNTERTOP WORK SURFACE)
1133A.5 LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48" ABOVE THE FLOOR.
1133A.6 FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. LEVER OPERATED, PUSH TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCETABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

DOORS (CBC SECTIONS 1126A & 1132A):

1126A.1 DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING:
   1. PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 36" IN WIDTH, NOT LESS THAN 80" IN HIEGHT, AND PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGRESS FROM ITS CLOSED POSITION
   2. BE CAPABLE OF OPENING AT LEAST 90 DEGREES
   3. A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32", MEASURED WITH THE DOOR POISTIONED AT AN ANGLE OF 90 DEGRESS FROM ITS CLOSED POSITION
   4. THE WIDTH OF ANY COMPONENT IN THE EGRESS SYSTEM SHALL NOT BE LESS THAN THE MIN. WIDTH REQUIRED BY SECTION 1005
REVOLVING DOORS SHALL NOT BE USED AS REQUIRED ENTRANCES FOR PERSONS WITH DISABILITIES.
1126A.3.3 THE MIN. SPACE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MIN. OF 48" PLUS THE WIDTH OF THE DOOR SWINGING INTO THE SPACE. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS. WHERE THE DOOR OPENS INTO A STAIR OR SMOKEPROOF ENCLOSURE, THE LANDING NEED NOT HAVE A MIN. LENGTH OF 60".
1132A.1 THE PRIMARY ENTRY DOOR AND ALL REQUIRED EXIT DOORS SHALL COMPLY WITH THE REQUIREMENTS OF 1132A. THE REQUIREMENTS OF SECTION 1126A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES (E.G. DOORS THAT OPEN FROM THE COVERED MULTIFAMILY DWELLING UNIT INTO A CORRIDOR, HALLWAY OR LOBBY, OR DIRECTLY TO THE OUTSIDE).
1132A.2 EXCEPT AS ALLOWED BY SECTION 1109A.2, DOORS INTENDED FOR USER PASSAGE AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH 1132A. THE PROVISIONS OF THIS SECTION SHALL APPLY TO THE DWELLING UNIT SIDE OF DOORS LEADING FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR AN ATTACHED GARAGE.
1132A.3 DOORS SHALL COMPLY WITH THE FOLLOWING:
   1. DOORS SHALL NOT BE LESS THAN 6'-8" IN HEIGHT.
   2. SWINGING DOORS SHALL PROVIDE A NET CLEAR OPENING WIDTH OF NOT LESS THAN 32", MEASURED WITH THE DOOR OR DOORS POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION. A 34" DOOR IS ACCEPTABLE. THE PRIMARY ENTRY DOOR AND ALL REQUIRED EXIT DOORS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1126A.1
   3. SWINGING DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES
   4. A NOMINAL 32" CLEAR OPENING PROVIDED BY A STANDARD 6'-0" WIDE SLIDING PATIO DOOR ASSEMBLY IS ACCEPTABLE
   NOTE: MANY OF THE STANDARD 6-FOOT SLIDING GLASS DOOR ASSEMBLIES YIELD ONLY A 28 1/2-INCH MAX. CLEAR OPENING IN THE FULL OPEN POSITION. THIS IS NOT AN ACCEPTABLE 32-INCH NOMINAL DIMENSION. CONTRACTOR TO VERIFY DOOR SELECTED MEETS OR EXCEEDS MIN. CLEAR OPENING WIDTH REQUIREMENTS.
   5. A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION
   6. THE WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE MIN. WIDTH REQUIRED BY SECTION 1005
1132A.4 THE FLOOR OR LANDING ON EACH SIDE OF A DOOR SHALL BE LEVEL. PRIMARY ENTRY DOORS, REQUIRED EXIT DOORS OR SECONDARY EXTERIOR DOORS WITH CHANGES IN HEIGHT BETWEEN THE INTERIOR SURFACE OR FLOOR LEVEL AND THE EXTERIOR SURFACE OR FLOOR LEVEL SHALL COMPLY WITH THE FOLLOWING:
   1. EXTERIOR LANDINGS OF IMPERVIOUS CONSTRUCTION SERVING PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS ARE LIMITED TO NOT MORE THAN 1/2" OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 1131A
   2. EXTERIOR LANDINGS OF PERVIOUS CONSTRUCTION (E.G. WOOD DECKING WITH SPACES) SHALL BE THE SAME LEVEL AS THE INTERIOR LANDING, EXCEPT THAT SECONDARY EXTERIOR DOORS MAY HAVE NO MORE THAN 1/2" OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 1131A
   3. SECONDARY EXTERIOR DOORS ONTO DECKS, PATIOS, OR BALCONIES CONSTRUCTED OF IMPERVIOUS MATERIALS MAY HAVE A MAX. CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF 4". CHANGES IN HEIGHT GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP COMPLYING WITH SECTION 1114A
   4. SECONDARY EXTERIOR DOORS ONTO DECKS, PATIOS, OR BALCONIES OF IMPERVIOUS MATERIALS MAY HAVE A MAX. CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF 1", PROVIDED A RAMP WITH A MAX. SLOPE OF 1:8 IS PERMANENTLY INSTALLED
   5. IN BUILDINGS CONTAINING COVERED MULTIFAMILY DWELLING UNITS, THE FLOOR OR LANDING IMMEDIATELY OUTSIDE THE ENTRY MAY BE SLOPED UP TO 1/4" PER FOOT (12"), IN A DIRECTION AWAY FROM THE PRIMARY ENTRANCE OF THE DWELLING UNIT FOR DRAINAGE
1132A.4.1 THRESHOLDS AT THE PRIMARY ENTRY AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN 1/2". THRESHOLDS AT SECONDARY EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKES, SHALL BE NO HIGHER THAN 3/4". CHANGES IN HEIGHT AT INTERIOR DOOR THRESHOLDS SHALL NOT EXCEED 1/2". THRESHOLDS MUST COMPLY WITH THE FOLLOWING:
   1. THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN 1/4" MAY BE VERTICAL
   2. THRESHOLDS WITH A CHANGE IN HEIGHT BETWEEN 1/4" AND 3/4" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE)
1132A.5 MANEUVERING CLEARANCES AT INTERIOR DOORS SHALL PROVIDE A MIN. LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42" MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION (EXCEPTIONS: A 39" LENGTH IS ACCEPTABLE WHEN A MIN. CLEAR OPENING WIDTH OF 34" IS PROVIDED, AND THE FLOOR OR LANDING ON THE DWELLING UNIT SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOOR SHALL HAVE A MIN. LENGTH OF NOT LESS THAN 44". SECTION 1126A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES).
1132A.5.2 THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18" PAST THE STRIKE EDGE FOR ALL DOORS. THE WIDTH OF THE LEVEL AREA AT THE EXTERIOR SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1126A (WHICH STATES THAT THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND AT LEAST 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS).
1132A.6 MAX. EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAX. EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MIN. ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS.
1132A.7 THE TYPE OF LATCH AND LOCK REQUIRED FOR ALL DOORS SHALL BE IN ACCORDANCE WITH CHAPTER 10 SECTION 1008.
1132A.8 HAND ACTIVATED DOOR LATCHING, LOCKING, AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1132A.6, IN THE DIRECTION OF EGRESS.
1132A.9 THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION (EXCEPTION: AUTOMATIC SLIDING DOORS).
1132A.10 EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME, OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAX. OF 48" ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
NOTE: A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE DWELLING UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE USED, SHALL PROVIDE A MINIMUM 180 DEGREE RANGE OF VIEW.

ACCESSIBILITY DIAGRAMS FOR ADAPTABLE DWELLING UNITS

ELECTRICAL RECEPTACLE, SWITCH, AND CONTROL HEIGHTS (CBC SECTION 1136A):

1136A.1 ELECTRICAL RECEPTACLE OUTLETS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FINISHED FLO

STRIPING NOTES

1. THE CENTER LINE OF THE DOUBLE STRIPE IS SHOWN ON PLAN UNLESS NOTED.

2. ALL FLOOR STRIPES ARE 4" WIDE , COLOR IS TO BE TRAFFIC YELLOW, REFERENCE AASHTO-M 247 FOR TYPE AND SIZE OF GLASS BEADS. ACCESSIBLE SYMBOL TO BE BLUE.

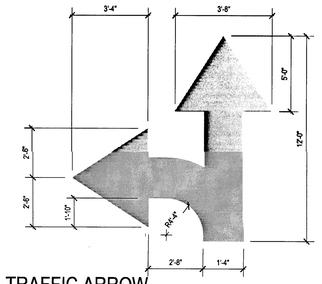
3. BLOCKED OUT AREAS ARE TO BE DIAGONALLY STRIPED WITH 4" WIDE STRIPES AT 2'-0" O.C. ON A 45 DEGREE ANGLE WHERE SHOWN ON PLANS AND DETAILS.

4. PARKING SPACE STRIPING DIMENSIONS INDICATED ARE NORMAL DIMENSIONS. TOLERANCES ARE AS FOLLOWS:
   A. PARKING SPACE LENGTH = INDICATED LENGTH +/- 2".
   B. PARKING SPACE WIDTH = INDICATED WIDTH +/- 1".
   C. BASE LINE LENGTH = INDICATED LENGTH +/- 1".
   D. STRIPE WIDTH = 4" +/-1/4".
   E. TOTAL OVERALL STRING BASELINE DIMENSIONS = INDICATED LENGTH +/- 2" PER RUN.

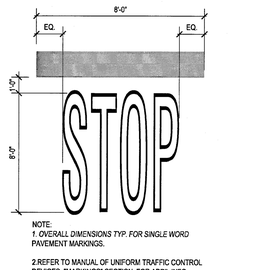
5. PARKING SPACE DIMENSIONS INDICATED ARE FROM THE FACE OF A WALL OR COLUMN, UNLESS OTHERWISE INDICATED OR NOTED.

6. KEY TO STRIPING ABBREVIATIONS:

– ACCESSIBLE PARKING SYMBOL



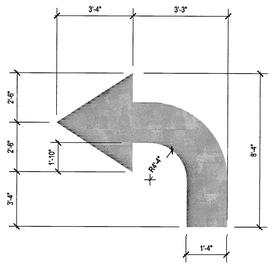
H TRAFFIC ARROW
SCALE: N.T.S.



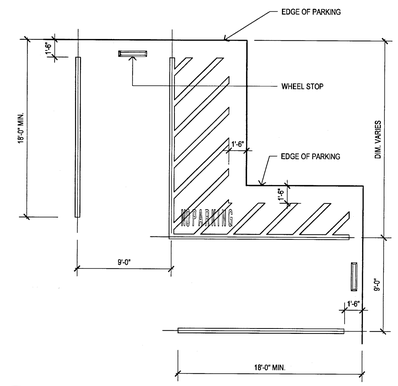
NOTE:
1. OVERALL DIMENSIONS TYP. FOR SINGLE WORD PAVEMENT MARKINGS.

2 REFER TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, "MARKINGS" SECTION, FOR ADD'L INFO.

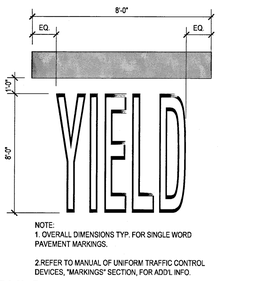
M MARKING DETAILS
SCALE: N.T.S.



G TRAFFIC ARROW
SCALE: N.T.S.



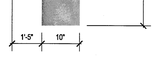
C CORNER SPACE
SCALE: N.T.S.



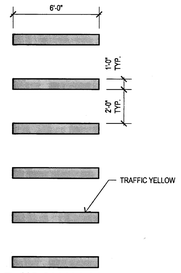
NOTE:
1. OVERALL DIMENSIONS TYP. FOR SINGLE WORD PAVEMENT MARKINGS.

2.REFER TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, "MARKINGS" SECTION, FOR ADD'L INFO.

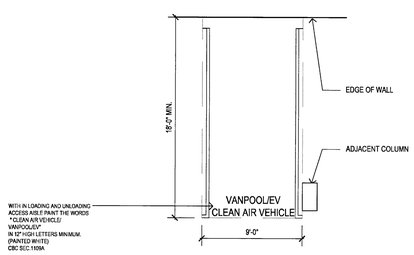
L MARKING DETAILS
SCALE: N.T.S.



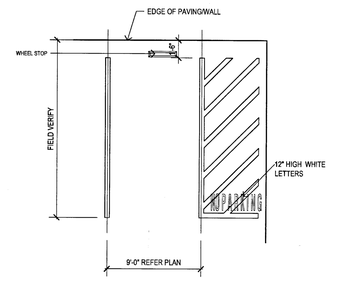
F TRAFFIC ARROW
SCALE: N.T.S.



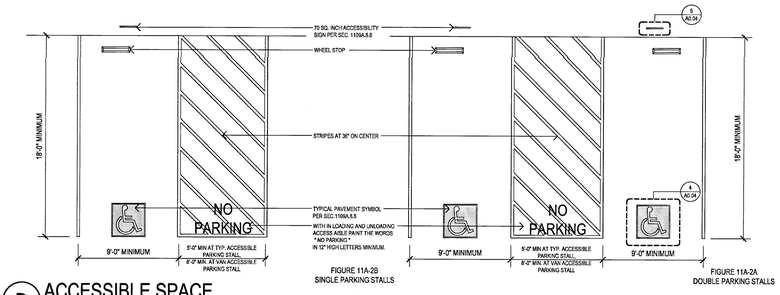
J PEDESTRIAN CROSSWALK
SCALE: N.T.S.



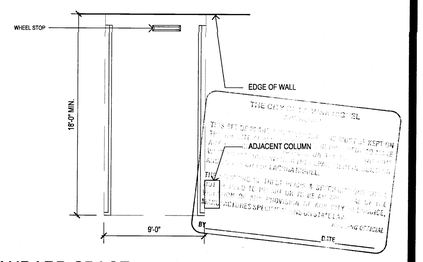
E CLEAN AIR/VANPOOL/EV SPACE
SCALE: 1-1/2" = 1'-0"



B CORNER SPACE
SCALE: N.T.S.



D ACCESSIBLE SPACE
SCALE: N.T.S.



A STANDARD SPACE
SCALE: N.T.S.

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LICENSED ARCHITECT — No. C23572 — Rem. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
PARKING STALL STANDARDS

SHEET NO.
A0.07

2012364

05-19-16 CITY SUBMITTAL

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

Drawn By: SV
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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FILE: M:\12364_Wood Partners Laguna Niguel\A-CD\100 GENA\0.07.dwg
USER: adodaghian DATE/TIME: May 18, 2016 - 9:28am
SCALE: 8 LAYOUT: A0.07

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FIRE AUTHORITY NOTES

Instructions: Place the following notes on the plan under the heading "FIRE AUTHORITY NOTES." Individual notes that do not apply to the project may be omitted (e.g., Note #4 if the building does not require standpipes; #18- 21 if the project does not include an A occupancy; etc.). If the building is or will be sprinklered, select the type of system (NFPA 13 or 13-R) required in the structure in Note #22.

INSPECTIONS

7. OCFA final inspection required. Please schedule all field inspections *at least* 48 hours in advance. Inspections canceled after 1 p.m. on the day before the scheduled date will be subject to a reinspection fee. Phasing of inspections may require additional fees, also. Call OCFA Inspection Scheduling at 714-573-6150.
8. Buildings under construction or demolition shall conform to CFC Chapter 14. No smoking or cooking is allowed in structures where combustible materials are exposed or within 29' of combustible materials storage areas. Cutting, welding, or other hot work shall be in conformance with CFC Chapter 26.
9. In buildings four or more stories in height, standpipes shall be provided during construction when the height reaches 40 feet above the lowest point of fire department access. A fire department connection shall be no more than 100 feet from available fire department vehicle access roadways. A hydrant shall be located along the access roadway within 150 feet of the location(s) that the FDC can be accessed from. CFC 1413
10. Address numbers shall be provided for all new and existing buildings, be a *minimum* six inches high, contrast with their background, and be plainly visible from the roadway the building is addressed on. Temporary address numbers shall be provided on construction fencing or the building until permanent numbers can be provided. CBC 501.2, CFC 505
11. Locations and classifications of extinguishers shall be in accordance with CFC 906 and CCR Title 19. At least one extinguisher shall be provided during construction on each floor at each stairway, in each storage and construction shed, in locations where flammable or combustible liquids are stored or used, or where similar hazards are present per CFC 1415.1. Before final occupancy, at least one 2A:10B:C extinguisher shall be provided so that no point is more than 75' travel distance from the extinguisher. Extinguishers shall be located along the path of egress travel and in a readily visible and accessible location, with the bottom of the extinguisher at least 4" above the floor. Additional extinguishers may be required by OCFA inspectors depending on project or site conditions and final placement is subject to their approval.
12. Wall, floor and ceiling finishes and materials shall not exceed the flame spread classifications in CBC Table 803.3. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshal with appropriate documentation provided to the OCFA. Such items shall be approved and inspected by the OCFA prior to installation.
13. Knox boxes/key cabinets shall be provided for all high-rise buildings, pool enclosures, gates in the path of firefighter travel to structures, secured parking levels, doors giving access to alarm panels and/or annunciators, and any other structures or areas where immediate access is required or is unduly difficult. An OCFA inspector can assist with locking gate keys in Knox boxes, contact your local fire station to arrange an appointment to secure master building keys in the Knox box.
14. Approval of these plans shall not permit the violation of any code or law. Requirements or features not identified on the plan may apply and OCFA inspectors may require additional information or items from those shown on the plan depending on actual or anticipated field conditions. Such changes may necessitate submittal of revised or as-built plans to the OCFA and the City/County where the project is located.

GENERAL REQUIREMENTS

15. The project shall comply with 2010 California Building Code, 2010 California Fire Code, and other currently adopted codes, standards, regulations and requirements as enforced by the Orange County Fire Authority.
16. Dumpsters and trash containers exceeding 1.5 cubic yards shall be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system or located in a Type I or IIA structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of non- or limited-combustible materials or similarly protected or separated. CFC 304.3
17. Exits, exit signs, fire alarm panels, hose cabinets, fire extinguisher locations, and standpipe connections shall not be concealed by curtains, mirrors or decorative material.
18. The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in aisles.
19. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. Doors shall not be provided with thumb-turn locks or deadbolts that do not unlatch in tandem with the normal operating lever. The opening force for interior doors without closers shall not exceed 5 pounds. The unlatching and opening force for other doors, including fire doors, shall not exceed 15 pounds. CBC 1008
20. The exit path shall be clearly identified with exit signs conforming to CBC 1011. Stairs serving 4+ stories shall have stairwell signs conforming to CBC 1022.8. Illuminated exit signs must have 90-minute emergency power back-up. Tactile signs shall be provided in commercial buildings, public buildings and accommodations, and publicly funded housing subject to CBC Chapter 118 and shall conform to 11178.5.1, be located five feet above finish floor level and, whenever possible, on the strike side of the door. Lettering shall be between 5/8" and 2" high. CBC 1011.3
21. The exit path shall be illuminated at all times in accordance with CBC 1006. Emergency lighting shall be provided with 90-minute back-up.
22. Rated assemblies shall conform to approved methods and materials of construction. Penetrations through rated walls, ceilings, or floors shall be protected in an approved manner complying with CBC/CFC Chapter 7.
23. Rated doors shall be self-closing and latching; such doors shall not be equipped with door stops or otherwise propped open. Rated doors shall be equipped with rated hardware. CFC 703

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PROJECT-SPECIFIC REQUIREMENTS

ASSEMBLY OCCUPANCIES

24. Occupant load sign, with minimum one-inch letters and numbers contrasting with their background, shall be posted in a conspicuous location near the main exit per CBC 1004.3 and Title 19 3.30. Where multiple seating configurations or uses are anticipated, seating diagrams and their respective occupant loads may also be required to be posted.
25. Panic hardware shall be provided for all exit and exit access doors in as mbly occupancies. Such doors shall swing in the direction of exit travel. Doors equipped with panic hardware shall have no other Jock or latch unless it releases automatically upon activation of the panic hardware. If panic hardware is omitted on the main door when permitted by CBC 1008.1.9.3, a sign stating 'THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED' in minimum 1-inch letters contrasting with their background shall be posted in a conspicuous location on or adjacent to the door.
26. Tables shall be spaced at least 50 inches apart where seating is back to back and aisle accessways serve more than 4 occupants or are longer than six feet. Aisle widths shall be a minimum of 36 inches where seating is only on one side of the aisle or 42 inches for seating on both sides. Where seats back up into aisles, seat backs shall be located at 19 inches from the table edge and the clear aisle width shall be measured from the back of the seat. CBC 1028.9, 1017.4
27. Open flame in assembly areas is prohibited except as specifically permitted by the OCFA in compliance with 2010 CFC 308.

EXTINGUISHING SYSTEMS

28. An automatic fire sprinkler system shall be provided throughout the building in co mpliance with 2010 NFPA 13 (13-R) and CFC 903. Review and approval of a sprinkler plan is required prior to installation or modification.
29. An automatic extinguishing system shall be provided to protect commercial-type food heating equipment that produces grease-laden vapors and shall comply with 2010 CFC and CMC and 2002 NFPA 17A. Review and approval of a hood and duct *extinguishing system plan* is required prior to installation or use of cooking equipment.

ALARM and MONITORING SYSTEMS

30. A fire alarm system shall be provided in compliance with CBC/CFC 907 and 2010 NFPA 72. A separate plan submittal is required for approval prior to installation or modification.
31. Automatic fire sprinkler system(s) and all control valves, with the exception of those listed in CFC 903.4, shall be monitored by a UL listed central alarm station.

OTHER REQUIREMENTS

32. At least one emergency escape and rescue window shall be provided for every sleeping room below the fourth story in R occupancies. CBC 1029

ABBREVIATIONS

AVG.	AVERAGE
ALT.	ALTERNATE
A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
APL	ASSUMED PROPERTY LINE
ARCH.	ARCHITECT
BALC.	BALCONY
BD.	BOARD
BLDG.	BUILDING
BDRM.	BEDROOM
BLK.	BLOCKING
BM.	BEAM
C.L.	CENTER LINE
C.O.	CASED OPENING
CLO.	CLOSET
CLG.	CEILING
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DECOR.	DECORATIVE
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DWGS.	DRAWINGS
DN.	DOWN
D.S.	DOWN SPOUT
EA.	EACH
EB.	EYEBROW
E.W.	EACH WAY
ELEC.	ELECTRIC
EL.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION
E.J.	EXPANSION JOINT
EXT.	EXTERIOR
FAB.	FABRICATE
FIN.	FINISH
F.C.	FIRE CODE
F.F.	FINISH FLOOR
F.P.	FIRE PLACE
FLASH.	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
FTG.	FOOTING
FDN.	FOUNDATION
F.B.O.	FURNISHED BY OTHERS
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GA.	GAUGE
GEN.	GENERAL
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM BOARD
HT.	HEIGHT
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
HDR.	HEADER
HORIZ.	HORIZONTAL
HR.	HOUR
HD. HT.	HEADER HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
K.S.	KNEE SPACE
LAM.	LAMINATE
LT.	LIGHT
MFR.	MANUFACTURER
MAS.	MASONRY
M.D.	MASONRY DIMENSION
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEP.	MECHANICAL, ELECTRICAL, AND PLUMBING
MED.	MEDIUM
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPG.	OPENING
OPP. H.	OPPOSITE HAND
O.S.B.	ORIENTED STRAND BOARD
O.H.D.	OVER HEAD DOOR
PVMT.	PAVEMENT
PL.	PLATE
PLAS. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD OR O.S.B.
POL.	POLISHED
P.T.	PRESSURE TREATED
R.C.	RESILIENT CHANNEL
R.	RADIUS OR RISER
RECPT.	RECEPTACLE
REF.	REFERENCE TO
REFRIG.	REFRIGERATOR
REINF.	REINFORCING
REQ'D	REQUIRED
RM.	ROOM
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
S.F.	SQUARE FOOT
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
STC.	SOUND TRANSMISSION COEFFICIENT
S.A.B.	SOUND ATTENUATION BLANKET
SPEC.	SPECIFIED OR SPECIFICATIONS
S.R.O.	SHEET ROCK OPENING
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
STOR.	STORAGE
SQ.	SQUARE
THK.	THICK
T.	TREAD, TILE OR TOP
T.O.C.	TOP OF CONCRETE
T.O.D.	TOP OF DECK
T.O.H.	TOP OF HEEL
T.O.P.	TOP OF PLATE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W.W.M.	WELDED WIRE MESH
W.	WITH
WD.	WOOD
W.I.C.	WALK IN CLOSET
WT.	WEIGHT

ABBREVIATION SYMBOLS

	AND	'	FEET OR MINUTES
–	ANGLE	"	INCH OR SECONDS
@	AT	℄	PLATE
	CENTERLINE	±	PLUS OR MINUS
°	DEGREE	#	POUND OR NUMBER
	DRAWING CUT LINE	:	RATIO
	EQUAL	-	ROUND
	HT./F.F. LOCATION	□	SQUARE OR SQ. FOOT

GENERAL NOTES

A: GENERAL - CONSTRUCTION DOCUMENTS:

1. THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF HUMPHREYS AND PARTNERS ARCHITECTS, L.P. AND ARE INTENDED ONLY FOR USE IN THE CONSTRUCTION OF THE TAGMAN APARTMENTS. ANY OTHER USE OF THE PLANS SHALL BE PERMITTED ONLY WITH THE SPECIFIC WRITTEN CONSENT OF HUMPHREYS AND PARTNERS ARCHITECTS,LP. REVISIONS OR MODIFICATIONS MAY NOT BE MADE TO THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT. ANY REVISIONS AND/OR MODIFICATIONS MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT WILL RELIEVE THE ARCHITECT OF HUMPHREYS AND PARTNERS ARCHITECTS,LP HARMLESS FROM ANY COSTS, CLAIMS OR LIABILITY SPECIFICALLY RELATING TO THE CHANGE.
2. THE CONSTRUCTION DOCUMENTS PACKAGE REPRESENTS THE BASIC PROJECT SCOPE AND CONSTRUCTION REQUIREMENTS. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR, THEIR SUBCONTRACTORS AND SUPPLIERS FOR THIS PROJECT SHALL EXAMINF ANY BECOMF FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. ALL PARTIES ARE EXPECTED TO VISIT THE SITE AND REVIEW THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF THE WORK AND THE MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNDERTAKINT AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
3. ANY REQUESTS FOR CLARIFICATION, INTERPRETATION OR ADDITIONAL INFORMATION FOR THIS PROJECT SHALL BE IN WRITING AND PROCESSED IN STRICT CONFORMANCE WITH THE RFI PROCEDURE. ALL RFI'S MUST COME THROUGH THE GENERAL CONTRACTOR TO THE ARCHITECT. ALL RFI'S MUST BE IN WRITING. NO VERBAL RFI'S , DIRECT REQUESTS FROM SUBCONTRACTORS TO THE ARCHITECT/ENGINEER/OWNER, OR REQUESTS DIRECTED OUTSIDE THE ARCHITECT TO THE OWNER OR ENGINEERING SUBCONSULTANT WILL BE PERMITTED OR ACKNOWLEDGED
4. THE CONSTRUCTION DOCUMENT PACKAGE DOES NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INSTALLATION OF ALL INTERIOR FINISHES OF THIS PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER AND/OR THE OWNER'S INTERIOR DESIGN CONSULTANT
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES DISCOVERED IN THE DOCUMENTS, OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IF A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & ARCHITECT SHALL IMMEDIATELY BE NOTIFIED IN WRITING
6. SHOP DRAWINGS SHALL BE SUBMITTED AS INDICATED IN THE SPECIFICATIONS. SUBMIT DRAWINGS TO THE ARCHITECT (THROUGH THE GENERAL CONTRACTOR) FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION OF ANY EQUIPMENT. REFER TO SHOP DRAWING SECTIONS FOR SHOP DRAWING SUBMITTAL REQUIREMENTS). CONTRACTORS AND/OR SUPPLIERS SHALL PREPARE SUBMITTAL PACKAGES IN SUFFICIENT NUMBERS TO ALLOW 3 COPIES TO BE RETAINED BY THE AE. PROVIDE REPRODUCIBLE COPIES FOR ALL PLANS AND LAYOUTS LARGER THAN 11 X 17.
7. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS AND/OR THE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT AND/OR ENGINEER. PLEASE REFER TO THE APPROVED RFI PROCESS REQUIREMENTS.
8. ALL MATERIALS USED FOR THIS PROJECT SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTION AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS OR SPECS
9. SPECIFIED PRODUCTS HAVE BEEN USED IN PREPARING THE CONTRACT DOCUMENTS TO ESTABLISH THE MINIMUM LEVEL OF ACCEPTABLE QUALITY. RESPONSIBILITY TO PROVIDE EVIDENCE OF EQUALITY BY ANY MATERIAL/PRODUCT PROPOSED AS A SUBSTITUTION IS BORNE BY THE CONTRACTOR. APPROPRIATE DOCUMENTATION SUPPORTING CLAIMS OF EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT/OWNER WITHIN 30 DAYS OF CONTRACT AWARD TO RECEIVE CONSIDERATION.
10. SHOP DRAWING SUBMITTAL PACKAGES FOR "DEFERRED SUBMITTAL ITEMS" SUCH AS FIRE SPRINKLERS, FIRE ALARMS, FLOOR AND ROOF TRUSSES, ELEVATORS, ETC. AND OTHERS WHICH MAY REQUIRE ADDITIONAL REVIEW BY THE JURISDICTION BUILDING OFFICIAL, MUST BE SUBMITTED FIRST TO THE ARCHITECT/ENGINEER FOR A GENERAL CONFORMANCE REVIEW. UPON COMPLETION OF THE REVIEW, THE GENERAL CONTRACTOR SHALL THEN SUBMIT THE PACKAGE TO THE JURISDICTION BUILDING DEPARTMENT FOR REVIEW AND INCLUSION IN THE APPROVED PERMIT SET OF DOCUMENTS. THE PACKAGE MUST BEAR SIGNATURES, SEALS AND/OR RAISED SEALS AS REQUIRED. ITEMS/SYSTEMS MAY NOT BE INSTALLED UNTIL THE ENGINEER/CONSULTANT SHOP DRAWING DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. (REFERENCE IBC 106.3.2)
11. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ORGANIZE AND MAINTAIN THE "MASTER CONSTRUCTION DOCUMENT" SET OF DOCUMENTS.
12. THE GENERAL CONTRACTOR SHALL MAINTAIN SOLE RESPONSIBILITY FOR THE DISTRIBUTION OF ALL REVISED CONSTRUCTION DOCUMENTS TO ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS AND NOTIFICATION OF ALL SUBCONTRACTORS AND SUPPLIERS THAT REVISED DRAWINGS HAVE BEEN ISSUED. THE GENERAL CONTRACTOR MUST MAINTAIN A COMPLETE, CURRENT SET OF CONSTRUCTION DOCUMENTS IN THE CONSTRUCTION TRAILER FOR REFERENCE. THIS SET IS TO REMAIN IN THE CONSTRUCTION TRAILER AT ALL TIMES AND CLEARLY MARKED AS THE MASTER REFERENCE SET.
13. IN THE CASE OF DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS, OR BETWEEN DISCIPLINES WITHIN THE CONSTRUCTION DOCUMENT SET, THE ARCHITECT WILL UPON BEING PRESENTED THE DISCREPANCY IN WRITING, PROVIDE AN INTERPRETATION INDICATING THE INTENT OF THE DOCUMENT SET.

B: GENERAL CONTRACTOR/COORDINATION:

1. THE GENERAL CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS (AS REQUIRED) SHALL COMPLY WITH ALL APPLICABLE LAWS, BUILDING CODES, LIFE SAFETY CODES, ZONING ORDINANCES AND/OR ANY OTHER NATIONAL, STATE OR LOCAL REQUIREMENTS INCLUDING ANY LOCAL REVISIONS TO THE CODES, AND THE AHJ (AUTHORITY HAVING JURISDICTION) GOVERNING THE WORK ASSOCIATED WITHIN THESE CONTRACT DOCUMENTS.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS, SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE BUILDING CODES AND ESPECIALLY, ANY LOCAL AMENDMENTS TO THE CODE. SHOULD ANY DISCREPANCIES IN THE DIRECTIONS, LAYOUTS OR DETAILS PROVIDED IN THE PLANS OR SPECIFICATIONS BE IDENTIFIED, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING.
3. THE GENERAL CONTRACTOR AS VERIFIED IN THE BIDDING INSTRUCTIONS, SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACTS. THE GENERAL BUILDING PERMIT(S) SHALL BE APPLIED FOR OBTAINED BY THE GENERAL CONTRACTOR AND PAID BY THE GENERAL CONTRACTOR. PAYMENT FOR OTHER IMPACT FEES, UTILITY SERVICE FEES AND OTHER SITE RELATED FEES, WILL BE COORDINATED DIRECTLY BETWEEN THE OWNER AND THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF ALL OTHER TRADES. THE GENERAL CONTRACTOR SHALL BE NOTIFIED OF ANY DISCREPANCIES IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. MEP SUBCONTRACTORS SHALL ATTEND A PRECONSTRUCTION COORDINATION MEETING CHAIRED BY THE GENERAL CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. PURPOSE OF THE MEETING IS TO IDENTIFY SYSTEM ROUTING REQUIREMENTS, VERIFY ACCEPTABILITY OF DESIGNED FURDOWN SPACE REQUIREMENTS AND TO IDENTIFY ANY CONFLICTS BETWEEN SYSTEMS. FOLLOWING ROUGH FRAMING, ANOTHER MANDATORY "ON SITE" MEETING SHALL BE HELD TO DISCUSS MEP SYSTEM ROUGH IN REQUIREMENTS FOR EACH OF THE VARIOUS UNIT TYPES. ONE MOCK UP FOR EACH UNIT TYPE SHALL BE COMPLETED, REVIEWED AND APPROVED BY ALL PARTIES (INCLUDING OWNER, ARCHITECT AND ENGINEER) PRIOR TO COMPLETION OF THE REMAINDER OF THE UNITS.
7. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FOR CONCRETE, SOIL COMPACTION, AND BIDDING TO ENSURE COMPLIANCE WITH PLANS, STANDARDS, AND CODES. REFER TO SPECS. FOR FREQUENCY OF TESTING REQUIRED. COSTS SHALL BE INCLUDED IN THE CONTRACT. THE CONTRACTOR SHALL PAY FOR RE-TESTS FOR DEFICIENT WORK.

C: DIMENSIONS AND FIELD VERIFICATION:

1. UPON RECEIPT OF THE CONSTRUCTION DOCUMENTS AND PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL THOROUGHLY REVIEW AND COORDINATE WITH ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS TO ASSURE THAT THEIR WORK CAN BE INSTALLED IN COMPLIANCE WITH THE DOCUMENTS. FOLLOWING COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL PROVIDE OVERALL VERIFICATION AND COORDINATION OF ALL DIMENSIONS AND MEASUREMENTS AT THE SITE AND ASSURE THE ACCURACY AND CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE NOTED TO THE ARCHITECT IN WRITING.
2. EACH CONTRACTOR, SUBCONTRACTOR/SUPPLIER, SHALL VERIFY ALL DIMENSIONS IN THE FIELD PERTAINING TO THEIR PORTION OF THE WORK, AND SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES. DO NOT SCALE THE DRAWINGS. EACH CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR THE GENERAL CONTRACTOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL PROVIDE CLARIFICATION IN WRITING.
3. EACH CONTRACTOR SHALL VERIFY ALL ROUGH OPENING REQUIREMENTS OR OTHER CRITICAL BUILDING MEASUREMENTS WHICH AFFECT THEIR PORTION OF THE WORK.
4. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING AND ELECTRICAL CHASE REQUIREMENTS WITH THE MEP SUBCONTRACTORS AND SUPPLIERS AND VERIFY THE SIZE AND LOCATION OF ALL CHASES WITH THE ARCHITECT/OWNER. SHOP DRAWINGS INDICATING THE CHASE, SLEEVE, AND /OR OPENING REQUIREMENTS FOR WALLS, FLOOR/CEILING ASSEMBLY, ROOF, AND OUR FOUNDATION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING OF EQUIPMENT OR COMMENCING CONSTRUCTION OF THE OPENING.
5. (OWNER PROVIDED EQUIPMENT) OR MATERIALS FOR CONTRACTOR INSTALLATION). THE CONTRACTOR SHALL VERIFY THE SIZE LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT

D: FIRE RESISTANT RATED CONSTRUCTION/PENETRATIONS:

1. EACH CONTRACTOR SHALL PROVIDE UL RATED PENETRATION PROTECTION ASSEMBLIES FOR ANY PENETRATIONS OF THEIR SYSTEMS THROUGH ANY DESIGNATED FIRE RESISTANT RATED WALLS, FLOORS/CEILINGS AND/OR ROOF CONSTRUCTION. RATED PROTECTION ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND SUBMITTAL TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION AT THE PROJECT SITE. PROVIDE BOUND COPIES OF PROPOSED PROTECTION ASSEMBLIES, CLEARLY INDICATING THE ASSEMBLY, THE PENETRANT AND THE ASSEMBLY TYPE BEING PENETRATED.

E: SITE RELATED COORDINATION:

1. THE CONTRACTOR SHALL REFERENCE AND COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR BUILDING LAYOUT EXCAVATION AND SITE WORK, LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE AND HARDSCAPE DESIGN, AND ANY OTHER SITE RELATED CONSTRUCTION DRAWINGS PREPARED BY OTHERS UNDER DIRECT CONTRACT WITH THE OWNER.
2. ALL SITE WORK AND LANDSCAPING HAS BEEN DEVELOPED AND DESIGNED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT UNDER DIRECT CONTRACT WITH THE OWNER. THE ARCHITECT/ENGINEER HAS ATTEMPTED, WITHIN THE REALMS OF THEIR AUTHORITY, TO COORDINATE THEIR CONSTRUCTION DOCUMENT PACKAGE WITH THE SITE/CIVIL ENGINEER AND LANDSCAPE ARCHITECT. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE DISCIPLINES, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT, THE OWNER AND THE CIVIL ENGINEER IN WRITING FOR RESOLUTION.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR THE BUILDING LAYOUT DIMENSIONAL CONTROL PLAN AND GRADING INFORMATION.
4. REFER TO MEP AND LANDSCAPE DRAWINGS FOR EXTERIOR SITE AND BUILDING LIGHTING.
5. REFER TO CIVIL ENGINEERING AND LANDSCAPE DRAWINGS FOR LOCATION OF SIDEWALKS, ROADS, CURBS AND SITE RELATED DETAILS.
6. REFER TO CIVIL ENGINEERING AND LANDSCAPE DRAWINGS FOR LOCATION OF RETAINING WALLS AND DETAILS.
7. REFER TO CIVIL ENGINEERING DRAWINGS FOR FIRE HYDRANT LOCATIONS.
8. REFER TO MEP, CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE.)
9. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATION TO RECEIVE ALTERATIONS, ADDITIONS, OR REMOVAL.
10. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING CONDUIT OR EQUIPMENT.
11. NO CONSTRUCTION TRAFFIC IS ALLOWED IN OR AROUND COMPLETED UNITS AND BUILDINGS

F: OTHER:

1. STATIC COEFFICIENT OF FRICTION (SCOF) SHALL BE A MINIMUM OF 0.6 FOR ALL RAMPS AND 0.6 FOR ALL WALKS LOCATED ON ACCESSIBLE ROUTES TO PROVIDE FOR PROPER TRACTION.
2. AT THE OWNER AND/OR THE ARCHITECTS DIRECTION, THE CONTRACTOR SHALL PROVIDE A MOCK UP PANEL WITH ALL EXTERIOR MATERIALS, WINDOWS, TRIM, ROOFING MATERIALS, AND EXTERIOR COLORS INDICATED.
3. STORE MATERIALS ONLY IN SPACES DESIGNATED BY OWNER AND ASSIGNED BY THE GENERAL CONTRACTOR. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED BY THE CONTRACTOR
4. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE ARCHITECT/OWNER BEFORE TURNOVER TO THE OWNER.

LEGEND

WALL LEGEND

- 2 X 4 STUD WALL FRAMING 1HR
- 2 X 6 STUD WALL FRAMING 1HR
- 2 HR FIRE SEPARATION
- 3 HR FIRE SEPARATION

NOTE: PLUMBING WALLS ARE 2 X 6 STUD FRAMING, EXCEPT AS NOTED, ALL OTHER INTERIOR WALLS ARE 2 X 4 TYP. U.N.O.

ROOM NAME / ROOM NAME — ROOM NAME & OCCUPANCY GROUP — OCC

KEY DESIGNATIONS

- DETAIL SECTION TAG: NUMBER INDICATES DETAIL FOUND IN SHEET SERIES AT XX
- XX / XXX — WALL ASSEMBLY TAG
- XXXX — WALL SECTION TAG: NUMBER INDICATES WALL SECTIONS FOUND IN SHEET SERIES A5.XX
- FINISH FLOOR ELEV. 100'-0" — ELEVATION (HEIGHT) TAG
- 4 / 3 / 2 — INTERIOR 1 ELEVATION TAG
- XXXX — EXTERIOR ELEVATION TAG
- A — WINDOW TAG
- 1 — DOOR TAG

FIRE AUTHORITY NOTES

GENERAL REQUIREMENTS

1. LAGUNA NIGUEL FIRE DEPARTMENT FINAL INSPECTION REQUIRES PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A REINSPECTION FEE. CALL LAGUNA NIGUEL FIRE DEPARTMENT INSPECTION SCHEDULING AT (714) 573-6150.
2. ALL WEATHER ACCESS ROADS AND HYDRANT LOCATIONS SHALL BE APPROVED BY THE LAGUNA NIGUEL FIRE DEPARTMENT AND SHALL BE IN PLACE AND OPERATIONAL BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON SITE. ACCESS ROADS AND HYDRANT SHALL BE MAINTAINT AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES.
3. ADDRESS NUMBERS SHALL BE A MINIMUM OF TWENTY-FOUR INCHES (24") HIGH ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE ROADWAY. BUILDING IS ADDRESSED ON
4. KNOX BOX ACCESS SHALL BE PROVIDED FOR ALL BUILDINGS.
5. FIRE FLOW TESTING SHALL BE CONDUCTED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH SECTION B02 OF THE 2013 CFC AND LAGUNA NIGUEL FIRE DEPARTMENT GUIDELINES. ACCESS GATE(S) SHALL OPERATE WITH LAGUNA NIGUEL FIRE DEPARTMENT APPROVED AND COMPLIANT KNOX-ACME NIGUEL FIRE DEPARTMENT QUALIFYING LOCK.
6. PRIVATE FIRE HYDRANTS, SPRINKLER CONTROL VALVES AND FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED OSHA SAFETY RED PER LOCAL AMPHOMENT. ALL FIRE HYDRANTS SHALL HAVE A " BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THE LOCATION OF THE HYDRANT IN THE TRAVELED ROADWAY.

AREA CALCULATIONS (SEE SHEET A2.40)

- GROSS FLOOR AREA IS COMPUTED TO INCLUDE ALL ROOFED AREAS, INCLUDING NET (A/C) AREAS, EXTERIOR BALCONIES, EXTERIOR ATTACHED STORAGE CLOSETS, ELECTRICAL/MECHANICAL CLOSETS, FIRE SPRINKLER RISER CLOSETS, TELEPHONE/CABLE CLOSETS, FIREPLACE CHASES, AND ATTICHED GARAGES.

AREA AND HEIGHT MODIFICATION ALLOWANCES

HEIGHT ALLOWANCE:
Section 504.2 Automatic Sprinkler System Increase :
Where a building is equipped with an approved automatic sprinkler system in accordance with section 903.3.1.1 the value specified in table 503 for maximum building height is increased by 20 feet and maximum number of stories is increased by one.

BUILDING HEIGHT INCREASED BY ONE : 4 + 1=5 STORIES BUILDING

ALLOWABLE BUILDING AREA CALCS

ACCORDING TO TABLE 503, TYPE IIIA, GROUP R2 — At = 24,000 SF (/STORY)
ADJUSTED OVERALL BUILDING AREAS PER SECTIONS 506.1, 506.2, 506.3, 506.4: — Aa = 48,000 SF (SEE FORMULA BELOW) section 506.4.1 exception 1

PER SECTIONS 506.2 (FRONTAGE INCREASE)

*** AREA MODIFICATIONS PER 506.1, 506.2, 506.3, 506.4**

Aa = { At + [At X If] + [At X Is] }

Aa = ALLOWABLE AREA PER STORY
At = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 503
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.2
Is = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION AS CALCULATED IN ACCORDANCE WITH SECTION 506.3 (NOT TAKEN)

ADJUSTED ALLOWABLE BUILDING AREA PER STORY PER SECTION 506.3:
Aa = { 24,000 + [24,000 X 0] + [24,000 X 0] }
= 24,000 SQFT

ADJUSTED OVERALL BUILDING AREA PER SECTION 506.4.1 exception 1
Aa X 2 = 24,000 X 2 = 48,000 SQFT

**** AREA MODIFICATIONS PER 506.2**

FRONTAGE INCREASE

IF = [F/P - 0.25] W/30
= [1/1 - 0.25] 3-/30
= 0.75 MAXIMUM

MAXIMUM SQFT WITH FROTAGE INCREASE
Aa = { 24,000 + [24,000 X 0.75] + [24,000 X 0] }
= 42,000 SQFT

***** AREA WITHOUT FRONTAGE INCREASE**
Aa = { 24,000 + [24,000 X 0] + [24,000 X 0] }
= 24,000 SQFT

AREA-1

LEVEL 1:
RETAIL (M OCCUPANCY): 2,772 S.F.
RESIDENTIAL (R-2 OCCUPANCY): 3,412 S.F.
SUB TOTAL: 6,184 S.F.
LEVEL 2-5
RESIDENTIAL (R-2 OCCUPANCY): 23,869 S.F.

LEVEL 6 LOFTS: 189 + 189+ 173 = 551 S.F.

TOTAL AREA : 30,604 S.F.
ALLOWABLE AREA : 48,000 S.F.

Aa = 24,000 s.f. x 2 (per 506.4.1) = 48,000 s.f.

MIX OCCUPANCY RATIO
Level 1
Retail area (M) 2,772 s.f. Residence area (R-2) : 3,408 s.f.
Actual Area / Allowable Area + Actual Area / Allowable Area <1
2772/48000 (M)+3408/48000 (R-2) = <1
=0.149+ 0.142 =0.29 < 1

AREA-2

LEVEL 1:
RETAIL (M OCCUPANCY): 3,284 S.F.
RESIDENTIAL (R-2 OCCUPANCY): 6,956 S.F.
SUB TOTAL: 10,240 S.F.
LEVEL 2-5
RESIDENTIAL (R-2 OCCUPANCY): 38,564 S.F.

LEVEL 6 LOFTS: 184 + 161+ 173 = 518 S.F.

TOTAL AREA : 49,322 SQ.FT.
TOTAL ALLOWABLE AREA: 55,992 SQ.FT.

Aa = 24,000 s.f. x 2 (per 506.4.1) = 48,000 s.f.

If = [F/P - 0.25] W/30 (per 506.2) = Frontage Increase Allowance
F= 244 In. ft. (Frontage Perimeter)
P= 488 In. ft. (Total Building Perimeter)
W= 20 In. ft. (Width of Public Way per 506.2.1)

If = [244/488-0.25] 20/30
(.38)(66)= 16 (48,000 sq.ft.)(.16) = **7,992 sq.ft.**

7,992 sq.ft.+ 48,000 sq.ft. = **55,992 Total Allowable Building Area**

MIX OCCUPANCY RATIO
Level 1
Retail area (M) 2,772 s.f. Residence area (R-2) : 3,408 s.f.
Actual Area / Allowable Area + Actual Area / Allowable Area <1
3284/55992 (M)+6956/55992 (R-2) = <1
=0.149+ 0.142 =0.29 < 1

AREA-3

LEVEL 1: 7,266 S.F.
LEVEL 2-5: 29,064 S.F. (7266/STORY X 4 =29,064)
LEVEL 6 LOFTS: 378 S.F.

TOTAL AREA : 36,708 SQ.FT.
TOTAL ALLOWABLE AREA: 48,000 SQ.FT.

Aa = 24,000 s.f. x 2 (per 506.4.1) = **48,000 s.f.**

Frontage Increase Allowance not used

AREA-4 ⚠3

LEVEL 1:
RESIDENTIAL (R-2 OCCUPANCY): 10,261 S.F.
LEVEL 2-5
RESIDENTIAL (R-2 OCCUPANCY): 39,565 S.F.

LEVEL 6 LOFTS
RESIDENTIAL (R-2 OCCUPANCY): 304 S.F.

TOTAL AREA : 50,130 SQ.FT.
TOTAL ALLOWABLE AREA: 56,332 SQ.FT.

Aa = 24,000 s.f. x 2 (per 506.4.1) = **48,000 s.f.**

If = [F/P - 0.25] W/30 (per 506.2) = Frontage Increase Allowance
F= 204 In. ft. (Frontage Perimeter)
P= 470 In. ft. (Total Building Perimeter)
W= 20 In. ft. (Width of Public Way per 506.2.1)

If = [204/470-0.25] 20/30
(.25)(.66)= 17 (48,000 sq.ft.)(.16) = **8,332 sq.ft.**

8,332 sq.ft.+ 48,000 sq.ft. = **56,332 Total Allowable Building Area**

AREA-5 ⚠3

LEVEL 1-5
RESIDENTIAL (R-2 OCCUPANCY): 32,905 S.F.
(6,581 X 5 STORIES) = 32,905
LEVEL 6 LOFTS
RESIDENTIAL (R-2 OCCUPANCY): 536 S.F.

TOTAL AREA : 33,441 SQ.FT.
TOTAL ALLOWABLE AREA: 48,000 SQ.FT.

Aa = 24,000 s.f. x 2 (per 506.4.1) = 48,000 s.f.
Frontage Increase Allowance not used

AREA-6 ⚠3

LEVEL 1:
CLUBHOUSE (A OCCUPANCY): 3,732 S.F.
RESIDENTIAL (R-2 OCCUPANCY): 3,514 S.F.
SUB TOTAL: 7,246 S.F.
LEVEL 2:
CLUBHOUSE (A OCCUPANCY): 2,430S.F.
RESIDENTIAL (R-2 OCCUPANCY): 3,514 S.F.
SUB TOTAL: 5,944 S.F.
LEVEL 3-5
RESIDENTIAL (R-2 OCCUPANCY): 21,204 S.F.

TOTAL AREA : 34,550 SQ.FT.
TOTAL ALLOWABLE AREA: 48,000 SQ.FT.

Aa = 24,000 s.f. x 2 (per 506.4.1) = **48,000 s.f.**

Frontage Increase Allowance not used

MIX OCCUPANCY RATIO
Level 1
Clubhouse (A) 3,732 s.f. Residence area (R-2) : 3,165 s.f.
Actual Area / Allowable Area + Actual Area / Allowable Area = <1
3732/14,000 (A)+3514/24,000 (R-2) = <1
0.22 + 0.02 =0.24 < 1
Level 2
Clubhouse (A) 1,046 s.f. Residence area (R-2) : 593 s.f.
Actual Area / Allowable Area + Actual Area / Allowable Area = <1
2,430/ 14,000 (A)+3,514/ 24,000 (R-2) = <1
0.074 + 0.024 =0.098 < 1

AREA-7 ⚠3

LEVEL 1:
LEASING AREA (B- OCCUPANCY): 2,944 S.F.
RESIDENTIAL (R-2 OCCUPANCY): 2,529 S.F.
SUB TOTAL: 5,473 S.F.
LEVEL 2:
(5,473 - 1,479 leasing ceiling)
RESIDENTIAL (R-2 OCCUPANCY) 3,994 S.F.
SUB TOTAL: 3,994 S.F.
LEVEL 3-5:
/RESIDENTIAL (R-2 OCCUPANCY) 16,365 S.F.
LEVEL 6 LOFTS (R-2 OCCUPANCY) 350 S.F.
SUB TOTAL: 16,715 S.F.

TOTAL AREA : 26,182 S.F.
ALLOWABLE AREA: 48,000 S.F.

Aa = 24,000 s.f. x 2 (per 506.4.1) = **48,000 s.f.**

Frontage Increase Allowance not used

MIX OCCUPANCY RATIO
Level 1
Leasing area (B) 2,861 s.f. Residence area (R-2) : 2,579 s.f.
Actual Area / Allowable Area + Actual Area / Allowable Area <1
2944/48000 (B)+2529/48000 (R-2) = <1
0.10+ 0.10 =0.20 = < 1

AREA-8

LEVEL 1: 8,063 S.F. (8957 - 894 drive way = 8,063)
LEVEL 2-5: 35,828 S.F. (8957/STORY X 4 =35,828)

TOTAL AREA : 43,891 SQ.FT.
TOTAL ALLOWABLE AREA: 48,000 SQ.FT.

Aa = 24,000 s.f. x 2 (per 506.4.1) = **48,000 s.f.**

Frontage Increase Allowance not used

AREA-9

LEVEL 1 -4:
RESIDENTIAL (R-2 OCCUPANCY) 33,144S.F.
LEVEL 5:
ROOF TERRACE (B OCCUPANCY) 750 S.F.
RESIDENTIAL (R-2 OCCUPANCY) 1,632 S.F.

TOTAL AREA: 34,776 S.F.
ALLOWABLE AREA: 48,000 S.F.

Aa = 24,000 s.f. x 2 (per 506.4.1) = **48,000 s.f.**

Frontage Increase Allowance not used

MIX OCCUPANCY RATIO
Level 5
Roof Terrace (B) 750 s.f. Residence area (R-2) : 1,600 s.f.
Actual Area / Allowable Area + Actual Area / Allowable Area <1
750/48000 (B)+1632/48000 (R-2) = <1
0.02+ 0.06 =0.08 = < 1

AREA-10

LEVEL 1 -5: 34,510 S.F.
TOTAL AREA: 34,725 S.F.
ALLOWABLE AREA: 48,000 S.F.

Aa = 24,000 s.f. x 2 (per 506.4.1) = **48,000 s.f.**

Frontage Increase Allowance not used

AREA-11

LEVEL 1-4: 35,544 S.F. (8,886/story x 4 = 35,464)
LEVEL 5: 5,922 S.F.
LEVEL6 LOFT 162 S.F.

TOTAL AREA: 41,628 S.F.
ALLOWABLE AREA 48,000 S.F.

Aa = 24,000 s.f. x 2 (per 506.4.1) = **48,000 s.f.**

Frontage Increase Allowance not used

AREA-12

LEVEL 1 -4: 16,128 S.F.

TOTAL AREA: 16,128 S.F.
ALLOWABLE AREA: 48,000 S.F.

Aa = 24,000 s.f. x 2 (per 506.4.1) = **48,000 s.f.**

Frontage Increase Allowance not used

⚠3

TABLE A

FLOOR AREA OF BUILDING PER CBC TABLE 503.1, SECTION 506.1, 506.2, 503.3, 506.4

	BUILDING SQFT/FLOOR							
AREA	LEVEL 1 (SF)	LEVEL 2 (SF)	LEVEL 3 (SF)	LEVEL 4 (SF)	LEVEL 5 (SF)	LOFT (SF)	SQFT	ALLOWABLE SQFT
AREA-1	6,184	6,184	5,895	5,895	5,895	551	30,604	48, 000 SF
AREA-2	10,240	10,240	10,192	10,192	7,940	518	**49,322**	**60,000 SF
AREA-3	7,266	7,266	7,266	7,266	7,266	378	36,708	48,000 SF
AREA-4	10,261	10,261	10,261	10,261	8,782	304	**50,130**	**56,834 SF
AREA-5	6,581	6,581	6,581	6,581	6,581	536	33,441	48,000 SF
AREA-6	7,246	5,944	7,068	7,068	7,068	156	34,550	48,000 SF
AREA-7	5,473	3,994	5,455	5,455	5,455	350	26,182	48,000 SF
AREA-8	8,063	8,957	8,957	8,957	8,957	0	43,891	48,000 SF
AREA-9	8,286	8,286	8,286	8,286	1,632	0	34,776	48,000 SF
AREA-10	6,945	6,945	6,945	6,945	6,945	0	34,725	48,000 SF
AREA-11	8,886	8,886	8,886	8,886	5,922	162	41,628	48,000 SF
AREA-12	4,032	4,032	4,032	4,032	0	0	16,128	48,000 SF
TOTAL						2,955	432,085	
BASEMENT GARAGE							43,062 SF	

**FRONTAGE INCREASE HAS BEEN TAKEN PER SEC 506.1

UNIT TABULATIONS ⚠2 ⚠6

GROSS LAND AREA:	5.124 (+/-) ACRES 223,201 ACRES		
TOTAL UNITS:	348		
GROSS DENSITY:	67.9 DU/AC		
RES. F.A.R.:	1.53	PROPOSED MAXIMUM BLDG HEIGHT:	82'-5"
RETAIL F.A.R.:	0.03		
TOTAL FLOOR AREA (F.A.R.):	1.59	TOTAL SOFTSCAPE AREA:	37,332 SF
RETAIL (1-STORY):	6,082 S.F.	TOTAL HARDSCAPE AREA:	51,472 SF
LEASING (1-STORY):	2,944 S.F.		
CLUB/FITNESS (1-STORY w/ MEZZANINE):	6,162 S.F.(3,732 + 2,430) ⚠3		
BASEMENT PARKING:	43,062 S.F.		

4 & 5 STORY WRAP BLDG. (5TH STORY < 80% MASSING) JOB # 12364

UNIT NAME	UNIT TYPE	NET SF	LOFT SF	BALC SF	GROSS UNIT	LVL 1	LVL 2	LVL 3	LVL 4	LVL 5	TOTALS	TL. NET	TL. GROSS	%	% CAT	PARKING REQ.	
S1	STUDIO	745		86	831	1	1	1	1	1	5	3,725	4,155	1.4%		1.50	7.50
S2	STUDIO	599		58	657	5	5	5	5	2	22	13,178	14,454	6.3%		1.50	33.00
S4	STUDIO	608		57	665	2					2	1,216	1,330	0.6%		1.50	3.00
S4a	STUDIO	674		49	723	1	1	1	1		4	2,696	2,892	1.1%		1.50	6.00
S5	STUDIO	709		28	737		1				1	709	737	0.3%		1.50	1.50
S6	STUDIO	661		95	756	1	1	1	1		4	2,644	3,024	1.1%	10.9%	1.50	6.00
A1	1BR/1BA	696		55	751	7	5	5	5	2	24	16,704	18,024	6.9%		1.50	36.00
A1-loft	1BR/1BA	696	132	55	883					2	2	1,392	1,766	0.6%		1.50	3.00
A1-den	1BR/1BA+DEN	913		55	968		2	2	2		6	5,478	5,808	1.7%		1.50	9.00
A1a	1BR/1BA	696		127	823	1	1	1	1	1	5	3,480	4,115	1.4%		1.50	7.50
A1b	1BR/1BA	705		80	785	2	1	1	1		5	3,525	3,925	1.4%		1.50	7.50
A1c	1BR/1BA	770		74	844	1	1				2	1,540	1,688	0.6%		1.50	3.00
A1d	1BR/1BA	727		60	787		1				1	727	787	0.3%		1.50	1.50
A1b-den	1BR/1BA+DEN	924		80	1,004		1	1	1		3	2,772	3,012	0.9%		1.50	4.50
A1bb	1BR/1BA	700		89	789	3	3	3	3		12	8,400	9,468	3.4%		1.50	18.00
A1bb-loft	1BR/1BA	700	136	89	925					3	3	2,100	2,775	0.9%		1.50	4.50
A2	1BR/1BA	739		115	854	2	2	2	2	3	11	8,129	9,394	3.2%		1.50	16.50
A3	1BR/1BA	718		119	837	4	3	3	3	3	16	11,488	13,392	4.6%		1.50	24.00
A3b	1BR/1BA	799		153	952	7	7	7	7	4	32	25,568	30,464	9.2%		1.50	48.00
A3ba	1BR/1BA	790		127	917	1	1	1	1	1	5	3,950	4,585	1.4%		1.50	7.50
A3bb	1BR/1BA	822		162	984		1	1	1	1	4	3,288	3,936	1.1%		1.50	6.00
A4	1BR/1BA	778		67	845	5	6	8	8	5	32	24,896	27,040	9.2%		1.50	48.00
A4-loft	1BR/1BA	778	161	67	1,006					1	1	778	1,006	0.3%		1.50	1.50
A4a	1BR/1BA	778		92	870	1	1	1	1	1	5	3,890	4,350	1.4%		1.50	7.50
A4s	1BR/1BA	778		67	845		2	2	2	2	8	6,224	6,760	2.3%		1.50	12.00
A5	1BR/1BA	730		112	842	1	1	1	1	1	5	3,650	4,210	1.4%		1.50	7.50
A6	1BR/1BA	771		58	829	1	1	1	1		4	3,084	3,316	1.1%		1.50	6.00
A6-loft	1BR/1BA	771	156	58	985					1	1	771	985	0.3%		1.50	1.50
A7	1BR/1BA	927		99	1,026		0	1	1		2	1,854	2,052	0.6%		1.50	3.00
A7-loft	1BR/1BA	927	184	99	1,210					1	1	927	1,210	0.3%		1.50	1.50
A7r	1BR/1BA	927		99	1,026	1					1	927	1,026	0.3%		1.50	1.50
A8	1BR/1BA	806		152	958	2	2	2	2	2	10	8,060	9,580	2.9%	57.76%	1.50	15.00
B2	2BR/2BA	1,113		59	1,172	2	2	3	3	1	11	12,243	12,892	3.2%		2.00	22.00
B2-loft	2BR/2BA	1,113	162	69	1,344					2	2	2,226	2,688	0.6%		2.00	4.00
B2a	2BR/2BA	1,171		75	1,246	1					1	1,171	1,246	0.3%		2.00	2.00
B2b	2BR/2BA	1,152		78	1,230	2	3	4	4	2	15	17,280	18,450	4.3%		2.00	30.00
B2br	2BR/2BA	1,200		78	1,278		1				1	1,200	1,278	0.3%		2.00	2.00
B2b-loft	2BR/2BA	1,152	172	76	1,400					2	2	2,304	2,800	0.6%		2.00	4.00
B2ba	2BR/2BA	1,315		75	1,390		1	1	1	1	4	5,260	5,560	1.1%		2.00	8.00
B2bb	2BR/2BA	1,143		71	1,214	1	1	1	1		4	4,572	4,856	1.1%		2.00	8.00
B2bb-loft	2BR/2BA	1,139	168	71	1,378					1	1	1,139	1,378	0.3%		2.00	2.00
B2c	2BR/2BA	1,113		59	1,172	1	2	2	2	1	8	8,904	9,376	2.3%		2.00	16.00
B2d	2BR/2BA	1,113		77	1,190	2	2	2	2		8	8,904	9,520	2.3%		2.00	16.00
B2c	2BR/2BA	1,177		75	1,252	2	2	4	4	4	16	18,832	20,032	4.6%		2.00	32.00
B3	2BR/2BA	1,238		45	1,283			1	1		2	2,476	2,566	0.6%		2.00	4.00
B3-loft	2BR/2BA	1,234	174	45	1,453					1	1	1,234	1,453	0.3%		2.00	2.00
B4	2BR/2BA	1,277		238	1,515					2	2	2,554	3,030	0.6%		2.00	4.00
B5	2BR/2BA	887		113	1,000	1	1	1	1		4	3,548	4,000	1.1%	23.6%	2.00	8.00
C1	3BR/2BA	1,301		77	1,378	2	3	3	3		11	14,311	15,158	3.2%		2.50	27.50
C1-loft	3BR/2BA	1,301	186	77	1,564					3	3	3,903	4,692	0.9%		2.50	7.50
C1a	3BR/2BA	1,288		77	1,365	1	1	1	1		4	5,152	5,460	1.1%		2.50	10.00
C1a-loft	3BR/2BA	1,301	186	77	1,378					1	1	1,301	1,378	0.3%		2.50	2.50
C2	3BR/2BA	1,298		150	1,448	2	2	2	2		8	10,384	11,584	2.3%	7.8%	2.50	20.00
TOTAL						65	73	76	76	58	348	306,668	340,868	100.0%	100.0%	RES.	590
AVERAGE NET UNIT SIZE :					881 S.F.										(0.5 PER UNIT)	GUEST	0
AVERAGE GROSS UNIT SIZE :					979 S.F.										(1 PER 200 S.F.)	RETAIL	31
															TOTAL REQ.		621

UNIT TYPE	TOTAL UNIT COUNT
STUDIO	38
1BR/1BA	201
2BR/2BA	82
3BR/2BA	27
TOTAL	348

⚠3

PARKING SUMMARY ⚠3

REQUIRED PARKING

REQUIRED PARKING - AS APPROVED PER ENTITLEMENT

	PARKING RATIO	REQUIRED PARKING
RESIDENT	1.70 SPACE / UNIT	592
GUEST	.30 SPACE / UNIT	105
RETAIL EMPLOYEE		5
	TOTAL	702

PARKING TOTAL PROVIDED

		STANDARD	ADA	PROVIDED
RESIDENT				
	PARKING STRUCTURE (UNDER SEPERATE PERMIT)	486	9 + 2 VAN	497
	BASEMENT (BELOW PODIUM)	96	4	100
	TOTAL			597
GUEST/RETAIL				
	PARKING STRUCTURE (UNDER SEPERATE PERMIT)	99	5 + 1 VAN	105
	ON SITE	8	1	9
	TOTAL			114
RETAIL EMPLOYEE				
	PARKING STRUCTURE (UNDER SEPERATE PERMIT)	4	1 VAN	5
	TOTAL			5
		693	19 + 4 VAN	716

⚠3

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
⚠1	06/23/14	
⚠2	11/06/15	
⚠3	01/14/16	REVISIONS

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LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
PROJECT DATA

SHEET NO.
A1.11

05-19-16 CITY SUBMITTAL

2012364

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2013 CBC CODE SUMMARY

**THIS PROJECT IS PRIVATELY FUNDED

CHAPTER 3: OCCUPANCY CLASSIFICATION

SECTION 303:	GROUP A	TERRACE CLUBHOUSE	GROUP A-3 GROUP A-3
SECTION 304:	GROUP B	LEASING REC CENTER	GROUP B GROUP B
SECTION 309	GROUP M	RETAIL	GROUP M
SECTION 310:	GROUP R	MAIN BUILDING	GROUP R-2
SECTION 311:	GROUP S	GARAGE	GROUP S-2

CHAPTER 4: REQUIREMENTS BASED ON USE AND OCCUPANCY

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS (SEE TABLE A AJACENT)

SECTION 503:	GENERAL HEIGHT AND AREA LIMITATIONS
TABLE 503:	ALLOWABLE HEIGHT & BUILDING AREAS
SECTION 504:	BUILDING HEIGHT
SECTION 506:	AREA MODIFICATIONS
SECTION 508.3:	MIXED OCCUPANCIES (NON-SEPARATED OCCUPANCIES **)
TABLE 508.4:	REQUIRED SEPARATION OF OCCUPANCIES
PER TABLE 508.4	REQUIRED SEPARATION OF A3 & R2 OCCUPANCIES IS 1 HOUR

CHAPTER 6: TYPES OF CONSTRUCTION

R-2 OCCUPANCY (RESIDENTIAL UNITS):

TABLE 601:	TYPE OF CONSTRUCTION	TYPE III A
TABLE 601:	FIRE RATING OF EXTERIOR WALLS	2 HOUR NON-COMBUSTIBLE EXTERIOR FRAMING

S-2 OCCUPANCY (GARAGES):

TABLE 601:	TYPE OF CONSTRUCTION	TYPE I A
TABLE 601 & 602:	FIRE RATING OF EXTERIOR WALLS	1 HOUR

B OCCUPANCY (LEASING OFFICE, RETAIL):

TABLE 601:	TYPE OF CONSTRUCTION	TYPE III A
TABLE 601 & 602:	FIRE RATING OF EXTERIOR WALLS	1 HOUR

A-3 OCCUPANCY (CLUBHOUSE/GYM):

TABLE 601:	TYPE OF CONSTRUCTION	TYPE III A
TABLE 601 & 602:	FIRE RATING OF EXTERIOR WALLS	1 HOUR

CHAPTER 7: FIRE RESISTANCE RATED CONSTRUCTION

SECTION 705.8.2 EXTERIOR WALL OPENINGS WITH NFPA 13 FIRE SPRINKLER SYSTEM

TABLE 705.8 SEE SHEETS A1.41-A1.44 FOR EXTERIOR PROTECTION DISTANCES AND % OF OPENINGS

SECTION 705: SEE FIRE WALL LOCATIONS ON SHEET A1.31

SECTION 706.6: FIRE WALL CONTINUITY 30" ABOVE ADJACENT ROOFS
OPENINGS ARE ALLOWED WITH IN 4-0" OF FIREWALLS (706.6 EXCEPTION 2.2)

SECTION 708: FIRE PARTITIONS
A) WALLS SEPARATING DWELLING UNITS (SEC. 420.2)
B) ALL CORRIDOR WALLS (SEC. 420.2)
C) ELEVATOR LOBBIES (SEC. 713.14.1)

CHAPTER 8: INTERIOR FINISHES

SECTION 803.9: WALL & CEILING FINISHES
PER TABLE 803.9, CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS SHALL BE LIMITED TO A CLASS 'C' FINISH WITH FLAME SPREAD OF '76-200' AND SMOKE DEVELOPED OF '0-450' AND SHALL BE TESTED PER 803.2 (SPRINKLERS PROVIDED)

SECTION 804.4.1 EXCEPTION: FLOOR FINISHES MINIMUM CRITICAL RADIANT FLUX:
WHERE A BUILDING OTHER THAN A GROUP I-3 IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, MATERIALS COMPLYING WITH ASTM STANDARD E 648, AND HAVING A SPECIFIC OPTICAL DENSITY SMOKE RATING NOT TO EXCEED 450 PER ASTM E 662 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

CHAPTER 9: FIRE PROTECTION SYSTEMS

SECTION 903.2: AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R-2, S-2, A-3 & B FIRE AREA.

SECTION 903.3.1.1: WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13, EXCEPT AS PROVIDED IN SECTION 903.3.1.1.1.

SECTION 905.3: STANDPIPE SYSTEMS SHALL BE INSTALLED WHERE REQUIRED BY SECTION 905.3 AND IN THE LOCATIONS INDICATED IN SECTIONS 905.4, 905.5 AND 905.6. STANDPIPE SYSTEMS ARE ALLOWED TO BE COMBINED WITH AUTOMATIC SPRINKLER SYSTEMS.

SECTION 905.3.1 EXCEPTION #1: CLASS I STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET (9144 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. SEE SHEET A1.33 FOR STANDPIPE LOCATIONS.

SECTION 905.4.2 EXCEPTION:
WHERE FLOOR AREAS ADJACENT TO A HORIZONTAL EXIT ARE REACHABLE FROM EXIT STAIRWAY HOSE CONNECTIONS BY A NOZZLE ATTACHED TO 100 FEET (30 480 MM) OF HOSE AS MEASURED ALONG THE PATH OF TRAVEL, A HOSE CONNECTION SHALL NOT BE REQUIRED AT THE HORIZONTAL EXIT.

SECTION 907.2: FOR FIRE ALARM PROVISIONS, SEE SECTION 907.2.9 FOR R2 OCCUPANCY REQUIREMENTS.

CHAPTER 10: MEANS OF EGRESS

- TRAVEL DISTANCE; SEE SHEET A1.32
- ONE EXIT REQUIRED IN ALL DWELLING UNITS.
(TABLE 1004.1.1 & 1015.1)
- TWO EXITS REQUIRED PER FLOOR. (TABLE 1021.1)
- SEPARATION OF EXIT REQUIREMENTS FOR EXITING: EXITS MUST BE ONE THIRD THE DISTANCE OF THE MAXIMUM DIAGONAL DISTANCE OF THE AREA SERVED BY THE EXIT STAIRS. (1015.2.1, EXCEPTION 2)
- CLEAR WIDTH OF 48" IN BETWEEN HANDRAILS IS NOT REQUIRED
AT EXIT STAIRWAYS WITH AUTOMATIC SPRINKLER SYSTEMS,
PER SECTION 1007.3 EXCEPTION 4

SECTION 1006.3 ILLUMINATION EMERGENCY POWER
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY AN ON-SITE GENERATOR.

SECTION 1007.2.1 EXCEPTION 1: IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVELS OF EXIT DISCHARGE.

SECTION 1007 ACCESSIBLE MEANS OF EGRESS
PER SECTION 1007.2 (3), ALL EXTERIOR STAIRS ARE A PART OF ACCESSIBLE MEANS OF EGRESS.
THE AREA OF REFUGE IS NOT REQUIRED AT AN OPEN EXIT ACCESS OR EXIT STAIRWAYS AS PERMITTED BY SECTIONS 1016.1 AND 1022.1 IN BUILDINGS THAT ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

SECTION 1018.4, EXCEPTION 3: A DEAD END CORRIDOR SHALL NOT BE LIMITED IN LENGTH WHERE THE LENGTH OF THE DEAD END CORRIDOR IS LESS THAN 2.5 TIMES THE LEAST WIDTH OF THE DEAD END CORRIDOR.

SECTION 1025: HORIZONTAL EXITS
A HORIZONTAL EXIT SHALL NOT SERVE AS THE ONLY EXIT FROM A PORTION OF A BUILDING, AND WHERE TWO OR MORE EXITS ARE REQUIRED, NOT MORE THAN ONE-HALF OF THE TOTAL NUMBER OF EXITS OR TOTAL EXIT WIDTH SHALL BE HORIZONTAL EXITS.

SECTIONS 1029.2 & 1029.2.1: MINIMUM SIZE OF AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE NO LESS THAN 5.7 SQ. FT. AND SHALL HAVE A NET CLEAR HEIGHT OF 24" IN AND A NET CLEAR WIDTH OF 20". ALL EMERGENCY OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NO MORE THAN 44" FROM THE FLOOR.

CHAPTER 11: ACCESSIBILITY
THIS BUILDING IS AN "ELEVATOR BUILDING", ALL COMMON AREAS ARE ACCESSIBLE AND SHALL COMPLY WITH ACCESSIBILITY PROVISIONS OF CHAPTER 11A CBC, AND THE UNITS ARE ADAPTABLE PER CBC 11A
SEE SHEET A1.03 - A1.08 FOR ALL ACCESSIBILITY CODE REQUIREMENTS
PER SECTION 1132 A.4.1 THRESHOLDS AT PRIMARY ENTRY AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN 1/2", THRESHOLDS AT SECONDARY EXTERIOR DOORS INCLUDING SLIDING TRACK DOORS SHALL BE NO HIGHER THAN 3/4"

CHAPTER 12: ROOF VENTS
SECTION 1203.2, EXCEPTION #4: THE MINIMUM REQUIRED NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDED A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION.

CHAPTER 15: ROOF COVERING
SECTION 1505.1: ROOF COVER CLASSIFICATION
CLASS A ROOF COVERING

CHAPTER 24: GLAZING
SECTION 2406.4: SAFETY GLAZING PROVISIONS

CHAPTER 27-29: ELECTRICAL MECHANICAL & PLUMBING
REFER TO MEP DRAWINGS FOR ALL CODE REQUIREMENTS

CHAPTER 30: ELEVATORS

SECTIONS 1007.2.1 & 1007.4: AN ELEVATOR SHALL BE PROVIDED FOR THIS BUILDING IN COMPLIANCE WITH THE PROVISIONS OF THESE SECTION AND CHAPTER 11 FOR SIZE AND INTERIORS.

ELEVATOR HOISTWAY PROVISIONS, INCLUDING ENCLOSURE OF HOISTWAYS, EMERGENCY OPERATIONS AND HOISTWAY VENTING.
SEE SHEET A7.39 FOR ELEVATOR FINISH DETAILS & ACCESSIBILITY NOTES PER 2013 CBC.

CODE SUMMARY

APPLICABLE CODES IN EFFECT FOR THE CITY OF LAGUNA NIGUEL, CA

CODE	2014 LAGUNA NIGUEL BUILDING & SAFETY CODE
BUILDING CODE	2013 CALIFORNIA BUILDING CODE
GREEN CODE	2013 CALIFORNIA BUILDING CODE
PLUMBING CODE	2013 CALIFORNIA PLUMBING CODE
ENERGY CODE	2013 BUILDING ENERGY EFFICIENT STANDARDS
MECHANICAL CODE	2013 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE	2013 CALIFORNIA ELECTRICAL CODE
FIRE CODE	2013 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS FAIR HOUSING ACT DESIGN MANUAL

ZONING INFORMATION

APN: 363-034-10
363-034-11
636-034-03
636-034-04
636-034-05

ADDRESS: 27742 FORBES ROAD
LAGUNA NIGUEL, CA 92677

ZONE: LAGUNA NIGUEL GATEWAY SPECIFIC PLAN - MIXED USE

SITE AREA: 5.11 ACRES = 222,470 SQ.FT.

PLANNING DEPARTMENT
PROPOSED BUILDING HEIGHT: 120' MAX.

DENSITY: 67.9 DU/AC

USE AND OCCUPANCY:

	OCCUPANCY	CODE REFERENCE
APARTMENTS	R2	310, 420
GARAGE	S2	311.3, 406.2
LEASING OFFICE	B	304
FITNESS, CLUB ROOMS	B OR A-3	304/ 303.1 X#2, #3
POOL AREA, OCCUPIED COURTYARDS	B	304/ 303.1 X#2, #3

CONSTRUCTION TYPES:

	TYPES	CODE REFERENCE
APARTMENTS	IIIA	602.3
BASEMENT GARAGE	IA	602.2, 603
LEASING OFFICE	VA	602.5
FITNESS, CLUB ROOMS	IIIA	602.3
POOL AREA, OCCUPIED COURTYARDS	OPEN	

CODE USED: 2013 CALIFORNIA BUILDING CODE

AUTHORITY HAVING JURISDICTION: CITY OF LAGUNA NIGUEL; OCFA

WATERPROOFING SCHEDULE

MANUFACTURER	UNDER SLAB		BELOW GRADE WALLS	TRASH ROOM	PODIUM LEVEL DECKS	WALLS	HIGH TEMP. SAF	WALL PENETRATIONS	WINDOWS	DOORS	BALCONIES		ROOFTOP TERRACE	ROOFING		SEISMIC JOINT
	BELOW GRADE	ON GRADE									OVER PLYWOOD	OVER CONCRETE		BUILT-UP ROOFING	CONCRETE TILE	BELOW GRADE
EPRO																
	EPRO SYS III MBB DETAIL X/A7.12		EPRO SYS III LWB AND EPRO SYS III CW DETAILS 1-6/A7.12		EPRO SYS III DETAIL XXX						PLI-DECK "CON-DECK" SYSTEM; LATH REINFORCED WP SYSTEM W/FULL LAYER OF FIBERGLASS & PD RESIN					EPRO SYS III MBB AND EPRO SYS III LWB
EPRO											DETAIL XXX					
		10 MIL CLASS A EPRO ECOSHIELD -E DETAIL X/A7.12														
TREMCO																
											GU-80-1 GRAY BASE FOR SLOPE AS NEEDED DETAIL XXX	PLI-DECK "CON-DECK" SYSTEM; LATH REINFORCED WP SYSTEM W/FULL LAYER OF FIBERGLASS & PD RESIN	PLI-DECK "F" SYSTEM; LATH REINFORCED WP SYSTEM W/FULL LAYER OF FIBERGLASS & PD RESIN			
INPRO												DETAIL XXX				
																#616 A09-200VR(AT EXT. WALL #662 A02-250(AT ROOF) SHEETS A7.26- A7.28
FORTIFIBER																
						GRADE 'D' 60 MINUTE BUILDING PAPER, 2 LAYERS AT SOLID SHEATHING (LUMSO TEX 60 MINUTE)			FORTI-FLASH(25 MIL) INSTALLATION SHEET A3.11	FORTI-FLASH(25 MIL) INSTALLATION SHEET A3.11						
WR GRACE						INSTALLATION SHEET A3.11										
							GRACE ULTRA									
HENRY'S																
							BLUE SKIN SA HT									
WATERSLOK																
									WATERSLOK WINDOW FLASHING SYSTEM(FULL PRIMER & FULL ADHESION) SHEET XX							
QUICKFLASH																
								QUICKFLASH WEATHERPROOFING PRODUCTS DETAIL X / AX.XX								
MTI																
GAF																
														ES Report - 1274 GAF SPEC. S PLY BUILT-UP SYSTEM WITH ENERGYCAP MINERAL CAP SHEET MODELS# N-S-5 MECP# UL R1306 DETAIL 4/A7.82		
EXCELLENT COATING																
				EPOXY COATING EXCEL COAT F/S												
EAGLE ROOFING																
															ES Report - 1900 EAGLE LIGHT WEIGHT CONCRETE TILE ROOF OVER 2 LAYERS #30 ROOFING FELT DETAIL 1/A7.81	

PROJECT DATA

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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
REGISTERED PROFESSIONAL
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

SHEET CONTENTS:
CODE ANALYSIS & WATERPROOFING SCHED

SHEET NO.
A1.20

05-19-16 CITY SUBMITTAL

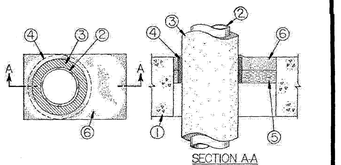
2012364

CITY OF LAGUNA NIGUEL
BY
DATE

FILE: M:\12284_Wood Partners Laguna Niguel\M-CD\100 GEN\A1.20.dwg
USER: sabdaghyan DATE/TIME: May 18, 2016 - 9:28am
SCALE: 1/8" LAYOUT: A1.20

C-AJ-5017

System No. C-AJ-5017
August 23, 2004
F Rating — 3 Hr
T Ratings — 1/2 and 1 Hr (See Item 3)
L Rating At Ambient — less than 1 CFM/sq ft
L Rating At 400 F — less than 1 CFM/sq ft
W Rating — Class 1 (See Item 6)



SECTION A-A

1. **Floor or Wall Assembly —** Min 4-1/2 in. thick lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified **Concrete Blocks*** Max area of square, rectangular or circular opening is 45 sq in. with max dimension of 9 in.

See **Concrete Blocks** (CAZT) category in the Fire Resistance Directory for names of manufacturers.

2. **Pipe —** Nom 3 in. diam (or smaller) Type L (or heavier) copper pipe or nom 2-1/2 in. diam (or smaller) Schedule 10 (or heavier) steel pipe. One or more insulated pipes may be installed with a min clearance of 1/2 in. maintained between insulated pipes and with a min clearance of 1/4 in. maintained between insulated pipe and sides of through opening. Pipes to be rigidly supported on both sides of floor or wall assembly.

3. **Pipe Insulation — Plasticst —** Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing with skin. **When nom 2-1/2 or 3 in. diam insulated steel or copper pipe is used, T Rating is 1/2 hr. When max 2 in. diam insulated steel or copper pipe is used, T rating is 1 hr.**

See **Plastics#** (QMFZZ) category in the Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL94 Flammability Classification of 94-5VA may be used.

4. **Fill, Void or Cavity Materials* — Wrap Strip —** Nom 1/4 in. thick intumescent elastomeric material faced on one side with aluminum foil, supplied in 2 in. wide strips. One nom 2 in. wide strip tightly-wrapped around pipe insulation (Item 3) with the foil side exposed and slid into through opening such that the top edge is flush with top surface of floor. When a single insulated pipe is installed in a circular through opening and when the max annular space between the insulated pipe and the sides of the through opening is 3/8 in., the wrap strip layer may be secured in place with pressure-sensitive tape. In all other situations, the wrap strip layer shall be secured in place with min No. 18 gage galv steel tie wire. In wall assemblies, the wrap strip layer is to be installed on the insulated pipe in the same manner used for floor assemblies but shall be installed symmetrically on both sides of the wall.

3M COMPANY — Type FS-195+

5. **Packing Material —** Min 1 in. thick mineral wool batt insulation firmly packed into opening with its top surface recessed min 1 in. from top surface of the floor. In wall assemblies, packing material to be firmly packed into opening on both sides of wall and recessed min 1 in. from wall surface. When a single insulated pipe (with wrap strip layer) is installed in a circular through opening and when the max annular space between the wrap strip layer and the sides of the through opening is 1/8 in., no forming material is required.

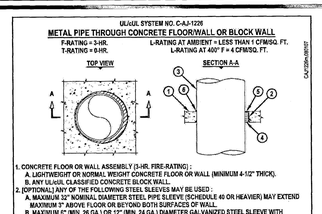
6. **Fill, Void or Cavity Materials* — Caulk or Sealant —** Applied to fill through opening to a min depth of 1 in. In floor assemblies, fill material to be installed flush with top surface of floor. In wall assemblies, fill material to be installed flush with wall surface on both sides of wall.

3M COMPANY — CP 25WB+ or FB-3000 WT.

(Note - W Rating applies only when FB-3000 WT is used.)

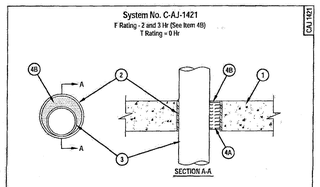
*Bearing the UL Classification Mark

C-AJ-1226



Saving Lives through Innovation and Education

C-AJ-1421



1. Floor or Wall Assembly - Min 4 1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 6 in. (152 mm). See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Metallic Sleeve - (Optional) Nom 6 in. (152 mm) diam (or smaller) Schedule 40 (or heavier) steel sleeve cast or grouted into floor or wall assembly. Sleeve may be used as a through-penetrant or may be used to receive metallic pipe. Sleeve may be used with or without continuous insulation.
3. Through-Penetrant - One metallic pipe or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe, tube or conduit and periphery of opening shall be min 0 in. (0 mm) (point contact) to max 3-3/8 in. (157 mm). Pipe or conduit to be rigidly supported on both sides of floor or wall assembly. The following pipes and sizes of metallic pipes or conduits may be used:
A. Steel Pipe - Nom 6 in. (152 mm) diam (or smaller) Schedule 40 (or heavier) steel pipe.
B. Cast Iron Pipe - Nom 6 in. (152 mm) diam (or smaller) cast or ductile iron pipe.
C. Copper Pipe - Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.
D. Copper Tubing - Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
E. Conduit - Nom 6 in. (152 mm) diam (or smaller) steel conduit.
F. Conduit - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT).
4. Firestop System - The firestop system shall consist of the following:
A. Packing Material - Min 4 in. (102 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into opening as a permanent fill. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material* - Sealant - Min 1/4 in. (6 mm) thickness of fill material applied within the annulus, flush with top surface of floor or from both surfaces of wall. Fill material is to be applied at the concrete/pipe interface at the point contact location on the top surface of floor and on both surfaces of wall. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - FS-ONE Sealant or CP604 Self-Leveling Firestop Sealant. CP604 shall be used in floor applications only. When CP604 is used, F Rating is 2 hr.

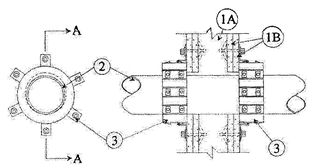
*Bearing the UL Classification Mark

HILTI FIRESTOP SYSTEMS®

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. April 28, 2004

W-L-2078

System No. W-L-2078
November 29, 2005
F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0, 1 and 2 Hr (See Items 2 and 3)
L Rating At Ambient — 3 CFM/sq ft
L Rating At 400 F — Less than 1 CFM/sq ft



SECTION A-A

1. **Wall Assembly —** The fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the construction features noted below:

A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced max 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.

B. **Gypsum Board* —** Nom 5/8 in. thick gypsum board, as specified in the individual Wall and Partition Design. Max diam of opening is 11-1/2 in.

The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. **Through-Penetrants —** One nonmetallic pipe, conduit or tubing to be installed within the firestop system. The annular space between pipe and periphery of opening shall be min 0 in. (point contact) to max 1/2 in. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes may be used:

A. **Polyvinyl Chloride (PVC) Pipe —** Nom 10 in. diam (or smaller) Schedule 40 solid-core or cellular-core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

B. **Chlorinated Polyvinyl Chloride (CPVC) Pipe —** Nom 10 in. diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.

C. **Acrylonitrile Butadiene Styrene (ABS) Pipe —** Nom 6 in. diam (or smaller) Schedule 40 solid-core or cellular-core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

D. **Flame Retardant Polypropylene (FRPP) Pipe —** Nom 6 in. diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

E. **Polyvinylidene Fluoride (PVDF) Pipe —** Nom 4 in. diam (or smaller) PVDF pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

When max 6 in. diam pipe is used, T Rating is equal to the hourly fire rating of the wall. When nom 8 in. or 10 in. diam pipe is used, T Rating is 0 hr.

3. **Firestop Device* — Firestop Collar —** Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to both sides of the wall using the anchor hooks provided with the collar. (Minimum two anchor hooks for 1-1/2 and 2 in. diam pipes, three anchor hooks for 3 and 4 in. diam pipes, four anchor hooks for 6 in. diam pipes, ten anchor hooks for 8 in. diam pipes and twelve anchor hooks for 10 in. diam pipes). The anchor hooks are to be secured to the surface of wall with 3/16 in. diam by 2-1/2 in. long steel toggle bolts along with washers. As an alternate for pipe sizes of nom 4 in. diam or less, min No. 10 by 1-1/2 in. long drywall or laminate screws with min 3/4 in. steel washers may be used. **When the drywall or laminate screw is used, T Rating shall not exceed 1 hr.**

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 643 50/1.5"N, CP 643 63/2"N, CP 643 90/3"N, CP 643 110/4"N, CP 643 160/6"N, CP 644 200/8" andCP 644 250/10" Firestop Collars

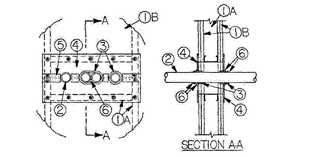
4. **Fill, Void or Cavity Material* — Sealant - (Not Shown) —** Min 1/2 in. thickness of sealant applied within the annular space for nom 8 in. and 10 in. diam pipes, flush with each side of wall. Sealant in annular space is optional for max 6 in. diam pipes. A min 1/4 in. thickness of sealant is required within the annular space, flush with each side of wall, to attain the L Ratings for max 6 in. diam pipes.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant

*Bearing the UL Classification Mark

W-L-8002

System No. W-L-8002
May 19, 2005
F Rating — 2 Hr
T Ratings — 0, 1 and 1-1/2 Hr (See Item 2)
L Rating At Ambient — 2 CFM/sq ft
L Rating At 400 F — Less than 1 CFM/sq ft



SECTION A-A

1. **Wall Assembly —** The Fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner described in the individual U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

A. **Steel Studs —** Steel studs to be min 3-5/8 in. (92 mm) deep and spaced max 24 in. (610 mm) OC. The opening in the wall to accommodate the pipes and/or conduits (Item 2) shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be max 22-1/2 in. (572 mm) wide and 8 in. (203 mm) high.

B. **Gypsum Board* —** Two layers of nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Wall and Partition Design.

2. **Pipe or Conduit —** Nom 2 in. (51 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe, rigid steel conduit, steel EMT, Type L (or heavier) copper pipe or Schedule 40 polyvinyl chloride (PVC) pipe. Pipes may be for closed (process or supply) or vented (drain, waste or vent) piping systems. When PVC pipes are included in same opening with metallic pipes or conduits, a min separation of 2 in. (51 mm) shall be maintained between PVC pipe and nearest metal pipe. A min separation of 1 in. (25 mm) shall be maintained between pipe or conduit and periphery of opening. Pipes and conduits to be rigidly supported on both sides of wall assembly. **When copper pipe is used, T Rating is 0 hr. When steel pipe is used, T Rating is 1 hr. When PVC pipe is used, T Rating is 1-1/2 hr.**

3. **Fill, Void or Cavity Materials* — Wrap Strip —** Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied in nom 2 in. (51 mm) wide strips. Nom 2 in. (51 mm) wide wrap strip tightly-wrapped around each PVC pipe (foil side exposed) and secured in place with steel wire ties. When two metallic pipes or conduits are in close proximity or in contact with one another such that the intumescent sheet (Item 4) can not readily be cut to follow their contours, a nom 2 in. (51 mm) wide wrap strip shall be tightly-wrapped around the two pipes and secured with steel wire ties. Wrap strips to project approx 7/8 in. (22 mm) beyond each face of the intumescent sheet (Item 4) on each side of wall. When diam of circular cutout in intumescent sheet is max 1/4 in. (6 mm) larger than diam of metallic pipe or conduit, no wrap strip is required on pipe or conduit.

3M COMPANY — Type FS-195+

4. **Fill, Void or Cavity Materials* — Intumescent Sheet —** Rigid aluminum foil-faced sheet with galv sheet steel backer. Sheets cut to tightly-follow the contours of the individual metallic pipe or conduit or the wrap strip (Item 3) on the PVC pipe or grouped metallic pipes. Sheets cut to lay a min of 2 in. (51 mm) on the wall on all sides of the opening on both sides of the wall. Prior to installation, a min 1/4 in. (6 mm) diam bead of caulk (Item 6) shall be applied as a gasket approx 1 in. (25 mm) from and on all sides of the through opening. Sheet to be installed with the galv steel sheet backer exposed (aluminum foil facing against wall surface) and secured to steel framing, through gypsum board layers, with min 1/4 in. (6 mm) diam by 2-1/4 in. (57 mm) long steel screws in conjunction with min 1-1/4 in. (32 mm) diam steel fender washers. Max spacing of fasteners not to exceed 6 in. (152 mm) with additional fasteners located on each side of butted seams or slits made to permit installation of the sheet around the pipes or conduits.

3M COMPANY — CS-195+

5. **Steel Cover Strip —** Min 2 in. (51 mm) wide strip of min 0.020 in. (0.51 mm) thick (26 gauge) galv steel centered over entire length of each butted seam or slit made in the intumescent sheet (Item 4). Prior to installation of the steel strip, the seam or slit in the intumescent sheet shall be covered with a nom 1/4 in. (6 mm) diam bead of caulk (Item 6). Steel cover strip secured to galv steel sheet backer of intumescent sheet with steel sheet metal screws or steel rivets spaced max 3 in. (76 mm) OC on each side of seam or slit.

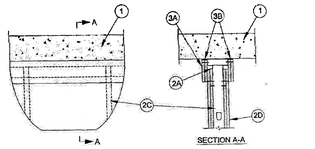
6. **Fill, Void or Cavity Materials* — Caulk or Sealant —** Generous application of caulk to be applied around base of pipe or wrap strip at its egress from the intumescent sheet on each side of wall. An additional bead of caulk shall be applied to the exposed edge of each wrap strip layer. When two metallic pipes or conduits are grouped tightly together and enclosed in a single wrap strip, pieces of mineral wool batt packing material shall be installed inside wrap strip layer and a min 1 in. (25 mm) depth of caulk shall be installed to fill all interstices between the pipes within the confines of the wrap strip.

3M COMPANY — CP 25WB+, IC 15WB+, FireDiam 150+ caulk or FB-3000 WT sealant

*Bearing the UL Classification Mark

HW-D-0060

System No. HW-D-0060
March 20, 2013
Assembly Ratings — 1, 2 and 3 Hr (See Item 2)
Nominal Joint Width — 1 In.
Class II and III Movement Capabilities — 100% Compression or Extension



SECTION A-A

CONFIGURATION C

1. **Floor Assembly —** The fire-rated fluted steel deck/concrete floor assembly shall be constructed of the materials and in the manner described in the individual Floor-Ceiling Design in the UL Fire Resistance Directory. The hourly fire rating of the floor assembly shall be equal to or greater than the hourly fire rating of the wall assembly. The floor assembly shall include the following construction features:

A. **Steel Floor and Form Units* —** Max 3 in. (76 mm) deep galv fluted floor units.

B. **Concrete —** Min 2-1/2 in. (64 mm) thick reinforced (100-150 pcf or 1600-2400 kg/m3) concrete, as measured from the top plane of the floor units.

1A. **Roof Assembly —** As an alternate to Item 1, the fire-rated roof assembly shall be constructed of the materials and in the manner described in the individual P700, P800 or P900 series Roof-Ceiling Designs in the UL Fire Resistance Directory and shall contain max 3 in. (76 mm) deep galv steel fluted roof units. The hourly fire rating of the roof assembly shall be equal to or greater than the hourly fire rating of the wall assembly. In the case of spray-applied protection materials on the steel roof units, the joint system shall be installed prior to the spray-applied protection material.

1B. **Floor Assembly —** As an alternate to Item 1, min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete.

2. **Wall Assembly —** The 1, 2 or 3 hr fire-rated gypsum board /steel stud wall assembly shall be constructed of the materials and in the manner described in the individual U400 and V400-Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

A. **Light Gauge Framing* - Deflection Trak —** Deflection trak of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2C) and with offset legs to accommodate wall cladding (Item 3A). Deflection trak installed parallel or perpendicular to the floor units. When installed perpendicular (Configuration A), min No. 25 gauge deflection trak secured on both sides to valley of floor units with 1-1/2 in. (38 mm) long welds spaced max 12 in. (305 mm) OC. Min No. 20 gauge deflection trak may be secured with steel fasteners spaced 12 in. (305 mm) OC. When installed parallel (Configuration B), min No. 25 gauge deflection trak secured on one side to valley of floor units with 1-1/2 in. (38 mm) long welds spaced 12 in. (305 mm) OC. Min No. 20 gauge deflection trak may be secured with steel fasteners spaced max 12 in. (305 mm) OC. The other side of the deflection trak is secured to Z-Furring clips (Item 2B) with two No. 8 by 1/2 in. (13 mm) long tec screws. On concrete floor (Configuration C), min No. 20 gauge deflection trak attached to concrete at ceiling with steel fasteners spaced max 12 in. (305 mm) OC.

FIRE TRAK CORP — Shadowline

B. **Z-Furring - (Parallel Units) —** When trak is installed parallel to floor units, Z-Furring clips are attached to the bottom of the floor units within the crests with two steel fasteners . Clip spacing not to exceed 24 in. (610 mm) OC.

C. **Studs —** Steel studs to be min 2-1/2 in. (64 mm) wide and as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Studs cut 1-1/2 in. (38 mm) less in length than the assembly height with bottom nesting in and resting on floor runner and with top nesting in ceiling runner without attachment. Stud spacing not to exceed 24 in. (610 mm) OC.

D. **Gypsum Board* —** Gypsum board sheets installed and attached to studs and runners as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory, except that a nominal 1 in. (25 mm) gap shall be maintained between top of the gypsum board and the bottom flange of the deflection trak. Top row of screws shall be installed into the studs 3 in. (76 mm) below the top edge of the gypsum board sheets.

The hourly assembly rating of the joint system is equal to the fire rating of the wall.

Firestop Configuration C

3. **Joint System — Max separation between bottom flange of the deflection trak and top of wallboard (at the time of installation of the joint system) is 1 in. (25 mm). The joint system is designed to accommodate a max 100 percent compression or extension from its installed width.** The joint system consists of packing material (Item 3A), wall cladding (Item 3B) and a fill material (Item 3C) as follows:

A. **Wall Cladding —** Strips of the gypsum board material attached to the deflection trak. The number of layers, board type and thickness and fastener type shall be as specified for the gypsum board in the individual Wall and Partition Design in the UL Fire Resistance Directory. Fasteners shall be max spaced 3 in. (76 mm) OC. The top of the wall cladding shall be recessed min 1/8 in. (3.2 mm) to max 1/2 in. (13 mm) from the bottom of the concrete floor and overlap the gypsum board 4 in. (102 mm).

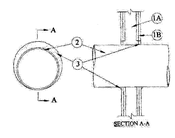
B. **Fill, Void or Cavity Material* —** Full depth of fill material installed on each side of the wall between the top of the wall cladding and the bottom of the concrete floor , flush with each surface of the cladding.

A/D FIRE PROTECTION SYSTEMS INC — A/D FireBarrier Seal N/S, A/D FireBarrier Silicone
DAP PRODUCTS INC — DAP Firestop Sealant
EGS NELSON FIRESTOP — ES 1399 Sealant
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS611A or FS-ONE
JOHNS MANVILLE INTERNATIONAL INC — Firestop CI
3M COMPANY — FB 1000NS, FD-150+, CP 25 WB+
NATIONAL GYPSUM CO — FS-90
NUCO INC — Self Seal GG-200
PASSIVE FIRE PROTECTION PARTNERS — 4100NS, 4800DW
RECTORSEAL — Metacaulk 835+, Metacaulk 1000, Biostop 500+Caulk, Biotherm 100, FS1900, FS4000
SPECIFIED TECHNOLOGIES INC — SpecSeal ES Sealant
TREMCO INC — TREMstop Acrylic
UNITED STATES GYPSUM CO — FC, RFC

*Bearing the UL Classification Mark

W-L-1167

System No. W-L-1167
August 03, 2001
F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft
L Rating At 400 F — 2 CFM/sq ft



SECTION A-A

1. **Wall Assembly —** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-1/2 in. wide by 1-3/8 in. deep channels spaced max 24 in. OC.

B. **Gypsum Board* —** The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 14 in. **The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.**

2. **Through-Penetrant —** One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min 0 in. (0 mm) (point contact) to max 1-3/8 in. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

A. **Steel Pipe —** Nom 12 in. diam (or smaller) Schedule 10 (or heavier) steel pipe. A nom annular space of 5/16 in. is required within the firestop system.

B. **Iron Pipe —** Nom 12 in. diam (or smaller) service weight (or heavier) cast iron soil pipe. Nom 12 in. diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.

C. **Conduit —** Nom 6 in. diam (or smaller) steel conduit or nom 4 in. diam (or smaller) steel electrical metallic tubing.

D. **Copper Tubing —** Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.

E. **Copper Pipe —** Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.

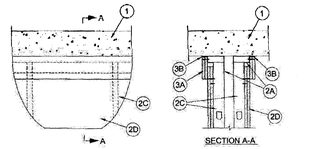
3. **Fill Void or Cavity Materials* — Caulk —** Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. Min 1/2 in. diam bead of caulk applied to the penetrant/wallboard interface at the point contact location on both sides of wall.

3M COMPANY — FD-150+

*Bearing the UL Classification Mark

HW-D-0061

System No. HW-D-0061
March 20, 2013
Assembly Ratings — 1, 2 and 3 Hr (See Item 2)
Nominal Joint Width — 1 In.
Class II and III Movement Capabilities — 100% Compression or Extension



SECTION A-A

CONFIGURATION C

1. **Floor Assembly —** The fire-rated fluted steel deck/concrete floor assembly shall be constructed of the materials and in the manner described in the individual Floor-Ceiling Design in the UL Fire Resistance Directory. The hourly fire rating of the floor assembly shall be equal to or greater than the hourly fire rating of the wall assembly. The floor assembly shall include the following construction features:

A. **Steel Floor and Form Units* —** Max 3 in. (76 mm) deep galv fluted floor units.

B. **Concrete —** Min 2-1/2 in. (64 mm) thick reinforced (100-150 pcf or 1600-2400 kg/m3) concrete, as measured from the top plane of the floor units.

1A. **Roof Assembly —** As an alternate to Item 1, the fire-rated roof assembly shall be constructed of the materials and in the manner described in the individual P700, P800 or P900 series Roof-Ceiling Designs in the UL Fire Resistance Directory and shall contain max 3 in. (76 mm) deep galv steel fluted roof units. The hourly fire rating of the roof assembly shall be equal to or greater than the hourly fire rating of the wall assembly. In the case of spray-applied protection materials on the steel roof units, the joint system shall be installed prior to the spray-applied protection material.

1B. **Floor Assembly —** As an alternate to Item 1, min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete.

2. **Wall Assembly —** The 1, 2 or 3 hr fire-rated gypsum board /steel stud wall assembly shall be constructed of the materials and in the manner described in the individual U400 and V400-Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

A. **Light Gauge Framing* - Deflection Trak —** Deflection trak of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2C) and with offset legs to accommodate wall cladding (Item 3A). Deflection trak installed parallel or perpendicular to the floor units. When installed perpendicular (Configuration A), min No. 25 gauge deflection trak secured on both sides to valley of floor units with 1-1/2 in. (38 mm) long welds spaced max 12 in. (305 mm) OC. Min No. 20 gauge deflection trak may be secured with steel fasteners spaced 12 in. (305 mm) OC. When installed parallel (Configuration B), min No. 25 gauge deflection trak secured on one side to valley of floor units with 1-1/2 in. (38 mm) long welds spaced 12 in. (305 mm) OC. Min No. 20 gauge deflection trak may be secured with steel fasteners spaced max 12 in. (305 mm) OC. The other side of the deflection trak is secured to Z-Furring clips (Item 2B) with two No. 8 by 1/2 in. (13 mm) long tec screws. On concrete floor (Configuration C), min No. 20 gauge deflection trak attached to concrete at ceiling with steel fasteners spaced max 12 in. (305 mm) OC.

FIRE TRAK CORP — Shadowline, Cavity Shadowline

B. **Z-Furring - (Parallel Units) —** When trak is installed parallel to floor units, Z-Furring clips are attached to the bottom of the floor units within the crests with two steel fasteners . Clip spacing not to exceed 24 in. (610 mm) OC.

FIRE TRAK CORP — Z-Furring Clips

C. **Studs —** Steel studs to be min 2-1/2 in. (64 mm) wide and as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Studs cut 1-1/2 in. (38 mm) less in length than the assembly height with bottom nesting in and resting on floor runner and with top nesting in ceiling runner without attachment. Stud spacing not to exceed 24 in. (610 mm) OC.

D. **Gypsum Board* —** Gypsum board sheets installed and attached to studs and runners as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory, except that a nominal 1 in. (25 mm) gap shall be maintained between top of the gypsum board and the bottom flange of the deflection trak. Top row of screws shall be installed into the studs 3 in. (76 mm) below the top edge of the gypsum board sheets.

E. **Bracing — (Not Shown) -** Bracing as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory.

The hourly assembly rating of the joint system is equal to the fire rating of the wall.

Firestop Configuration C

3. **Joint System — Max separation between bottom flange of the deflection trak and top of wallboard (at the time of installation of the joint system) is 1 in. (25 mm). The joint system is designed to accommodate a max 100 percent compression or extension from its installed width.** The joint system consists of packing material (Item 3A), wall cladding (Item 3B) and a fill material (Item 3C) as follows:

A. **Wall Cladding —** Strips of the gypsum board material attached to the deflection trak. The number of layers, board type and thickness and fastener type shall be as specified for the gypsum board in the individual Wall and Partition Design in the UL Fire Resistance Directory. Fasteners shall be max spaced 3 in. (76 mm) OC. The top of the wall cladding shall be recessed min 1/8 in. (3.2 mm) to max 1/2 in. (13 mm) from the bottom of the concrete floor and overlap the gypsum board 4 in. (102 mm).

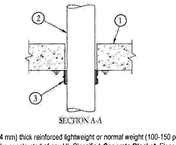
B. **Fill, Void or Cavity Material* —** Full depth of fill material installed on each side of the wall between the top of the wall cladding and the surface of the steel floor units, flush with each surface of the cladding.

A/D FIRE PROTECTION SYSTEMS INC — A/D FireBarrier Seal N/S, A/D FireBarrier Silicone
DAP PRODUCTS INC — DAP Firestop Sealant
EGS NELSON FIRESTOP — ES 1399 Sealant
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS611A or FS-ONE
JOHNS MANVILLE INTERNATIONAL INC — Firestop CI
3M COMPANY — FB 1000NS, FD-150+, CP 25 WB+
NATIONAL GYPSUM CO — FS-90
NUCO INC — Self Seal GG-200
PASSIVE FIRE PROTECTION PARTNERS — 4100NS, 4800DW
RECTORSEAL — Metacaulk 835+, Metacaulk 1000, Biostop 500+Caulk, Biotherm 100, FS1900, FS4000
SPECIFIED TECHNOLOGIES INC — SpecSeal ES Sealant
TREMCO INC — TREMstop Acrylic
UNITED STATES GYPSUM CO — FC, RFC

*Bearing the UL Classification Mark

C-AJ-2226

System No. C-AJ-2226
November 20, 2009
F Rating - 3 Hr
T Rating - 3 Hr



SECTION A-A

1. **Floor or Wall Assembly** - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600 - 2400 kg/m3) concrete. Wall may also be constructed of any UL Classified **Concrete Blocks***. Floor may also be constructed of any min 6 in (152 mm) thick UL Classified hollow-core **Precast Concrete Units***. Max diam of opening is 5 in. (127 mm). See **Concrete Block** (CAZT) and **Precast Concrete units** (CFTV) categories in the Fire Resistance Directory for names of manufacturers.

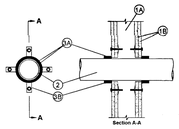
1A. **Steel Sleeve** - (Optional, Not Shown) - Nom 5 in. (127 mm) diam (or smaller) Schedule 10 (or heavier) steel sleeve cast or grouted into floor or wall assembly.

2. **Through Penetrants** - One nonmetallic pipe or conduit to be centered within opening with a nom 1/4 in. (6 mm) annular space between pipe or conduit and periphery of opening. Pipe or conduit to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
A. **Polyvinyl Chloride (PVC) Pipe** - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. B. **Rigid Nonmetallic Conduit**++ - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70). C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** - Nom 4 in. (102 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems. D. **Acrylonitrile Butadiene Styrene (ABS) Pipe** - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. E. **Fire Retardant Polypropylene (FRPP) Pipe** - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. F. **Polyvinylidene Fluoride (PVDF) Pipe** - Nom 2 in. (51 mm) diam (or smaller) SDR 11, or nom 4 in. (102 mm) diam (or smaller) SDR 32.5 PVDF pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

3. **Firestop Device - Collar** - Collar to be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around pipe and secured to underside of floor or both sides of wall with 3M Ultra Fast Anchor Straps or with 1/4 in. (6 mm) diam by min 1-1/2 in. (38 mm) long steel expansion bolts in conjunction with steel nuts and min

W-L-2101

System No. W-L-2101
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1 and 1-1/2 Hr (See Item 1)



1. **Wall Assembly** - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board*** - 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 5 in.

   The hourly F and T Ratings of the firestop system are dependent on the hourly fire rating of the wall assembly in which it is installed as shown in the table below:

Rating of Wall Hr	F Rating Hr	T Rating Hr
2	2	1-1/2
1	1	1

2. **Through Penetrants** - One nonmetallic pipe or conduit to be either concentrically or eccentrically within the firestop system. The annular space between pipe or conduit and perphery of opening shall be min 0 in. (point contact) to max 1/2 in. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes or conduit may be used:
   A. **Polyvinyl Chloride (PVC) Pipe** - Nom 4 in. diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems.
   B. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** - Nom 4 in. diam (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems.
   C. **Rigid Nonmetallic Conduit** - Nom 4 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70).
3. **Firestop System** - The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Material* - Wrap Strip** - Nom 1/4 in. thick intumescent material faced on both sides with a plastic film, supplied in 1-1/2 in. wide strips. The layers of wrap strips are individually wrapped around the through penetrant with ends butted and held in place with masking tape. Butted ends in successive layers may be aligned or offset. The edge of the wrap strips shall abut each surface of the wall. The layers of wrap strips are installed on each side of the wall. The number of layers of wrap strip are dependent on the diam of the pipe or conduit as tabulated below:

Diam of Thought Penetrant, In.	Layers of Wrap Strip
4	2
3	2
2	1

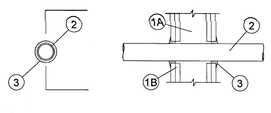
   SPECIFIED TECHNOLOGIES INC - SpecSeal RED Wrap Strip, SpecSeal Series SSS Sealant or SpecSeal LCI Sealant
   C. **Steel Collar** - Collar fabricated from coils of precut 0.016 in. thick (No. 30 MSG) galv sheet steel available from wrap strip manufacturer. Collar shall be nom 1-1/2 in. deep with min four 1 in. wide by 2 in. long anchor tabs for securement to the wall. Retainer tabs, 3/4 in. wide tapering down to 1/4 in. wide and located opposite the anchor tabs, are folded 90 degree toward through penetrant surface to maintain the annular space around the through penetrant and to retain the wrap strips. Steel collar wrapped around wrap strips and through penetrant with a 1 in. wide overlap along its perimeter joint. Steel collar tightened around wrap strips and through penetrant using min 1/2 in. wide by 0.028 in. thick stainless steel hose clamp at midheight of steel collar. Collar secured to wall with 1/8 in. diam by min 2-3/4 in. long steel molly bolts in conjunction with min 1/4 in. by 1-1/4 in. diam steel fender washers. Steel collars are installed on each side of wall.

   +Bearing the UL Listing Mark

   *Bearing the UL Classification Marking

W-L-2093

System No. W-L-2093
F Ratings - 1 & 2 Hr. (See Item 1)
T Ratings - 1 and 1-1/2 Hr.(See Item 2)



1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. O.C. with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. O.C.
   B. Gypsum Board* - 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 5 in.

   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrants - One nonmetallic pipe, conduit or raceway to be centered within the firestop system. A nom annular space of 5/16 in. is required within the firestop system. Pipe, conduit or raceway to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of nonmetallic pipes, conduits or raceway may be used:
   A. Polyvinyl Chloride (PVC) Pipe - Nom 2 in. diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) piping systems.
   B. Rigid Nonmetallic Conduit - Nom 2 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
   C. Chlorinated Polyvinyl Chloride (CPVC) Pipe - Nom 2 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) piping systems.
   D. Optical Fiber Raceway* - Nom 2 in. diam (or smaller) optical fiber raceway formed from polyvinyl chloride (PVC) or nom 1-1/4 in. diam (or smaller) optical fiber raceway formed from polyvinylidene fluoride (PVDF). Raceway to be installed in accordance with Article No. 770 of the National Electrical Code. Raceway to be rigidly supported on both sides of wall assembly.

   See Optical Fiber Raceway (QAZM) category in the Electrical Construction Materials Directory for names of manufacturers.
   E. Electrical Nonmetallic Tubing+ - Nom 2 in. diam (or smaller) PVC tubing installed in accordance with Article 331 of the National Electrical Code (NFPA No. 70). See Electrical Nonmetallic Tubing (FKHU) category in the Electrical Construction Materials Directory for names of manufacturers.

   The hourly T Rating of the firestop system is dependent upon the hourly fire rating of the wall and the diam of the through-penetrant as shown below:

Wall Hr	Max Diam of Throught Pentrant In.	T Rating Hr
1	2	1
1	1-1/4	1
2	2	1
2	1 1/4	1 1/2

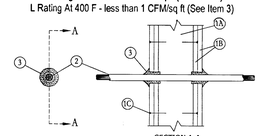
3. Fill, Void or Cavity Material* - Sealant - Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall. Additional fill material to be installed such that a min 1/4 in. thick crown is formed around the penetrating item and lapping 1 in. beyond the periphery of the opening.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

   +Bearing the UL Listing Mark

   *Bearing the UL Classification Mark

W-L-3001

System No.W-L-3001
September 07, 2004
(Formerly System No. 149)
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 3/4, 1, 1-1/2 and 2 Hr (See Item 2)
L Rating At Ambient - 15 CFM/sq ft (See Item 3)
L Rating At 400 F - less than 1 CFM/sq ft (See Item 3)



1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide by 1-3/8 in. deep channels spaced max 24 in OC.

B. **Gypsum Board*** - Nom 1/2 or 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers and sheet orientation shall be as specified in the individual Wall or Partition Design. Diam of circular through opening to be 3/8 in. to 5/8 in. larger than outside diam of cable or cable bundle.

C. **Fasteners** - When wood stud framing is employed gypsum wallboard layers attached to studs with cement coated nails as specified in the individual Wall or Partition Design. When steel channel stud framing is employed, gypsum wallboard attached to studs with Type S self-drilling, self-tapping bugle-head steel screws as specified in the individual Wall or Partition Design.

The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. Cables - Individual cable or max 1 in. diam cable bundle installed in through opening with an annular space of min 0 in. (point contact) to max 3/4 in. Cable to be rigidly supported on both sides of wall assembly. The following types and sizes of cables may be used:

A. Max 150 pair No. 24 AWG copper conductor telephone cable with polyvinyl chloride (PVC insulation and jacket materials. When max 25 pair telephone cable is used.

T Rating is 2 hr.When 50 to 150 pair telephone cable is used in 1 hr fire rated wall.
T Rating is 3/4 hr.When 50 to 150 pair telephone cable is used in 2 hr fire rated wall, T Rating is 1 hr.

B. Max No. 10 AWG multiple copper conductor Type NM ("Romex") nonmetallic sheathed (RNMS) cable (or smaller) with copper insulation and jacket materials.
When Type NM cable is used, max T Rating is 1-1/2 hr.

C. Multiple fiber optical communication cable jacketed with PVC and having a max outside diam of 5/8 in.
When fiber optic cable is used, max T Rating is 2 hr.

D. Max 12 AWG multi conductor (max seven conductors) powercontrol cable with cross-linked polyethylene (XLPE) insulation and XLPE or PVC jacket materials.
When multi conductor powercontrol cable is used, max T Rating is 2 hr.

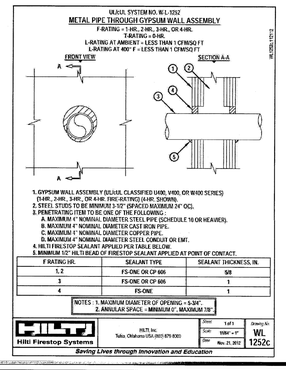
E. Max four conductor with ground No. 2 AWG (or smaller) aluminum SER cables with polyvinyl chloride insulation and jacket materials.

3. Fill,Void or Cavity Materials* - Caulk, Sealant or Putty - Caulk or putty fill material installed to completely fill annular space between cable and gypsum wallboard on both sides of wall and with a min 1/4 in. diam bead of caulk or putty applied to perimeter of cable(s) at its egress from each side of the wall.

3M COMPANY - MP+ Stix putty, CP 25WB+ caulk, FB-3000 WT sealant or Cable Wrap putty
(Note: L Ratings apply only when CP 25WB+ caulk or FB-3000 WT sealant is used.)

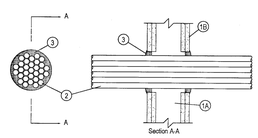
*Bearing the UL Classification Mark

W-L-1252



W-L-3076

System No. W-L-3076
F Ratings - 1 and 2 Hr (See Item 1)
T Rating - 0 Hr



1. **Wall Assembly** - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. **Gypsum Board *** - The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400 or V400 Series Design in the UL Fire Resistance Directory. Diam of circular cutout in gypsum board layers in each side of wall to be 1/2 in. (13 mm) larger than diam of tight cable bundle (Item 2 or 2A). Max diam of opening is 4-1/2 in. (114 mm).

   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Cables** - Max 4 in. (102 mm) diam tight bundle of cables to be installed either concentrically or eccentricity in circular cutouts in gypsum board opening. Cables to be rigidly supported on both sides of wall assembly. The annular space within the firestop system shall be a min 0 in. (point contact) to a max 1/2 in. (13 mm). Any combination of the following types and sizes of cables may be used.
   A. Max 150 pair No. 24 AWG copper conductor cable with polyvinyl chloride (PVC) insulation and jacket.
   B. Max 1/C - 350 kcmil (or smaller) copper conductor cable with cross-linked polyethylene (XLPE) jacket.
   C. Max 200 AWG (or smaller) copper conductor cable with a XLPE insulation and PVC jacket.
   D. Max 3/C (with ground) No. 8 AWG nonmetallic sheathed (RNMS) cable (or smaller) with copper conductor, polyvinyl chloride (PVC) insulation and jacket materials.
   E. Max 3/C (with ground) No. 2/0 AWG (or smaller) aluminum or copper conductor service entrance cable with PVC insulation and jacket materials.
   F. Max 4 pair No. 18 AWG (or smaller) copper conductor thermostat cable with PVC insulation and jacket materials.
   G. Max RG/U Type 11 (or smaller) coaxial cable with fluorinated ethylene insulation and jacket materials.
   H. Max 62.5/125 micron fiber optic cable with PVC insulation and jacket materials.

2A. **Through penetrating Product*** - As an alternate to the Item 2, a max 4 in. (102 mm) diam tight bundle of max 4/C (with ground) - No. 2/0 AWG (or smaller) aluminum or steel jacketed **Armored Cable+** or **Metal-Clad Cable+** with aluminum or copper conductors may be used. The annular space between the cable bundle and the periphery of the opening shall be a min of 0 in. (point contact) to a max of 1 in. (25 mm). Through penetrating products may also be used in conjunction with the cables specified in Item 2. The through penetrating products are to be spaced min 1/2 in. (13 mm) from the cable bundle in Item 2. Cables to be rigidly supported on both sides of wall assembly.

AFC CABLE SYSTEMS INC

ENCORE WIRE CORP

3. **Fill, Void or Cavity Material* - Sealant -** Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall. Fill material to be forced into interstices of cable group to max extent possible. At point contact location, apply min 1/4 in. (6 mm) diam bead of fill material at cable/gypsum board interface on both sides of wall.

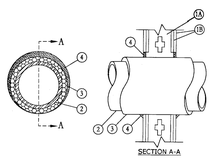
SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

*Bearing the UL Classification Mark

+ Bearing the UL Listing Mark

W-L-5040

System No.W-L-5040
September 07, 2004
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1/4, 1/2 and 3/4 Hr (See Item 2)



1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.

B. **Gypsum Board*** - Nom 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening in wallboard layers is 7 in.

The hourly F Rating of the firestop system is 1 hr when installed in a 1 hr fire rated wall and 2 hr when installed in a 2 hr fire rated wall.

2. Through Penetrants - One metallic pipe or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:

A. **Steel Pipe** - Nom 4 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
When steel pipe is used, T Rating is 3/4 hr.
B. **Copper Tubing** - Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.

T Rating is 3/4 hr for copper tubing of nom 2 in. diam and smaller.
For copper tubing greater than nom 2 in. diam,T Rating is 1/4 and 1/2 hr when installed in 1 and 2 hr rated walls, respectively.

C. **Copper Pipe** - Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
T Rating is 3/4 hr for copper pipe of nom 2 in. diam and smaller.
For copper pipe greater than nom 2 in. diam,T Rating is 1/4 and 1/2 hr when installed in 1 and 2 hr rated wall respectively.

3. Pipe Insulation - Plastics# - Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC flexible foam furnished in the form of tubing. The annular space between the insulated pipe and the edge of the through opening shall be min zero in. (point contact) to max 1-1/4 in.

See **Plastics# (QMFZ2)** category in the Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL94 Flammability Classification of 94-5VA may be used.

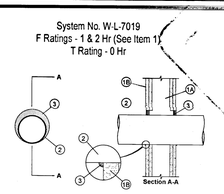
4. Fill,Void or Cavity Materials* - Caulk or Sealant - Min 5/8 in. thickness of caulk or sealant applied within the annular space, flush with each surface of wall. A min 1/2 in. diam bead of caulk or sealant shall be applied to the pipe insulation/ wallboard interface at the point contact location on both sides of wall.

3M COMPANY - CP-25 WB+ caulk or FB-3000 WT sealant

*Bearing the UL Classification Marking

W-L-7019

System No. W-L-7019
F Ratings - 1 & 2 Hr (See Item 1)
T Rating - 0 Hr



1. **Wall Assembly** - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board*** - 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 7 in.

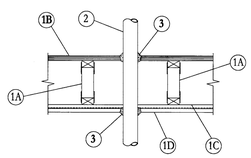
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrant** - One nom 6 in. diam (or smaller) No. 28 MSG (or heavier) steel vent pipe to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe and periphery of opening shall be min 0 in. (point contact) to max 1 in. Pipe to be rigidly *supported* on both sides of wall assembly.
3. **Fill, Void or Cavity Material* - Sealant -** Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall. At the point contact location between through penetrant and gypsum wallboard, a min 3/8 in. diam bead of fill material shall be applied at the gypsum wallboard/through penetrant interface on both surfaces of wall.

   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

   *Bearing the UL Classification Mark

F-C-1006

System No. F-C-1006 .
September 03, 2004
(Formerly System No. 453)
F Rating - 1 Hr
T Rating - 1 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



1. **Floor-Ceiling Assembly** - The 1 hr fire rated wood joist, wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500-Series Design in the UL Fire Resistance Directory, as summarized below:

   A. **Joists or Trusses** - Nom 2 by 10 in. lumber joists, min 12 in. deep parallel chord trusses fabricated from nom 2 by 4 in. lumber in conjunction with galv steel truss plates or **Structural Wood Members*** with bridging as required.
   B. **Flooring** - Nom 3/4 in. thick plywood flooring with or without **Floor Topping Mixture***. Max diam of opening is 5 in.
   C. **Furring Channels** - Rigid or resilient galv steel furring channels installed perpendicular to bottom chord of trusses.
   D. **Gypsum Board*** - Nom 4 ft wide by 5/8 in. thick, screw-attached to furring channels. Max diam of opening is 1-1/4 in.

1.1 Chase Wall (Optional, now shown) - The through penetrants (Item No. 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs** - Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
B. **Sole Plate** - Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted.
C. **Top Plate** - The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 5 in.
D. **Gypsum Board*** - Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. **Pipe or Conduit** - Nom 10 in. diam (or smaller) Schedule 10 (or heavier) steel pipe or cast iron pipe, nom 4 in. diam (or smaller) steel conduit or steel EMT or nom 3 in. diam (or smaller) Type L (or heavier) copper tubing. Pipe to be installed approx midway between joists or trusses and centered in circular cutouts. Diam of circular cutouts is 1/4 in. to 1/2 in. larger than diam of the pipe. Pipe to be rigidly supported on both sides of Floor-Ceiling assembly.

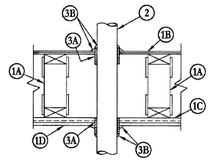
3. Fill,Void or Cavity Materials* - Caulk or Sealant - Min 3/4 in. thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. thickness of fill material applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. crown of fill material applied to perimeter of penetrant at its egress from the top of flooring and underside of ceiling or from top of sole plate and underside of top plate.

3M COMPANY - CP 25WB+ caulk or FB-3000 WT sealant.

*Bearing the UL Classification Marking

F-C-2008

System No. F-C-2008
May 20, 2005
F Rating - 1 Hr
T Rating - 1 Hr
L Rating At Ambient - 7 CFM/sq ft (See Item 3B
)L Rating At 400 F - Less Than 1 CFM/sq ft (See Item 3B)



1. **Floor Assembly** - The fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Design in the UL Fire Resistance Directory and shall include the following construction features:A. **Trusses** - Min 12 in. (305 mm) deep parallel chord trusses fabricated from 2 by 4 in. (51 mm by 102 mm) lumber in conjunction with galv steel truss plates or **Structural Wood Members*** with bridging as required.B. **Flooring** - Nom 3/4 in. (19 mm) thick plywood flooring with or without **Floor Topping Mixture***. Diam of hole-sawed opening in flooring to be 1/2 in. to 3/4 in. (13 mm to 19 mm) larger than diam of pipe. Max diam of opening is 5 in. (76 mm).C. **Furring Channels** - Rigid or resilient galv steel furring channels installed perpendicular to bottom chord of trusses.D. **Gypsum Board*** - Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick, screw-attached to furring channels. Diam of hole-sawed opening in gypsum wallboard ceiling to be 1/2 in. to 3/4 in. (13 mm to 19 mm) larger than diam of pipe. Max diam of opening in ceiling is 3 in. (76 mm).

2. **Nonmetallic Pipe** - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 polyvinyl chloride (PVC), SDR13.5 chlorinated polyvinyl chloride (CPVC) or solid-core Schedule 40 acrylonitrile-butadiene-styrene (ABS) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. One pipe to be installed approx midway between trusses and centered in circular openings in flooring and in ceiling. A nom 1/4 in. to 3/8 in. (6 mm to 10 mm) annular space is required in the firestop system. Pipe to be rigidly supported on both sides of Floor-Ceiling assembly.

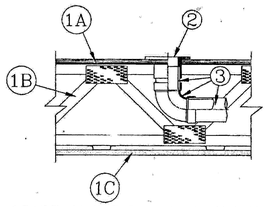
2A. Electrical Nonmetallic Tubing + - Nom 1 in. (25 mm) diam (or smaller) corrugated wall ENT constructed of polyvinyl chloride. ENT to be installed as a complete system with all terminations to junction boxes, electrical boxes or other approved enclosures as specified in the National Electrical Code. Max one ENT per through opening. ENT to be centered in opening and rigidly supported on both sides of the Floor-Ceiling assembly.See **Electrical Nonmetallic Tubing** (FKHU) category in Electrical Construction Materials Directory for names of manufacturers.

3. *Firestop System* - The details of the firestop system shall be as follows:A. **Fill, Void or Cavity Materials* - Wrap Strip** - Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied to 2 in. (51 mm) wide strips. Nom 2 in. (51 mm) wide strip tightly-wrapped around nonmetallic pipe (foil side exposed), secured with two steel tie wires and slid into hole-sawed opening in flooring (Item 1B) and in gypsum wallboard ceiling (Item 1D). Bottom edge of wrap strip to project 9/16 to 11/16 in. (14 mm to 17.5 mm) below bottom surface of flooring and below bottom (ceiling) surface of gypsum wallboard.
3M COMPANY - FS-195+,B. **Fill, Void or Cavity Materials* - Caulk, Sealant or Putty** - Nom 1/4 in. (6 mm) thickness of caulk or putty to be applied to the exposed edge of the wrap strip layer (top of flooring and bottom of gypsum wallboard ceiling). Generous application of caulk or putty to be applied to fill all gaps at the wrap strip/flooring and wrap strip/gypsum wallboard ceiling interfaces.
3M COMPANY - CP 25WB+ caulk, FB-3000 WT sealant or MP+ Stix putty.(Note: L Ratings apply only when CP 25WB+ caulk or FB-3000 WT sealant is used. CP 25WB+ not suitable for use with CPVC pipes.)

*Bearing the UL Classification Marking

F-C-2012

System No. F-C-2012
F Rating—1 Hr
T Rating—1 Hr

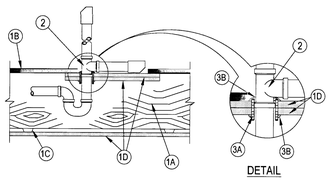


1. **Floor-Ceiling Assembly—The fire-rated solid or trussed lumber joist Floor-Ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory and shall include the following construction features:**
   A. Flooring System—Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Diam of hole-sawed opening in flooring to be 4 in. or 5 in. for nom 3 in. or 4 in. closet flange (Item 2), respectively.
   B. Joists—Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Wallboard, Gypsum*—Nom 4 ft wide by 5/8 in. thick, Wallboard direct attached to joists or screw-attached to furring channels as specified in the individual Floor-Ceiling Design.
2. **Firestop Device*—Closet Flange—PVC closet stub sized to accommodate nom 3 in. or 4 in. diam pipe. Closet flange installed in hole-sawed opening in flooring system with flange secured to top of flooring with steel screws.**
   ProSet Systems Inc.—Part No. A35340 or A45340
3. **Drain Piping—Nom 3 in. or 4 in. diam Schedule 40 PVC drain piping and fitting. Short length of pipe with 90 degree elbow fitting cemented into bottom socket of closet flange. Drain piping to soil stack cemented into elbow.**
4. **Water Closet—(Not Shown)—Floor mounted vitreous china water closet.**

*Bearing the UL Classification Marking

F-C-2026

System No. F-C-2026
May 18, 2005
F Rating - 1 Hr
T Rating - 1 Hr



1. Floor-Ceiling Assembly - The fire-rated solid or trussed lumber joist Floor-Ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory and shall include the following construction features:

   A. Joists - Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   B. Flooring System - Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Rectangular cutout in flooring to accommodate the bathtub drain piping (Item 2) to be max 8 by 12 in. (203 mm by 305 mm).
   C. Furring Channels - Rigid or resilient galv steel furring channels installed perpendicular to joists.
   D. Gypsum Board* - Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick. Wallboard screw-attached to furring channels as specified in the individual Floor-Ceiling Design. Two pieces of gypsum wallboard, each min 4 in. (102 mm) longer and wider than the cutout in the flooring, screw-attached to bottom of flooring concentric with cutout. Diam of opening hole-sawed through both layers of the gypsum wallboard patch to be 1/2 in. to 5/8 in. (13 mm to 16 mm) larger than outside diam of bathtub drain piping (Item 2).

2. Drain Piping - Nom 1-1/2 in. (38 mm) diam Schedule 40 PVC pipe and drain fittings cemented together and provided with PVC bathtub waste/overflow fitting.

3. Firestop System - The details of the firestop system shall be as follows:

   A. Fill,Void or Cavity Materials* - Wrap Strip - Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied in 2 in. (51 mm) wide strips. Nom 2 in. (51 mm) wide strip tightly-wrapped around PVC drain piping (foil side exposed), secured with two steel wire ties, and slid into hole-sawed opening in gypsum wallboard patch (Item 1D). Bottom edge of wrap strip to project approx 1/2 in. (13 mm) below bottom surface of gypsum wallboard patch.

   3M COMPANY - FS-195+

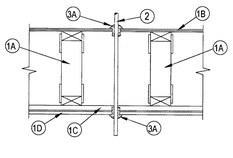
   B. Fill,Void or Cavity Materials* - Caulk or Sealant - Nom 1/4 in. (6 mm) diam bead of caulk to be applied to perimeter of wrap strip at its egress from the underside of the gypsum wallboard patch. Nom 1/4 in. (6 mm) thickness of caulk to be applied to the exposed edge of the wrap strip layer and to fill all gaps between the wrap strip layer and the tee of the drain fitting on the top surface of the gypsum wallboard patch.

   3M COMPANY - CP 25WB+, IC 15 WB, FireDam 150+ caulk or FB-3000 WT sealant
   to

*Bearing the UL Classification Marking

F-C-3007

System No. F-C-3007
May 20, 2005
F Rating - 1 Hr
T Rating - 1 Hr



1. Floor Assembly - The 1 hr fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Design in the UL Fire Resistance Directory, as summarized below:

A. Trusses - Min 12 in. (305) deep parallel chord trusses fabricated from nom 2 by 4 in. (51 mm by 102 mm) lumber in conjunction with galv steel truss plates or **Structural Wood Members*** with bridging as required.
B. Flooring - Nom 3/4 in. (19 mm) thick plywood flooring with or without **Floor Topping Mixture***. Max diam of opening is 1-1/4 in. (32 mm).
C. Furring Channels - Rigid or resilient galv steel furring channels installed perpendicular to bottom chord of trusses.
D. Gypsum Board* - Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick, screw-attached to furring channels. Max diam of opening is 1-1/4 in. (32 mm).

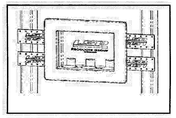
1.1 Chase Wall - (Optional, not shown) - The through penetrants (Item No. 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum board chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs - Nom 2 by 6 in. (51 mm by 152 mm) or double nom 2 by 4 in. (51 mm by 102 mm) lumber studs.
B. Sole Plate - Nom 2 by 6 in. (51 mm by 152 mm) or parallel 2 by 4 in. (51 mm by 102 mm) lumber plates, tightly butted.
C. Top Plate - The double top plate shall consist of two nom 2 by 6 in. (51 mm by 152 mm) or two sets of parallel 2 by 4 in. (51 mm by 102 mm) lumber plates, tightly butted. Max diam of opening is 1-1/2 in. (38 mm).
D. Gypsum Board* - Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. Cables - One cable to be installed eccentrically or concentrically in opening with annular space between the cable and the periphery of the opening of min 0 in. (point contact) to max 1-1/4 in. (0 mm

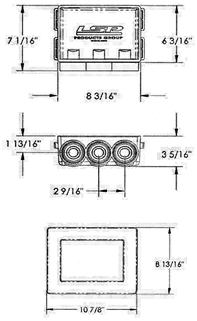
Specialty Products™

FIRESTOP WASHING MACHINE OUTLET BOX
Specification Sheet



COMPLIANCES/LISTINGS
- Warnock Hersey listed 1hr and 2hr:
  ASTM E814
  CAN/ULC S115
- Valve also meets or exceeds:
  ASME A112.18.1
  NSF Standard 61

DESIGN FEATURES
- 1hr and 2hr fire rated.
- Same, proven Switch Hitter design with fire rating.
- Selectable drain orientations.
- Selectable top, bottom, right, left valve orientations.
- Knockout test cap.
- Deep faceplate accepts up to two sheets of 5/8" drywall.
- ¼" thick intumescent pad for fire protection.
- Box constructed of fire resistant PVC.
- Mounts in center of stud bay.
- EZ-Turn Quarter Ball Valve - Durable brass resists cracking/corrosion and allows for fingertip control of water flow.
- Valves have long lasting o-rings and Teflon seats.



Product Submittal	
Job Name	
Date	
Part Number	Quantity
Architect	
Contractor	

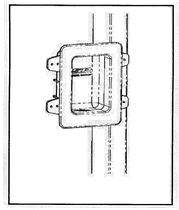
LSP PRODUCTS GROUP
3689 Arrowhead Drive, Carson City, NV 89706
Phone (800) 854-3215 Fax (800) 243-1777
E-mail sales@lspproducts.com Website www.lspproducts.com

Content matter is subject to change at any time. It is the user's responsibility to ensure the most updated revisions are obtained.
SPIS-2050 (02-08) Rev 1

15 FIRESTOP WASHING MACHINE / ICEMAKER BOX
SCALE: NTS

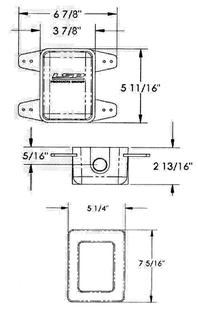
Specialty Products™

FIRESTOP MINI ICEMAKER BOX
Specification Sheet



COMPLIANCES/LISTINGS
- Warnock Hersey listed 1hr and 2hr:
  ASTM E814
  CAN/ULC S115
- Valve also meets or exceeds:
  ASME A112.18.1
  NSF Standard 61

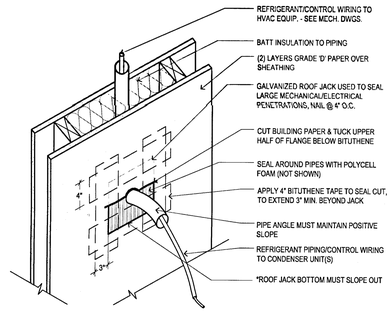
DESIGN FEATURES
- Rounded corners and compact size.
- 1hr and 2hr fire rated.
- Deep faceplate accepts up to two sheets of 5/8" drywall.
- ¼" thick intumescent pad for fire protection.
- Box constructed of fire resistant PVC
- Mounts on side of stud.
- EZ-Turn Quarter Ball Valve - Durable brass resists cracking/corrosion and allows for fingertip control of water flow.
- Valve has long lasting o-rings and Teflon seats.



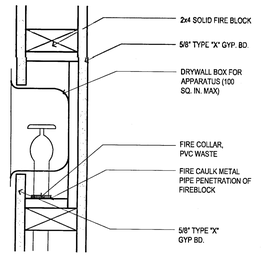
Product Submittal	
Job Name	
Date	
Part Number	Quantity
Architect	
Contractor	

LSP PRODUCTS GROUP
3689 Arrowhead Drive, Carson City, NV 89706
Phone (800) 854-3215 Fax (800) 243-1777
E-mail sales@lspproducts.com Website www.lspproducts.com

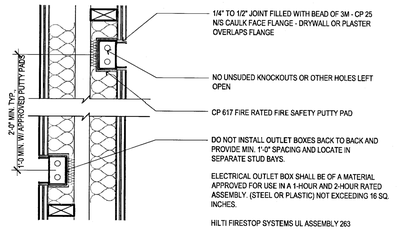
Content matter is subject to change at any time. It is the user's responsibility to ensure the most updated revisions are obtained.
SPIS-2051 (02-08) Rev 1



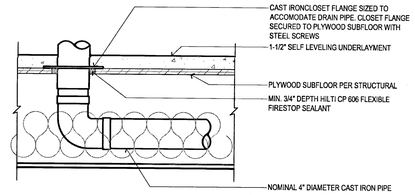
8 REFRIGERANT / CONTROL WIRING TO HVAC EQUIP.
SCALE: N.T.S



4 WASHER BOX DETAIL @ 1 HR WALL
SCALE: 1 1/2" = 1'-0"



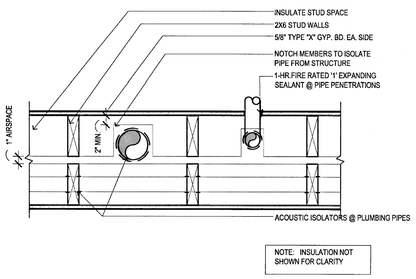
7 STAGGERED PENETRATION @ PARTY WALL
SCALE: 1 1/2" = 1'-0"



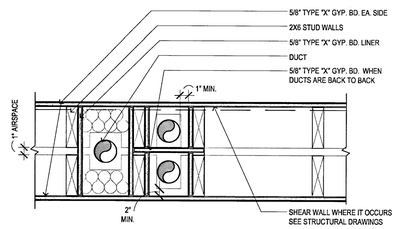
REFERENCE UL SYSTEM NO. F-C-2263

NOTE:
DIAMETER OF OPENING TO BE ½" MAX. LARGER THAN OUTSIDE DIAMETER OF CLOSET FLANGE

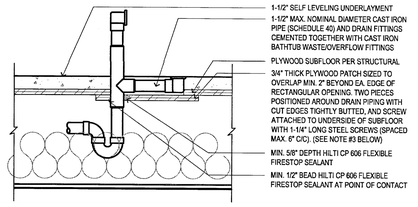
3 WATER CLOSET WASTE LINE
SCALE: N.T.S



14 PLUMBING PENETRATIONS
SCALE: 1 1/2" = 1'-0"



10 DUCT CHASE
SCALE: 1 1/2" = 1'-0"

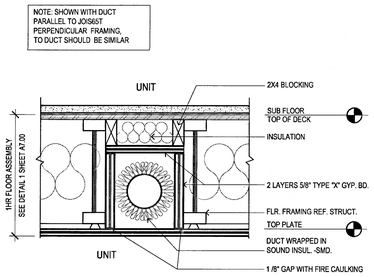


REFERENCE UL SYSTEM NO. F-C-2262

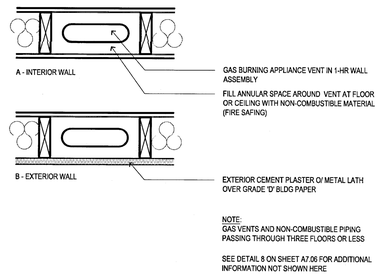
NOTES:
1. MAX SIZE OF OPENING = 12" x 8"
2. ANNULAR SPACE BETWEEN DRAIN PIPING AND PATCH = MIN. 0", MAX. 1"
3. AS AN ALTERNATE TO PLYWOOD, 5/8" THICK GYPSUM WALLBOARD MAY BE USED

6 BATHTUB WASTE TRAP DETAIL
SCALE: N.T.S

2 NOT USED
SCALE: N.T.S



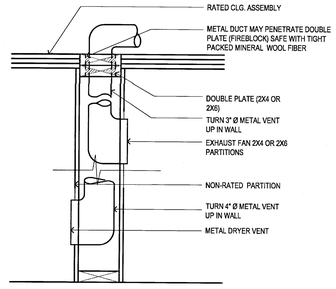
13 DUCT CHASE / RECES'D CAN
SCALE: 1 1/2" = 1'-0"



NOTE:
GAS VENTS AND NON-COMBUSTIBLE PIPING PASSING THROUGH THREE FLOORS OR LESS

SEE DETAIL 8 ON SHEET A7.05 FOR ADDITIONAL INFORMATION NOT SHOWN HERE

9 NON COMBUSTIBLE PIPE @ WALL
SCALE: N.T.S.



5 BATH EXHAUST / DRYER VENT DTL.
SCALE: 1 1/2" = 1'-0"

FIRE STOPPING & PENETRATION NOTES:

1. MATERIALS USED IN THE FIRE SAFING SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MAUFACTURERS INSTRUCTIONS PROVIDED WITH THE MATERIALS AND SHALL BE UL LISTED AS FIRE RATED PRODUCTS.
2. THE F AND T RATINGS OF THROUGH PENETRATION FIRE STOPS SHALL NOT BE LESS THAN THE FIRE RESISTANCE OF THE ASSEMBLY PENETRATED AND SHALL BE SUITABLE FOR THE METHOD OF, AND MATERIALS SURROUNDING THE PENETRATION AND PENETRATING ITEM.
3. SEE CBC SECTION 713.3 FOR FIRE RATED WALLS ADDITIONAL THROUGH PENETRATION REQUIREMENTS
   SEE CBC SECTION 713.4 FOR HORIZONTAL ASSEMBLIES ADDITIONAL THROUGH PENETRATION REQUIREMENTS
   SEE CBC SECTION 713.3.2 FOR FIRE RATED WALLS ADDITIONAL MEMBRANE PENETRATION REQUIREMENTS
   SEE CBC SECTION 713.4.1.2 FOR HORIZONTAL ASSEMBLIES ADDITIONAL MEMBRANE PENETRATION REQUIREMENTS
4. FIRE SAFING SYSTEMS ARE SPECIFIC FOR EACH VARYING CONDITION OF A FIRE RATED WALL OR FLOOR ASSEMBLY, THE PENETRATING ITEMS, AND THE MATERIALS SELECTED TO PREVENT THE SPREAD OF FIRE THROUGH THE PENETRATION. THE SAFING MATERIALS DESIGNATED FOR USE IN THE FIRE ASSEMBLIES ARE NOT PROVIDED SPECIFIC FIRE RATINGS. DESIGNATED MATERIALS
5. REVIEW FULL PLAN SET FOR THE CONSTRUCTION ASSEMBLIES TO BE PENETRATED.
6. SEE SHEET A1.02 FOR DIFFERENT BUILDING CONSTRUCTION TYPES.
7. MAINTAIN COPIES OF MANUFACTURER INSTRUCTIONS AT JOB SITE.
8. CONTRACTOR TO COMPARE PIPE MATERIAL WITH SOILS REPORT TO VERIFY COMPATABILITY.

THIS CITY ... NOT BE HELD TO PREVENT ... VIOLATION OF ... BY _____ DATE _____

1 FIRESTOPPING AND PENETRATION NOTES
SCALE: N.T.S

Drawn By: SV
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH, CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS SAN RAMON SCOTTSDALE MONTEVIDEO
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SHEET CONTENTS:
PENETRATION DETAILS

SHEET NO.
A1.26

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\100 CD\R4\1.26.dwg
USER: sabdelghani DATE/TIME: May 18, 2016 - 9:28am
SCALE: 96 LAYOUT: A1.26

CITY OF LAGUNA NIGUEL
Community Development Department
30111 Crown Valley Parkway • Laguna Niguel, California 92677
Phone(949)362-4300 Fax(949)362-4309

CITY COUNCIL
Laurie Davies
Linda Lindholm
Jerry McCloskey
Robert Ming
Jerry Slusiewicz

July 25, 2013

Mr. Bernie Walsh
Forbes Investment Partners, LLC
29222 Rancho Viejo Road, Suite 207
San Juan Capistrano, CA 92675

SUBJECT: PLANNING COMMISSION ACTION – APPROVING SITE DEVELOPMENT PERMIT SP 12-13P AND USE PERMIT UP 13-07P (GATEWAY VILLAGE)

Dear Mr. Walsh:

On July 23, 2013, the Planning Commission approved the subject project. The Planning Commission's action, or any conditions imposed, may be appealed by any interested person. The Planning Commission's action will become final on the 16th day following the date of their action unless an appeal is filed.

As required by Condition No. 8, an "Agreement to Conditions Imposed" form is attached for your signature and the signature of the property owner. Please sign and return this form to me at your earliest convenience.

A copy of the executed Resolution No. 13-06 is attached for your records.

Should you have any questions related to this item, please contact me at (949) 362-4360.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
Daniel Fox, AICP, Director

Jeff Gibson
Planning Manager

Attachments: Resolution No. 13-06
Agreement to Conditions Imposed Form

AGREEMENT TO CONDITIONS IMPOSED

I have read, understand, accept, and agree to abide by the conditions of approval as set forth in Planning Commission Resolution No. 13-06, approving **SITE DEVELOPMENT PERMIT SP 12-13P AND USE PERMIT UP 13-07P (GATEWAY VILLAGE).**

Applicant — Date: July 30/13

Property Owner (if different from Applicant) — Date

RESOLUTION NO. 13-06

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAGUNA NIGUEL, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT SP 12-13P AND USE PERMIT 13-07P (GATEWAY VILLAGE)

WHEREAS:

1. The APPLICANT, Forbes Investment Partners, LLC, 29222 Rancho Viejo Road, Suite 207, San Juan Capistrano, CA 92675, on behalf of the property owners, is requesting to demolish four existing buildings totaling 78,400 sq. ft. and construct a four- to six-level mixed-use project, with 351 apartment units built around open space courtyards and a five-level parking structure. One basement level of parking, accessed through the parking structure, is proposed under a portion of the building. A 5,902 square feet retail space is proposed at the ground level adjacent to Forbes Road, with six new parallel parking spaces proposed on Forbes Road, directly in front of the retail space. A total of 707 on-site parking spaces are proposed. The project is proposed with a total net floor area ratio of 2.08 and net residential density of 70 dwelling units per acre, with 249 one-bedroom units, 85 two-bedroom units, and 17 three-bedroom units, ranging in size from 692 to 1,492 square feet in living area. Affordable housing is proposed, including either 35 units (10% of the total) for low-income households or 18 units (5% of the total) for very-low-income households. On-site amenities include a pool and spa area, club and fitness rooms, and various recreation and open space areas. Alternative development standards are proposed to allow: 1) A reduced retail floor area ratio of .03 where a minimum of .35 is required; 2) A reduction in the minimum number of guest and retail parking spaces, with a total of 110 on-site guest and retail parking spaces provided where a minimum 176 guest spaces and 30 retail spaces (206 total spaces) are required, and; 3) An increase in number and size of residential signs, with two project identification signs and three leasing signs proposed where a maximum of two signs are allowed, with a total sign area of approximately 178 square feet where a maximum of 60 square feet is allowed.

2. The 5.1-acre site comprises five occupied parcels, addressed as: 27742 Forbes Rd. (APN 363-034-10 & 11); 26041 Cape Dr. (APN 636-034-03); 26042 Cape Dr. (APN 636-034-05); and; 26075 Getty Dr. (APN 636-034-04). The project site is generally located on Forbes Road, north of Crown Valley Parkway, between Cape and Getty Drives, in the City of Laguna Niguel.

3. Notice of public hearing describing the project, date, time and location of the meeting was advertised in the *Laguna Niguel News* at least 10 days prior to the meeting date. Property owners within 300 feet of the project boundaries, and all tenants within the project boundaries, were mailed notice of the hearing. A notice was also posted at City Hall and was made available on the City's website.

4. The Planning Commission of the City of Laguna Niguel finds and determines as follows:

a. Consistency with the *General Plan* - The project site is located within Community Profile Area 4, Sub-Profile Area E (Forbes Road North) of the *Laguna Niguel General Plan*. The Land Use Element designates the site Community Commercial; Professional Office; Public/Institutional; Residential Attached, which allows for a wide range of uses, including residential and non-residential land uses, as well as mixed-use development consisting of both residential and non-residential land uses. The *General Plan* Statistical Summary Table for Sub-Profile Area E, which is an estimation of the anticipated distribution of land uses within the Sub-Profile Area, currently includes a total capacity of 1,343 residential dwelling units where none exist and a total of 280,763 commercial square feet where 252,000 square feet exist. The project includes 351 dwelling units, leaving a net remaining capacity of 992 dwelling units. The project also includes the demolition of 78,400 commercial square feet and construction of 5,902 new commercial space square feet, leaving a net remaining capacity of 111,261 commercial square feet. Therefore, the mixed use project is consistent with the *General Plan* Land Use Element for Profile Area 4, Sub-Profile Area E.

In accordance with the *General Plan* Housing Element, Housing Plan Program 1, Action 1.1, relating to availability of adequate housing sites, the project is in conformance with the Housing Element and the project will not reduce the capacity of available sites below the level necessary to accommodate exclusive residential development equal to at least 72 units in that a Gateway Area property, located at the northwest corner of Crown Valley Parkway and Cabot Road (Bulle Property), identified in the Housing Element inventory of vacant sites (Housing Element Table B-2), remains vacant and available to accommodate exclusively residential development in excess of 72 units. The project proposes including either 35 units (10% of the total) for low-income households or 18 units (5% of the total) for very-low-income households.

In accordance with the *General Plan* Housing Element, Housing Plan Program 3, Action 3.2, relating to affordable housing development, a modification of development standards for the project, as detailed in subsection g, below, is further warranted in consideration of the project's provision of dwelling units affordable to low- or very-low-income households.

b. Residential Density, General Plan Findings

Gateway Specific Plan Objectives - The proposed development substantially advances the objectives of the Laguna Niguel Gateway Specific Plan by providing: housing at increased densities, for a variety of persons and households; new housing near existing jobs; a commercial component to provide retail and services for on-site and nearby residences and employees; and, land uses that address current market demand.

Substantial Public Benefit - The proposed development results in substantial public benefit, beyond that required for projects not requesting an increased density beyond 50 dwelling units per acre, in that a percentage of the project dwelling units will be provided as affordable: either 35 of the units (10 percent of the total) will be made available at rents affordable to low-income households or 18 of the units (5 percent of the total) will be made available at rents affordable to very- low-income households.

High-Quality Development – The project site comprises five occupied parcels, four of which have been developed with a one- or two-story industrial buildings constructed between 1972 and 1978, currently occupied with a mix of retail, office, service and nonconforming auto-related uses, churches, distribution centers, and warehousing. A fifth parcel currently serves as a parking lot only, with no structures. The proposed project is a significant improvement over existing conditions, with a modern Italianate architectural style building. The proposed building and parking structure would have a very high quality appearance and include a variety of architectural features, design elements, landscape features, quality materials and earth tone colors.

Gateway Specific Plan Provisions - The project site is located within the Mixed-Use Zone (Planning District E) of the Specific Plan, and the proposed project is consistent with the permitted land uses, development standards, and right-of-way plans of the Specific Plan.

c. Consistency with the Gateway Specific Plan and the Zoning Code – The mixed-use project site is located within Mixed-Use Planning District E of the Laguna Niguel Gateway Specific Plan, which "is intended to be a vibrant 'village' where residents live, work, shop, dine, are entertained, and enjoy walking along neighborhood streets". The project is consistent with the Gateway Specific Plan policies and, with the exception of the request for alternate development standards for parking and signage, the proposed project is consistent with the development standards and permitted land uses of the Specific Plan Mixed-Use District and the requirements of both the Gateway Specific Plan and the Zoning Code. The project would be consistent with the Gateway Specific Plan Development Entitlement Management System (DEMS), which establishes limits on development in

Planning District E (as well as Planning Districts C, D and H) based on automobile trip generation capacity, expressed in terms of the cumulative number of inbound and outbound trips in the AM and PM peak driving hours, in Planning District E. The worst case trip generation impact from the project would occur during the inbound PM Peak scenario, with 175 trips. With a current inbound PM Peak capacity of 915 trips, a capacity of 740 trips would remain. Therefore, the mixed use project, with 351 dwelling units and 5,902 square feet of retail space, is consistent with the DEMS.

d. Compliance with the California Environmental Quality Act – Pursuant to Section 15183 of the State CEQA Guidelines, the project is consistent with the Laguna Niguel Gateway Specific Plan, for which Program Environmental Impact Report (PEIR) 11-01 (SCH No. 1998111080) was certified, on November 16, 2011, by the City Council of the City of Laguna Niguel (Resolution No. 2011-1047). Pursuant to Section 15183 of the Guidelines, it has further been determined there are no project environmental effects that:

i. Are peculiar to the project or the site on which the project would be located, or;

ii. Were not analyzed as significant effects in PEIR 11-01, or;

iii. Are potentially significant off-site impacts and cumulative impacts which were not discussed in PEIR 11-01, or;

iv. Are previously identified significant effects which, as a result of new information which was not known at the time PEIR 11-01 was certified, are determined to have a more severe impact than discussed in PEIR 11-01.

The basis for this determination, in accordance with Section 15183(b), is set forth in the Initial Study for the project, on file in the Community Development Department. Based on consideration of PEIR 11-01, public testimony, and independent judgment, the Planning Commission hereby determines that, because all potentially significant effects have been adequately analyzed in PEIR 11-01 pursuant to applicable standards, including mitigation measures that are imposed upon the project, nothing further is required.

e. Surrounding Uses - Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the vicinity. As conditioned, the proposed project would not create adverse significant impacts to surrounding roadways and adjacent land uses related to project-generated lighting or other visual aesthetics, construction, or project generated traffic.

f. Consistency with Community Design Guidelines - The proposed project is consistent with the Community Design Guidelines of the Gateway Specific Plan and Zoning Code. The modern Italianate architectural style of the proposed building uses varying rooflines, stepped building walls, and warm earth-tone colors and accent materials to reduce the building massing and create the building's residential identity. The proposed building and parking structure would have a very high quality appearance and include a variety of architectural features, design elements, landscape features, quality materials and earth tone colors.

g. Alternate Development Standards -

i. Minimum Retail Floor Area Ratio – The project includes 5,902 square feet of retail space, a floor area ratio (FAR) of .03 for the 5.01-acre net project site. the retail space is meant to accommodate small-scale, resident-serving businesses such as a coffee shop, dry-cleaner, etc., to support the 351 residences proposed with the project, as well as future projects in the Gateway Area. The retail space is proposed along the project's entire frontage with Forbes Road, consistent with the Development Plan for Planning District E of the Gateway Specific Plan, where "*Pedestrian-oriented commercial uses are envisioned on parcels fronting Forbes Road extending from Crown Valley Parkway to Getty Drive to enliven street activity*". A public plaza is proposed, directly in front of the retail space, with seating areas to encourage public use and pedestrian activity. The minimum .35 FAR otherwise required would result in 76,382 square feet of retail space for the project, which is more typical of regional-serving commercial uses, not the resident supporting uses proposed with the project and envisioned for Planning District E of the Specific Plan. Further, the minimum .35 FAR retail space is more than can be accommodated along the project's limited frontage with Forbes Road, which is less than 200 lineal feet. The amount of retail space proposed for the project is adequate to activate the Forbes Road project frontage, including a public plaza, with pedestrian activity as envisioned in the Specific Plan. The proposed Alternate Development Standard, to allow a reduced retail FAR, would therefore result in a project design superior to that under the baseline development standards.

ii. Guest and Retail Parking Ratios – Comparison cities such as Irvine, Anaheim, and others which permit high-density housing similar to what is permitted in the Gateway Area, allow a guest parking ratio of .25 or lower. Guest parking for the project, at 105 spaces, or .30 spaces per unit, exceeds the ratios allowed by the comparison cities. Although lower than the Zoning Code minimum .50 ratio, .30 guest spaces per unit and a reduced number of retail spaces were determined appropriate in a parking analysis prepared for the project by the City's traffic consultant Hd Green (dated June 2013), including off-peak hours of guest and retail use, allowing on-site spaces to accommodate both. In addition, the retail uses

anticipated in this project would be primarily resident-serving, such as a coffee-shops, dry-cleaners, etc., with many retail customers walking or biking from the project dwelling units and nearby dwelling units anticipated from future residential development in the area, including development currently under construction. Parking for resident serving retail uses is anticipated to be short term, with a high rate of turnover. As such on-street parking is anticipated to accommodate the majority of retail parking demand, including six new parallel spaces on Forbes Road, directly in front of the retail space, with existing parking along both Cape and Getty Drives. The project's parking analysis recommends some on-street parking spaces be time-restricted, to ensure the spaces are used by retail customers during retail business hours, and not used by residents and guests for an extended period of time. As conditioned, the project could increase the guest parking ratio to 0.33 spaces per unit, by using surplus resident parking spaces for guest parking, if warranted, which would provide 11 more parking spaces on-site for guest use. The proposed off-street parking facilities comply with the intent of the off-street parking regulations as specified by Zoning Code Section 9-1-61. Therefore, the applicable off-street parking requirements are excessive or inappropriate due to the nature of the specific use and the project would not result in a negative impact to adjacent properties. The use of alternative parking regulations would also result in a project design superior to that under the baseline development standards in that an additional level of parking would be required, adding unnecessary building mass at the northeast portion of the site, where the parking structure would be located.

iii. Signage – The use of Alternate Development Standards, to allow an increase in the number of signs (five) and sign area (178 square feet), will result in a project design superior to that under the baseline development standards in that the proposed signage would be more in scale with the size of the substantial project (six levels and 691,000 square feet of building area) and project site (5.01 net acres with an approximately 215-foot frontage along Forbes Road, 335-foot frontage along Getty Drive, 560-foot frontage along Cape Drive, 130-foot frontage along Crown Valley Parkway, and 560-foot frontage along the railroad right-of-way). The use of non-translucent, individual aluminum reverse channel letters, with halo illumination, provides a quality design for the building-mounted project identification sign facing east, which complements the design of the building and helps soften the illumination when viewed from Crown Valley Parkway and adjacent land uses. The acrylic banner building-mounted leasing sign, with exterior stem lighting, also complements the building architecture. The only internally illuminated signs are pedestrian scale and would not create light or glare impacts for neighboring properties and rights-of-way. Compliance with the square-footage standards of the Zoning Code would allow for two identification signs, each with a maximum 30 square feet, which does not provide adequate building or leasing office identification.

THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Site Development Permit SP 12-13P and Use Permit UP 13-07P (Gateway Village) for a new mixed-use project with: 351 apartment units; 5,902 square feet of retail space; 707 on-site parking spaces, including a five-level parking garage and one basement level of parking; a net density of 70 dwelling units per acre, including affordable units (ten percent for low- or five percent for very-low-income households), and; on-site amenities to include pool and spa area, fitness and club rooms, and various picnic, lounging and open space areas, subject to the following conditions:

General Conditions

1. Permit Expiration - Unless an extension is approved by the City, Site Development Permit SP 12-13P and Use Permit 13-07P shall expire 24 months from the date of approval written herein below. If the use is not established by said expiration date, SP 12-13P and UP 13-07P shall become null and void.

2. Project Compliance - This approval constitutes approval of the proposed project for compliance with the General Plan, Laguna Niguel Gateway Specific Plan, Laguna Niguel Zoning Code, and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation, or requirement.

3. Limits of Approval - This site development permit and use permit shall apply only to the land use and location specified herein and only to the plans and reports date stamped approved July 23, 2013, on file with the *Community Development* Department, as herein modified. No other land use, location, or plans are authorized under these permits. Approved plans and reports include: 1) architectural plans (renderings, photo simulations, site plans, floor plans, unit plans, roof plans, building elevations, building sections) prepared by Humphreys & Partners Architects, L.P.; 2) preliminary civil/grading plans prepared by Commercial Development Resources (CDR); 3) a preliminary landscape plan prepared by Humphreys & Partners Landscape Architecture; 4) Preliminary lighting plan prepared by IDS Electrical Engineers; 5) *Preliminary Geotechnical Investigation Report* and supplements by Albus-Keefe & Associates, Inc.; 6) a preliminary sign program by Davies Associates; 7) *Preliminary WQMP* prepared by CDR, and; 8) *Preliminary Hydrology Study* prepared by CDR.

4. Changed Plan - Except as otherwise provided herein, this site development permit and use permit are approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Director determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action could have been the same for the changed plan as for the approved plan, he or she may approve the changed plan without requiring a new permit or permit amendment.

5. Revocation - Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Laguna Niguel Community Development Department.

6. Legal Indemnification - The applicant shall defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants from any claim, action, or proceeding against the City, its officers, agents, and employees to attack, set aside, void, or annul an approval of the City Council, Planning Commission, other decision-making body, or staff action concerning this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.

7. Design Review - All colors, materials, architectural design and design details shall be in compliance with plans, elevations, renderings, photo simulations, and details, as approved by this site development permit and use permit. Any deviation from the approved plans and documents shall require an amendment to this permit, unless the Community Development Director finds that the proposed change is of a minor nature, in which case a changed plan shall be processed and approved. Any future changes in colors, materials or architectural treatments shall require processing of either a new permit, an amendment to these permits, or a changed plan depending upon the nature and extent of the changes proposed.

8. Agreement to Conditions Imposed - Prior to the issuance of any permits, the property owner shall execute an Agreement to Conditions Imposed Form, as provided by the Community Development Department, acknowledging and agreeing to abide by all conditions of the subject approval.

9. Notice of Determination Filing Fee - Within 48 hours of the approval of the project, the applicant shall deliver to the Community Development Department, a check payable to the "County Clerk" in the amount of Fifty Dollars ($50.00) for the County administrative fee to enable the City to file the Notice of Determination.

10. Conditions of Approval - Prior to submittal for building permits, the conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

Site Preparation & Grading Conditions

11. Precise Grading/Civil Engineer Plans and Final Geotechnical Soils Report - Prior to issuance of a grading permit, the applicant or designee shall submit precise grading/civil engineer plans and a final geotechnical soils report that incorporate the measures identified in the Geotechnical Investigation Report prepared for the proposed project for the review and approval by the City's geotechnical consultant, the City Grading Engineer and the Community Development Director. All grading operations and construction shall be conducted in accordance with governing grading and building codes, including the requirements of the *City of Laguna Niguel Grading and Excavation Code* and the California Building Code (CBC).

12. Cultural Resources, Archeological (PEIR MM4.4-1, a and b) - Prior to any earth-disturbing activities (e.g., excavation, trenching), that could encounter previously undisturbed soils, and prior to a grading permit, the project applicant shall retain a City approved archaeologist to determine if the project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any archaeological resources within the development area and includes recommendations and methods for avoiding impacts on archaeological resources or reducing impacts to a less-than-significant level. The technical report or memorandum shall be submitted to the City of Laguna Niguel for approval. The project applicant shall be responsible for implementing methods for avoiding or reducing impacts on archaeological resources identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain an archaeologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Laguna Niguel shall be notified. The project applicant shall retain a City approved archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through methods determined adequate by the archaeologist as approved by the Community Development Director.

13. Paleontological Cultural Resources (PEIR MM4.4-2, a and b) - Prior to any earth-disturbing activities (e.g., excavation, trenching) that could encounter undisturbed soils, and prior to a grading permit, the project applicant shall retain a professional paleontologist to determine if the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The results of the investigation shall be documented in a technical report or

memorandum that identifies the paleontological sensitivity of the development area and includes recommendations and methods for avoiding or reducing impacts to a less-than-significant level for paleontological resources or unique geologic features. The technical report or memorandum shall be submitted to the City for approval. The project applicant shall be responsible for implementing methods for avoiding or reducing impacts on paleontological resources or unique geologic features identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain a paleontologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities.

Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction, the construction foreman shall cease construction within 100 feet of the find and the City of Laguna Niguel shall be notified. The project applicant shall retain a City approved paleontologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through methods determined adequate by the paleontologist, and as approved by the Community Development Director. In considering any suggested mitigation proposed by the consulting paleontologist, the Community Development Director shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, applicable regulations, policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., monitoring and/or data recovery) shall be instituted.

14. Haul Route - Prior to importing or hauling any material to or from the site, the applicant or designee shall submit plans and obtain an encroachment permit for a haul route from the City of Laguna Niguel Public Works Department, and any other applicable permits required for hauling through other adjacent cities or jurisdictions.

15. Import/Export of Material - All trucks hauling dirt, sand, soil, and other loose materials to and from the project site shall be covered. If visible soil material is carried onto private/public paved streets, the streets shall be swept to remove the soil material at the end of each work day. The applicant shall be responsible for any repair of any damage to the existing streets resulting from the exporting and importing of earth to and from the site.

16. Construction Hours - Pursuant to the Section 6-6-7 of the *Laguna Niguel Municipal Code*, grading and construction activities, which includes construction staging and idling engines, shall be conducted only between the hours of 7:00 AM and 8:00 PM on weekdays, and Saturday, and shall not take place at any time on Sunday or local, State or Federal holidays.

NOT RELEASED FOR CONSTRUCTION
PLAN CHECK
BID
PERMIT
CITY COMMENTS
DATE

Drawn By:
Designed by:
Architect of Record: VINCE CHUFKA
Original Date Plotted:

#	DATE	COMMENTS

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GATEWAY VILLAGE
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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
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SHEET CONTENTS:
CONDITIONS OF APPROVAL

SHEET NO.
A1.30

2012364

05-19-16 CITY SUBMITTAL

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USER: MKOSKI DATE: May 19, 2016 - 11:17am
SCALE: 96 LAYOUT: A1.30

17. Best Management Practices, Noise Control (PEIR MM4.10-1 – MM4.10-4) - Prior to issuance of grading or building permits, the project applicant shall document on the grading and building plans the following construction best management practices (BMPs), to be implemented by contractors to reduce construction noise levels:
(MM4.10-1)

a. Ensure that construction equipment is properly muffled according to Industry standards and in good working condition.

b. Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.

c. Schedule high noise-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption on sensitive uses, Monday through Saturday.

d. Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources, where feasible.

e. Use electric air compressors and similar power tools rather than diesel equipment, where feasible.

f. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 10 minutes.

g. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

h. (MM4.10-2) Construction staging areas along with the operation of earthmoving equipment within the project area would be located as far away from vibration and noise sensitive sites as possible.

i. (MM4.10-3) Heavily loaded trucks used during construction would be routed away from residential streets.

j. (MM4.10-4) Use of noise-reducing pile driving techniques if nearby structures are subject to pile driving noise and vibration. These techniques include pre-drilling pile holes (if feasible, based on soils) to the maximum feasible depth, installing state-of-the-art intake and exhaust mufflers on pile driving equipment, vibrating piles into place when feasible, and installing shrouds around the pile driving hammer where feasible. Pile driving activities shall be scheduled between the hours of 8:00 AM and 4:00 PM on Mondays through Fridays only.

18. Air Pollutants - The project shall comply with the South Coast Air Quality Management District (SCAQMD) Rule 402, which prohibits the discharge from a facility of air pollutants that cause injury, detriment, nuisance or annoyance to the public or that damage business or property.

19. Best Management Practices, Air Quality (PEIR MM4.2-1 – MM4.2-14) - Prior to issuance of a grading and/or a building permit, the following BMPs shall be included on the project grading and/or building plans, as determined appropriate by the Community Development Director or Building Official:

a. (MM4.2-1) Name and phone number of the contractor's superintendent hired by the Applicant shall be submitted to the Community Development and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. S/he will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the Applicant's contact number regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with SCAQMD Rule No. 403.

b. (MM4.2-2) Wind barriers shall be installed along the perimeter of the site and/or around areas being graded.

c. (MM4.2-3) Project Applicant shall establish an on-site construction equipment staging area and construction worker parking, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments, as close as possible to a public roadway.

d. (MM4.2-4) Project Applicant shall control access to the public by limiting curb cuts/driveways to minimize project construction impacts upon roadway traffic operations.

e. (MM4.2-5) Project Applicant shall properly maintain non-vehicular equipment engines to minimize the volume of exhaust emissions.

f. (MM4.2-6) Project Applicant shall use electricity from power poles, rather than temporary diesel or gasoline powered generators, as feasible.

g. (MM4.2-7) Project Applicant shall use on-site mobile equipment powered by alternative fuel sources (i.e., methanol, natural gas, propane, or butane) as feasible.

h. (MM4.2-8) Project Applicant shall pave all construction roads as feasible.

i. (MM4.2-9) Project Applicant shall provide ridesharing or shuttle service for construction workers, as feasible.

j. (MM4.2-10) Project Applicant shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow, as deemed necessary by the Public Works Director.

k. (MM4.2-11) Project Applicant shall provide dedicated turn lanes for movement of construction trucks and equipment on and off site, as deemed necessary by the Public Works Director.

l. (MM4.2-12) Project Applicant shall reroute construction trucks away from congested streets or sensitive receptor areas, as feasible.

m. (MM4.2-13) Project Applicant shall require the use of cleanest burning diesel haul trucks available, such as trucks that meet 2010 model year EPA standards.

n. (MM4.2-14) Project Applicant shall ensure that all architectural coating (paint and primer) products applied during construction have a low to no VOC rating.

20. Dust Control - During clearing, grading, earth-moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust-preventive measures using the following procedures, as specified in the SCAQMD Rule 403 listed below. Prior to grading permit issuance, these control techniques shall be noted on the project grading plans. Compliance with the measure shall be subject to periodic site inspections by the City.

a. On-site vehicle speed shall be limited to 15 miles per hour.

b. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.

c. Streets adjacent to the project site shall be swept as needed to remove silt that may have accumulated from construction activities so as to prevent excessive amounts of dust.

d. All trucks hauling dirt, sand, soil, or other loose materials shall be securely covered, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114.

e. The area disturbed by clearing, grading, earth-moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust.

f. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.

21. Hazardous Materials, Site Assessment (PEIR MM4.7-1) - Prior to the issuance of grading permits on any project site, the site developer(s) shall:

a. Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and extent of contamination that is present before development activities precede at that site.

b. If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, such as OCFA, County Division of Public Health Services, or County Division of Waste and Recycling, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project.

c. If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of occupancy permits.

d. Closure reports or other reports acceptable to the appropriate regulatory agencies, such as OCFA, County Division of Public Health Services, or County Division of Waste and Recycling, that document the successful completion of required remediation activities, if any, for contaminated soils shall be submitted and approved by the appropriate regulatory agencies prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.

22. Hazardous Materials, Risk Management Plan (PEIR MM4.7-2) - In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., OCFA). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.

23. Emergency Access During Construction (PEIR MM4.7-3) - To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, the developer shall consult with the City of Laguna Niguel Public Works Department, and Orange County Fire Authority and Sheriff's Department, as deemed necessary by the Public Works Director, to disclose temporary lane or roadway closures and alternative travel routes. The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flag persons), or other appropriate traffic controls, as deemed appropriate by the Public Works Director, to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall designate proper detour routes and signage indicating alternative routes, to the satisfaction of the Public Works Director.

Building Conditions

24. Building Permit - Prior to commencing with construction, the applicant or designee shall submit applicable plans for the review and approval by the Laguna Niguel Planning and Building Divisions. Prior to the issuance of a building permit the applicant shall submit a plan to address the washing of the windows in the project, subject to the review and approval of the Community Development Director.

25. Building Permit Final - Prior to building permit final inspection request, the applicant or designee shall be responsible for contacting the Planning Division for an inspection of the site and building to ensure compliance with the applicable conditions of approval and project plans.

26. Use and Occupancy Permit - The business owner or designee shall submit an application and obtain a Certificate of Use and Occupancy from the Planning and Building Divisions prior to occupying or operating at the subject property.

27. Green Building Code (PEIR MM4.6-1) - Prior to issuance of a building permit, the applicant shall demonstrate compliance with Green Building Code efficiency and reduction goals, including the following, to the satisfaction of, and as deemed appropriate and feasible by, the Community Development Director and/or the Building Official:

a. Increased electrical energy efficiency by 15 percent beyond 2008 standards.

b. Increased natural gas efficiency by 15 percent beyond 2008 standards.

c. Reduced indoor water consumption beyond business-as-usual by a minimum of 20 percent.

d. Divert 50 percent of all construction debris from landfills. In addition, for projects that require demolition the project shall re-use at least 50 percent of the salvageable materials in the existing buildings on-site. This can take the form of re-use of entire structures, re-use or repurposing of significant elements, such as beams or trusses, and recycling materials within the new project such as grinding paving and asphalt for use as base material at the project site.

28. Building Colors and Materials - Prior to issuance of a building permit, the following colors, materials, and details shall be included on the project building plans, for final review and approval by the Community Development Director:

a. All roof materials/colors are to be non-reflective, neutral tone colors to minimize reflection and glare, including the roof deck, clay tiles on pitched

roof elements, any exposed equipment, equipment screens and enclosures, and architectural projections.

b. Non-Reflective Façade (PEIR MM4.1-2) - materials and details to maximize use of non-reflective façade treatments, including matte paint or glass coatings, as determined appropriate by the Community Development Director.

c. Details/materials for the following: enhanced/decorative wall surfaces and materials (brick and other veneers), window systems, balcony guardrails, trellises, awnings, and other architectural projections, all as identified on the approved project plans.

d. Details/materials for the following common area improvements, to be approved by the Community Development Director: shade trellis, canopies and other covered structures; perimeter walls, fences and gates; pavers and other specialty paving treatments, permanent outdoor tables and seating (including raised planters, fountains, etc.), and non-permanent tables and seating, particularly in the public plaza area in front of the retail commercial space, along Forbes Road.

29. Playground Area – Prior to issuance of a building permit, the applicant or designee shall include on the plans details for a children's playground area, to be located in one of the three project courtyard areas, with design details, including play equipment/structure, to be reviewed and approved by the Community Development Director.

30. Utilities – Prior to issuance of a building permit, the applicant or designee shall obtain the applicable approval(s) and/or permit(s) from the utility providers, as follows:

a. SDG&E – Approvals and permits for undergrounding of the existing utility pole adjacent to the project site, at the end of Cabot Road, and location for transformer cabinet and other equipment, including a utility easement if necessary to accommodate all equipment, to the satisfaction of SDG&E and the City's Public Works Director.

b. CR&R – A refuse and recycling will-serve letter from CR&R.

c. MNWD – A water and sewer will-serve letter from Moulton Niguel Water District.

31. Noise Attenuation - Prior to issuance of a building permit, the applicant shall demonstrate that noise levels do not exceed the General Plan thresholds and the City's Noise Ordinance, including an interior sound environment of 45 dBA (CNEL) or lower and an exterior sound environment of 65 dBA (CNEL, based on existing ambient noise levels and General Plan thresholds) or lower at outdoor activity areas, as deemed feasible and appropriate by the Community Development Director and/or Building Official, including recommendations from the ATKINS Noise Study (May 2013) prepared for the project, including balcony noise barriers within 95 feet of Crown Valley Parkway.

32. Vibration Assessment (PEIR MM4.10-8) - Prior to issuance of a building permit, the applicant or designee shall submit for review and approval by the Community Development Director and the Building Official, a site-specific vibration assessment prepared by a qualified vibration consultant. The vibration assessment shall measure the vibration levels at the project site's property line within 150 feet of the BNSF right-of-way. If vibration levels exceed the FTA 80 VdB criteria for "infrequent" vibration events impacting a residential use (i.e., fewer than 30 vibration events from the same source per day, which is typical of most commuter rail vibration sources), the vibration assessment shall recommend measures to reduce vibration levels to 72 VdB or less. Examples of such measures that have been successfully used, separately or in combination, to avoid vibration impacts to other residential projects located near rail transit vibration sources include:

■ *Building Foundation Mats* - The use of increased mass in the foundation of the building to increase the effective vibration reduction that occurs at the boundary between the soil and the building foundation structure.

■ *Vibration Isolation* - After provision of a break or gap in the structure between the first floor concrete slab and the top of the basement walls/columns, isolation would be achieved by placing rubber pads between the top of the basement walls/columns and the first floor structure.

Recommended vibration reduction measures provided by the site-specific assessment shall be incorporated into the design and construction of the proposed infill development project and their effectiveness shall be verified by vibration monitoring measurements after construction. Prior to certificate of occupancy, the applicant or designee shall demonstrate compliance with this measure, to the satisfaction of the Community Development Director or Building Official.

33. Sealed HVAC System (PEIR MM4.2-22) - Prior to issuance of a building permit, the applicant shall demonstrate on the project building plans use of a sealed HVAC system designed so that all ambient air introduced into the interior living space will be filtered to remove DPM and other particulate matter at minimum of up to 75 percent of particulates of 0.3 micron or larger in size from the ambient air that is introduced to the system, and 90 percent of particulates of 1 micron or larger (NAFA 1999), or similar specifications of particulate removal adequate to achieve the maximum cancer risk threshold of 10 cases per million, such as can be achieved with a MERV 9 or similar rated filter, in accordance with recommendations from the ATKINS Health Risk Assessment (July 2013) prepared for the project, including siting of air intakes as far from the eastern and southern borders of the project site as feasible, all as deemed appropriate by the Community Development Director.

34. HVAC Noise Shielding (PEIR MM4.10-5) - Prior to issuance of a building permit, the applicant shall demonstrate proper shielding for HVAC system to achieve a maximum noise level of approximately 50 dBA at 50 feet from the equipment, as deemed appropriate by the Community Development Director.

35. Roof Materials and Finish - Prior to issuance of a Certificate of Use and Occupancy, the applicant shall demonstrate installation of roof materials that have a non-glare finish and are a neutral tone in color to minimize the reflection of light from the surfaces of the roof, and shall demonstrate utilization of approved non-reflective façade treatments (matte paint, glass coatings, etc.), all *to the satisfaction of the Community Development Director and Title 24* Requirements.

36. Roof Equipment - Any proposed roof-mounted equipment, including any HVAC systems, vents, exhausts or other roof penetrations, shall be identified on the building plans. All roof-mounted equipment shall be completely screened from a horizontal line-of-sight from surrounding roadways and properties. If roof-mounted equipment is visible after installation, prior to issuance of a Certificate of Use and Occupancy, additional roof-equipment screening details and the location of roof screens shall be included on the building plans and installed accordingly, subject to review and approval by the Community Development Director.

37. Residential Signage - Prior to the issuance of a building permit, all colors (earth tones), materials, lighting (type and intensity), architectural design and design details for the proposed exterior signs, including project ID signs and leasing signs shown on the approved project plans, shall be submitted to the Community Development Director for review and approval. The proposed monument project ID sign, shown on the plans at the corner of Forbes Road and Getty Drive is not approved with the project. The applicant shall redesign the monument sign to be smaller in scale or include enhanced details, such as a fountain, planter area, or other decorative element, subject to approval by the Planning Commission.

38. Retail Signage - Retail signage approved with this resolution is limited to three wall signs, as shown on Sheet G3 of the approved plans. Prior to issuance of a building permit for any retail signs, all colors (earth tones), materials, lighting (type and intensity), and design details shall be submitted to the Community Development Director for review and approval. Sign Copy to be single-line of text, with maximum 1'-8" high, non-translucent, aluminum channel letters, with rear lighting from raceway for signs attached to top of canopy/trellis structure (as shown in approved plans), but no exposed raceway shall be attached directly to the building wall surface. Signs shall be centered over tenant space and or tenant entrance, with maximum sign area equal to 1 square foot of sign area for every foot of tenant frontage, with length of sign not to exceed 2/3 of tenant frontage, or 25 feet, whichever is larger. No sign logos are permitted. Any deviation from these sign criteria shall require processing of an amendment to SP 12-13P, or a changed plan depending upon the nature and extent of the changes proposed.

39. Retail Tenant Space – The 5,802 square feet of retail space approved for the project may be subdivided, or partitioned, into a maximum of three tenant spaces, with a minimum 30-foot frontage for any individual tenant. Any additional tenant spaces (more than three) shall require processing of an amendment to SP 12-13P, or a changed plan depending upon the nature and extent of the changes proposed.

40. Affordable Housing Agreement - Prior to issuance of a building permit, the property owner or designee shall enter into an Affordable Housing Agreement with the City to provide either: (i) 35 affordable units (ten percent of the total) for low-income households, as defined in the Section 50053 of the Health and Safety Code and not exceeding 80% of the Orange County median family income, or; (ii) 18 affordable units (five percent of the total) for very-low-income households, as defined in Section 50053 of the Health and Safety Code and not exceeding 50% of the Orange County median family income, for a minimum period of 30 years, subject to review and approval by the Community Development Director and City Attorney. The Affordable Housing Agreement shall be recorded on the property's title and be binding on all future owners and successors of interest.

Traffic/Right-of-Way/Parking

41. Right-of-Way Dedication - Prior to issuance of a building permit, the property owner shall demonstrate recordation of TPM 2013-141, approved with Resolution No. 13-09.

42. Right-of-Way Improvements - Prior to the issuance of a grading or building permit, as determined appropriate by the Public Works Director, the applicant or designee shall submit Street Improvement Plans for review and approval, for all necessary right-of-way improvements, including the following, as deemed appropriate by the Community Development Director and/or the Public Works Director:

a. New parallel parking spaces along the east side of Forbes Road; new curb, gutter, 1- to 2-foot-wide concrete landing strip adjacent to parallel parking, 6-foot-wide landscape parkway with two or three paths connecting parallel parking to sidewalk, and 10-foot-wide sidewalk, all along project frontage with Forbes Road.

b. Sidewalk, parkway, Traffic calming bulb-outs and raised landscape islands, as shown on the plans along Forbes Road, Getty Drive and Cape Drive. A Raised landscape island in the center of the cul-de-sac bulb in both Cape and Getty Drives (not shown in the approved plans) shall be installed, or the landscape parkway around the perimeter of the cul-de-sac bulbs shall be widened, thereby reducing the paving width of those cul-de-sacs, all as determined appropriate and feasible, and with final design review by the Community Development Director and Public Works Director.

43. Right-of-Way Improvement Installation - Prior to any certificate of occupancy (including temporary), the property owner or designee shall demonstrate that all required right-of-way improvements adjacent to the project, as listed in the Conditions of this resolution and/or as shown in the plans approved for grading and/or building permits, or in approved street-improvement plans, have been installed, at the applicant's expense, to the satisfaction of the Public Works Director.

Operational Conditions

44. Transit Schedules (PEIR MM4.2-16) - The property owner or designee shall make current transit schedules available in project common areas for the use of residents.

45. Notice of Disclosure, Potential Railroad Track Impacts (PEIR MM4.10-7) –The applicant, property owner, or designee shall cause to provide a written statement to each residential unit and resident, notifying them of potential noise and vibration issues associated with the railroad tracks, including the following, with final form and content to be reviewed and approved by the Community Development Director and City Attorney, prior to certificate of occupancy:

Notice of Disclosure-
Each renter's interest is subject to the fact that trains operate at different times of the day and night on the railway tracks immediately adjacent to a project site; and that by accepting the lease agreement in that project, renter accepts all impacts generated by the trains.

Posting of Notice of Disclosure in Each Residential Unit-
Prior to offering the first residential unit for lease or rent, the property owner or designee shall post a copy of the Notice of Disclosure in every unit in a conspicuous location. Also, a copy of the Notice of Disclosure shall be included in all materials distributed for the Project, including but not limited to: the prospectus, informational literature, and residential lease and rental agreements.

46. Architectural Coating Reapplication (PEIR MM4.2-20) - The property owner or designee shall ensure that maintenance requiring the reapplication of architectural coating (paint and primer) shall use products that have a low to no VOC rating.

47. Guest and Retail Parking Program - If determined appropriate by the Community Development Director, based on demand for additional guest parking or retail parking at the project site, the property owner or designee shall implement a parking program, including: a permit management program to control the number of guests at any time or how long the guests may use a space; to designate spaces specifically for retail users or specifically for residential guests, including during certain hours of the day, or; a permit program to utilize surplus resident parking located beyond the security gates, providing a net increase in guest and retail parking spaces, all as deemed appropriate to the Community Development Director.

48. Retail Hours of Operation – Unless approved through a Use Permit or similar discretionary application for a specific use, all commercial uses shall operate between the hours of 7:00 a.m. and 10:00 p.m., with deliveries occurring only during the hours of operation.

49. Maintenance of Retail Plaza – The property owner shall be responsible for maintaining the retail plaza area in a neat and clean manner at all times. Maintenance shall include pavers and other ground surfaces, tables, seating, awnings, trellises, etc., and all landscaping to be maintained in a healthy condition, including proper watering, pruning, weeding, with removal and immediate replacement of plants and trees when necessary.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA

27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677

ALLIANCE RESIDENTIAL COMPANY

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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(949) 955 - 9400 - (949) 955 - 1987 FAX
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SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

SHEET CONTENTS:
CONDITIONS OF APPROVAL

SHEET NO.
A1.31

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\100-DRAW\1-30.dwg
USER: katiedingham DATE/TIME: May 19, 2016 - 11:17am
SCALE: 86 LAYOUT: A1.31

Hydrology & Water Quality Conditions

50. Hydrology Study (PEIR MM4.8-1) - Prior to the issuance of a grading permit, the project applicant or designee shall submit a Final Hydrology Study that incorporates approved plans and conditions of approval, demonstrating that the proposed on-site drainage system meets the requirements specified in the City's Hydrology Manual, for the review and approval by the City hydrology consultant, City Grading Engineer and the Community Development Director.

51. Storm Water Pollution Prevention Plan (SWPPP) - Prior to issuance of a grading permit, the project applicant or designee shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) for the proposed project. The applicant or designee shall provide the Waste Discharge Identification Number (WDID) to the City to demonstrate proof of coverage under the Construction General Permit. The SWPPP shall be prepared and implemented for the project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities. A copy of the current SWPPP shall be kept at the project site and be available for City review on request.

52. Final Water Quality Management Plan (WQMP) - Prior to issuance of a grading permit, the applicant or designee shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP and Technical Guidance Manual, to prepare and submit a Final WQMP for the proposed project for the review and approval by the City hydrology consultant, the City Grading Engineer and the Community Development Director that:

    a. Incorporates approved plans, conditions of approval and any applicable CEQA mitigation measures;

    b. Incorporates a detailed site and project description, potential stormwater pollutants, and post-development drainage characteristics;

    c. Incorporates a runoff management plan, or equivalent, that complies with the City's runoff water quality ordinance, grading ordinance and the *San Diego Region Permit*;

    d. Incorporates the applicable Routine Source Control BMPs as defined in the City's Local Implementation Plan (LIP);

    e. Incorporates Site Design, Treatment Control and Hydro-modification BMPs as defined in the City's LIP;

    f. Includes GIS coordinates for all Low Impact Development and Treatment Control BMPs;

    g. Includes a site design and drainage plan BMP Exhibit (to be included in the project grading and building plans);

    h. Generally describes the long-term operation and maintenance requirements for the Site Design, Treatment Control and Hydro-modification BMPs;

    i. Identifies the entity that will be responsible for long-term operation and maintenance of the Site Design, Treatment Control and Hydro-modification BMPS; and,

    j. Describes the mechanism for funding the long-term operation and maintenance of the Site Design, Treatment Control and Hydro-modification BMPs.

53. WQMP Implementation - Prior to issuance of a certificate of use and occupancy, the applicant or designee shall:

    a. Demonstrate that all structural BMPs described in the project's WQMP have been constructed and installed in conformance with approved plans and specifications;

    b. Demonstrate that the applicant is prepared to implement all non-structural BMPs described in the project's WQMP;

    c. Demonstrate that an adequate number of copies of the project's approved WQMP are available on-site; and

    d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

54. Water Quality Notes - The following water quality notes shall be added on all construction plans:

    a. Sediments from areas disturbed by construction shall be retained on-site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, sidewalks, gutters, drain inlets or adjacent properties via runoff, vehicle tracking or wind.

    b. All sediment and construction debris which is tracked or deposited onto public or private sidewalks, gutters or paved roads should be removed on a daily basis by sweeping or vacuuming and disposed of properly. Sediment and construction debris **shall not** be washed into the storm drain system, including the gutter and storm drain inlets.

    c. Sandbags, gravelbags or other effective filter or trap-type barriers should be used where appropriate to intercept and slow the flow of runoff from the construction site and to trap sediment before it enters the storm drain system, including gutters and inlets. All on-site storm drain inlets shall be protected and off-site inlets shall be protected in areas where construction activity tracks sediment on paved areas or where inlets receive runoff from disturbed areas.

    d. Water and/or other dust palliative and stabilization methods should be used to prevent or alleviate dust nuisances (dust control) generated by construction activities. Covering small stockpiles of soils and debris or areas with unstabilized soil is an alternative to applying water or other dust palliatives.

    e. Construction-related materials, wastes, spills or residues shall be retained on-site to minimize transport from the site to streets, sidewalks, gutters, drain inlets or adjoining property by wind or runoff.

    f. To prevent the discharge of pollutants from material delivery and storage to the storm water system or watercourses all materials shall be properly stored to prevent soil contamination and contact with storm water runoff, which may include appropriate covers, containment areas or surfaces and indoor storage.

    g. Stockpiles of soil, paving materials, and pressure treated wood shall be managed to prevent air and water pollution. Stockpiles should be located 50 feet away from concentrated flows of storm water, watercourses and drain inlets. Prior to the onset of precipitation, stockpiles shall be covered and protected by a temporary perimeter sediment barrier at all times.

    h. Hazardous material-waste, including but not limited to petroleum products, roofing tar, paints, solvents, stains, acids, wood preservatives, septic wastes and asphalt products shall not be allowed to enter the storm drain system or watercourses and shall be properly transported, used, stored and disposed as required by federal and state law. Paint brushes and equipment for water and oil based paints should be cleaned within a contained area and should not be allowed to contaminate site soils, watercourses or storm drain systems. Water-based paints should be rinsed into the sanitary sewer system and thinners, solvents, excess oil-based paints and sludge should be disposed as hazardous waste.

    i. Cementaceous products such as concrete, mortar or stucco from concrete trucks, potable mixers and miscellaneous containers **shall not** be washed out into the storm drain system or watercourses. Designated washout areas shall be located at least 50 feet from concentrated flows of storm water, watercourses and storm drain inlets and runoff from washout-areas shall be contained by constructing a temporary pit or berm-area large enough to capture the liquid and solid waste materials.

    j. Saw-cut cement concrete and asphalt concrete slurry shall not be allowed to enter the storm drain system or watercourses. Residue from grinding operations should be picked up by means of a vacuum attachment to the grinding machine and not allowed to flow across the pavement or be left on the surface of the pavement.

55. WQMP BMP Exhibit - The BMP Exhibit from the approved final WQMP shall be included as a sheet in all plan sets submitted for plan check, to the satisfaction of the Community Development Director or the Building Official, and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

Landscaping and Lighting Conditions

56. Final Landscape Plans - Prior to the issuance of any building permits, the applicant or designee shall submit final landscaping and irrigation improvement plans for the review and approval of the Community Development Director and the City Landscape Architect. Said final plans shall be consistent with preliminary landscaping plans approved for the project, as modified by conditions in this resolution, and/or the landscape provisions contained in the Gateway Specific Plan, including street trees, accent trees, and setback trees, as determined appropriate by the Community Development Director. The final landscape plans shall also provide specific landscaping details to ensure compliance with the City's Water Efficient Landscape Ordinance, Regulations and Guidelines. The placement and installation of utilities, irrigation systems, and landscape plantings shall be coordinated and shown on the final landscaping plan. Utilities and irrigation systems shall be adequately screened with landscaping. The on-site slope adjacent to Crown Valley Parkway, the on-site setback area located east of the proposed building, between the building and the railroad r.o.w., will be landscaped as deemed feasible and appropriate by the Community Development Director.

57. Landscaping Installation - Prior to the issuance of a certificate of use and occupancy, the applicant or designee shall demonstrate, via written certification by a licensed landscape architect, to be reviewed and approved by the City Landscape Architect, that all irrigation and landscaping has been installed in accordance with the approved final landscape plans.

58. Landscape Maintenance - The property owner shall be responsible for adequately installing and maintaining all existing and new landscaping at all times. The landscaping shall be maintained in a neat, clear and healthy condition. This shall include proper pruning, weeding, removal and immediate replacement of plants and trees when necessary and the regular watering of landscaping. Any proposed significant modification, removal or substantial thinning of hillside landscaping in the future shall first require the approval of a site development permit amendment.

59. Electric Outlets (PEIR MM4.2-19) - The property owner shall ensure that all new development is equipped with outdoor electrical outlets to accommodate landscaping equipment.

60. Lighting - Prior to the issuance of a building permit, the applicant shall submit a final lighting plan for approval by the Community Development Director. The plans shall specify light fixtures that comply with Section 9-1-35.15 of the Laguna Niguel Zoning Code (Outdoor Lighting). All light fixtures shall confine light rays to the project site so as to not exceed 0.2 footcandle beyond a distance of 20 feet from the project boundary and shall not create any horizontal light glare to the surrounding streets or properties. This includes any light fixtures on the building and within the parking area. All parking area and building-mounted lighting shall be architecturally compatible with the building.

Development Fees

61. School Fees - Prior to the issuance of building permits, the applicant shall provide proof of payment all applicable school impact fees to the Capistrano Unified School District.

62. Fee Programs - If applicable, prior to issuance of building permits, the applicant shall be required to participate in the following transportation fee programs: Coastal Area Road Improvements and Traffic Signals (CARITS) Fee Program, Major Thoroughfare and Bridge Fee Program for the Moulton Parkway/Laguna Niguel Area, San Joaquin Hills Transportation Corridor (SJHTC) Fee Program, and any other fee programs adopted by the City, at the rate in effect at the time of permit issuance.

63. Fair Share Traffic Impact Fee - Prior to issuance of a building permit, the applicant shall pay a fair share traffic impact fee for roadway impacts to Crown Valley Parkway and Forbes Road, as detailed in the project's Traffic and Parking Impact Study, prepared by HR Green, Inc., and dated July 2013.

64. In-lieu Parkland Fee (PEIR MM4.13-1) - Prior to issuance of a building permit, the project applicant or designee shall dedicate required parkland and/or pay a parkland in-lieu fee, in accordance with the amount-of-parkland and/or in-lieu fee provisions of Laguna Niguel Municipal Code Sections 9-1-500 through 9-1-512 and 9-1-521 through 9-1-530. With 351 units, 1.97 acres of parkland are required to be dedicated for the project. Recreational amenities provided on-site are estimated to total approximately 1.17 acres, and shall count as a credit to the amount of parkland required for dedication and/or in-lieu fee. Therefore, approximately 0.80 acres of parkland must be dedicated or equivalent in-lieu fee paid, using the most recent City-Council-approved valuation for said purpose, at the time of building permit issuance. Final adjustments and establishment of the parkland dedication requirement (anticipated to be approximately 0.80 acres) shall be determined by the Community Development Director.

Orange County Fire Authority

65. Fire Master Plan - Prior to issuance of a grading or building permit, the applicant shall demonstrate compliance with the approved fire master plan for the project (SRs 184094 and 188836), and all alternate methods and materials provisions, including laddering locations not otherwise required.

66. Architectural, Hazardous Materials, Fire Sprinkler Systems - Prior to issuance of a building permit, the applicant shall submit the following plans:
- Architectural (service code PR272) to include 2-hr fire resistive firefighter access tunnels and extra fire separation walls;
- Hazardous materials compliance and chemical classification (service code PR320), if pool maintenance chemicals will be stored and used on site;
- Underground piping for private hydrants and fire sprinkler systems (service codes PR470-PR475);
- Fire sprinkler system (service codes PR400-PR465) will be upgraded to an NFPA 13 system with no exceptions; and
- Fire alarm system (service code PR520) will include the addition of a non-required fire control room.

BE IT FURTHER RESOLVED that the action taken herein shall not be deemed final until the 16th day after the date of the Resolution. Any aggrieved party may appeal any part of this action to the City Council prior to the expiration of the foregoing period by doing so in writing to the City Clerk and stating the reasons for the appeal.

PASSED, APPROVED, AND ADOPTED this 23rd day of July, 2013.

AYES: **Rettig, Cienfuegos, Alpert, Miller**

NOES: **Kelley**

ABSTAIN: **None**

ABSENT: **None**

Jeff Gibson
Planning Manager

Steve Rettig
Chairman of the Planning Commission

BY _____ DATE _____

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
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SHEET CONTENTS:
CONDITIONS OF APPROVAL

SHEET NO.
A1.32

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Ward Parkway Laguna Niguel\Arch\CD\100\CDSHA1.30.dwg
USER: eabadejos DATE/TIME: May 18, 2016 - 11:19am
SCALE: 96 LAYOUT: A1.32

CITY OF LAGUNA NIGUEL
Community Development Department
30111 Crown Valley Parkway • Laguna Niguel, California 92677
Phone (949) 362-4360 Fax (949) 362-4355

CITY COUNCIL
Laurie Davies
Linda Lindholm
Jerry McCloskey
Robert Ming
Jerry Slusiewicz

July 25, 2013

Mr. Bernie Walsh
Forbes Investment Partners, LLC
29222 Rancho Viejo Road, Suite 207
San Juan Capistrano, CA 92675

SUBJECT: PLANNING COMMISSION ACTION – APPROVING TENTATIVE PARCEL MAP TPM 2013-141 (GATEWAY VILLAGE)

Dear Mr. Walsh:

On July 23, 2013, the Planning Commission approved the subject project. The Planning Commission's action, or any conditions imposed, may be appealed by any interested person. The Planning Commission's action will become final on the 16th day following the date of their action unless an appeal is filed.

As required by Condition No. 7, an "Agreement to Conditions Imposed" form is attached for your signature and the signature of the property owner. Please sign and return this form to me at your earliest convenience.

A copy of the executed Resolution No. 13-09 is attached for your records.

Should you have any questions related to this item, please contact me at (949) 362-4360.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
Daniel Fox, AICP, Director

Jeff Gibson
Planning Manager

Attachments: Resolution No. 13-09
Agreement to Conditions Imposed Form

AGREEMENT TO CONDITIONS IMPOSED

I have read, understand, accept, and agree to abide by the conditions of approval as set forth in Planning Commission Resolution No. 13-09, approving **TENTATIVE PARCEL MAP TPM 2013-141 (GATEWAY VILLAGE)**

Applicant — July 30/13 Date

Property Owner (if different from Applicant) — Date

RESOLUTION NO. 13-09

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAGUNA NIGUEL, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP TPM 2013-141 (GATEWAY VILLAGE)

WHEREAS:

1. The APPLICANT, Forbes Investment Partners, LLC, 29222 Rancho Viejo Road, Suite 207, San Juan Capistrano, CA 92675, on behalf of the property owners, is proposing Tentative Parcel Map 2013-141, to merge five existing parcels into one lot and to delineate a 0.11-acre portion of the site proposed to be offered for dedication to the City for right-of-way purposes, all to accommodate a new mixed-use development on the project site, with 351 apartment units in four- to six-level buildings built around open space courtyards and a five-level parking structure. One basement level of parking, accessed through the parking structure, is proposed under a portion of the building. A 5,902 square feet retail space is proposed at the ground level adjacent to Forbes Road. A total of 707 on-site parking spaces are proposed.

2. The 5.1-acre site comprises five occupied parcels, addressed as: 27742 Forbes Rd. (APN 363-034-10 & 11); 26041 Cape Dr. (APN 636-034-03); 26042 Cape Dr. (APN 636-034-05); and; 26079 Getty Dr. (APN 636-034-04). The project site is generally located on Forbes Road, north of Crown Valley Parkway, between Cape and Getty Drives, in the City of Laguna Niguel.

3. Notice of public hearing describing the project, date, time and location of the meeting was advertised in the *Laguna Niguel News* at least 10 days prior to the meeting date. Property owners within 300 feet of the project boundaries, and all tenants within the project boundaries, were mailed notice of the hearing. A notice was also posted at City Hall and was made available on the City's website.

4. The Planning Commission of the City of Laguna Niguel finds and determines as follows:

   a. **Consistency with the *General Plan* and Gateway Specific Plan -** The project site is located within Community Profile Area 4, Sub-Profile Area E (Forbes Road North) of the *Laguna Niguel General Plan*. The Land Use Element designates the site Community Commercial; Professional Office; Public/Institutional; Residential Attached, which allows for a wide range of uses, including residential and non-residential land uses, as well as mixed-use development consisting of both residential and non-residential land uses.

The project site is located within Mixed-Use Planning District E of the Gateway Specific Plan, which allows residential and mixed use projects. The design of TPM 2013 is consistent with the General Plan. TPM 2013-141 merges five parcels into one lot to accommodate development of a mixed use project that is consistent with the General Plan Land Use Element, the Gateway Specific Plan, and other applicable zoning regulations.

TPM also provides for the dedication of portions of the site, adjacent to both Forbes Road and Crown Valley Parkway, for right-of-way purposes. In order to accommodate necessary roadway widening improvements, consistent with the General Plan Circulation Element and the Gateway Specific Plan.

   b. **Physical Suitability of Site for proposed type and density –** The 5.1-acre mixed-use project site is located within Mixed-Use Planning District E of the Laguna Niguel Gateway Specific Plan, which "is intended to be a vibrant 'village' where residents live, work, shop, dine, are entertained, and enjoy walking along neighborhood streets". The project is consistent with the Gateway Specific Plan policies and, with the exception of the request for alternate development standards for parking and signage, the proposed project is consistent with the development standards and permitted land uses of the Specific Plan Mixed-Use District and the requirements of both the Gateway Specific Plan and the Zoning Code. The project is proposed at a net density of 70 dwelling units per acre, where a maximum density of 120 dwelling units per acre is allowed in Gateway Specific Plan Planning District E. TPM 2013-141 merges five separate parcels into one lot, to accommodate the mixed-use project.

   c. **Requirements of California Environmental Quality Act are satisfied–** Pursuant to Section 15183 of the State CEQA Guidelines, the project, including TPM 2013-141, is consistent with the Laguna Niguel Gateway Specific Plan, for which Program EIR 11-01 (SCH No. 1998111080) was certified, on November 15, 2011, by the City Council of the City of Laguna Niguel (Resolution No. 2011-1047). Pursuant to Section 15183 of the Guidelines, it has further been determined there are no project environmental effects that:

      i. Are peculiar to the project or the site on which the project would be located, or;

      ii. Were not analyzed as significant effects in Program EIR 11-01, or;

      iii. Are potentially significant off-site impacts and cumulative impacts which were not discussed in Program EIR 11-01, or;

      iv. Are previously identified significant effects which, as a result of new information which was not known at the time Program EIR 11-01 was certified, are determined to have a more severe impact than discussed in Program EIR 11-01.

   The basis for this determination, in accordance with Section 15183(b), is set forth in the initial study for the project and is on file. Based on consideration of Program EIR 11-01, public testimony, and independent judgment, the Planning Commission hereby determines that, because all potentially significant effects have been adequately analyzed in Program EIR 11-01 pursuant to applicable standards, including mitigation measures that are imposed upon the project, nothing further is required.

   d. **Fish and Wildlife Habitat –** The design of TPM 2013-141, to merge five parcels into one lot, and the proposed mixed use development thereof are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat, in that all five parcels are currently developed and occupied, with four buildings totaling 84,500 square feet, with surface parking lots and drive aisles. The project site does not abut an open space or other sensitive habitat area.

   e. **Public Health –** The design of TPM 2013-141, to merge five parcels into one lot, and the proposed mixed use development thereof, are not likely to cause serious public health problems because the project is consistent with the Gateway Specific Plan, including imposition of mitigation measures from Program EIR 11-01, certified by the City Council, on November 15, 2011, prior to adoption of the Gateway Specific Plan.

   f. **Easements –** The design of TPM 2013-141 and the proposed improvements will not conflict with easements of record or established by court judgment, acquired by the public at large, for access through or use of the property within the TPM 2013-141, or where such easements exist, that alternate easements for access or for use will be provided, and these will be substantially equivalent to ones previously acquired by the public. An existing water and sewer easement to Moulton Niguel Water District, and other incidental easements of record for drainage, access through or use of the property, must be abandoned as necessary prior to recordation of the final map.

   g. **Facility and Service Fees –** No fees to fund facilities and services that have been adopted and imposed in the area in which the project site is located, are tied to or otherwise required based on TPM 2013-141, required to merge five parcels into one lot to accommodate the Mixed-Use project, proposed as Site Development Permit 12-13P. Development Fees applicable to the project, including school fees, CARITS, SJHTC, and any other fee programs adopted by the City in effect at time of permit issuance, are required as Conditions in Resolution No. 13-06 for SP 12-13P.

THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Tentative Parcel Map TPM 2013-141 (Gateway Village) to merge five parcels into one lot and to offer for dedication of the City portions of the site adjacent to Forbes Road and Crown Valley Parkway for right-of-way purposes, all to accommodate a new mixed-use project with: 351 apartment units; 5,902 square feet of retail space; 707 on-site parking spaces, including a five-level parking garage and one basement level of parking; a net density of 70 dwelling units per acre.

General Conditions

1. Permit and Map Expiration - Unless an extension is approved by the City, Tentative Parcel Map TPM 2013-141 shall expire 24 months from the date of approval written herein below. If the use is not established by said expiration date, TPM 2013-141 shall become null and void.

2. Project Compliance - This approval constitutes approval of the proposed project for compliance with the General Plan, Laguna Niguel Gateway Specific Plan, Laguna Niguel Zoning Code, and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation, or requirement.

3. Limits of Approval - This tentative parcel map shall apply only to TPM 2013-141 date stamped approved July 23, 2013, on file with the Community Development Department, as herein modified. No other land use, location, or plans are authorized under these permits.

4. Changed Plan - Except as otherwise provided herein, this tentative parcel map is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Director determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action could have been the same for the changed plan as for the approved plan, he or she may approve the changed plan without requiring a new permit or permit amendment.

5. Revocation - Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Laguna Niguel Community Development Department.

6. Legal Indemnification - The applicant shall defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants from any claim, action, or proceeding against the City, its officers, agents, and employees to attack, set aside, void, or annul an approval of the City Council, Planning Commission, other decision-making body, or staff action concerning this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.

7. Agreement to Conditions Imposed - Prior to map recordation, the property owner shall execute an Agreement to Conditions Imposed Form, as provided by the Community Development Department, acknowledging and agreeing to abide by all conditions of the subject approval.

Final Map

8. Ties to Horizontal Control - Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control systems established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub-article 18.

9. Digital Map Submission - Prior to recordation of a final map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub-article 18.

10. Right-of-Way Dedication, Forbes Road - Prior to recordation of a final map, the property owner shall include on the map an irrevocable offer of dedication to the City for expanded rights-of-way on Forbes Road. The area to be dedicated shall be as shown and delineated on the approved TPM 2013-141, with final delineation to the satisfaction of the Community Development Director and/or Public Works Director, to accommodate right-of-way improvements on Forbes Road, adjacent to the project site.

11. Right-of-Way Dedication, Crown Valley Parkway - Prior to recordation of a final map, the property owner shall include on the map an irrevocable offer of dedication to the City for expanded right-of-way along Crown Valley Parkway. The area to be dedicated shall be as shown and delineated on the approved TPM 2013-141. It is recognized and acknowledged that the final future alignment of Crown Valley Parkway has not been precisely established, and the actual offer of dedication may be adjusted to accommodate the final design and alignment of the roadway. The property owner shall also provide an irrevocable offer of dedication for temporary construction easements to accommodate the construction of Crown Valley Parkway improvements, as deemed appropriate and to the satisfaction of the Community Development Director and Public Works Director.

12. Utility Easement Dedication, SDG&E – Prior to recordation of a final map, if determined necessary by SDG&E, the property owner shall include on the map an irrevocable offer of dedication to SDG&E for a utility easement, to accommodate a transformer cabinet and other equipment required to accommodate undergrounding of utility poles currently located along the project frontage along Cape Drive, and in the project vicinity, including Forbes Road and Getty Drive. The easement shall not be located adjacent to, or within immediate proximity of Forbes Road, but rather on Getty or Cape Drive, as far to the east as practical, with location input from the property owner, to the satisfaction of SDG&E, the Community Development Director and the City's Public Works Director.

13. Recordation of Parcel Map - Prior to the issuance of a building permit, Parcel Map 2013-141 shall be recorded at the County Recorders' Office and a blue-line copy of the recorded final map shall be provided to the Community Development Department.

Orange County Fire Authority

14. Fire Master Plan - Prior to approval of a final map, the applicant shall demonstrate compliance with the approved fire master plan for the project (SRs 184094 and 188838), and all alternate methods and materials provisions, including laddering locations not otherwise required.

BE IT FURTHER RESOLVED that the action taken herein shall not be deemed final until the 11th day after the date of this Resolution. Any aggrieved party may appeal any part of this action to the City Council prior to the expiration of the foregoing period by doing so in writing to the City Clerk and stating the reasons for the appeal.

PASSED, APPROVED, AND ADOPTED this 23rd day of July, 2013.

AYES: **Rettig, Cienfuegos, Alpert, Miller**

NOES: **Kelley**

ABSTAIN: **None**

ABSENT: **None**

Jeff Gibson
Planning Manager

Steve Rettig
Chairman of the Planning Commission

Drawn By
Designed by
Architect of Record: VINCE CHUPKA
Original Date Plotted
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT ANTHONY CHUPKA
No. C23572
Exp. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
CONDITIONS OF APPROVAL

SHEET NO.
A1.33

05-19-16 CITY SUBMITTAL

2012364

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Veneklasen Associates
Consultants in Acoustics | AV | IT | Environmental Noise

July 21, 2014

Broadstone Laguna Niguel, LLC
450 Newport Center Dr. #550
Newport Beach, CA 92660

Attention: Deardi Chaffin

Subject: **Laguna Niguel Crossing (Gateway Village)**
Exterior Noise and Vibration Analysis Report / CALGreen Compliance
VA Project # 5313-006

Dear Deardi:

Veneklasen Associates (VA) has completed our review of the exterior noise and vibration levels at the proposed Gateway Village development in Laguna Niguel, California. This report represents the results of our findings.

1.0 INTRODUCTION

This study was conducted to evaluate the impact of the exterior noise and vibration sources on the project site, and to determine the appropriate mitigation measures required to satisfy the noise and vibration standards of the City of Laguna Niguel as well as quality measures recommended by VA.

The project consists of a six-story multi-family residential development and a five level parking structure. The site is bounded by a rail bed to the east, with Camino Capistrano immediately beyond the track; Crown Valley Parkway to the south; Forbes Road to the west, and Getty Drive to the north. Automobile traffic from Crown Valley Parkway and commuter and freight train pass-bys on the railroad tracks are the dominant sources of noise and vibration at the site.

2.0 CRITERIA

2.1 Interior Noise Level

Long term exposure to traffic and train noise

LDN or Day-Night Noise Level is a 24-hour average metric in which the noise level during nighttime hours (10 pm – 7 am) are adjusted by 10 dB to account for residents' increased sensitivity. California Building Code section 1207 requires the interior noise levels in any habitable space to not exceed LDN 45. This requirement is repeated in the Noise Standards set forth in Table N-9, Action 1.1.1 of the Noise Element of the City of Laguna's General Plan.

Action 5.1.3 requires "proposed noise sensitive projects within noise impacted areas to have acoustical studies prepared by a qualified acoustical engineer and to provide special design measures to protect noise sensitive uses from ultimate projected noise levels." This report is intended to satisfy this requirement.

Short term exposure to train events

There is no regulatory requirement for short duration noise events such as train pass-bys. VA notes that there is some consensus that short-duration single-event noise levels that do not exceed 55 dBA are generally acceptable and will not result in excessive sleep disturbance. Noise levels that do not exceed 50 dBA are preferable if feasible.

2.2 Exterior Noise Level

The Noise Standard set forth in the General Plan (Table N-9) state that the exterior noise level standard for residential projects is 65 Ldn. The Element does not specify, but based on our experience with similar documents this would normally apply to exterior spaces were outdoor use is a major consideration such as the common recreation areas in multifamily projects.

It is understood that small private balconies overlooking major roads will have noise levels exceeding these goals. It is generally not possible to mitigate the noise on small balconies, and these spaces are typically excluded from exterior noise level standards.

2.3 Non-residential Spaces

Section 5.507.4.2 of the 2013 California Green Building Code stipulates that for buildings containing non-residential space exposed to a noise level of 65 dB or more when measured as a 1-hour Equivalent Sound Level (Leq), the building façade, including walls, windows, and roofs, shall provide enough sound insulation so that the interior sound level from exterior sources does not exceed 50 dBA during any hour of operation.

2.4 Vibration

There are no regulatory requirements for requirements for vibration levels. For train sources, guidelines are provided in the "Transit Noise and Vibration Impact Assessment" report from the Federal Transit Administration, U.S. Department of Transportation, dated May 2006 ("FTA Report"). The criterion presented in Table 8-1 of that report for "infrequent Events" (defined as fewer than 30 per day of the same source) in residences is that the vibration levels not exceed 80VdB. For reference, the maximum recommended levels for "Occasional" (30-70 events per day) and "Frequent Events" (more than 70 events per day) are 75 and 72 VdB respectively.

3.0 EXTERIOR NOISE AND VIBRATION MEASUREMENTS

As mentioned earlier, the primary noise and vibration sources impacting the site are automobile traffic from Crown Valley Parkway and commuter and freight train pass-bys on the railroad tracks. Vehicular movement on Camino Capistrano is a secondary noise source.

VA performed a 24-hour noise measurement at the site between July 1 and July 2, 2014. Noise measurements were performed at a distance of approximately 45 feet from Crown Valley parkway at an elevation above the existing project site grade of approximately 30 feet. This is at approximately the same elevation of the road-to-tire interface at Crown Valley Parkway. Vibration measurements were taken near the east property line at a distance of approximately 80 feet from the center of the three rail lines. Measurement locations are indicated in Figure 1 below.

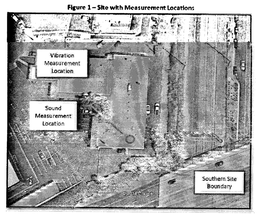
Noise measurements were performed using a Bruel & Kjaer type 2270 sound level meter which logged the average and maximum noise levels. The microphone was mounted at approximately 10 feet above the roof line of the existing building. Ground vibration levels were measured using an accelerometer mounted to a stake driven into the dirt and were similarly logged using a Bruel & Kjaer 2260 analyzer.

A total of 31 trains passed the site during the day of measurement. The pass-bys were a combination of commuter trains and freight trains. The noise measurement results are shown in Table 1.

Table 1 — Measured Noise Levels

LDN	Maximum Hourly Leq (dBA)	Train maximum (dBA)
68	66	86

Figure 1 – Site with Measurement Locations



4.0 VIBRATION IMPACT

VA recorded the maximum ground vibration levels from all commuter train pass-bys at a distance of approx. 80 feet from the tracks, as mentioned above. The maximum vibration levels for each event ranged from 53 to 72 VdB, with the 90th percentile of these maximum levels being 70 VdB. VA uses this 90th percentile level as a result of experience with the design of similar facilities and has found it to be a reliable metric for assessing exposure to ground-borne vibration.

The vibration level in the residences will depend on numerous factors, including the distance to track, the type of construction, soil composition between source and receivers, and the building height. According to the site plan, the residences closest to the track are approximately 125 feet from the center of the 3 tracks. This is slightly farther than the measurement location, and therefore the FTA guidelines will be satisfied at all locations on the project.

Note that satisfying the FTA guideline does not imply that vibration from the train will not be feelable. The threshold of human perception of vibration varies widely, and some vibration may be feelable for sensitive individuals. The proximity to the train tracks and the possibility of feelable vibration should be disclosed to potential residents.

Vibration in lightweight structures often increases on the upper floors due to structural resonances, so that occupants of higher floors may experience increased vibration levels. This amplification can be reduced by increasing the stiffness of the structure, i.e., designing the structure to more stringent floor deflection than required by code. VA can perform further analysis if this option is pursued.

5.0 EXTERIOR NOISE IMPACT

5.1 Exterior Noise Levels

Based on the measurements and site plan, VA calculated the noise levels at various locations on the site. Locations studied are shown in Figure 2 and results of calculations are reported in Tables 2 and 3. Table 2 shows the Ldn and the maximum noise level from train events at the residential spaces.

Table 2 –Predicted Exterior Noise Levels at Residential Spaces

Location	Ldn	Maximum train event levels, (dBA)
Zone A	68	71
Remaining units	<60	68
Courtyards	<60	n/a
Rooftop Terrace	<55	n/a

5.2 Exterior Noise Mitigation

The common exterior living spaces of the project include the courtyards and the rooftop terrace. The project buildings have been located to provide acoustical shielding for these spaces as recommended in the General Plan. From Table 2, these locations will experience noise levels below 65 Ldn and therefore satisfy the exterior noise requirement. No mitigation is required.

Small private balconies in the design on the south side of the site closest to Crown Valley Parkway will experience noise levels of 68 Ldn. As discussed previously, it is generally not feasible to mitigate exterior noise at balconies and VA does not recommend any mitigation at these areas. This should be disclosed to potential residents.

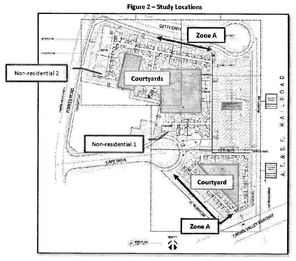
5.3 Non-Residential Spaces

There are two non-residential spaces on the project whose locations are indicated in Figure 2. Table 3 shows the calculated noise level at these locations. These are derived from the 24-hour measurement collected at Crown Valley Parkway and standard distance and angle of exposure attenuation calculations (see Appendix B for calculation methods). Neither of these levels exceeds the 65 dBA threshold that would require acoustical analysis per the California Green Building Code, and no mitigation is necessary.

Table 3 – Predicted Exterior Noise Levels at Non-Residential Spaces

Location	Maximum Hourly Leq, (dBA)
Non-residential 1	53
Non-residential 2	51

Figure 2 – Study Locations



6.0 INTERIOR NOISE IMPACT

6.1 Exterior Construction

VA has reviewed preliminary drawings documenting the exterior construction. The exterior wall will consist of 2 x 6 wood studs with at least 1 layer of 5/8-inch type 'X' gypsum board at the interior, batt insulation filling the stud cavity, and 1 layer of type 'X' gypsum sheathing and ½" layer of lath and cement plaster at the exterior. VA's calculations include the wall, but indicate that the noise level is controlled by the performance of the glazed assemblies.

VA also assumed that the windows are vinyl framed with dual glazed insulated glass units. VA utilized the window and door assemblies (glass, frame and seals) shown in Table 4, below. The transmission loss values were based on typical glazing assemblies. The actual construction and STC ratings shown may differ for the project, but should be reviewed when submitted.

Table 4 – Example Glazing Assembly and Door Descriptions

Assembly	Assembly Rating	Thickness	Typical Glazing Construction
Window	STC 30	1" dual	3/16" lite, 11/16" airspace, 1/8" lite

6.2 Interior Noise Levels

VA calculated the interior noise level based on the above descriptions. Table 5 shows the results, and the minimum STC ratings of the exterior glazing assemblies required to achieve the criteria.

Table 5 – Predicted Interior Noise Level at Residential Spaces

Location	Window/Door STC Rating	Ldn	Maximum train event levels, (dBA)
Zone A	STC 30	42	47
Remaining Units	STC 30*	35	44

* – Recommended but not required.

Note that typical construction materials and methods result in exterior-to-interior reductions exceeding 20 dB. Therefore, sound rated assemblies are not required where the exterior noise level does not exceed 65 Ldn. However, VA recommends that assemblies with a minimum rating of STC 30 be selected for the entire project to maintain a consistent level of acoustical quality.

6.3 Mechanical Ventilation at Residential Spaces

Where the exterior noise levels exceed CNEL 60, the windows and doors must be kept closed to meet the noise requirements. Therefore, mechanical ventilation is required for units in Zone A. The mechanical ventilation shall meet all Code requirements without depending on open windows. The ventilation system shall not compromise the sound insulation capability of the exterior façade assembly.

7.0 CONCLUSIONS

VA has drawn the following conclusions based on our analysis of the site.

- No mitigation is required for exterior living spaces.
- No changes are required to the exterior wall assembly.
- Exterior glazed assemblies should have a minimum rating of STC 30.
- Units in Zone A will require mechanical ventilation.
- Although the applicable FTA vibration recommended levels are satisfied, the proximity to the train tracks and the possibility of feelable vibration should be disclosed to potential residents.
- None of the non-residential spaces exceed the CALGreen threshold, and no analysis is required.

If you have any questions or comments regarding this report, please do not hesitate to contact us.

Sincerely,
Veneklasen Associates, Inc.

George Kouros
Associate

Wayland Dong
Senior Associate

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Appendix A: Glossary of Acoustical Terms

Term	Definition
A-weighting (dBA)	The sound pressure level in decibels as measured in an A-weighting filter network. The A-weighting de-emphasizes the low frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Decibel (dB)	A unit describing the amplitude of sound equivalent to 20 times the logarithm, to the base 10, of the ratio of the pressure of the sound to the reference pressure of 20 μPa. Used to quantify sound pressure levels.
Equivalent Sound Level (Leq)	The time-weighted average noise level during the stated measurement period.
Sound Pressure Level (SPL)	The amplitude of sound when compared to the reference sound pressure level of 20 μPa. SPL is measured in dB.

Appendix B: Acoustic Calculation Methods

Decibel Addition

Decibels are based on a logarithmic scale; defined as the logarithmic ratio between a measured sound pressure level and a reference sound pressure level. When decibels are added, they are not combined arithmetically, but logarithmically. Decibels are added according to the following equation:

$$SPL_{tot} = 10Log\left(10^{(SPL_1/10)}\right) + 10Log\left(10^{(SPL_2/10)}\right)$$

Where:
SPL_{tot} = Total Sound Pressure Level (dB or dBA)
SPL_1, SPL_2 = Sound Pressure Level 1, 2 (dB or dBA)

A-Weighting

A-weighting a spectrum is completed by applying standardized weighting factors to a frequency spectrum, either in octave bands or third-octave bands. These resultant A-weighted levels are summed using decibel addition to generate the overall A-weighted level, noted as dBA. In a report, spectral data is typically presented un-weighted, and the overall level is presented with A-weighting.

The octave band A-weighting correction factors are shown in the table below:

	Octave Band Center Frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
A-weighting Correction Factor (dB)	-26	-16	-9	-3	0	+1	+1	-1

Acoustical Shielding

The presence of adjacent buildings or facades, changes in terrain, parapets, and other similar barriers provide acoustical shielding, reducing the sound level incident on the exterior facades. Common locations where acoustical shielding occurs include, but are not limited to, the roof, the back, and sides of the building that are not directly facing the noise source.

Acoustical shielding due to building geometry can be separated into two categories: reduction due to reduced area of exposure (side of a building), and shielding from barriers (such as a parapet or sound wall).

Reduction as a result of reduced area of exposure is calculated according to the following equation:

$$\Delta SPL = 10\log_{10}\left(\frac{\theta_{exp}}{180}\right)$$

Where:
ΔSPL = Change in Sound Pressure Level (dB)
θ_{exp} = Angle of exposure (degrees)

Acoustical Attenuation due to Distance

Sound pressure level reduction due to distance is calculated according to the following equation:

$$SPL_2 = SPL_1 + C_2\log\left(\frac{r_1}{r_2}\right)$$

Where:
SPL_1 = Sound Pressure Level at Location 1 (dB or dBA)
SPL_2 = Sound Pressure Level at Location 2 (dB or dBA)
C_2 = Source Coefficient, 20 for point source, 10 for a line source
r_1 = Location 1 distance from source (ft.)
r_2 = Location 2 distance from source (ft.)

In some situations, the C_2 value is between 10 and 20; selection of this number is an engineering judgment based on the relationship between the source and receiver as well as the type of source.

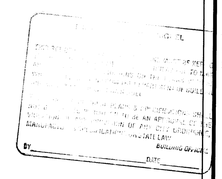
Interior Noise Calculation

The interior noise calculation takes into account the exterior noise level, the transmission loss of the glazing (including glass, frame, and seals), wall, and roof/ceiling systems, the finishes within the space, and noise exposure due to building geometry and acoustic shielding. The interior sound level is calculated using the equation:

$$SPL_2 = SPL_2 + 10\,log_{10}(A) - 10log_{10}(R) - TL + 6$$

Where:
SPL_1 = the Interior Sound Pressure Level (dB or dBA)
SPL_2 = Exterior Sound Pressure Level (dB or dBA)
A = Surface Area exposed to Exterior Noise (sq ft.)
R = Room Absorption Coefficient (sabins)
TL = Sound Transmission Loss of Exterior Façade Assembly (dB)

This calculation is performed for each exposed façade individually. The total interior sound level is found by using decibel addition to sum the sound level from all exposed facades.



Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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2.6 NOTES ON COMMON WALL ASSEMBLIES

THE FOLLOWING ARE CONSTRUCTION DETAILS AND SPECIFIC RECOMMENDATIONS, WHICH WILL HELP INSURE THE NOISE ISOLATION CHARACTERISTICS OF THE PARTY WALLS.

- THE TWO LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD SHOULD EXTEND BEHIND THE TUB ENCLOSURES THE FULL LENGTH OF THE PARTY WALL WHEN THE TUB IS LOCATED ADJACENT TO THE COMMON WALL.
- FILL SPACE BETWEEN FLOOR AND GYPSUM BOARD AIR TIGHT WITH CAULK. DO NOT PERMIT GYPSUM BOARD TO TOUCH THE SUB-FLOOR WITHOUT CAULKING IN BETWEEN.
- PERIMETER OF GYPSUM BOARD WALLS SHALL BE CAULKED AIRTIGHT WITH NON-DRYING, NON-HARDENING CAULKING COMPOUND PRIOR TO TAPING. ISOLATE CEILING GYPSUM BOARD FROM WALL GYPSUM BOARD WITH CAULK; AIR TIGHT, PRIOR TO TAPING.
- UTILITY OUTLETS (ELECTRICITY, TELEVISION, AND TELEPHONE) IN COMMON WALL ASSEMBLIES SHOULD BE STAGGERED AT LEAST 24" FROM THOSE ON THE OPPOSITE SIDE SO THERE ARE NO BACK-TO-BACK OUTLETS. ANY OUTLET BOXES LOCATED LESS THAN 24" APART SHALL BE SEALED AND INSULATED FROM THE WALL CAVITY BY BEING COMPLETELY WRAPPED WITH DENSE PADS, LOWRY #10 PADS OR EQUIVALENT. THE OPENINGS IN THE DRYWALL FOR THE OUTLET BOXES SHALL BE AS SMALL AS POSSIBLE, AND SEALED THE PERIMETER WITH RESILIENT CAULKING.
- PIPES, CONDUIT, DUCTWORK, OR ANT OTHER HARDWARE IN COMMON WALLS SHALL BE ATTACHED ONLY TO THE SIDE OF WALL THAT IS SERVICED BY SUCH PIPING, AND MAY NOT AT ANY POINT BE ATTACHED TO THE OPPOSITE WALL. ALL SOURCE AND DRAIN LINES SHALL BE RESILIENTLY MOUNTED. METAL PLUMBERS TAPE ALONE IS NOT SUFFICIENT AS A SUFFICIENT A RESILIENT MOUNT. EXAMPLES OF RESILIENT MOUNTING OF PLUMBING LINES ARE SHOWN IN FIGURE 1. A MORE COMPLETE COVERAGE OF PLUMBING NOISES WILL BE DISCUSSED IN SECTION 40.
- THERE SHALL BE NO RIGID CONNECTIONS BETWEEN COMMON WALLS. THE FRAMING SHALL BE INSPECTED TO ENSURE THAT ANY DIAGONAL SUPPORTS SHALL BE NAILED COMPLETELY TO THE VERTICAL STUDS OF THE PARTY WALLS.
- ALL HORIZONTAL FRAMING SUPPORT CONNECTION THE TWO SEPARATE WALL ASSEMBLIES WITHIN A PARTY WALL WILL BE REMOVED. THEY SHALL NOT BRIDGE THE GAP SEPARATING THE WALLS.

RECESSED MEDICINE CABINET, CABLE, LAN, AND ENTERTAINMENT CABINETS SHOULD NOT BE INSTALLED IN ANY COMMON WALLS, BUT SHOULD BE INSTALLED IN INTERIOR WALLS OF THE SAME UNIT. IF IT MUST BE INSTALLED IN A COMMON WALL, THEN A "BOX" MUST BE CONSTRUCTED AROUND THE RECESSED MEDICINE CABINET IN THE COMMON WALLS. THIS "BOX" SHOULD BE MADE OF AT LEAST TWO LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD ON ALL SIDES, INCLUDING THE BACK BEHIND THE CABINET, AND IT MUST BE CAULKED AND TAPED ALONG ALL OF THE SEAM BEFORE THE INSTALLATION OF THE MEDICINE CABINETS. THERE MUST BE INSTALLATION BEHIND THE CABINET.

3.4 NOTES ON FLOOR/CEILING ASSEMBLIES

THE FOLLOWING ARE RECOMMENDED CONSTRUCTION DETAILS, WITH WILL HELP INSURE THE NOISE ISOLATION CHARACTERISTICS OF THE FLOOR/CEILING ASSEMBLIES.

- THE RIGID CONNECTION SHALL BE MADE BETWEEN THE GYPSUM BOARD CEILING AND FLOOR JOISTS(ISOLATION BY RESILIENT CHANNELS). BYPASSING THE RESILIENT CHANNELS WITH A RIGID CONNECTION REDUCES THE EFFECTIVENESS OF THE CHANNELS TO CONTROL LOW FREQUENCY IMPACT NOISE. IT IS CRITICAL THAT RESILIENT CHANNELS BE USED IN CEILING WHERE HARD SURFACE (WOOD OR CERAMIC TILE) HAVE BEEN INSTALLED ON THE FLOOR ABOVE).
- THE RESILIENT CHANNELS WILL BE INSTALLED WITH ALL OF THE FLANGES FACING THE SAME DIRECTION.
- THE SCREWS MOUNTING THE RESILIENT CHANNELS *TO THE BOTTOM OF THE BOTTOM OF THE JOISTS MUST BE INSTALLED* ONLY THROUGH THE PREDRILLED HOLES IN THE SMALL FLANGE.
- THE SCREWS USED TO MOUNT THE GYPSUM BOARD TO THE RESILIENT CHANNEL SHOULD ONLY BE INSTALLED BETWEEN THE JOINTS AND NOT DIRECTLY UNDER THE JOISTS.
- THE RESILIENT CHANNEL CANNOT COME IN CONTACT WITH ANY OF THE PERIMETER FRAMING, ANY OUTLET BOXES MOUNTED IN THE CEILING, OR ANY OF THE FIRE SPRINKLER HEADS.
- GYPSUM BOARD CEILING SHALL NOT TOUCH ANY OF THE WALLS. THE GAP SHALL BE AS SMALL AS POSSIBLE AND SHALL BE CAULKED FROM BELOW ALONG THE ENTIRE PERIMETER OF THE CEILING.
- THERE SHOULD BE NO PENETRATIONS IN THE GYPSUM BOARD THAT IS MOUNTED TO THE BOTTOM OF THE FLOOR/CEILING JOISTS WITH RESILIENT CHANNELS. PENETRATION IN THE CEILING GYPSUM BOARD WILL COMPROMISE THE NOISE REDUCTION CHARACTERISTICS OF THE FLOOR/CEILING ASSEMBLY. THE PREFERRED OPTION IS TO CONSTRUCT A SOFFIT JUST BELOW THE CEILING LID USING A LAYER OF GYPSUM BOARD, WHICH CAN BE PENETRATED WITH RECESSED LIGHTING. THIS APPROACH ENSURES THE INTEGRITY OF AT LEAST ONE LAYERS OF GYPSUM BOARD IN THE ASSEMBLY.
- IF THIS IS NOT POSSIBLE, THEN A "BOX" MUST BE CONSTRUCTED AROUND THE RECESSED LIGHTING FIXTURE LOCATED IN THE CEILING JOIST BAY. THIS "BOX" SHOULD BE MADE OF AT LEAST TWO LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD ON ALL SIDES, INCLUDING THE LID BELOW THE FLOOR SHEETING. THERE SHOULD BE BATT INSULATION FILLING THE GAP BETWEEN THE TOP OF THE "BOX" AND THE SUB-FLOOR ABOVE, OR BETWEEN THE LIGHT FIXTURE AND THE TOP OF THE "BOX".
- ANY PLUMBING, CONDUIT, OR DUCTWORK SHALL BE ATTACHED TO THE FLOOR JOISTS USING SOME TYPE OF RESILIENT MOUNTING AND SHALL NOT COME IN CONTACT WITH THE CEILING GYPSUM BOARD OR THE DROP CEILING JOIST IN ANY MANNER.
- ANY FLOORING MATERIAL POURED OVER NOISE CONTROL MATTING (WHERE THE HARD FLOORING SURFACE WILL BE INSTALLED) MUST BE ISOLATED FROM THE PERIMETER WALLS. TO ACHIEVE THIS, A NOISE ISOLATION MATERIAL MUST BE INSTALLED ALONG THE BASE OF THE WALLS AROUND THE PERIMETER OF THE SLAB. DO NOT RUN THE NOISE CONTROL MATTING UP THE WALLS TO ISOLATE THE SLAB FROM THE GYPSUM BOARD. THE FLOORING MATERIALS IS NOT HEAVY ENOUGH TO COMPRESS THE NOISE CONTROL MATTING INTO THE CORNERS WHICH WILL RESULT IN THIN CONCRETE AROUND THE PERIMETER OF THE ROOM. ACCUSTI-MAT HAS A SEPARATE NOISE ISOLATION DESIGNED TO BE INSTALLED AROUND THE PERIMETER OF THE SLAB PRIOR TO THE POUR. A DETAIL OF THIS CONDITION IS SHOWN IN FIGURE 2.
- THERE SHALL BE GAPS BETWEEN THE PARALLEL LAYERS OF NOISE CONTROL MATTING.
- THERE SHALL BE NO GAPS BETWEEN THE END OF THE NOISE CONTROL MATTING AND THE PERIMETER WALL.
- IN "FOR SALE" PRODUCTS, IT IS RECOMMENDED THAT THE NOISE CONTROL MATTING BE INSTALLED THROUGHOUT THE UNIT. THIS WAY SHOULD THE OWNER AT SOME POINT WANT TO PUT IN HARD FINISH FLOORING SURFACE, THE ASSEMBLY WILL BE DESIGNED FOR IT.
- IF NOISE CONTROL MATTING IS NOT INSTALLED THROUGHOUT THE UNIT, THEN ANY CONCRETE FLOORING MATERIAL POURED OVER NOISE CONTROL MATTERING (WHERE THE HARD FLOORING SURFACE WILL BE INSTALLED) MUST ALSO BE ISOLATED FROM ANY CONCRETE SLAB THAT IS NOT POURED OVER THE NOISE CONTROL MATTING. TO ACCOMPLISH THIS, THE TWO SLABS MUST BE ISOLATED FROM *EACH* OTHER WITH EITHER A 2" X 2" NAILER OR WITH METAL FLASHING. THE FLOORING MATERIAL UNDER THE HARD SURFACE MUST BE ISOLATED FROM THE NAILER OR WITH METAL FLASHING AS SHOWN IN FIGURE 3.
- THE FLOORING MATERIAL SHOULD BE POURED PRIOR TO THE INSTALLATION OF THE TUBES TO ENSURE THE MATERIAL COMPLETELY FILLS THE AREA UNDER THE BATHTUB. THE CAVITY FOR THE PLUMBING CUT OUT IN THE FLOOR MUST BE FILLED WITH INSULATION MATERIAL. FILLING THE CAVITY FOR THE PLUMING CUT OUT IN THE FLOOR MUST BE FILLED WITH INSULATION MATERIAL. FILLING THE CAVITY AROUND THE TUB WITH BATT INSULATION REDUCES THE AMOUNT OF NOISE RESONATING IN THE CAVITY.
- THE CONCRETE FLOORING MATERIAL MUST BE INSTALLED IN THE BASE OF ALL VACANT VOIDS, CHASES, AND AIR DUCT RETURNS, IF ANY.

THE FLOORING MATERIAL DOES NOT HAVE TO BE CONTINUOUSLY CAULKED AROUND THE PERIMETER, HOWEVER, AS IT CURES, SOMETIMES IT PULLS AWAY FROM THE WALLS. ANY GAPS ALONG THE WALLS SHALL BE FILLED WITH CAULK. CAULK OF FILL ANY AND ALL CRACKS THAT DEVELOP IN THE CONCRETE AFTER IN CURES.

4.0 PLUMBING NOISE MITIGATION

PLUMBING SYSTEM PRESENTS A POTENTIAL FOR NOISE INTRUSIONS. TO MINIMIZE PLUMBING NOISE, IT IS RECOMMENDED THAT ALL PLUMBING LINES BE ISOLATED FROM THE STRUCTURE. PLUMBING NOISE WILL GENERALLY NOT RADIATE EFFECTIVELY FROM PIPES BECAUSE OF THEIR SMALL SURFACE AREA. HOWEVER, IF THE PIPE IS RIGIDLY ATTACHED TO THE STRUCTURE OR WALLS, THE WALLS CAN VERY EFFECTIVELY RADIATE THE NOISE BECAUSE OF THE LARGE SURFACE AREA OF THE WALLS. THE FOLLOWING ARE RECOMMENDATIONS, WHICH WILL HELP REDUCE THE TRANSMISSION OF PLUMBING NOISE AND VIBRATION INTO THE LIVING UNITS.

4.1 DRAIN LINES

- IN ORDER TO REDUCE THE AMOUNT OF NOISE EMANATING FROM DRAIN LINES LOCATED IN COMMON WALLS, CAST IRON WASTE LINES SHALL BE USED IN ALL COMMON WALLS AND FLOOR/CEILING ASSEMBLIES
- ALL SHOWER AND TUB TRAPS IN THE COMMON FLOOR CEILING ASSEMBLY SHOULD BE CAST IRON.
- CAST IRON WASTE LINES SHALL NEVER COME IN CONTRACT WITH THE GYPSUM BOARD.
- WHENEVER THE WASTE LINES ARE GREATER THAN 3" IN DIAMETER, IT IS HIGHLY RECOMMENDED THAT THE WALLS IN WHICH THE DRAIN LINES ARE RUN (EITHER COMMON OR INTERIOR) SHOULD BE CONSTRUCTED USING 2" X 6" STUDS. THIS WILL HELP ENSURE THAT THE DRAIN LINES DO NOT COME IN CONTRACT WITH EITHER THE STUDS OR THE DRYWALL.
- DRAIN LINES RUN IN THE CEILING SHOULD BE RUN BETWEEN AND PARALLEL TO THE JOISTS, NOT BELOW THE BOTTOM OF THE JOISTS. THIS ALLOWS THE RESILIENT CHANNELS AND DRYWALL TO BE MOUNTED TO THE BOTTOM OF THE JOISTS. DRAIN LINES FROM ONE UNIT SHOULD NOT BE RUN IN THE SOFFIT SPACES OF ANY OTHER UNIT.

THERE SHALL BE NO RIGID CONNECTIONS BETWEEN THE DRAINPIPES IN THE COMMON WALL AND THE MID PORTION OF THE WALL. THE ONLY CONNECTIONS SHALL BE AT THE FLOOR PLATE AND CEILING PLATE. AT THE CEILING PLATE, THE HOLE THROUGH WHICH THE DRAINPIPE PASSES SHALL BE CLEANED OUT AND EITHER SUFFERED WITH INSULATION TO FORM A COLLAR, FILLED WITH CAULK, OR BE WRAPPED WITH A RUBBER COLLAR. SPRAY FOAM AT THIS TIME IS NOT ACCEPTABLE. DISCUSSIONS WITH EXPERIENCED CONTRACTORS INDICATE THAT THE FOAM WILL HARDEN OVER TIME.

4.2 SOURCE LINES

- THE RESILIENT MATERIAL RECOMMENDED FOR THIS APPLICATION IS NEOPRENE WITH A MINIMUM THICKNESS OF 3/8". PLASTIC ISOLATORS OR "J" NAILS WITHOUT THE NEOPRENE ARE NOT A SUITABLE SUBSTITUTE FOR RESILIENT MOUNTINGS.
- AN ADDITIONAL RESILIENT MOUNT IS CALLED A "TRISOLATOR", WHICH CONSISTS OF A THIN METAL SLEEVE LINED WITH ¼" OF FELT WHICH ISOLATES THE SLEEVE FROM THE PIPE. THE COLLAR CAN THEN BE MOUNTED TO THE FRAMING WITH A "U" CLAMP OR PLUMBERS TAPE.
- INTERIOR WALLS AND CHASES FROM ONE UNIT CONTAINING SOURCE LINES FOR ANOTHER UNIT WILL BE STUFFED WITH BATT INSULATION.
- ALL SUPPLY LINES SHALL BE RESILIENTLY ATTACHED TO THE STRUCTURE WITH TRISOLATORS OR EQUIVALENT RESILIENT MOUNTING.
- THERE SHALL BE NO CONNECTION BETWEEN THE SUPPLY LINES AND THE GYPSUM BOARD IN THE PARTY WALLS. THE HOLES CUT IN THE DRYWALL FOR THE SOURCE LINES SHALL BE JUST LARGE ENOUGH SO THAT THERE IS NO CONTACT BETWEEN THE SOURCE LINES AND THE DRYWALL.
- SUPPLY LINES SHALL NOT COME IN CONTRACT WITH THE FRAMING, GAS SUPPLY LINES, HVAC DUCTING, DRAIN LINES, WASTE PIPES, PLASTIC OR ALUMINUM VENT LINES, OR CONDENSATE LINES. THE PLUMBING SHALL BE MOUNTED TO THE SIDE OF THE COMMON WALL THAT BELONGS TO THE USER OF THAT PARTICULAR PLUMBING LINE.
- NO PLUMBING LINES SHOULD BE RUN IN THE GAP BETWEEN THE COMMON WALLS, AND SHALL NEVER BE MOUNTED TO BOTH SIDE OF THE PARTY WALL. THIS ALSO REFERS TO DRAIN LINES, WASTE PIPES, VENT LINES, OR CONDENSATE LINES. ANY RIGID CONNECTION ACROSS PARTY WALLS REDUCES THE NOISE REDUCTION CHARACTERISTIC OF THE COMMON WALL.
- THE STUB-OUTS FOR THE SHOWERS, SINKS AND WATER CLOSET PLUMBING SHOULD BE RESILIENTLY MOUNTED. THE TYPES OF MOUNTING ALLOW FOR A RIGID PLUMBING CONNECTION, WHICH IS ACOUSTICALLY RESILIENT.
- SHOWERHEADS SHOULD BE LIMITED TO A FLOW RATE OF 3 GALLONS PER MINUTE.
- ALL TOILET FIXTURES SHALL BE CENTRIFUGAL ACTION, THE DRAINPIPE SHALL BE RESILIENTLY MOUNTED OR HUNG WITH NO RIGID CONNECTIONS.

ALL PLUMBING, CONDUIT, DUCT WORK, GAS LINES OR ANY OTHER PENETRATIONS OF COMMON WALLS IN PLENUM SPACES SHALL BE SEALED WITH INSULATION STUFFING AND CAULK.

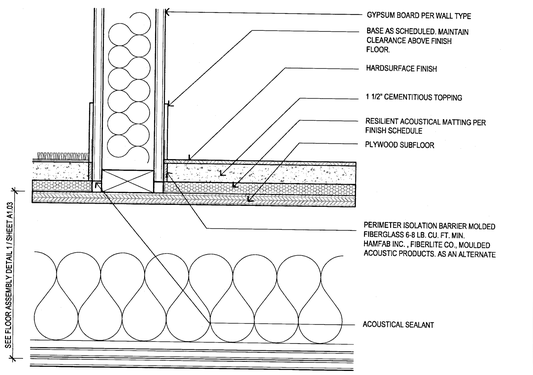
6.0 MECHANICAL NOISE MITIGATION

MECHANICAL EQUIPMENT, SUCH AS AIR CONDITIONERS, INHERENTLY GENERATES NOISE AND VIBRATION, WHICH CAN *BE* DIFFERENT TO CONTROL. NOISE SENSITIVE SPACES MUST BE PROPERLY ISOLATED FROM THESE SOURCES. ATTENTION MUST ALSO BE GIVEN TO SOURCES OF VIBRATION IN ORDER TO ENSURE THERE IS NO TRANSMISSION OF OBJECTIONABLE VIBRATION OR STRUCTURE-BORNE NOISE INTO THE OCCUPIED SPACES OF THE BUILDING. ACCORDING TO THE ARCHITECTURAL DETAILS PROVIDED, THE AIR CONDITIONING CONDENSER UNITS WILL BE MOUNTED IN MECHANICAL WELLS ON THE ROOF ABOVE THE FOURTH FLOOR LIVING AREAS. THE CONDENSERS WILL BE GROUPED INTO CLUSTER OF SEVERAL UNITS, WHICH CAN GENERATE A SUBSTANTIAL NOISE AND VIBRATION LEVEL WHEN ALL OF THE UNITS ARE OPERATION SIMULTANEOUSLY. THIS CAN RESULT IN SIGNIFICANT LEVEL OF NOISE AND VIBRATION BEING TRANSMITTED TO THE LIVING UNIT LOCATED BELOW THE GROUP OF CONDENSERS. THE FOLLOWING ARE RECOMMENDED TO REDUCE THE LEVEL OF NOISE AND VIBRATION INTO THE DWELLING UNITS.

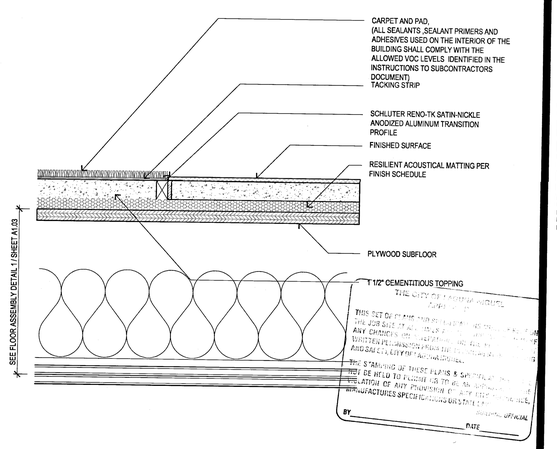
- EACH OF THE CONDENSER UNITS SHOULD BE RESILIENTLY MOUNTED TO THE FRAMED EQUIPMENT PAD WITH EITHER RUBBER OR SPRING MOUNTS. A DETAIL OF THIS TYPE OF MOUNTING IS SHOWN IN FIGURE 4.
- THE THICKNESS OF THE PLYWOOD IN THE ROOF IN THE AREA OF THE MECHANICAL WELL SHOULD BE AT LEAST 1" THICK OR TWO (2) LAYERS OF ½" THICK PLYWOOD UNDER THE CONDENSER UNITS. THIS ALSO APPLIES TO THE TOP OF THE FRAMED MECHANICAL EQUIPMENT PADS SUPPORTING THE CONDENSER UNITS, IF ANY. ANY FRAMED MECHANICAL EQUIPMENT PADS SHOULD BE FILLED WITH FIBERGLASS INSULATION AT LEAST 6" THICK.
- THE INSULATION BETWEEN THE CEILING JOISTS SHOULD BE AT LEAST 6 THICK, HAVING A RATING OF AT LEAST R-30.
- THE GYPSUM BOARD CEILING OF THE LIVING UNITS LOCATED BELOW THE CONDENSERS SHOULD BE SEPARATED FROM THE CEILING-ROOF JOISTS WITH RC-1 RESILIENT CHANNELS.
- THERE SHOULD BE TWO (2) LAYERS OF GYPSUM BOARD CEILING OF THE LIVING UNITS LOCATED BELOW THE CONDENSER UNITS.
- THERE SHOULD BE NO PENETRATION INTO THE GYPSUM BOARD WITH EITHER LIGHTING OR FAN FIXTURES.

4 NOTES
SCALE : 3" = 1'-0"

3 NOT USED
SCALE : 3" = 1'-0"



2 HARD SURFACE FLOOR @ WALL
SCALE : 3" = 1'-0"



1 FLOOR FINISH TRANSITION
SCALE : 3" = 1'-0"

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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT VINCENT CHUPKA No. C33572 Rem. 7-31-17 STATE OF CALIFORNIA

SHEET CONTENTS:
ACOUSTICAL DETAILS

SHEET NO.
A1.55

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\ACD\100-GENA1.55.dwg
USER: adodgham DATE/TIME: May 18, 2016 - 3:20pm
SCALE: 96 LAYOUT: A1.55

SITE NOTES

1. THIS SITE PLAN IS FOR REFERENCE ONLY - REFER TO CIVIL FOR SITE DEVELOPMENT DETAILS.
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SIDEWALKS AND ACCESSIBLE ROUTE THROUGHOUT SITE. FENCING, GATE LOCATIONS AND DETAILS.
3. REFER TO MEP FOR ELECTRICAL TRANSFORMER LOCATIONS.
4. DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND LAWS.
5. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND UNLESS NOTED OTHERWISE.

SITE INFORMATION

SITE AREA = 5.01 AC

ZONING = LAGUNA NIGUEL GATEWAY SPECIFIC PLAN - MIXED USE

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 638-034-10)

THAT PORTION OF LOT 1 OF TRACT NO. 6991 AS SHOWN ON A MAP RECORDED IN BOOK 624, PAGES 7 AND 8 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 1, SOUTH 15°04'17" WEST 214.05 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1;THENCE AT RIGHT ANGLES TO SAID EASTERLY LINE SOUTH 74°55'43" EAST 102.50 FEET; THENCE AT RIGHT ANGLES NORTH 15°04'17" EAST 14.00 FEET; THENCE AT RIGHT ANGLES NORTH 74°55'43" WEST 170.12 FEET TO A POINT OF TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 90.00 FEET, THROUGH AN ANGLE OF 59°32'0" AN ARC DISTANCE OF 93.53 FEET; THENCE TANGENT FROM SAID CURVE NORTH 15°36'17" WEST 207.35 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE SOUTH 74°23'43" EAST 207.35 FEET TO THE POINT OF BEGINNING.

PARCEL B: (APN 638-034-04, 638-034-05)

LOTS 2,3 AND 4 OF TRACT NO. 6991 AS SHOWN ON A MAP RECORDED IN BOOK 624, PAGES 7 AND 8 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA

PARCEL C: (APN 638-034-11)

THAT PORTION OF LOT 1 OF TRACT NO. 6991 AS SHOWN ON A MAP RECORDED IN BOOK 624, PAGES 7 AND 8 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 1 WHICH LIES SOUTH 15°04'17" WEST THEREON 277.35 FEET FROM THE MOST NORTHEASTERLY CORNER OF SAID LOT 1;
THENCE SOUTH 15°04'17" WEST 31.50 FEET;
THENCE SOUTH 74°55'43" EAST 207.35 FEET;
THENCE SOUTH 15°04'17" WEST 207.35 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 1;THENCE ALONG SAID SOUTHERLY BOUNDARY, AT RIGHT ANGLES NORTH 74°55'43" WEST 207.35 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 90.00 FEET;THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH AN INTERNAL ANGLE OF 30°30'12", A DISTANCE OF 57.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL C;
THENCE NORTH 15°04'17" EAST 58.77 FEET TO THE POINT OF BEGINNING.

LEGEND

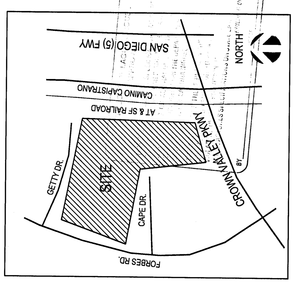
PROPERTY LINE

BUILDING SETBACK LINE

ADA PATH OF TRAVEL

THIS SITE PLAN WAS PREPARED USING INFORMATION PREPARED BY OTHERS. THIS DRAWING IS INTENDED TO PROVIDE REFERENCE INFORMATION FOR PLANNING PURPOSES ONLY. SEE DOCUMENTS PREPARED BY CIVIL ENGINEER FOR INFORMATION CONCERNING PRECISE GRADING, HORIZONTAL AND VERTICAL CONTROL, AND THE LOCATION AND WIDTH OF ACCESSIBLE PATH OF TRAVEL. SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE

VICINITY MAP



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LICENSED ARCHITECT — Exp. 7-31-17 — STATE OF CALIFORNIA

GATEWAY VILLAGE

LAGUNA NIGUEL, CA
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ALLIANCE RESIDENTIAL COMPANY

#	DATE	COMMENTS

Drawn By:
Designed by:
Architect of Record VINCE CHUPKA
Original Date Plotted:
Revisions:

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05-19-16 CITY SUBMITTAL

SHEET CONTENTS: SITE PLAN

SHEET NO. A2.10

2012364

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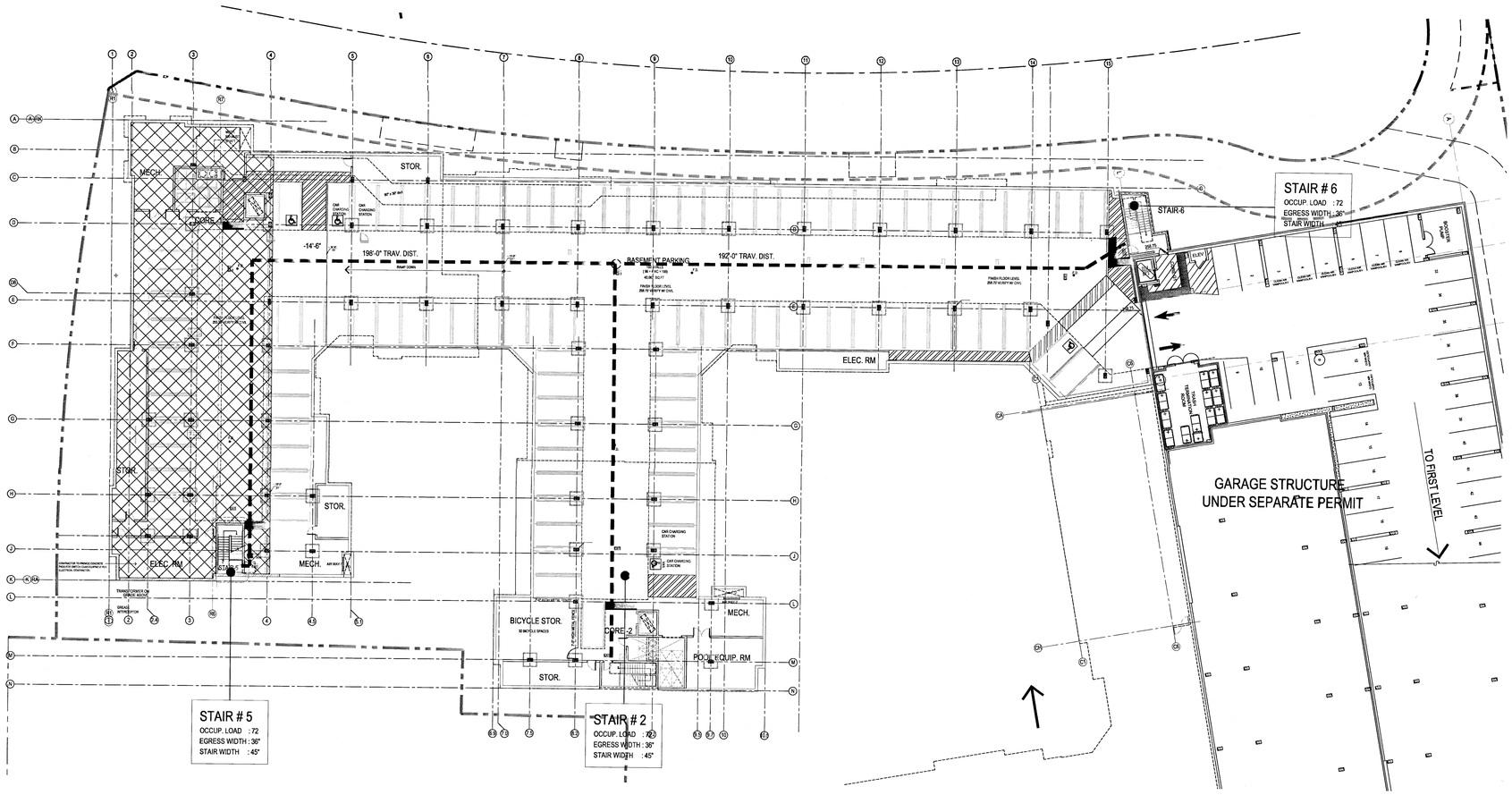

01 EXITING PLAN-BASEMENT GARAGE
SCALE: 1" = 20'-0"

ADDED TRAVEL DISTANCE

BASEMENT LEVEL GARAGE - EXITING ANALYSIS

S-2 OCCUPANT GROUP — OCCUPANT LOAD FACTOR: 200

LEGEND [XX] — OCCUPANT LOAD AT EXIT / LEVEL

GARAGE

TOTAL FLOOR OCCUPANCY LOAD: (43,062 / 200 = 216)	216
EXITS REQUIRED:	2
EXITS PROVIDED:	3

STAIR #5

EGRESS WIDTH REQUIRED:	(72)(.2) = 14.4"
EGRESS WIDTH PROVIDED:	36"
STAIR WIDTH REQUIRED:	(72)(.3) = 21.6"
STAIR WIDTH PROVIDED:	45"

STAIR #2 AT CORE 2

EGRESS WIDTH REQUIRED:	(72)(.2) = 14.4"
EGRESS WIDTH PROVIDED:	36"
STAIR WIDTH REQUIRED:	(72)(.3) = 21.6"
STAIR WIDTH PROVIDED:	45"

STAIR #6

EGRESS WIDTH REQUIRED:	(72)(.2) = 14.4"
EGRESS WIDTH PROVIDED:	36"
STAIR WIDTH REQUIRED:	(72)(.3) = 21.6"
STAIR WIDTH PROVIDED:	45"

ACCESSIBLE MEANS OF EGRESS

PER SECTION 1007.2 (4) ALL EXTERIOR STAIRS ARE A PART OF ACCESSIBLE MEANS OF EGRESS.

PER CBC 1007.2.1, EXCEPTION 1:
IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVEL OF EXIT DISCHARGE.

AREA OF REFUGE

PER CBC SECTION 1007.3, EXCEPTION 2,
THE AREA OF REFUGE IS NOT REQUIRED AT STAIRWAYS AS PERMITTED BY SECTION 1016.1 AND 1022.1 IN BUILDINGS THAT ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2

-PER CBC 1007.3, EXCEPTION 1,
A CLEAR WIDTH OF 48" INBETWEEN HANDRAILS IS NOT REQUIRED WHEN THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

HORIZONTAL EXITS

PER SECTION 1025.1:
A HORIZONTAL EXIT SHALL NOT SERVE AS THE ONLY EXIT FROM A PORTION OF A BUILDING, AND WHERE TWO OR MORE EXITS ARE REQUIRED, NOT MORE THAN ONE-HALF OF THE TOTAL NUMBER OF EXITS OR TOTAL EXIT WIDTH SHALL BE HORIZONTAL EXITS.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

#	DATE	COMMENTS
1	09/23/14	

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SHEET CONTENTS:
EXITING PLAN
BASEMENT GARAGE

SHEET NO.
A2.30

2012364

05-19-16 CITY SUBMITTAL

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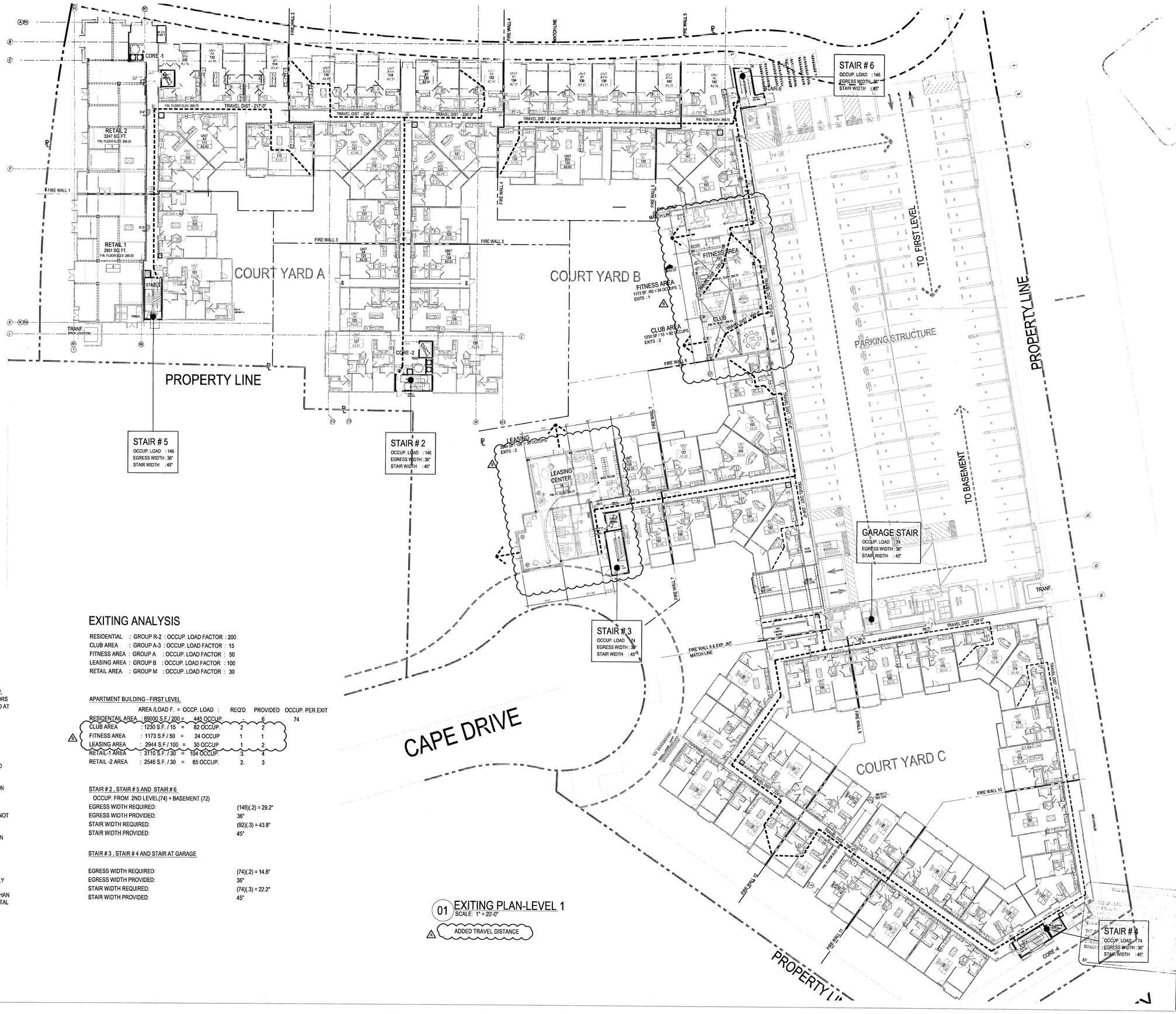

EXITING ANALYSIS

RESIDENTIAL	: GROUP R-2	: OCCUP. LOAD FACTOR	: 200
CLUB AREA	: GROUP A-3	: OCCUP. LOAD FACTOR	: 15
FITNESS AREA	: GROUP A	: OCCUP. LOAD FACTOR	: 50
LEASING AREA	: GROUP B	: OCCUP. LOAD FACTOR	: 100
RETAIL AREA	: GROUP M	: OCCUP. LOAD FACTOR	: 30

APARTMENT BUILDING - FIRST LEVEL

	AREA /LOAD F.	=	OCCP. LOAD :	REQ'D	PROVIDED	OCCUP. PER EXIT
RESIDENTAIL AREA	89000 S.F./ 200	=	445 OCCUP.	-	6	74
CLUB AREA	: 1230 S.F. / 15	=	82 OCCUP.	2	2	
FITNESS AREA	: 1173 S.F./ 50	=	24 OCCUP	1	1	
LEASING AREA	: 2944 S.F./ 100	=	30 OCCUP	1	2	
RETAIL-1 AREA	: 3110 S.F. / 30	=	104 OCCUP.	3.	4	
RETAIL -2 AREA	: 2546 S.F. / 30	=	85 OCCUP.	2.	3	

STAIR # 2 , STAIR # 5 AND STAIR # 6
OCCUP. FROM 2ND LEVEL(74) + BASEMENT (72)

EGRESS WIDTH REQUIRED:	(146)(.2) = 29.2"
EGRESS WIDTH PROVIDED:	36"
STAIR WIDTH REQUIRED:	(92)(.3) = 43.8"
STAIR WIDTH PROVIDED:	45"

STAIR # 3 , STAIR # 4 AND STAIR AT GARAGE

EGRESS WIDTH REQUIRED:	(74)(.2) = 14.8"
EGRESS WIDTH PROVIDED:	36"
STAIR WIDTH REQUIRED:	(74)(.3) = 22.2"
STAIR WIDTH PROVIDED:	45"

ACCESSIBLE MEANS OF EGRESS

PER CBC 1007.2.1, EXCEPTION 1:
IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVEL OF EXIT DISCHARGE.

AREA OF REFUGE

PER CBC SECTION 1007.3, EXCEPTION 2,
THE AREA OF REFUGE IS NOT REQUIRED AT STAIRWAYS AS PERMITTED BY SECTION 1016.1 AND 1022.1 IN BUILDINGS THAT ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2

-PER CBC 1007.3, EXCEPTION 1,
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HORIZONTAL EXITS

PER SECTION 1025.1:
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01 EXITING PLAN-LEVEL 1
SCALE: 1" = 20'-0"

△1 ADDED TRAVEL DISTANCE

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Product
Revisions:

#	DATE	COMMENTS
△1	09/23/14	
△2	11/09/15	

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
Reg. C23572
Exp. 7-31-17
STATE OF CALIFORNIA

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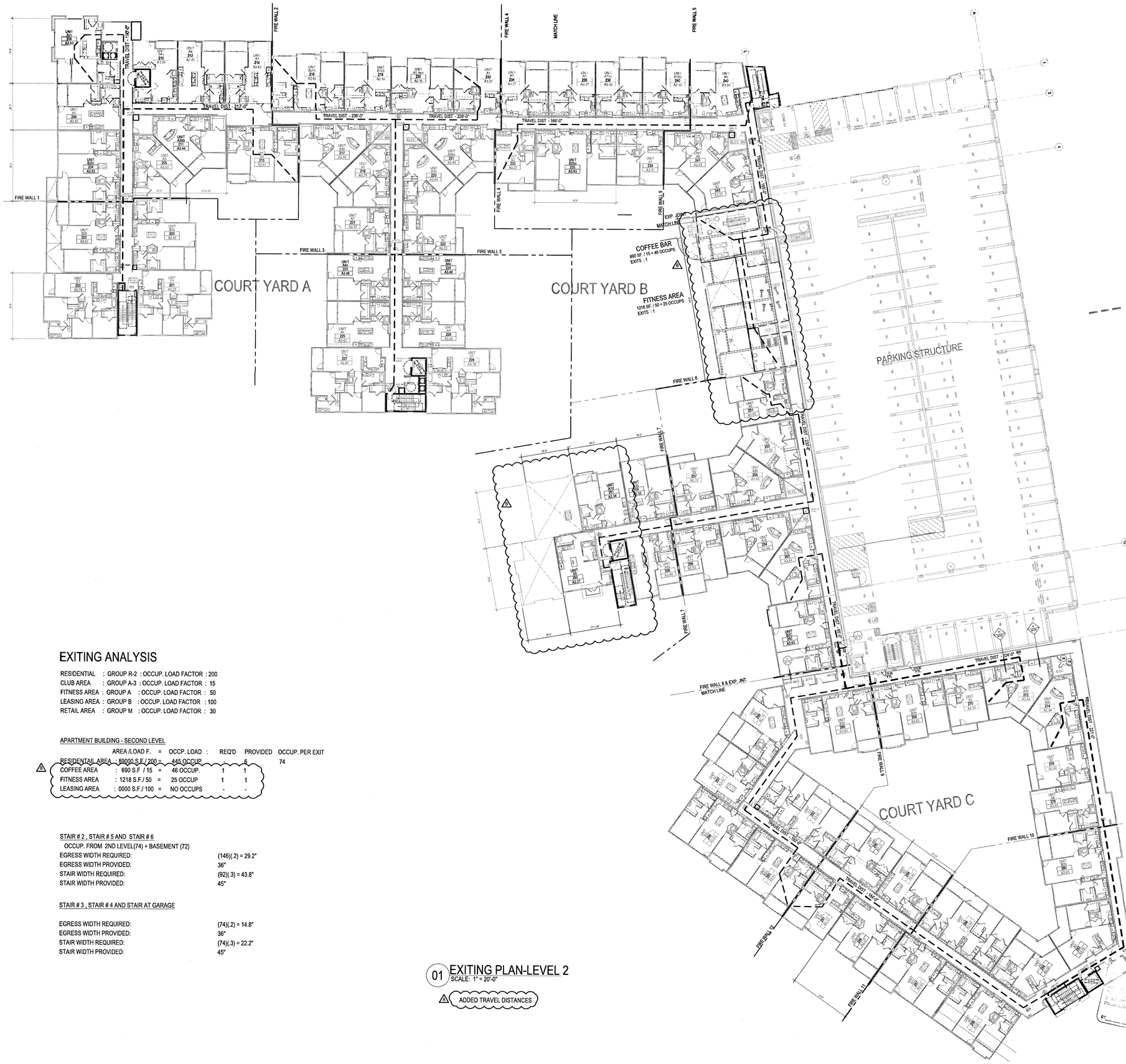
SHEET CONTENTS:
EXITING PLAN LEVEL 1

SHEET NO.
A2.31

05-19-16 CITY SUBMITTAL

2012364

FILE: M:\12364_Whse\Partners Laguna Niguel\4-CD\3D\SITEKEY.dwg
USER: mbooe@ymi DATE/TIME: May 18, 2016 - 9:31am
SCALE: 360 LAYOUT: A2.31



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EXITING ANALYSIS

RESIDENTIAL	: GROUP R-2	: OCCUP. LOAD FACTOR	: 200
CLUB AREA	: GROUP A-3	: OCCUP. LOAD FACTOR	: 15
FITNESS AREA	: GROUP A	: OCCUP. LOAD FACTOR	: 50
LEASING AREA	: GROUP B	: OCCUP. LOAD FACTOR	: 100
RETAIL AREA	: GROUP M	: OCCUP. LOAD FACTOR	: 30

APARTMENT BUILDING - SECOND LEVEL

	AREA /LOAD F.	=	OCCP. LOAD	:	REQ'D	PROVIDED	OCCUP. PER EXIT
RESIDENTIAL AREA	89000 S.F. / 200	=	445 OCCUP.		5		74
COFFEE AREA	: 690 S.F. / 15	=	46 OCCUP.		1	1	
FITNESS AREA	: 1218 S.F./ 50	=	25 OCCUP		1	1	
LEASING AREA	: 0000 S.F./ 100	=	NO OCCUPS		-	-	

STAIR # 2 , STAIR # 5 AND STAIR # 6
OCCUP. FROM 2ND LEVEL(74) + BASEMENT (72)

EGRESS WIDTH REQUIRED:	(146)(.2) = 29.2"
EGRESS WIDTH PROVIDED:	36"
STAIR WIDTH REQUIRED:	(92)(.3) = 43.8"
STAIR WIDTH PROVIDED:	45"

STAIR # 3 , STAIR # 4 AND STAIR AT GARAGE

EGRESS WIDTH REQUIRED:	(74)(.2) = 14.8"
EGRESS WIDTH PROVIDED:	36"
STAIR WIDTH REQUIRED:	(74)(.3) = 22.2"
STAIR WIDTH PROVIDED:	45"

01 EXITING PLAN-LEVEL 2
SCALE: 1" = 20'-0"

ADDED TRAVEL DISTANCES

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\2D SITE\X-SITE.dwg
USER: Vince Chupka PLOTTED: May 16, 2016 - 1:41pm
SCALE: 3/60 LAYOUT: A2.32

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	09/23/14	
2	11/09/15	

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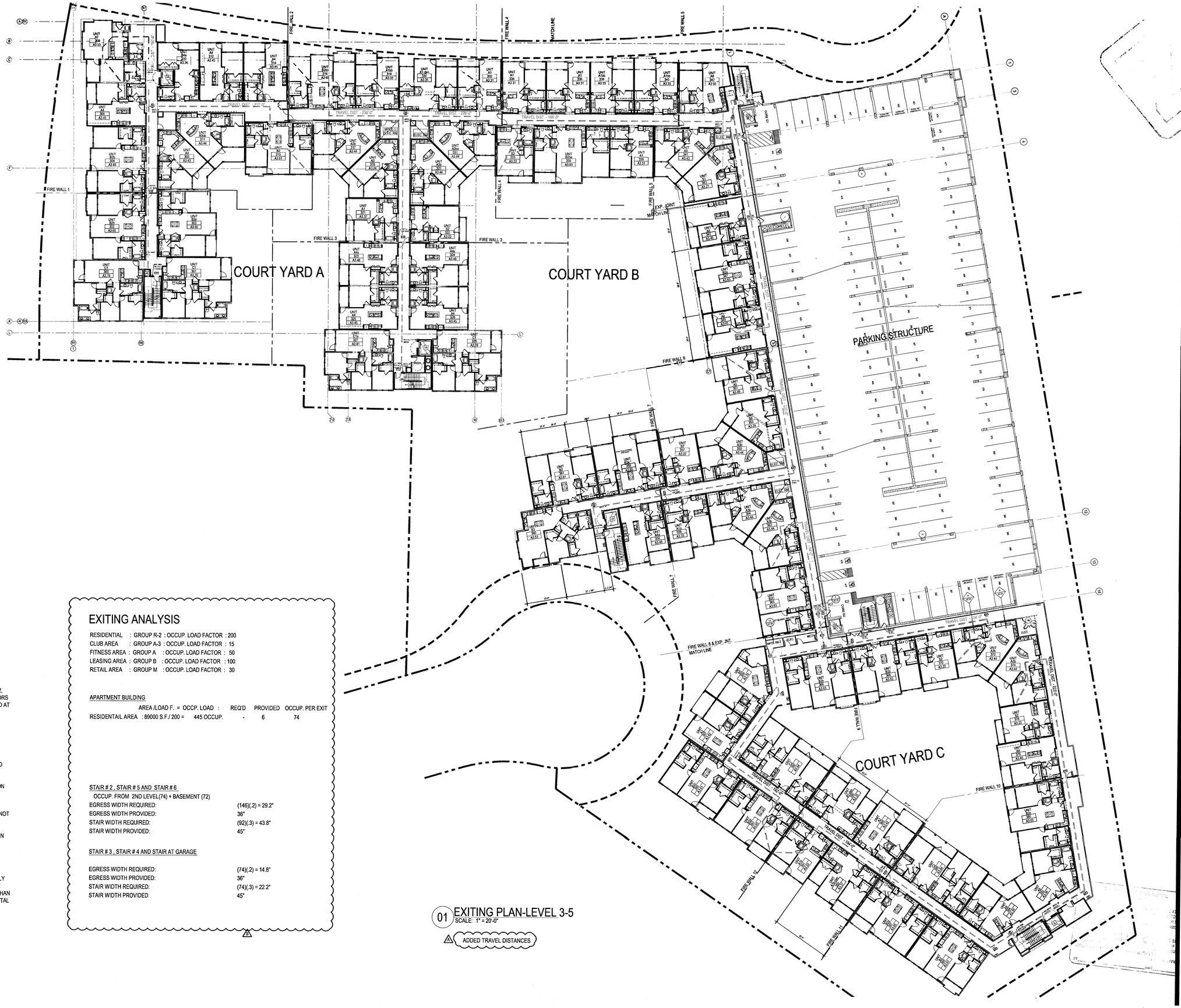
SHEET CONTENTS:
EXITING PLAN
LEVEL 2-5

SHEET NO.
A2.32

2012364

05-19-16 CITY SUBMITTAL



ACCESSIBLE MEANS OF EGRESS

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EXITING ANALYSIS

RESIDENTIAL	: GROUP R-2	: OCCUP. LOAD FACTOR	: 200
CLUB AREA	: GROUP A-3	: OCCUP. LOAD FACTOR	: 15
FITNESS AREA	: GROUP A	: OCCUP. LOAD FACTOR	: 50
LEASING AREA	: GROUP B	: OCCUP. LOAD FACTOR	: 100
RETAIL AREA	: GROUP M	: OCCUP. LOAD FACTOR	: 30

APARTMENT BUILDING

	AREA /LOAD F. =	OCCP. LOAD :	REQ'D	PROVIDED	OCCUP. PER EXIT
RESIDENTAIL AREA	: 89000 S.F./ 200 =	445 OCCUP.	-	6	74

STAIR # 2 , STAIR # 5 AND STAIR # 6
OCCUP. FROM 2ND LEVEL(74) + BASEMENT (72)

EGRESS WIDTH REQUIRED:	(146)(.2) = 29.2"
EGRESS WIDTH PROVIDED:	36"
STAIR WIDTH REQUIRED:	(92)(.3) = 43.8"
STAIR WIDTH PROVIDED:	45"

STAIR # 3 , STAIR # 4 AND STAIR AT GARAGE

EGRESS WIDTH REQUIRED:	(74)(.2) = 14.8"
EGRESS WIDTH PROVIDED:	36"
STAIR WIDTH REQUIRED:	(74)(.3) = 22.2"
STAIR WIDTH PROVIDED:	45"

01 EXITING PLAN-LEVEL 3-5
SCALE: 1" = 20'-0"

A ADDED TRAVEL DISTANCES

FILE: M112364_Wood Partners Laguna Niguel\4-CD\000 SITE\X-SITE.dwg
USER: Jessica Kwon, DATE/TIME: May 18, 2016 - 9:31am
SCALE: 1/8" = 1'-0" | PLOT: A2.33

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
A	09/23/14	
A	09/23/14	

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SHEET CONTENTS:
EXITING PLAN
LEVEL 3-5

SHEET NO.
A2.33

2012364

05-19-16 CITY SUBMITTAL

01 LEVEL5 -ROOF TERRACE EXIT AND HORIZONTAL EXIT LAYOUT
SCALE: 1" = 20'-0"

EXITING ANALYSIS

RESIDENTIAL	: GROUP R-2	: OCCUP. LOAD FACTOR	: 200
CLUB AREA	: GROUP A-3	: OCCUP. LOAD FACTOR	: 15
FITNESS AREA	: GROUP A	: OCCUP. LOAD FACTOR	: 50
LEASING AREA	: GROUP B	: OCCUP. LOAD FACTOR	: 100
RETAIL AREA	: GROUP M	: OCCUP. LOAD FACTOR	: 30
GARAGE AREA	: GROUP S2	: OCCUP. LOAD FACTOR	: 200

APARTMENT BUILDING TO GARAGE

RESIDENTAIL AREA : 2 HORIZOTAL EXITS ARE PROVIDED.

ACCESSIBLE MEANS OF EGRESS

PER CBC 1007.2.1, EXCEPTION 1:
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USER: sabolla@pkarchitects.com DATE/TIME: May 18, 2016 - 9:37am
XREF'S: $0$1 - ARCH - A2.35

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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SHEET CONTENTS:
HORIZONTAL EXIT
LEVEL 5

SHEET NO.
A2.35

BY

05-19-16 CITY SUBMITTAL

2012364

ORANGE COUNTY FIRE AUTHORITY
Fire Prevention Department - Planning and Development Services Section

1 Fire Authority Road, Irvine, CA. 92602 -ocfa.org - (714) 573-6100 / fax (714) 368-8843

David Oatis
Firesafe Planning Solutions
302 N. El Camino Real, Suite 202
San Clemente, CA 92672

Subject: **OCFA Service Request SR# 184094**
Laguna Niguel Gateway Apartments
27716 Forbes Road, Laguna Niguel 92677
PR145: Fire Master Plan and PR910: Alternate Materials and Methods Request

We have reviewed your Alternate Materials and Methods request and are granting approval. This approval is not intended to serve as approval of the proposal for any project or location other than that specified herein. A summary of our findings is outlined below and includes the facility description, request, and the Orange County Fire Authority's (OCFA) conditions of approval.

Facility Description

Laguna Niguel Gateway Apartments is a proposed 5-story apartment development in Laguna Niguel, California. The building proposed is 407,622 square feet, to be constructed from Type III-A materials. There will also be a noncombustible parking structure. The property is surrounded by an office complex, Forbes Road, a storm drain channel, a railroad right of way and Crown Valley Parkway.

Request

Code Section, 2010 California Fire Code (CFC):

Section 503—FIRE DEPARTMENT ACCESS

Code Requirement:

- CFC Section 503.1 regarding fire department access
- CFC Section 104.9 Alternate Methods and Materials

Code Intent:

Code compliant access shall be supplied for firefighting purposes. For the current project, there are hose pull deficiencies to the courtyards due to constraints of water district easements around rear of building, a storm drain channel setback at the east side of the project and a grade difference from Crown Valley Parkway to the South. As designed, the project will have a 195 feet access deficiency for the parking structure and a 247' access deficiency on the residential building.

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RESIDENTIAL SPRINKLERS AND SMOKE DETECTORS SAVE LIVES

Applicant Proposal:

Proposed alternative fire protection measures:

- Provide an NFPA 13 fire sprinkler system rather than the required 13R system.
- Provide a minimum 5' walkable path around the entire perimeter of the building.
- Provide 3-Hour Fire Walls to compartmentalize the building. Fire walls will be used to create (11) separate compartments which will be smaller than required on CDC 2010 Table 503. See the Building Summary section of the plans for more information.
- Provide a 2-Hour fire rated tunnel for firefighter access to courtyard in two locations.
- Provide extra roof access via stairs.
- Easy to read way-finding signage will be provided throughout the building for fire personnel to rapidly access individual units and courtyard.
- Apparatus staging areas are available from existing streets on three sides of building. Streets are 36' wide or more. In addition, at the entry of the project we have extended the street truck ladder access onto our property by providing a 20' clear fire access only, no parking fire staging area.
- A Knox device shall be provided at each entry point providing pedestrian access to the courtyards or corridors of the building, each vehicle or pedestrian gate blocking travel around or to the building perimeter and each vehicle or pedestrian gate blocking travel within the garage.
- One elevator in each wing of the building located closest to the firefighter entry point that are accessed directly from the central on-site fire lane and are capable of accommodating a rescue/medical gurney in accordance with CBC 3002.4a.
- A "Fire Monitoring Room" will be provided with access to the exterior of the building only. The fire Monitoring Room shall be separated from the remainder of the building by not less than one-hour fire resistive construction with all openings protected by assemblies having a fire-resistive rating of not less than 45 minutes. It shall have a minimum of one door, which is accessible directly from the exterior portion of the building and shall be able to be opened with a fire department master key. The fire monitoring room shall have a minimum of 96 square feet with a minimum dimension of 8 feet. It shall contain the following:
  - Fire detection and fire alarm system annunciator panels.
  - Sprinkler valve and water-flow detector display panels.
  - Status indicators and controls for air handling systems.
  - Schematic building plans in clearly labeled approved containers, indicating the typical floor plan and detailing the building core.
  - Emergency contact information: Building engineer, maintenance, property management, security, alarm company and elevator company.
  - One 3 foot by 5 foot table and two folding chairs, minimum.
  - An approved locked and labeled cabinet containing labeled keys for emergency access and elevator control. All control panels in the central control station shall be permanently identified as to its function.

  - Battery powered emergency lighting device.
  - A portable schematic map(s) made of a durable material (laminated paper, plastic) shall be provided next to the main alarm panel. It shall contain the following information:
    - Location of building entries, stairwells, and elevators--identify stairs providing access to the roof and call out extent of rated firefighter "tunnel."
    - Location of firewalls dividing the building into sections.
    - Location of sprinkler riser and shut-off valves.
    - Location of hydrants, FDC(s) and standpipe outlets.

Justification

The proposed alternate fire protection methods enhance and protect the building by providing compliant fire department hose-pull access. This will provide additional protection for fire personnel and the public.

Conditions

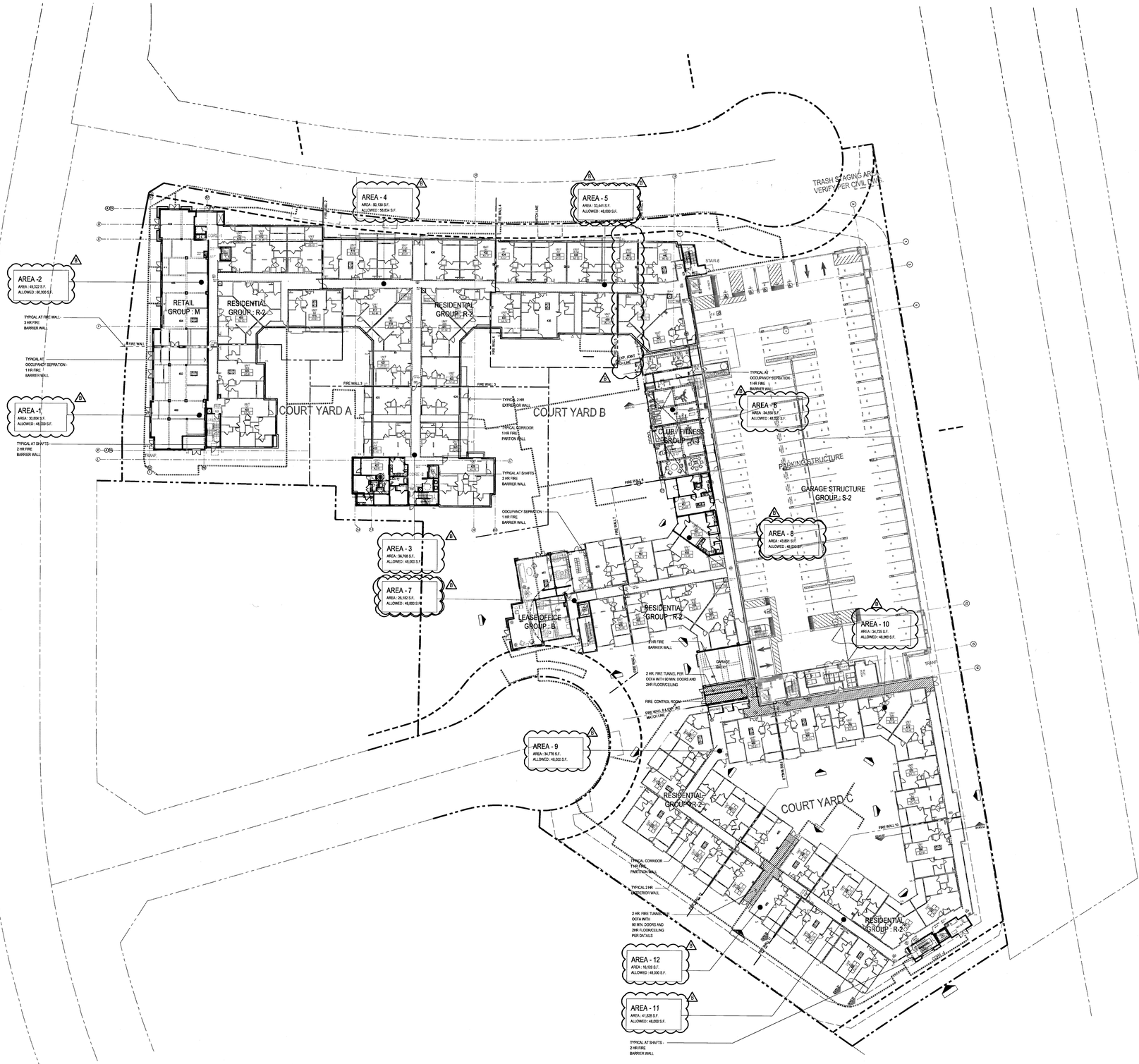
To approve the alternate materials and methods request, the following conditions must be met, in addition to those proposed:

1. A copy of this approval letter shall be blue-lined onto the site plan and any other required OCFA plan approvals.
2. The OCFA reserves the right to re-evaluate the project at any stage in the future if the water supply is inadequate to provide the protection as required by this approval.

Respectfully,

Becky Schade
Fire Prevention Analyst

Concurrence
Vahid Toossi, P.E.
Fire Protection Engineer



01 FIREWALL , FIRE BARRIER AND OCCUPANCY EXHIBIT
SCALE: 1" = 30'-0"

LABELED AREA AND WALLS

REFER SHEET A1-11 FOR AREA CALCULATION DETAILS

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Orginal Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	09/23/14	
2	11/09/15	

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SHEET CONTENTS:
FIRE WALLS PLAN

SHEET NO.
A2.40

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\A-CD\2D\S-SITE\X-SITE.dwg
USER: mbolognese DATE/TIME: May 18, 2016 - 8:31am
SCALE: 360 LAYOUT: A2.40

DOOR NOTES

1. ALL DOORS SHALL COMPLY WITH C.B.C. SECTION 1014, EXIT ACCESS.
2. ALL GLASS AND GLAZING IN DOORS SHALL COMPLY WITH CBC CHAPTER 24.
3. GLASS DOORS AND ADJACENT GLASS PANELS WITHIN 18" SHALL BE APPROVED FOR IMPACT HAZARD .
4. DOOR SIZES SHOWN ARE NOMINAL. ALLOWANCE FOR OPERABILITY, THRESHOLDS ETC., SHALL BE SUBTRACTED FROM THE DOOR.
5. EXIT DOORS SHALL BE A MINIMUM OF 3'-0" WIDE X 6'-8" HIGH AND SHALL OPEN AT LEAST 90 DEGREES AND PROVIDE A CLEAR WIDTH OF AT LEAST 32".
6. DOORS IN RATED WALLS SHALL CONSIST OF SELF-CLOSING, SELF-LATCHING ASSEMBLIES WITH SMOKE AND DRAFT SEALS AT HEAD AND JAMBS. DOOR ASSEMBLY RATINGS SHALL BE AS INDICATED ON DOOR SCHEDULE. HOLD OPEN DEVICES ON RATED ASSEMBLIES SHALL BE MAGNETICALLY OPERATED AND ACTIVATED BY SMOKE DETECTORS, CLOSE AND LATCH.
7. AIR LEAKAGE AT EXTERIOR DOORS SHALL BE LIMITED BY THE FOLLOWING.

A. ALL DOORS SHALL BE WEATHER-STRIPPED AT THE HEAD, SILL AND JAMBS.
B. DOORS MOUNTED IN AN EXTERIOR WALL SHALL HAVE A MINIMUM 1/2" LAP AT EACH JAMB AND HEAD.
C. DOORS REQUIRING VERTICAL TRACK OR GUIDES SHALL USE A CONTINUOUS MOUNTING ANGLE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
D. MEETING STILES AND RAILS OF SECTION DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL.

8. DOORS WITH LOUVERS, LOUVER SHALL BE 12" HIGH UNLESS NOTED OTHERWISE. LOUVERS IN FIRE-RATED DOOR ASSEMBLIES TO BE FUSIBLE LINK FIRE DAMPERS. LOUVERS IN EXTERIOR DOORS SHALL BE VANDAL RESISTANT.
9. ALL DOORS SHALL BE 1-3/4" THICK UNLESS NOTED OTHERWISE.
10 EXIT DOORS MUST OPEN FROM THE INSIDE WITHOUT A KEY, OR ANY SPECIAL KNOWLEDGE OR EFFORT.
11. DOOR HARDWARE SHALL COMPLY WITH THE FOLLOWING:

A. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND ARE IN THE PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
B. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT SHALL BE APPLIED AT AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS, WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS. FOR ALL OCCUPANCIESM REQURIED FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE, NOT TO EXCEED 15LBF.

12. THE BOTTOM 10 INCHES OF ALL DOOR EXCEPT SLIDING AND POCKET DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY
13. A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
14. COORDINATE FABRICATION OF ALL DOORS AND FRAMES WITH THE PROJECTS SECURITY REQUIREMENTS.
15. ALL RATED DOORS OPENING TO CORRIDORS TO HAVE "S" LABEL FOR POSITIVE PRESSURE COMPLIANCE . PER CBC SECTION 715.4.3
16. INTERIOR CORRIDOR ENTRY DOORS TO ACHIEVE A MINIMUM STC RATING OF 26.
17. ALL DOORS WITHIN THE 2-HOUR STAIR ENCLOSURE TO HAVE 90 MIN. LABEL.
18. DOORS IN EXIT ENCLOSURES SHALL COMPLY WITH CBC SECTION 715.4.4
19. DOORS THAT ARE CLASSIFIED AS INCIDENTAL USE ARE REQUIRED TO HAVE CLOSERS. DOORS SHALL NOT HAVE AIR TRANSFER OPENINGS AND SHALL NOT BE UNDERCUT IN EXCESS OF THE CLEARANCE PERMITTED.
20. PER 2010 CBC 1126A.4.1 & 1133B.2.5.1, IF THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR..
21. PER 2010 CBC 1126A.6.1 THE LEVER OF THE LEVER-ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.
22. DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 42 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

HOLLOW METAL FRAME INSTALLATION NOTES (NON BEARING STUD WALLS):

1. FURNISH FRAMES AS ONE-PIECE ASSEMBLY
2. FACTORY WELD FRAME ANCHORS IN PLACE AT HINGE LEVELS AND DIRECTLY OPPOSITE ON STRIKE JAMB.
3. SQUARE, BRACE AND PLUMB FRAME AND SET SPREADER AT THE THRESHOLD TO MAINTAIN DOOR OPENING DIMENSION ATTACHING JAMBS TO FLOOR THROUGH FLOOR ANCHORS.
4. INSTALL JAMB STUDS TO FLOOR AND CEILING RUNNERS AND TIGHTLY AGAINST FRAME ANCHORS. FASTEN STUDS TO FRAME ANCHORS THROUGH BACK OF STUD W/ MIN. 8X1/2" SELF TAPPING SCREWS.
5. NOTE DRYWALL MUST EXTEND AT LEAST 1/2" INTO FRAME AT OPENING INDICATED AS FIRE-RATED ASSEMBLIES.

HOLLOW METAL FRAME INSTALLATION NOTES (CMU WALLS):

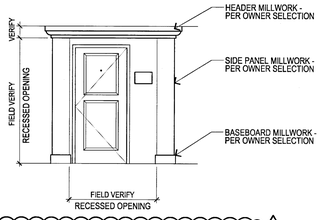
1. FURNISH FRAMES AS ONE-PIECE ASSEMBLY
2. FACTORY WELD ANCHORS IN PLACE AT HINGE LEVELS AND DIRECTLY OPPOSITE ON STRIKE JAMB.
3. SET, BRACE AND PLUMB FRAME IN MODULAR MASONRY OPENING. PROVIDE SPREADERS AT THE THRESHOLD AND AT THE MID-POINT OF THE OPENING TO MAINTAIN DOOR OPENING DIMENSION.
4. GROUT FRAME IN THE AREA OF THE ANCHORS AS THE WALL IS LAID UP.

REMARKS

1. SELF-CLOSING
2. CARD READER.
3. MAGNETIC HOLD OPEN. WIRE TO LIFE SAFETY SYSTEM.
4. KEY LOCK
5. WEATHER STRIPPED AT HEAD, SILL, AND JAMBS.
6. SECURITY CONTACT
7. KNOX BOX FOR FIRE DEPARTMENT KEY ACCESS
8. KEY ACCESS TO ROOF
9. LOUVER. SEE MECHANICAL FOR FREE AREA.
10. STAIRWAY IDENTIFICATION SIGNAGE PER DETAIL 7 ON SHEET G0.04
11. PRIVACY LOCK
12 PEEP HOLE VIEWER
13. CASED OPENING
14. ACCESSIBLE RESTROOM SIGNAGE PER DETAIL 11 ON SHEET G0.04
15. UNIT IDENTIFICATION SIGNAGE PER DETAIL 9 ON SHEET G0.04
16. PANIC HARDWARE
17. FINISH TO MATCH WINDOW SYSTEM
18. STAIN OR PAINT COLOR AND SEALER PER ARCHITECT.
19. KICKPLATE
20. DOOR ASSEMBLY IN CORRIDOR SEE DOOR NOTE 15
21. DOOR ASSEMBLY IN EXIT ENCLOSURES SEE DOOR NOTE 17
22. PROVIDE DOOR SIGNAGE PER CBC SECTION 1143A.2 REFERENCE DETAIL 9 SHEET A0.04
23. STC 26
24. PROVIDE DOOR BUZZER / BELL /CHIMES AT 48" MAX. AFF.CONNECTED TO PERMANENT WIRING

ENTRY DOOR WOOD MILLWORK

NOTE:
MILLWORK AT INTERIOR UNIT ENTRIES TO BE APPROVED BY OWNER BEFORE INSTALLATION. MILLWORK TO BE SITE VERIFIED FOR CEILING, DOOR AND SOFFIT HEIGHT IN CORRIDOR.



UNIT ENTRY DOOR ELEVATION

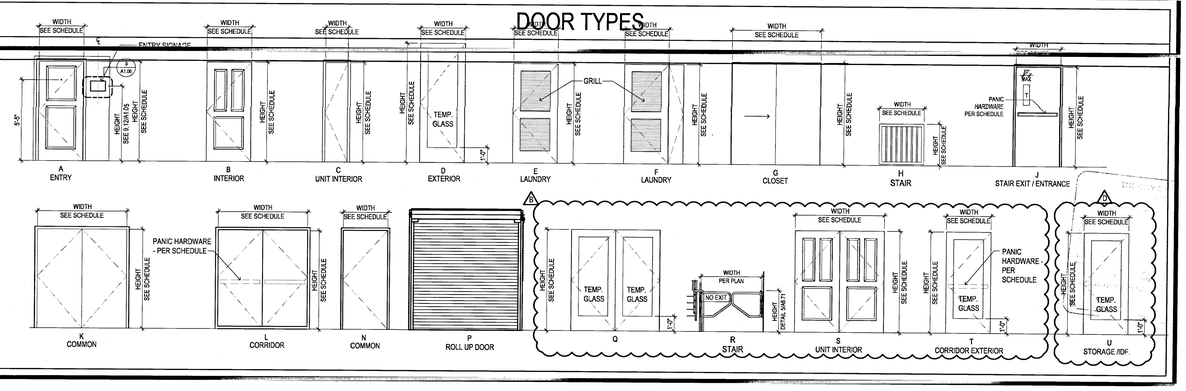
DOOR SCHEDULE ABBREVIATIONS

AL	ALUMINUM	GD	GLASS DOOR	SCS	SOLID CORE WOOD, STAIN GRADE VENEER
AC	ANODIZED CLEAR	GL	GLASS OR GLAZING	SCP	SOLID CORE WOOD, PAINT GRADE VENEER
BZ	BRONZE	HC	HOLLOW CORE WOOD	SCM	SOLID CORE WOOD, MEDIUM DENSITY OVERLAY VENEER
CC	CONCEALED CLOSER	HCP	HOLLOW CORE WOOD, PAINT GRADE	SF	STOREFRONT
CLR	CLEAR	HM	HOLLOW METAL	SMC	SURFACE MOUNTED CLOSER
ENT	ENTRY DOOR	HS	HORIZONTAL SLIDER	STL	STEEL
FB	FIBERGLASS	LVR	LOUVER	(T)	TEMPERED
FC	FLOOR CLOSER	MF	MILL FINISH	WAR	WARDROBE
FF	FACTORY FINISH	MHO	MAGNETIC HOLD OPEN	WD	WOOD
FSFD	FUSIBLE LINK FIRE DAMPER	PHG	PAINT HIGH GLOSS ENAMEL	WV	WOOD VENEER
FP	FACTORY PRIMED, FIELD PAINTED	PSG	PAINT SEMI-GLOSS ENAMEL		
FR	FRENCH DOOR	PC	PVDF COAT		
FRA	FIRE RATED ASSEMBLY	PT	PAINT		
GA	GALVANIZED	PR	PAIR		

DOOR SCHEDULE (UNITS)

DOOR NUMBER	ROOM NAME	DOOR INFORMATION TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	FRAME INFORMATION FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	THRESHOLD DETAIL	FIRE RATING	EGRESS DOOR	REMARKS
UNITS																
1	MAIN ENTRY	A	3'-0"	8'-0"	1-3/4"	WD	PT	WD	WD	PT	5/A3.05	5/A3.05	4/A3.05	20 MIN.		12, 14, 15, 20, 23, 24 WITH WOOD MILL WORK
1 *	MAIN ENTRY	A	3'-0"	8'-0"	1-3/4"	WD	PT	WD	WD	PT	5/A3.05	5/A3.05		90 MIN.		12, 14, 15, 20, 23, 24(AT 1ST LEVEL OCFA FIRE TUNNEL
2	BATH / BED	B	2'-10"	6'-8"	1-3/8"	HC	PT	WD	WD	PT	8/A3.05	8/A3.05		NR		11
3	CLOSET	B	1'-6"	6'-8"	1-3/8"	HC	PT	WD	WD	PT	8/A3.05	8/A3.05		NR		
4	PATIO / BALCONY	D	3'-0"	8'-0"	1-3/8"	WD	PT	WD	WD	PT	2/A3.05	2/A3.05		NR		1, 4, 5
5	LAUNDRY	E	2'-10"	6'-8"	1-3/8"	HC	PT	WD	WD	PT	8/A3.05	8/A3.05		NR		9
6	LAUNDRY	F	4'-0"	6'-8"	1-3/8"	HC	PT	WD	WD	PT	8/A3.05	8/A3.05		NR		9
7	CLOSET	G	6'-0"	6'-8"	1-3/8"	HC	PT	WD	WD	PT	8/A3.05	8/A3.05		NR		
8	WALK IN CLOSET	B	2'-10"	6'-8"	1-3/8"	HC	PT	WD	WD	PT	8/A3.05	8/A3.05		NR		
9	CLOSET	B	2'-0"	6'-8"	1-3/8"	HC	PT	WD	WD	PT	8/A3.05	8/A3.05		NR		
10	BATH - POCKET DOOR	B	2'-10"	6'-8"	1-3/8"	HC	PT	WD	WD	PT				NR		
11	LOFT CLOSET	B	PR 2'-8"	6'-8"	1-3/8"	HC	PT	WD	WD	PT	8/A3.05	8/A3.05		NR		
12	CLOSET	B	2'-6"	6'-8"	1-3/8"	HC	PT	WD	WD	PT	8/A3.05	8/A3.05		NR		
13	LOFT CLOSET	B	PR 2'-6"	6'-8"	1-3/8"	HC	PT	WD	WD	PT	8/A3.05	8/A3.05		NR		
COMMON AREA																
101	CORRIDOR-FIREWALL	L	PR 3'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	15/A7.06	7/A7.06		180 MIN.	●	1, 3, 16, 19, 20, 22
102	CORRIDOR-2 HR. FF TUNNEL	L	PR 3'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	5/A3.06	5/A3.06	1/A3.05	90 MIN.	●	1, 3, 16, 19, 20, 22
103	CORRIDOR	T	3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM.	PT	3/A3.05	3/A3.05	1/A3.05	NR	●	1, 3,16, 19, 20, 22
104	NOT USED															
105	EXIT STAIR (EXTERIOR)	J	3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM.	PT	3/A3.05	3A3.05	1/A3.05	NR	●	1, 5, 7, 10, 16, 19
106	EXIT STAIR (INTERIOR)	J	3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM.	PT	11/A3.05	11/A3.05	-	90 MIN.	●	1, 10, 16, 19, 20, 21, 22
107	ROOF STAIR	J	3'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	3/A3.05	3/A3.05		NR		1, 5, 7, 8, 10, 16, 19
108	RESTROOM	B	3'-0"	8'-0"	1-3/4"	WD.	PT	-	WD.	PT	8/A3.05	8/A3.05		NR		1, 4
109	SERVICE	K	PR 3'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	3/A3.07	3/A3.07	-	20 MIN.		1, 4, 20 (5 @GARAGE)
110	SERVICE (MECH. / STOR.)	N	3'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	3/A3.07	3/A3.07	-	20 MIN.		1, 4, 20 (5 @GARAGE)
111	MAINTENANCE	N	3'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	3/A3.07	3/A3.07	-	20 MIN.		1, 4, 20 (5 @GARAGE)
112	MAINTENANCE	N	PR 3'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	3/A3.07	3/A3.07	-	20 MIN.		1, 4, 20 (5 @GARAGE)
113	CORRIDOR (TO EXTERIOR)	Q	PR 3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM.	PT	2/A3.05	2/A3.05	-	NR		1, 3, 5, 7, 16, 19, 20, 22
114	ELEVATOR (RATED)	N	3'-6"	8'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	12/A6.81	10/A6.81		90 MIN.		TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL; TOTAL DOOR MODEL # ESS-PK-180-FF
115	EXT. ELEVATOR (EQUIP.)	N	4'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	2/A3.05	2/A3.05	-	90 MIN.		
116	INT. ELEVATOR (EQUIP.)	N	4'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	11/A3.05	11/A3.05	-	NR		
117	TRASH (@ GARAGE)	K	PR 3'-6"	8'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	3/A3.07	3/A3.07		90 MIN.		
118	TRASH (@ GARAGE)	N	3'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	3/A3.07	3/A3.07	-	90 MIN.		1, 4, 20
119	TRASH (@ CORRIDOR)	N	3'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	7/A3.07	7/A3.07	-	20 MIN.		1, 4, 20
120	POOL EQUIPMENT	L	PR 3'-0"	7'-0"	1-3/4"	H.M.	PT	-	H.M.	PT	3/A3.07	3/A3.07	-	45 MIN.		1, 4, 20 (5 @GARAGE)
121	ELECTRICAL ROOM	N	3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM	PT	3/A3.07	3/A3.07	-	45 MIN.@ GAR.		1, 4, (5 @GARAGE)
122	ELECTRICAL ROOM	L	PR 3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM	PT	3/A3.07	3/A3.07	-	45 MIN.@ GAR.		1, 4, (5 @GARAGE)
123	GATE @ STAIR WAY	H	3'-0"	3'-0"							10/A6.71	10/A6.71				
124	DOG SPA	Q	PR 3'-0"	8'-0"	1-3/4"	HM.	PT	-	HM	PT	3/A3.05	3/A3.05		NR		
125	STAIR AT GARAGE	J	3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM	PT	3/A3.07	3/A3.07		NR		1, 10, 19 (@GARAGE)
126	CORRIDOR (TO EXTERIOR)	U	3'-0"	8'-0"	1-3/4"	HM.	PT	-	HM.	PT	2/A3.05	2/A3.05	-	NR		1, 3, 5, 7, 16, 19, 20, 22
127	STORAGE /IDF.	K	PR 2'-0"	6'-8"	1-3/4"	HM.	PT	-	HM.	PT	3/A3.05	3/A3.05	1/A3.05	20 MIN.		1, 20

DOOR TYPES



Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted
Revisions

#	DATE	COMMENTS
1	09/23/14	
2		
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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS: DOOR SCHEDULE
SHEET NO. A3.01

05-19-16 CITY SUBMITTAL

2012364

FILE: M:\12364_Wood Partners Laguna Niguel\A-CD\300 UNITS\A3.01.dwg
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SCALE: 1/8" - LAYOUT: A3.01

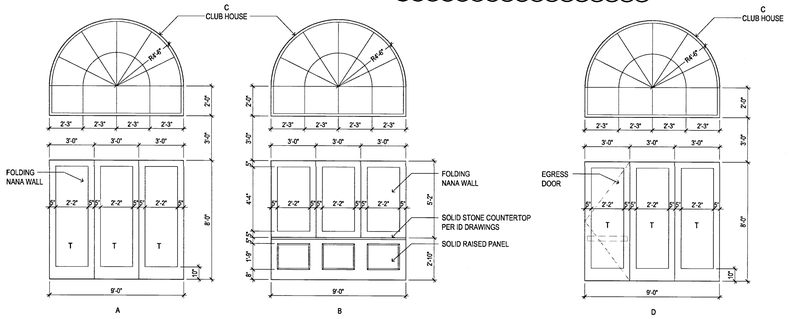
STOREFRONT DOOR/WINDOW SCHEDULE (CLUBHOUSE, LEASING & RETAIL) ⚠5

	STOREFRONT SIZE	TYPE	LOCATION	DESCRIPTION	REMARKS	HEADER HEIGHT
RETAIL						
R1	PER ELEVATION	F		OPPERABLE ALUMINUM STOREFRONT		REF. ELEVATION
R2	PER ELEVATION	F		FIXED ALUMINUM STOREFRONT		REF. ELEVATION
R3	PER ELEVATION	G		OPPERABLE ALUMINUM STOREFRONT		
R4	PER ELEVATION	G		FIXED ALUMINUM STOREFRONT		
CLUBHOUSE						
C1	PER ELEVATION	A	FITNESS	FIXED ALUMINUM STOREFRONT		REF. ELEVATION
C2	PER ELEVATION	A	CLUBROOM	NANA WALL ALUMINUM STOREFRONT	(3) PANEL NANA WALL AT GRADE	REF. ELEVATION
C3	PER ELEVATION	B	KITCHEN	NANA WALL ALUMINUM STOREFRONT	(3) PANEL NANA WALL AT 3'-6" SILL HEIGHT WITH SOLID PANEL BELOW	REF. ELEVATION
C4	PER ELEVATION	C		FIXED ALUMINUM STOREFRONT	ARCHED TRANSOME	REF. ELEVATION
C5	PER ELEVATION	D	CLUBROOM	NANA WALL ALUMINUM STOREFRONT	(3) PANEL NANA WALL AT GRADE W/ EGRESS DOOR AND PANIC HARDWARE	REF. ELEVATION
LEASING						
L1	PER ELEVATION	H	ENTRY	FIXED ALUMINUM STOREFRONT		REF. ELEVATION
L2	PER ELEVATION	J	ENTRY	FIXED ALUMINUM STOREFRONT		REF. ELEVATION
L3	PER ELEVATION	J	ENTRY	OPERABLE ALUMINUM STOREFRONT		REF. ELEVATION
L4	PER ELEVATION	J	POOL	OPERABLE ALUMINUM STOREFRONT		REF. ELEVATION
L5	PER ELEVATION	J	WORK ROOM/ MAIL ROOM/ BREAK ROOM	FIXED ALUMINUM STOREFRONT		REF. ELEVATION
CORE 1 - LOBBY/ STAIR 4						
S1	PER ELEVATION	E	LOBBY - CORE 1	OPERABLE ALUMINUM STOREFRONT		REF. ELEVATION
S2	PER ELEVATION	J	STAIR 4	OPERABLE ALUMINUM STOREFRONT		REF. ELEVATION

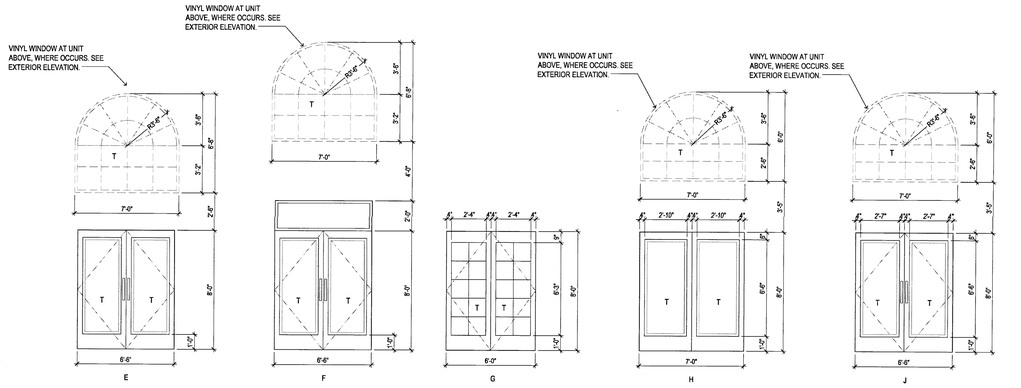
DOOR SCHEDULE (CLUBHOUSE, LEASING & RETAIL)

NO.	ROOM NAME	TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	THRESHOLD DETAIL	FIRE RATING	EGRESS DOOR	REMARKS
CLUBHOUSE																
CD1	NOT USED															
CD2	INTERIOR DOOR	Q	3'-0"	8'-0"	1-3/4"	HC	PT	WD	WD	PT	-	-		NR		
CD3	INTERIOR DOOR	R	PR 3'-0"	8'-0"	1-3/4"	WD	PT	WD	WD	PT	-	-		NR		1, 4, 5
CD4	RESTROOM DOOR	U	3'-0"	8'-0"	1-3/4"	HC	PT	WD	WD	PT	-	-		NR		9

STOREFRONT TYPES ⚠5

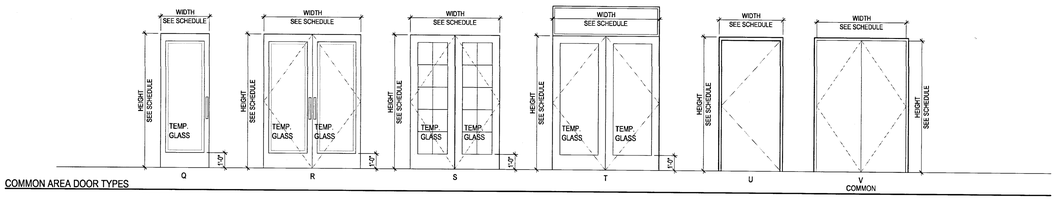


STOREFRONT AT CLUBHOUSE



STOREFRONT AT LOBBY (CORE 1) | STOREFRONT AT RETAIL | STOREFRONT AT LEASING - SOUTH | STOREFRONT AT LEASING - WEST STAIR 4

DOOR TYPES



COMMON AREA DOOR TYPES

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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
⚠5		

LICENSED ARCHITECT VINCENT CHUPKA No. C23572 Ren. 7-31-17 STATE OF CALIFORNIA

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LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH, CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
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SHEET CONTENTS:
DOOR SCHEDULE

SHEET NO.
A3.02

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\A-CD\3D\3 UNITS\A3.01.dwg
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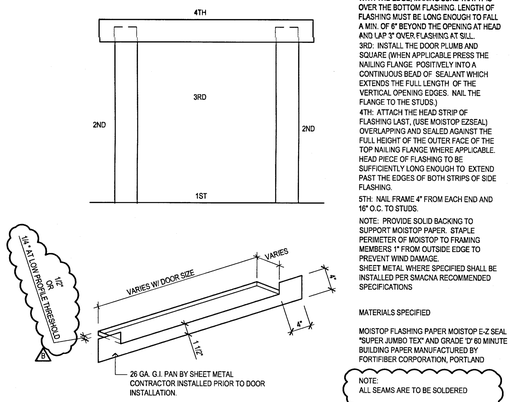


INSTALLATION NOTES

1ST: INSTALL G.I. PAN ALONG BOTTOM OF OPENING . SEE PAN DIAGRAM FOR DIMENSIONS.

2ND: ATTACH 12" MOISTOP ALONG THE VERTICAL SIDES OF THE OPENING, FLUSH WITH THE EDGE, MAKING SURE THAT IT IS OVER THE BOTTOM FLASHING. LENGTH OF FLASHING MUST BE LONG ENOUGH TO FALL A MIN. OF 6" BEYOND THE OPENING AT HEAD AND LAP 3" OVER FLASHING AT SILL.

3RD: INSTALL THE DOOR PLUMB AND SQUARE (WHEN APPLICABLE PRESS THE NAILING FLANGE POSITIVELY INTO A CONTINUOUS BEAD OF SEALANT WHICH EXTENDS THE FULL LENGTH OF THE VERTICAL OPENING EDGES. NAIL THE FLANGE TO THE STUDS.)

4TH: ATTACH THE HEAD STRIP OF FLASHING LAST, (USE MOISTOP EZSEAL) OVERLAPPING AND SEALED AGAINST THE FULL HEIGHT OF THE OUTER FACE OF THE TOP NAILING FLANGE WHERE APPLICABLE. HEAD PIECE OF FLASHING TO BE SUFFICIENTLY LONG ENOUGH TO EXTEND PAST THE EDGES OF BOTH STRIPS OF SIDE FLASHING.

5TH: NAIL FRAME 4" FROM EACH END AND 16" O.C. TO STUDS.

NOTE: PROVIDE SOLID BACKING TO SUPPORT MOISTOP PAPER. STAPLE PERIMETER OF MOISTOP TO FRAMING MEMBERS 1" FROM OUTSIDE EDGE TO PREVENT WIND DAMAGE.

SHEET METAL WHERE SPECIFIED SHALL BE INSTALLED PER SMACNA RECOMMENDED SPECIFICATIONS

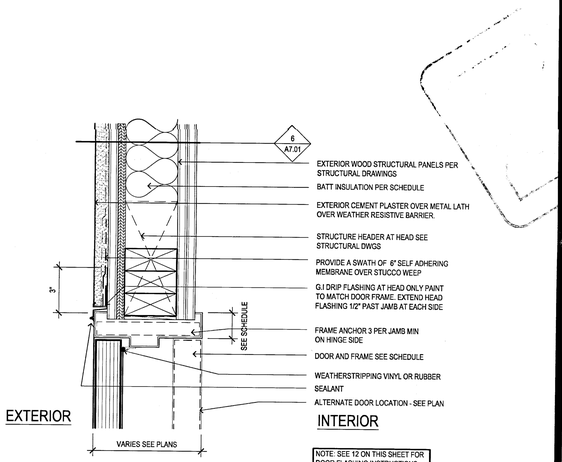
MATERIALS SPECIFIED

MOISTOP FLASHING PAPER MOISTOP E-Z SEAL "SUPER JUMBO TEX" AND GRADE 'D' 60 MINUTE BUILDING PAPER MANUFACTURED BY FORTIFIBER CORPORATION, PORTLAND

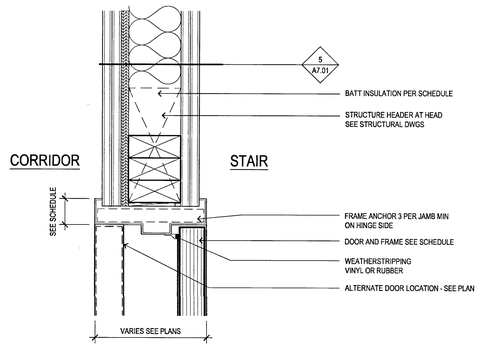
NOTE:
ALL SEAMS ARE TO BE SOLDERED

12 DOOR FLASHING
N.T.S.

5 NOT USED
SCALE : 3" = 1'-0"



3 TYPICAL EXTERIOR METAL DOOR HEAD (JAMB SIM.)
SCALE : 3" = 1'-0"



11 CORRIDOR DOOR HEAD -2 HR
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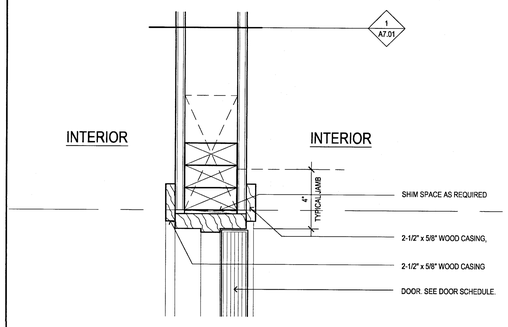

8 TYPICAL UNIT INTERIOR DOOR HEAD
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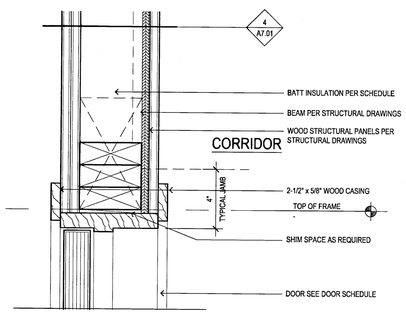

5 CORRIDOR DOOR HEAD @ UNIT (JAMB SIM.)
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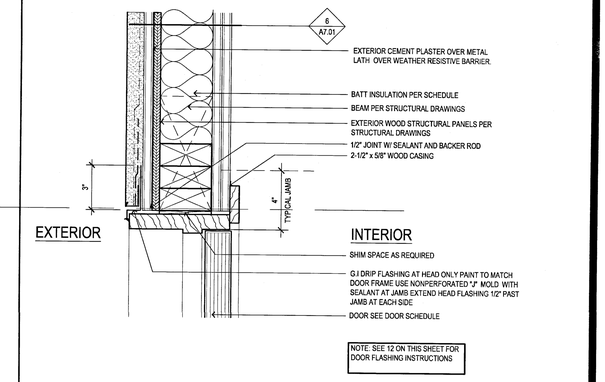
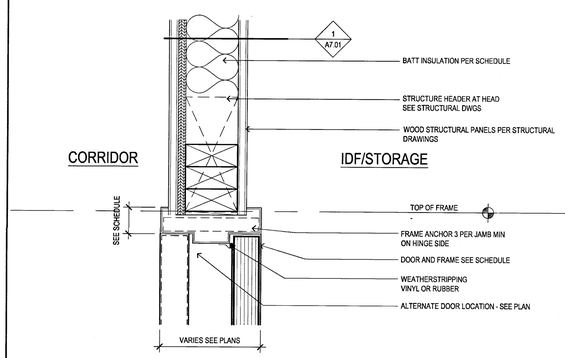


2 TYPICAL EXTERIOR WOOD DOOR HEAD (JAMB SIM.)
SCALE : 3" = 1'-0"

10 NOT USED
NTS



7 CORRIDOR DOOR HEAD @ MECH/ELEC.RM
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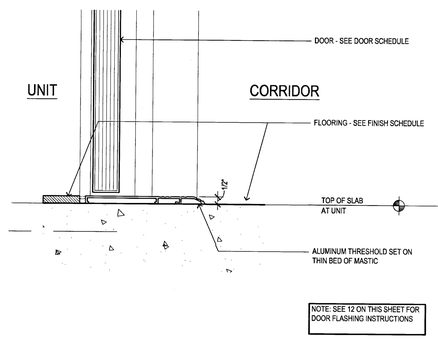
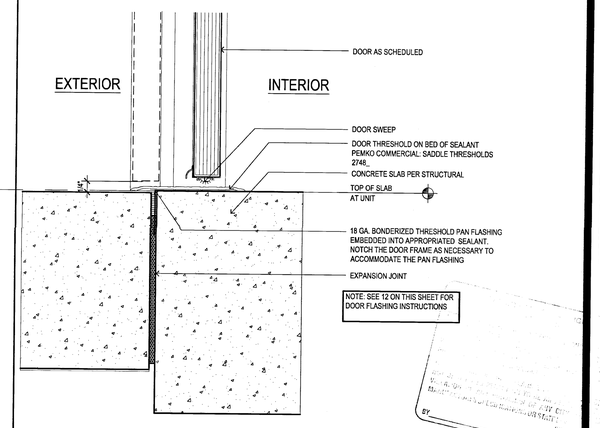


4 TYP. DOOR SILL @ UNIT ON GROUND LEVEL
SCALE : 3" = 1'-0"



1 COMMON AREA DOOR
SCALE : 3" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE
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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
DOOR DETAILS

SHEET NO.
A3.05

2012364

05-19-16 CITY SUBMITTAL

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9 METAL INTERIOR HEAD / JAMB
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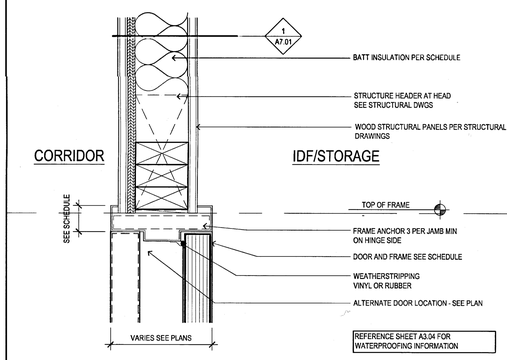

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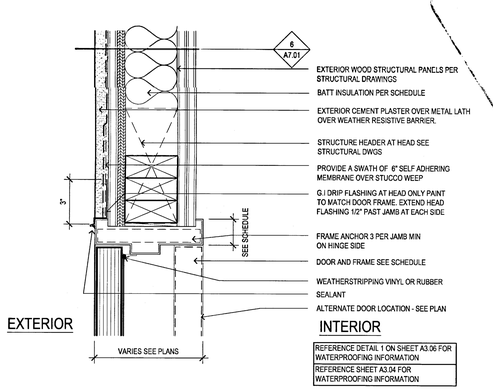
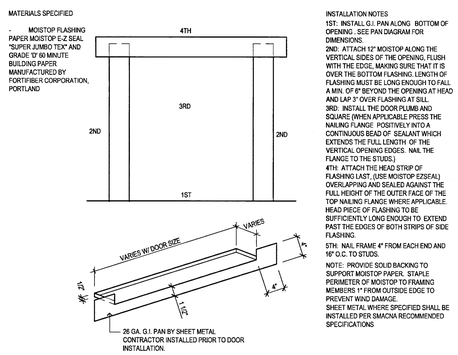
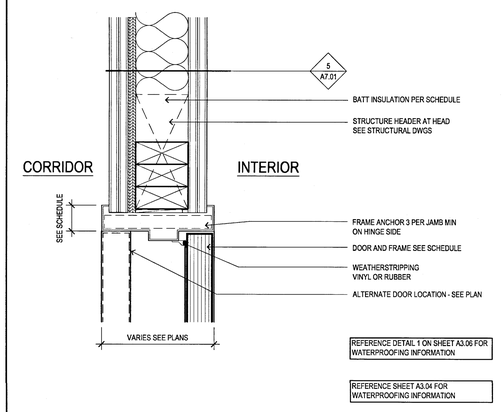


3 METAL EXTERIOR DOOR HEAD / JAMB AT STAIR
SCALE : 3" = 1'-0"

11 JAMB AT RETAIL
SCALE : 1 1/2" = 1'-0"



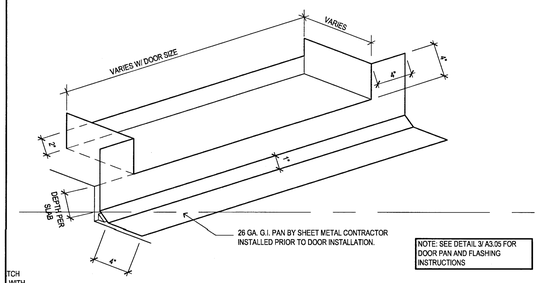
8 DOOR SILL FLASHING
SCALE : NTS



2 2 HOUR METAL INTERIOR DOOR HEAD / JAMB AT STAIR
SCALE : 3" = 1'-0"

2 NOT USED
SCALE : 3" = 1'-0"

10 NOT USED
SCALE : 1 1/2" = 1'-0"



7 DOOR SILL PAN AND FLASHING
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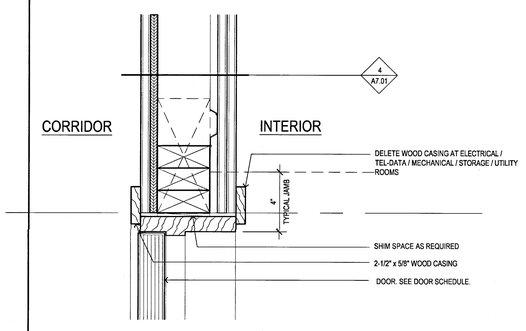

1 WOOD INTERIOR HEAD / JAMB
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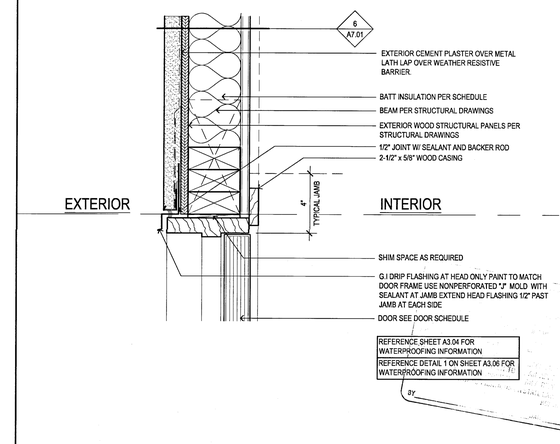

1 WOOD EXTERIOR HEAD / JAMB
SCALE : 3" = 1'-0"

Drawn By:	SV
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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VINCENT CHUPKA
No. C33572
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SHEET CONTENTS:
DOOR DETAILS

SHEET NO.
A3.06

05-19-16 CITY SUBMITTAL

2012364

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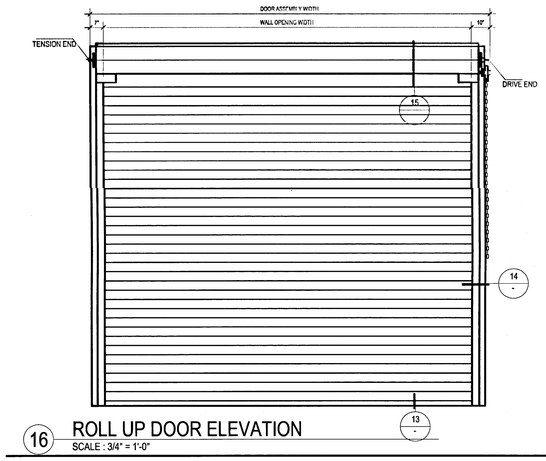
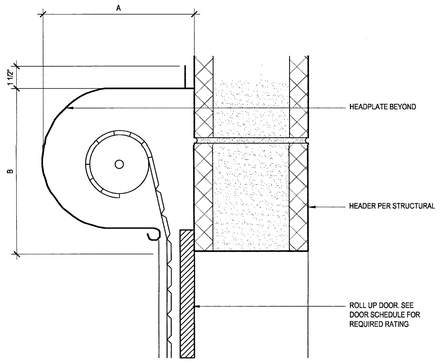
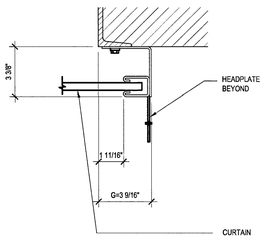


16 ROLL UP DOOR ELEVATION
SCALE : 3/4" = 1'-0"



15 ROLL UP DOOR HEAD
SCALE : 3" = 1'-0"



14 ROLL UP DOOR JAMB
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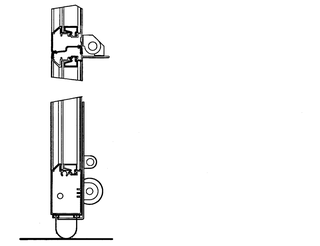

13 ROLL UP DOOR THRESHOLD
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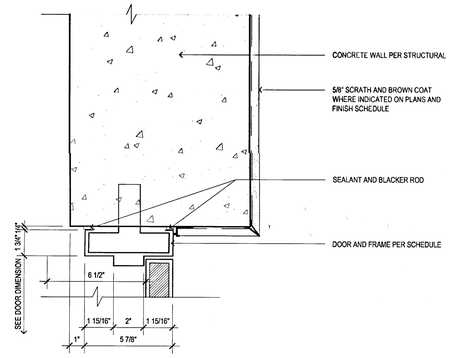

8 DOOR JAMB AT GARAGE
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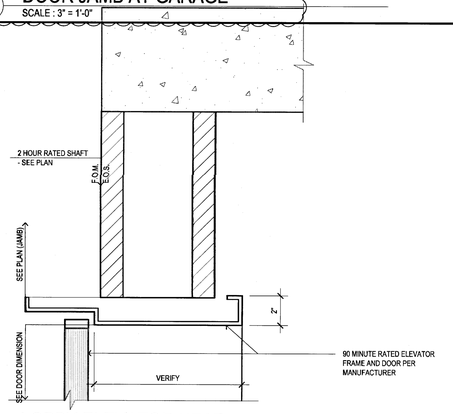

7 LOBBY ELEVATOR HEAD
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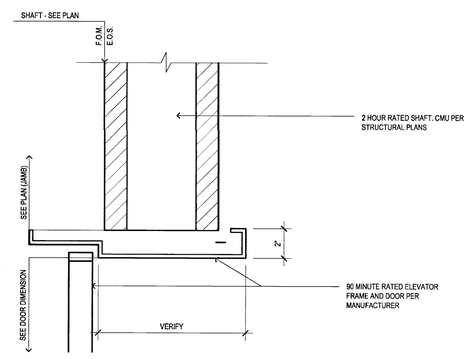

6 LOBBY ELEVATOR JAMB
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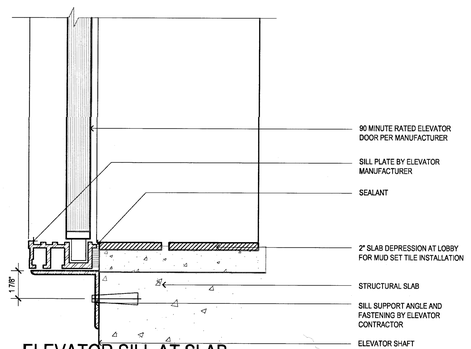

5 ELEVATOR SILL AT SLAB
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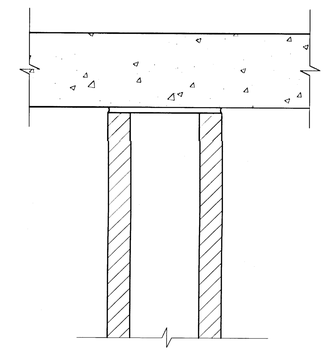

4 UPPER GARAGE LOBBY CEILING
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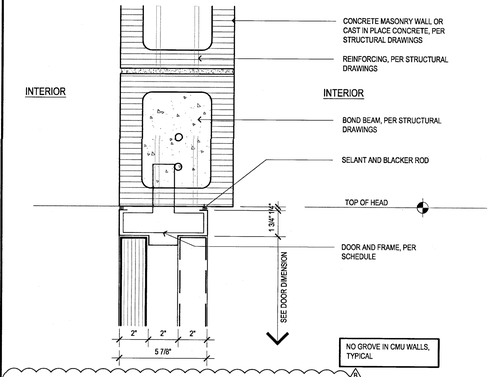

3 DOOR HEAD AT GARAGE / STAIRS
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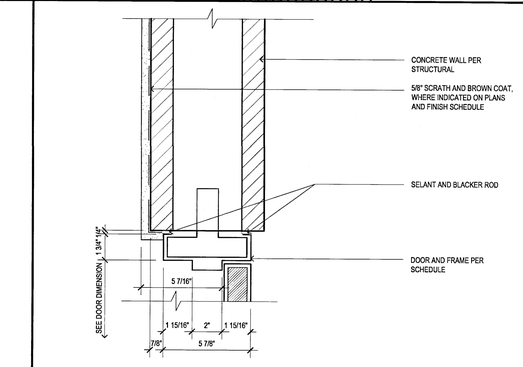

2 DOOR JAMB AT GARAGE / STAIRS
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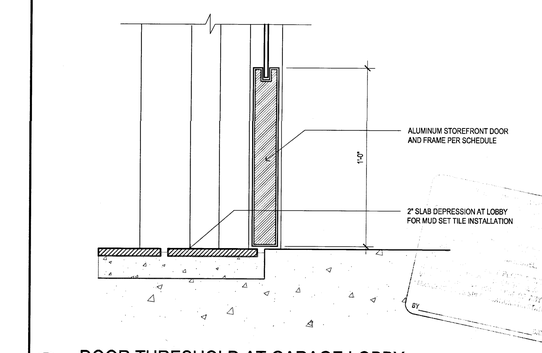
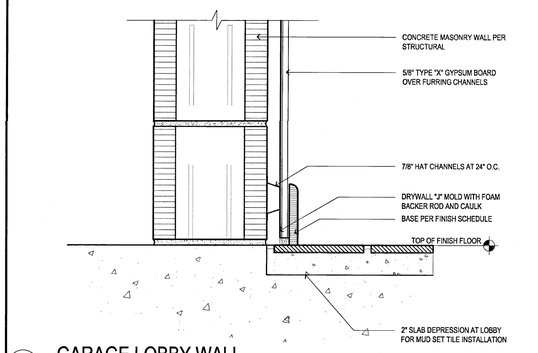
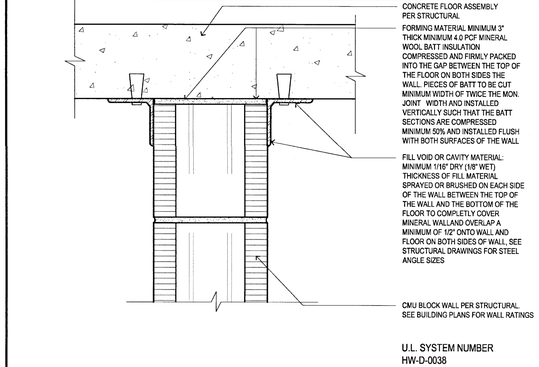


1 DOOR THRESHOLD AT GARAGE LOBBY
SCALE : 3" = 1'-0"



9 GARAGE LOBBY WALL
SCALE : 3" = 1'-0"



10 GARAGE HEAD OF WALL AT CMU WALL
SCALE : 3" = 1'-0"

12 FIRE RATED FIXED WINDOW HEAD/JAMB
SCALE : 3" = 1'-0"

11 FIRE RATED FIXED WINDOW SILL
SCALE : 3" = 1'-0"

GATEWAY VILLAGE
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ALLIANCE RESIDENTIAL COMPANY

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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LICENSED ARCHITECT
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

SHEET CONTENTS:
DESCRIPTION-1
DESCRIPTION-2

SHEET NO.
A3.07

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\300\UNITRVA3.07.dwg
USER: abdolghani DATE/TIME: May 19, 2016 - 9:31am
SCALE: 4 LAYOUT: A3.07

T= DENOTES TEMPERED GLASS PER IBC 2406 REFER TO UNIT PLANS FOR LOCATION

SAFETY GLAZING NOTES

2406.4 HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDS LOCATIONS FOR THE PURPOSE OF GLAZING:

1. GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBES DOORS.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A STANDING SURFACE AND DRAIN INLET.
6. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATION DESCRIBED IN ITEMS 5 AND 6, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M²).
7.2 EXPOSED BOTTOM EDGE LESS 18 INCHES (457 MM) ABOVE THE FLOOR.
7.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
7.4 ONE OR MORE WALKING SURFACE WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

8. GLAZING IN RAILING REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

EXCEPTION: THE FOLLOWING PRODUCTS AND APPLICATIONS ARE EXEMPT FROM THE REQUIREMENTS FOR HAZARDOUS LOCATION AS LISTED IN ITEMS 1 THROUGH 8:

1. GLAZING IN ITEM 6 WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
2. GLAZING IN ITEM 7 WHEN A PROTECTIVE BAR IN INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34 INCHES (864 MM) TO 38 INCHES (965 MM) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (729 N/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1½ INCHES (38 MM) IN HEIGHT.
3. OUTBOARD PANE IN INSULATING GLASS UNITS AND IN OTHER MULTIPLE GLAZED PANELS IN ITEM 7 WHEN THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE, OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.
4. OPENING IN DOOR THOUGH WHICH A 3-INCH-DIAMETER (76.2 MM) SPHERE WILL NOT PASS.
5. ASSEMBLIES OF LEADED, FACETED OR CARVED GLASS IN ITEM 1,2,6 AND 7 WHEN USED FOR DECORATIVE PURPOSES.
6. CURVED PANELS IN REVOLVING DOOR ASSEMBLIES.
7. DOORS IN COMMERCIAL REFRIGERATED CABINETS.
8. GLASS BLOCK PANELS COMPLYING WITH SECTION 2110.
9. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:

9.1 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE POOLSIDE OF THE GLAZING.
9.2 THE GLAZING IS WITHIN 5 FEET (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE.

10. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET (1525 MM) OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE.

EMERGENCY ESCAPE AND RESCUE

EGRESS - NOTED ON UNIT PLANS

PER CBC SECTION 1029.2
MINIMUM SIZE - EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A THE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
MINIMUM DIMENSIONS - THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING(SILL HEIGHT) NOT GREATER THAN 44" MEASURED FROM THE FLOOR

WINDOW OPENING LIMITERS

NOTE:
PER CBC 1013.8 WINDOW SILLS. IN OCCUPANCY GROUPS R-2 AND R-3, ONE- AND TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES (915 MM) OF THE FINISHED FLOOR.
EXCEPTIONS:
4. WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1013.8.1.

GATEWAY VILLAGE WINDOW SCHEDULE

T= DENOTES TEMPERED GLASS REFER TO ELEVATIONS & UNIT PLANS FOR LOCATIONS

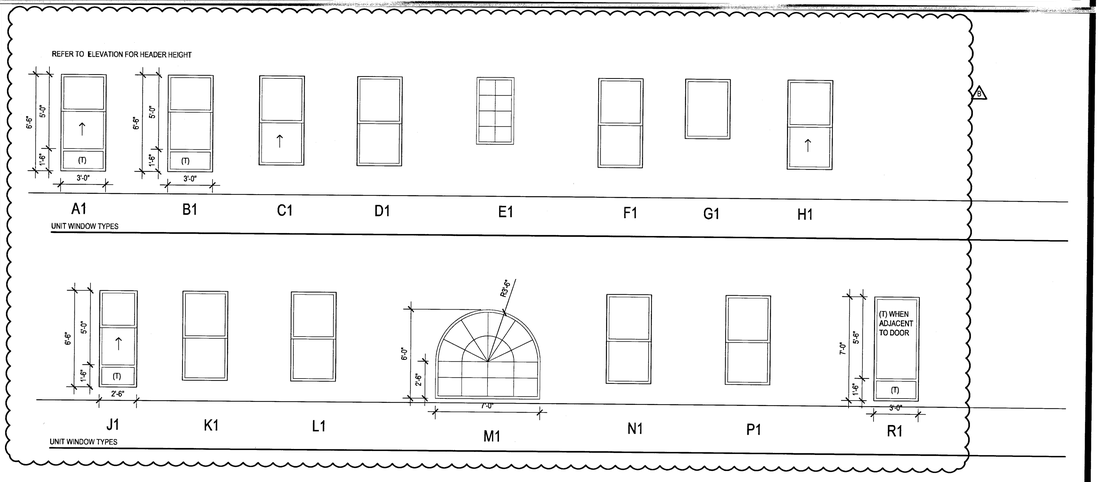
WINDOW SCHEDULE

DENOTES WINDOW

MARK	WINDOW SIZE	TYPE	DESCRIPTION	REMARKS	HEADER HEIGHT	REFERENCE LOCATIONS
A	3'-0" X 6'-6"	A1	SINGLE HUNG, VINYL WINDOW, FIXED AT BOTTOM	STC 30	PER ELEVATION	SEE UNIT PLANS
B	3'-0" X 6'-6"	B1	FIXED VINYL WINDOW	STC 30	PER ELEVATION	@CORRIDOR , STAIR 4
C	2'-6" X 4'-0"	C1	SINGLE HUNG, VINYL WINDOW	STC 30	PER ELEVATION	UNIT BATHROOMS : e.g. UNIT C1
D	2'-6" X 4'-0"	D1	FIXED, VINYL WINDOW	STC 30	PER ELEVATION	STAIR # 2, 5
E	2'-6" X 4'-6"	E1	FIXED, VINYL WINDOW	STC 30	PER ELEVATION	@ TOWER
F	6'-6" X 2'-0"	F1	FIXED VINYL WINDOW	STC 30	PER ELEVATION	
G	4'-0" X 2'-0"	G1	FIXED VINYL WINDOW	STC 30	PER ELEVATION	
H	3'-6" X 6'-0"	H1	SINGLE HUNG, VINYL WINDOW	STC 30	PER ELEVATION	
J	2'-6" X 6'-6"	J1	SINGLE HUNG, VINYL WINDOW, FIXED AT BOTTOM	STC 30	PER ELEVATION	UNIT S2 AND S4
K	2'-6" X 3'-0"	K1	FIXED, VINYL WINDOW	STC 30	PER ELEVATION	STAIR #6
L	3'-0" X 4'-6"	L1	FIXED, VINYL WINDOW	STC 30	PER ELEVATION	STAIR #3
M	7'-0" X 6'-0"	M1	FIXED VINYL WINDOW	STC 30	PER ELEVATION	UNIT A7, CORRIDOR, STAIR 4
N	3'-0" X 6'-0"	N1	FIXED VINYL WINDOW	STC 30	PER ELEVATION	
P	2'-6" X 6'-0"	P1	FIXED VINYL WINDOW	STC 30	PER ELEVATION	
R	3'-0" X 7'-0"	R1	FIXED VINYL WINDOW	STC 30	PER ELEVATION	

*ALL WINDOWS ARE VINYL DUAL GLAZED PER TITLE 24 REPORT AND MANUFACTURER SPECIFICATIONS, AND FRAME COLOR TO BE ESPRESSO

WINDOW TYPES



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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted
Revisions:

#	DATE	COMMENTS
1	09/23/14	
2	01/21/16	
3	03/15/16	

LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

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SHEET CONTENTS: WINDOW SCHEDULE
SHEET NO. A3.10
2012364

05-19-16 CITY SUBMITTAL

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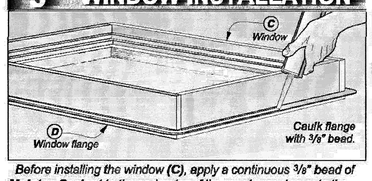
CONTINUED FROM FRONT...

3 WINDOW INSTALLATION



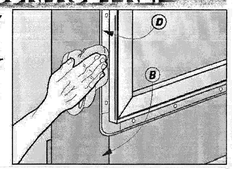
*Before installing the window **(C)**, apply a continuous 3/8" bead of **Moistop Sealant** to the perimeter of the rough opening or to the backside of the mounting flange **(D)** of the window. Install the window according to the window manufacturer's instructions.*

USING SELF ADHESIVE FLASHING

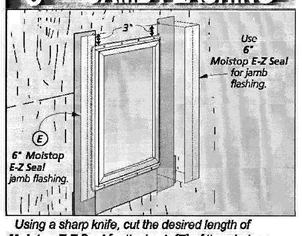
*A clean rag and a sharp knife are all that is required for installing **Moistop E-Z Seal, FortiFlash** or **FortiFlash Butyl** flashings. See steps 4 and 5 for details.*

4 SURFACE PREP

*Wipe the window flange **(D)** and base **Moistop PF Flashing (B)** layer clean before applying **Moistop E-Z Seal**.*

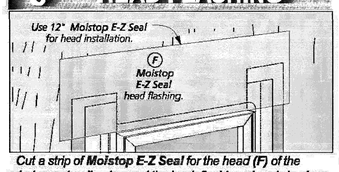


5 JAMB FLASHING



*Using a sharp knife, cut the desired length of **Moistop E-Z Seal** for the jamb **(E)** of the window, extending beyond the flange (3" minimum top and bottom). Place the **Moistop E-Z Seal** on top of the flange **(D)** and seal by applying pressure along the strip. Repeat for the other jamb.*

6 HEAD FLASHING



*Cut a strip of **Moistop E-Z Seal** for the head **(F)** of the window extending beyond the jamb flashing already in place. Place the **Moistop E-Z Seal** on top of the flange **(D)** of the window with the adhesive strip overlaying the flange and seal by applying pressure along the strip. If desired, staples or sealant may be used to secure the top corners of the head flashing in place.*

Limitations: For optimum adhesion, **Moistop E-Z Seal, FortiFlash** and **FortiFlash Commercial** flashings should be applied at temperatures between 40° F (4.4° C) and 120° F (48.8° C). **FortiFlash Butyl** may be applied at temperatures between 25° F (9.9° C) and 125° F (51.7° C). Be cautious about using FortiFlash where it can be exposed to temperatures above its Service Temperature such as hot climates or behind fiber cement and metal sidings that absorb a significant amount of heat. FortiFlash, FortiFlash Commercial and FortiFlash Butyl are the only Fortifiber flashing products that can be installed horizontally or at a slope of less than 60°. Where installed horizontally or with a slope of less than 60° do not use fasteners. Product should be covered as soon as possible. Inspect product to insure it is free of any protrusions or damage which may compromise its moisture-resistive properties. **FortiFlash is not compatible with EPDM or flexible (plasticized) Polyvinyl Chloride (PVC) based products. FortiFlash also is not compatible with some sealants. Consult with sealant manufacturer for compatibility information.** Direct exposure of sealant to the adhesive side of FortiFlash can be detrimental if the amount of sealant exceeds what is specified above. Please follow these recommendations regarding location and amount of sealant to be used. Fortifiber strongly recommends against the practice of using a "knockdown bead of sealant," or "buttering the flange" with sealant, because this amount of sealant is excessive and unnecessary.

Call 1-800-773-4777 for Technical Assistance
www.fortifiber.com

Fortifiber Building Systems Group®
Protecting Your World from the Elements®
NATIONAL SALES OFFICE - Fernley, NV

(4/22/14)

Fortifiber Building Systems Group®

HIGH PERFORMANCE WINDOW FLASHING SYSTEM

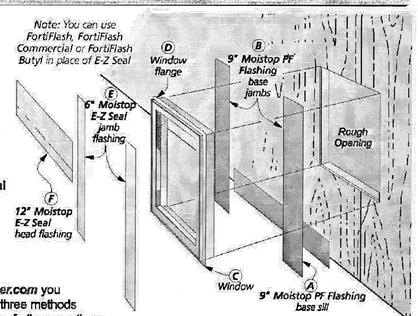
This system from Fortifiber Building Systems Group raises the standard for flashing windows and doors. The system starts with your choice of one of two tried and true **Fortifiber** products, **Moistop PF®** or **Moistop neXT®**. This base layer of flashing is mechanically attached (large-headed nails).

Next, the window is installed using the proper fasteners and **Moistop® Sealant**.

Finally, the jambs and head flange are covered with **Moistop E-Z Seal®, FortiFlash® Waterproof Flashing, FortiFlash Commercial Waterproof Flashing** or **FortiFlash Butyl Waterproof Flashing.**

The High Performance Window Flashing System depends on this sequential installation for its success.

Also, this system is just one of four proven methods for flashing windows. At ***www.fortifiber.com*** you can find detailed instructions for the remaining three methods **(Method A, A1 and Method B).** If you have any further questions, please call our Toll Free Technical Hotline at 800-773-4777.



Note: You can use Moistop neXT in place of Moistop PF in base flashing applications.

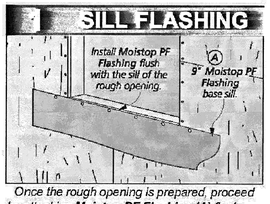
Listed below are the sizes and lengths available of these Fortifiber products:

Mechanical flashing for base layer
- ***Moistop neXT Flashing 6, 9 and 12 inch x 200' rolls***
- ***Moistop PF Flashing 6, 9, 12 and 18 inch x 300' rolls***

Sealant for window flange
- ***Moistop Sealant (Exceeds AAMA Standards)***

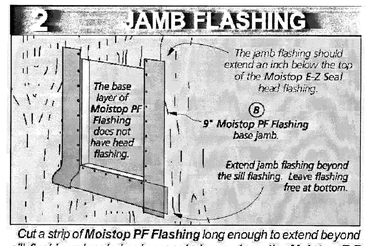
Self-adhesive flashing for the jambs and head flange
- ***Moistop E-Z Seal Self Adhesive Flashing 6, 9 and 12 inch x 75' rolls***
- ***FortiFlash Waterproof Flashing 4, 6, 9, 12, 18 and 36 inch x 75' rolls***
- ***FortiFlash Commercial Waterproof Flashing 6, 9, 12 and 18 inch x 75' rolls***
- ***FortiFlash Butyl Waterproof Flashing 4, 6, 9 and 12 inch x 75' rolls***

1 SILL FLASHING



*Once the rough opening is prepared, proceed by attaching **Moistop PF Flashing (A)** flush along the bottom of the rough opening extending the flashing beyond the jamb flashing to be applied later. Be sure not to fasten the lower edge of the flashing so that a Fortifiber weather-resistive barrier may be slipped up underneath the flashing in a weather-board fashion.*

2 JAMB FLASHING



*Cut a strip of **Moistop PF Flashing** long enough to extend beyond sill flashing already in place and above where the **Moistop E-Z Seal** head flashing will intersect. Next, attach the jamb flashing **(B)** flush to the edge of the rough opening leaving the bottom free. Repeat above steps for the remaining jamb.*

CONTINUED...

01 FLASHING SYSTEM
SCALE:NTS

Drawn By: SV
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1		

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LICENSED ARCHITECT REGISTERED PROFESSIONAL VINCENT CHUPKA No. C23572 Ren. 7-31-17 STATE OF CALIFORNIA

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SHEET CONTENTS:
WINDOW WRAP DETAILS

SHEET NO.
A3.11

2012364

05-19-16 CITY SUBMITTAL

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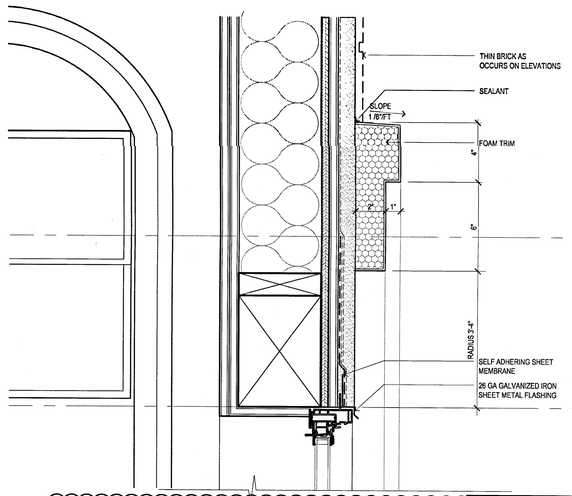
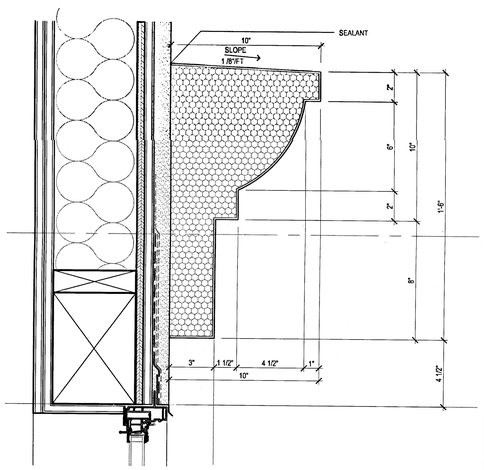


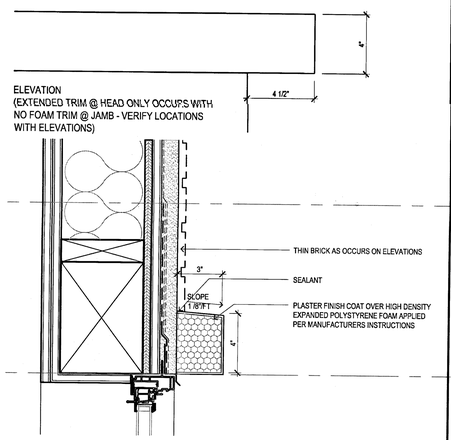
12 RADIUS TRIM AT HEAD AT 1ST LEVEL
SCALE : 3" = 1'-0"

SEE DETAIL 3 ON THIS PAGE FOR TYPICAL INFORMATION



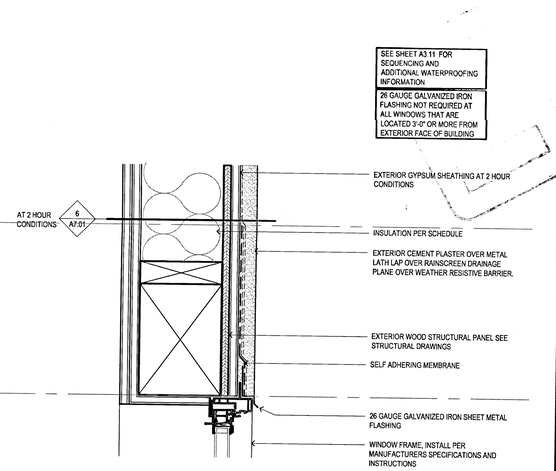
9 WINDOW HEAD
SCALE : 3" = 1'-0"

SEE DETAIL 3 ON THIS PAGE FOR TYPICAL INFORMATION

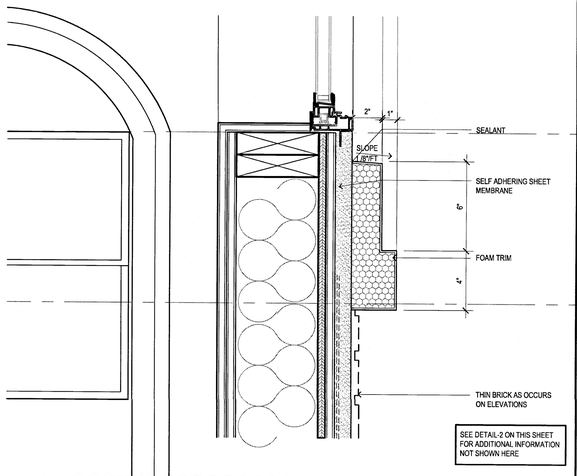


6 WINDOW HEAD
SCALE : 3" = 1'-0"

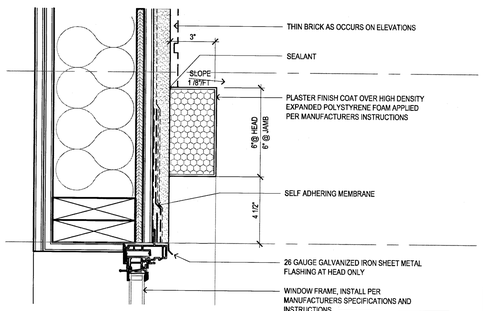
SEE DETAIL 3 ON THIS PAGE FOR TYPICAL INFORMATION



3 WINDOW HEAD - TYPICAL
SCALE : 3" = 1'-0"



11 WINDOW JAMB - RADIUS TRIM AT 1ST LEVEL
SCALE : 3" = 1'-0"



8 WINDOW JAMB/ HEAD SIMILAR
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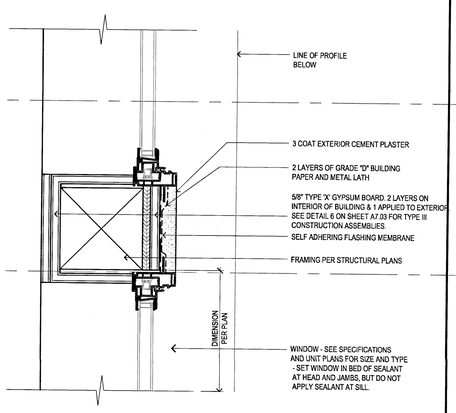

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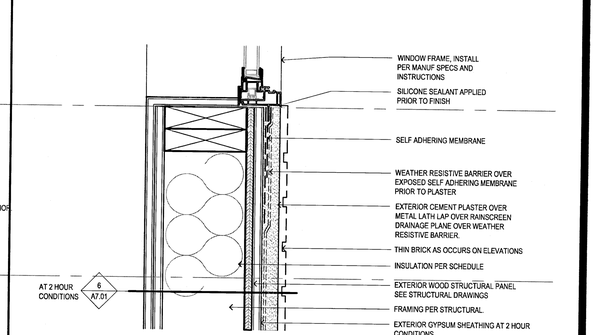

2 WINDOW JAMB - TYPICAL
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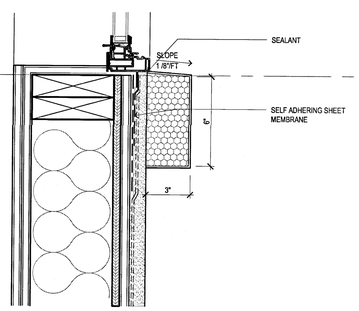

10 WINDOW SILL - UNIT S4A AT GETTY DRIVE
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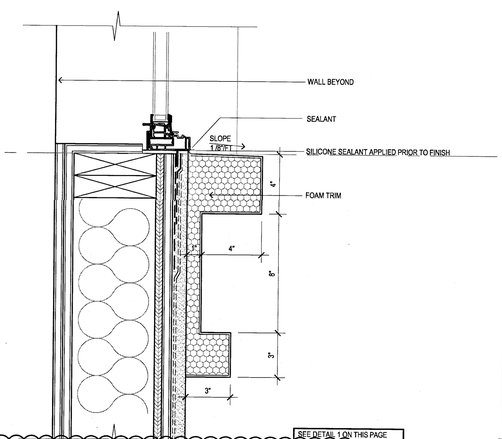
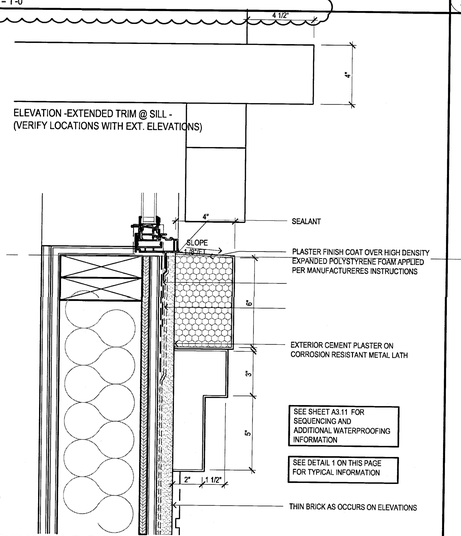
SEE DETAIL 1 ON THIS PAGE FOR TYPICAL INFORMATION



7 WINDOW SILL - STUCCO
SCALE : 3" = 1'-0"

SEE DETAIL 1 ON THIS PAGE FOR TYPICAL INFORMATION



4 WINDOW SILL - WOOD TRIM
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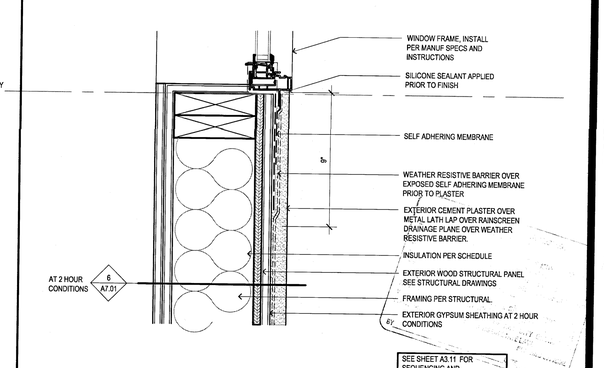

1 WINDOW SILL - TYPICAL
SCALE : 3" = 1'-0"

Drawn By: KK
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/21/16	

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LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C23572 Rens. 7-31-17 — STATE OF CALIFORNIA

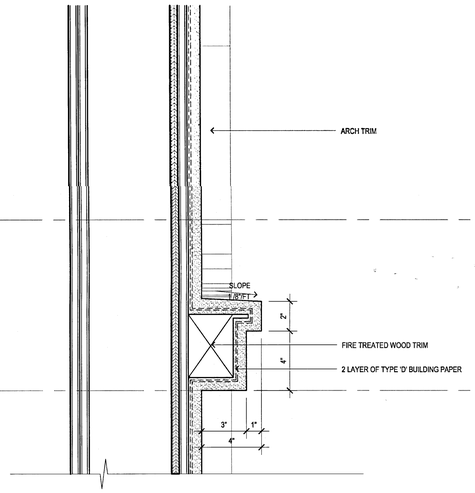
SHEET CONTENTS:
EXTERIOR WINDOW DETAILS

SHEET NO.
A3.12

2012364

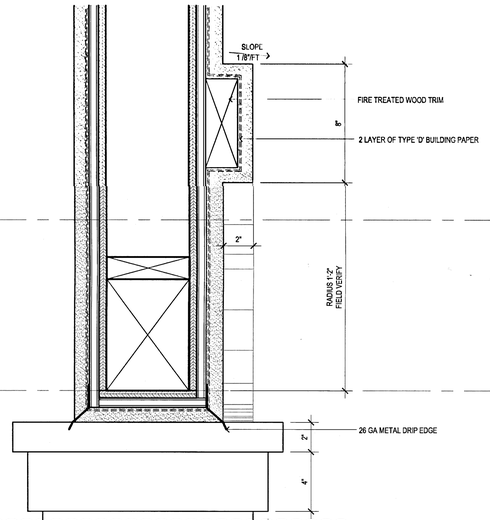
05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\00 UNITS\A3.12-A3.13.dwg
USER: smoldenhauer DATE/TIME: May 18, 2016 - 9:31am
SCALE: 1" = 1'-0" | SHEET: A3.12



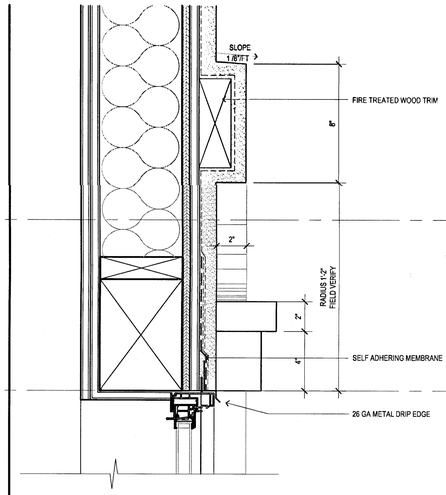
12 TRIM AT ARCH - ABOVE 40'-0"
SCALE : 3" = 1'-0"

SEE DETAIL 3 ON THIS PAGE FOR TYPICAL INFORMATION



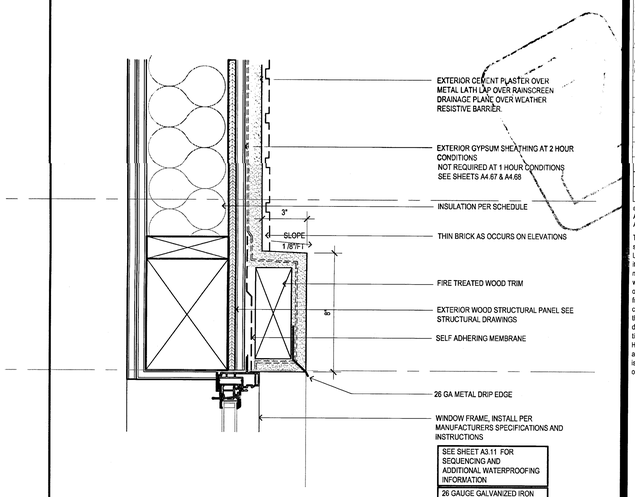
9 HEADER - RADIUS BAND
SCALE : 3" = 1'-0"

SEE DETAIL 3 ON THIS PAGE FOR TYPICAL INFORMATION

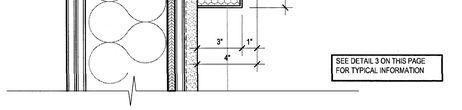


6 WINDOW HEAD-LOFT OPENING
SCALE : 3" = 1'-0"

SEE DETAIL 3 ON THIS PAGE FOR TYPICAL INFORMATION

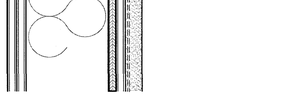


3 WINDOW HEAD -AT 5TH LEVEL ONLY
SCALE : 3" = 1'-0"



SEE DETAIL 3 ON THIS PAGE FOR TYPICAL INFORMATION

11 TRIM AT ARCH - UP TO 4TH LEVEL
SCALE : 3" = 1'-0"



SEE DETAIL-2 ON THIS PAGE FOR ADDITIONAL INFORMATION NOT SHOWN HERE

8 WINDOW JAMB -
SCALE : 3" = 1'-0"

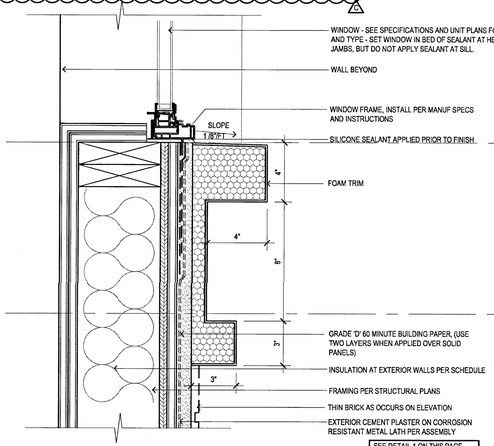
SEE DETAIL-2 ON THIS SHEET FOR ADDITIONAL INFORMATION NOT SHOWN HERE

5 WINDOW JAMB - LOFT WINDOW
SCALE : 3" = 1'-0"

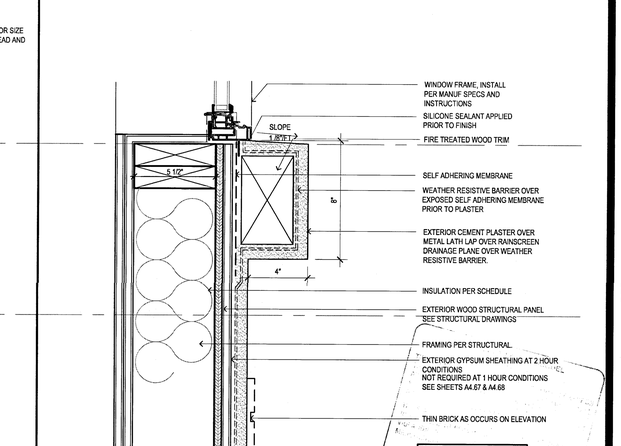
2 WINDOW JAMB - BRICK
SCALE : 3" = 1'-0"

10 NOT USED
SCALE : 3" = 1'-0"

7 NOT USED
SCALE : 3" = 1'-0"



4 WINDOW SILL - BRICK
SCALE : 3" = 1'-0"



1 WINDOW SILL - AT 5TH LEVEL ONLY
SCALE : 3" = 1'-0"

FILE: M:\12364_Wood Partners Laguna Niguel\A4-CD\300 UNITS\A3.12-A3.13.dwg
USER: sdelaghaye DATE/TIME: May 18, 2016 - 9:31am
SCALE 1 - LAYOUT: A3.13

Drawn By: KK
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/21/16	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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EXTERIOR WINDOW DETAILS

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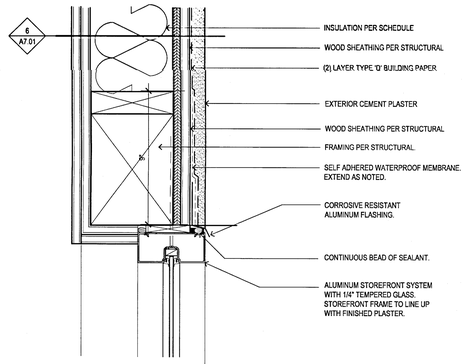
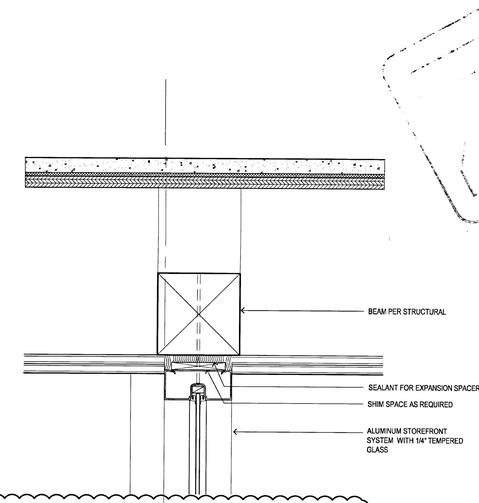


9 HEADER AT EXTERIOR STOREFRONT
SCALE : 3" = 1'-0"

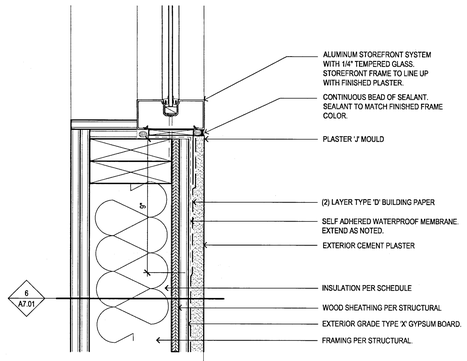


3 HEAD AT CLUBHOUSE
SCALE : 3" = 1'-0"

12 NOT USED
SCALE : 1 1/2" = 1'-0"

6 NOT USED
SCALE : 3" = 1'-0"

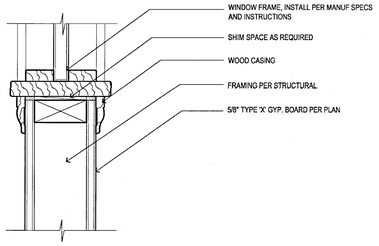
11 HEAD/JAMB AT CLUBHOUSE INTERIOR WINDOW
SCALE : 1 1/2" = 1'-0"



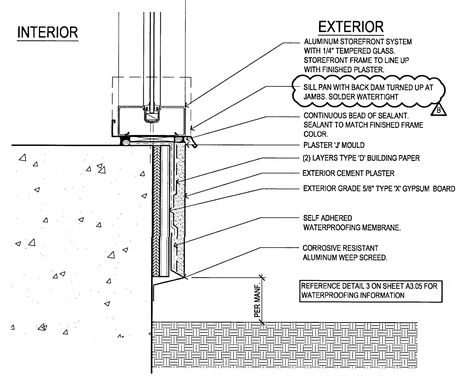
8 JAMB AT EXTERIOR STOREFRONT
SCALE : 3" = 1'-0"

5 NOT USED
SCALE : 3" = 1'-0"

2 STOREFRONT JAMB AT CLUBHOUSE
SCALE : 3" = 1'-0"

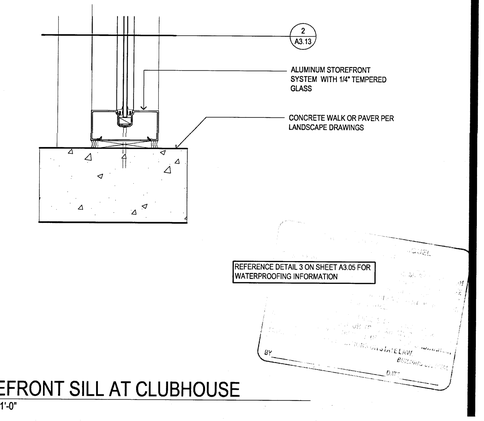


10 SILL AT CLUBHOUSE INTERIOR WINDOW
SCALE : 1 1/2" = 1'-0"



7 SILL AT EXTERIOR STOREFRONT
SCALE : 3" = 1'-0"

4 NOT USED
SCALE : 3" = 1'-0"



1 STOREFRONT SILL AT CLUBHOUSE
SCALE : 3" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	01/21/16	

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SHEET CONTENTS:
CLUBHOUSE STOREFRONT DETAILS

SHEET NO.
A3.14

2012364

05-19-16 CITY SUBMITTAL

FILE:M11264_Wood Partners Laguna Niguel\4-CD\300 \UNITS\A3.14.dwg
USER: sandersphel DATETIME: May 18, 2016 - 9:32am
SCALE: 1 LAYOUT: A3.14

EXTERIOR PORTLAND CEMENT PLASTER

EF - 1 OMEGA PRODUCTS INTERNATIONAL - THREE COAT CEMENTITIOUS STUCCO
SAND FINISH - FINE SAND FLOAT (16/20 BLEND)
INTEGRAL COLOR BASE, WITH ACRYLIC ADMIXTURE
SEE PAINT FINISH EXHIBIT FOR ACRYLIC FINISH COAT COLORS

EF-1B OMEGA PRODUCTS INTERNATIONAL - TWO COAT CEMENTITIOUS STUCCO
SAND FINISH - FINE SAND FLOAT (16/20 BLEND)
INTEGRAL COLOR BASE, WITH ACRYLIC ADMIXTURE
SEE PAINT FINISH EXHIBIT FOR ACRYLIC FINISH COAT COLORS

PAINT OR FINISH

EXTERIOR PLASTER FINISH COLORS TO BE APPLIED OVER INTEGRAL COLOR

EP - 1 DUNN EDWARDS -"DEC774 SHADY
EP - 2 DUNN EDWARDS - "DE6077 DEEP BROWN
EP - 3 DUNN EDWARDS - "DEA160 HOPE CHEST

P - 1 PAINT ALL SPRINKLER LINES AT CEILING BLACK UNLESS PROHIBITED BY FIRE DEPARTMENT REGULATIONS OR CODE

P - 2 COMMON AREA CORRIDORS, LOBBIES, AND PUBLIC AREAS TO BE *PAINTED PER INTERIOR DESIGN DOCUMENTS*

P - 3 UNIT INTERIOR PAINTING;
DUNN EDWARDS - "SWISS COFFEE" - #DE

P - 4 GARAGE WALLS / CEILINGS PAINTING;
DUNN EDWARDS - "SWISS COFFEE" - #DE

CONCRETE FLOOR FINISHES

CF- 1 SEE LANDSCAPE DRAWINGS
@ PODIUM COURTYARD FLOOR

CF- 2 SWIRL FINISH
COLOR - NATURAL GREY
AT EXPOSED GARAGE CONCRETE FLOOR

CF- 3 STAINED FINISH
SEE INTERIOR SCHEDULE OF MATERIALS

BALCONY FLOOR FINISH

BF- 1 PLI-DECK 'CON-DECK' COATING SYSTEM OVER CONCRETE PRIVATE PATIOS
MANUFACTURER STANDARD COLOR "CONCRETE GREY"

BF- 2 PLI-DECK 'F' SYSTEM COATING SYSTEM OVER WOOD FRAME PRIVATE PATIOS
MANUFACTURER STANDARD COLOR "CONCRETE GREY"

CONCRETE MASONRY UNITS

CM - 1 CONCRETE MASONRY BLOCK
ORCO, SIZE PER STUCTURAL
NATURAL GREY

CIP- 1 CAST -IN-PLACE CONCRETE EXTERIOR GARAGE WALLS
STEEL FORM FINISH
NATURAL GREY

PRE-CAST CONCRETE / GFRC

EF-3 PRECAST / GFRC PARAPET CORNICE -DENTAL - FREEZE
EF-4 PRECAST / GFRC EAVE CORNICE - DENTAL - FREEZE
EF-5 GFRC CORNICE / WALL BAND - CORNICE
EF-6 GFRC DOOR / WINDOW SURROUND
EF-7 GFRC DECORATIVE MEDALION - PANEL
EF-8 PRECAST CONC. WAINSCOT.

EXPOSED METAL ELEMENTS

M-1 ALL EXPOSED WROUGHT IRON: SHOP FABRICATE PER ARCHITECTURAL DETAILS *DUNN EDWARDS --- DEA188 BLACK BAY

M-2 LEVEL 1- METAL GARAGE PERIMETER FENCES
MESH - MCNICHOLS METAL PRODUCTS;
MCNICHOLS MESH: 8148 PLUS DESIGNER, SERIES COPPER. ITEM # 3381480048
CONTACT: CERRITOS OFFICE 877-884-4653 . WWW.MCNICHOLS.COM

M-3 STEEL TILT-UP VEHICULAR GATES, PEDESTRIAN GATES, GUARDRAILS, HANDRAILS, AND MISCELLANEOUS EXPOSED HARDWARE: CUSTOM SHOP FABRICATE PER ARCHITECTURAL AND STRUCTURAL DETAILS. PRIME AND PAINT - DUNN EDWARDS - "DEA188 BLACK BAY"

M-4 CANOPY FRAME, FINS, AND CONNECTIONS
NON-CORROSIVE, STEEL WITH GALVALUM TREATMENT
POWER COAT - DUNN EDWARDS - "DEA188 BLACK BAY"

M-5 ALL EXPOSED TUBE STEEL, STEEL PLATES: SHOP FABRICATE PER ARCHITECTURAL DETAILS. ETCH, PRIME AND PAINT PRIOR TO INSTALLATION- DUNN EDWARDS - "DEA188 BLACK BAY"

M-6 ALL EXPOSED BREAK METAL: SHOP FABRICATE PER ARCHITECTURAL DETAILS. ETCH, PRIME AND PAINT PRIOR TO INSTALLATION- DUNN EDWARDS -

M-7 ALL EXPOSED SHEET METAL FLASHINGS: SHOP FABRICATE PER ARCHITECTURAL DETAILS. ETCH, PRIME AND PAINT TO MATCH *ADJACENT FINISH PRIOR TO INSTALLATION*

BRICK VENEER

EF-2A CORONADO STONE- WIRECUT BRICK * LA JOLLA BLEND*

EF-2B

DOOR THRESHOLD

TH - 1 MILLED ALUMINUM

FIRE DETECTOR CHECK

FIRE EXTINGUISHER CABINETS

FE -1 JL INDUSTRIES FIRE RATED COSMOPOLITIAN SERIES
SATIN FINISH STAINLESS STEEL - (#6 FINISH)

MAILBOX CABINETS

M - 2 POWDER COATED ALUMINUM - "DARK BRONZE"
AF FLORENCE MAILBOXES 4C SERIES MAILBOXES
PHONE: 1-800-275-1747. DIRECT : 1-785-323-4589

DIRECTORY - VISIONTRON CORP, ILLUMINATED BULLETIN BOARD MODEL OBBC3648, CORK PANEL

TP - 1 PUBLIC RESTROOM TOILET PARTITIONS
SEE INTERIOR SCHEDULE OF FINISHES

AT - 1 ACOUSTICAL CEILING PANELS
ARMSTRONG PRODUCT # 584 24"x24"x3/4" WHITE
ARMSTRONG PRODUCT PRELUDE XL GRID SYSTEM

BALCONY FLOOR FINISH

CAULKING & SEALANTS

L - 1 WINDOWS: CUSTOM COLOR TO MATCH WINDOW
L - 2 CONTROL JOINTS: CUSTOM COLOR TO MATCH ADJACENT EXTERIOR COLORS

ROOF

RF - 1 LIGHT WEIGHT CONCRETE ROOF TILE
EAGLE ROOFING. CAPISTRANO- SCC 8830 ALBUQUERQUE BLEND
STORM-LOCK TILE FASTNER NOSE CLIPS

RF - 2 FIRESTONE CLASS 'A' 60 MIL ULTRA-PLY TPO ROOF
SEE WATERPROOFING SCHEDULE FOR ADDITIONAL INFORMATION)

WINDOWS AND DOORS

SEE WINDOW SCHEDULE ON SHEET A3.10

W - 1 VINYL WINDOWS
MILGARD TUSCANY SERIES, COLOR "ESPRESSO"-WINDOW FRAME
TEMPERED GLASS AS REQUIRED
CONTACT: KATHY STEIERT (951) 296-1400 OFFICE

D - 1 DOORS AT BALCONIES / PATIOS
MILGARD FIBERGLASS ADA DOORS, COLOR "ESPRESSO"-DOOR FRAME
TEMPERED GLASS AS REQUIRED
CONTACT: KATHY STEIERT (951) 296-1400 OFFICE

D - 2 HOLLOW METAL DOOR FRAMES
TIMELY PREFINISHED STEEL DOOR FRAMES
EXTERIOR FRAMES ARE TO BE PAINTED ***
CONTACT: 818-492-3500

D - 3 HOLLOW AND FIRE-RATED METAL DOORS
CECO
EXTERIOR FRAMES ARE TO BE PAINTED ***

SF-1 ALUMINUM STORE FRONT SYSTEM AND ASSOCIATED BREAK METAL
U.S. ALUMINUM (C.R. LAURANCE CO)
PAINT: POWDERCOAT- US ALUMINUM CLASSIC BRONZE
CONTACT: David Banuelos (800) 766-6063
SPANDREL GLAZING TEME

ELEVATOR CAB FINISHES

SEE SHEET A7.36 FOR ELEVATOR CAB DRAWINGS

EL-1 ELEVATOR DOOR AND FRAME:
SATIN BRONZE FINISH

EL -2 CAB WALLS: OTIS SERIES, DP 30 VERTICAL
SATIN BRONZE FINISH

EL-3 ELEVATOR CAB CEILING:
SATIN BRONZE FINISH
FINISH WITH INCANDESCENT DOWN LIGHTS

EL-4 ELEVATOR GRAB BAR:
SATIN BRONZE FINISH

UNIT BATHROOM ACCESSORIES

TODAYS DESIGN HOUSE (800) 558 - 8700
SATIN NICKEL FINISH
560409 24" TOWEL BAR
560466 TOWEL RING
560490 TOILET PAPER HOLDER
560433 DOUBLE ROBE HOOK

UNIT INTERIOR WOOD TRIM

BASEBOARD:
#399, 1/2" X 3 1/2", PAINT GRADE PINE
WORLD OF MOULDING (714) 556-7772

BASE SHOE: AT HARDWOOD SURFACES
#322, 3/8" X 3/4" PINE PAINT GRADE
WORLD OF MOULDING (714) 556-7772

DOOR STOP:
#321, 3/8" X 1 1/4", PINE-B PAINT GRADE
WORLD OF MOULDING (714) 556-7772

DOOR CASING:
#501, 5/8" X 2 1/2", FJ PAINT GRADE
WORLD OF MOULDING (714) 556-7772

ALL TRIM MOULDING PAINTED P-201
PER SCHEDULE OF MATERIALS

VP - 1 VINYL BASE
ROPPE 4" DARK GREY VINYL COVE WALL BASE
MFG Model # : HC40LA5P150

FINISH SCHEDULE (TO COMPLY WITH CBC 2013TABLE 803.9) ⚠

RM.	NOTES	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	BASE FINISH	WALLS MATERIAL	WALLS FINISH	CEILINGS MATERIAL	CEILINGS FINISH
	1- SEE UNIT PLANS FOR APPLICATION OF CARPET, HARDSURFACE FLOORING, AND ACOUSTICAL UNDERLAYMENT 2- PER INTERIOR PACKAGE 3- SEE CORE PLANS FOR EXTENT OF 2 COAT CEMENT PLASTER WITH ⅜ FINISH 4- ICI LATEX FLAT ENAMEL PRIME PLUS 2 FINISH COATS 2 ACCENT WALLS IN EACH APARTMENT UNIT 5- DRYWALL RESIDENT INTERIORS; DRYWALL TEXTURE WALLS AND CEILINGS; LEVEL 3 - DOUBLE FOG WITH PREP COAT. SQUARE METAL CORNER BEAD THROUGHOUT.	CARPET - SEE INTERIOR SCHEDULE OF MATERIALS ACOUSTICAL UNDERLAYMENT PER SCHEDULE SEE NOTE 1 HARDSURFACE FLOORING - SEE SCHEDULE SEE NOTE 1 CORK EXPOSED CONCRETE CERAMIC TILE - SEE INTERIOR SCHEDULE OF MATERIALS WATERPROOF DECK COATING - SEE WATERPROOFING SCHEDULE) HARDROCK CONCRETE TOPPING SLAB MEDIUM BROOM FINISH LIGHT BROOM FINISH STEEL TROWEL FINISH SLIP RESISTANT TILE APPLY CONCRETE SEALER STAINED CONCRETE SEE INTERIOR SCHEDULE OF MATERIALS MACHINE SWIRL FINISH	WOOD BASE SEE INTERIOR SCHEDULE OF MATERIALS & FINISH SCHEDULE VINYL BASE - SEE CERAMIC TILE BASE - SEE INTERIOR SCHEDULE OF MATERIALS NO BASE TILE W/ 3/8" RADIUS PAINT - SEE INTERIOR SCHEDULE OF MATERIALS & FINISH SCHEDULE	GYPSUM BOARD - 5/8" TYPE 'X" (SEE NOTE 5 AT UNITS) EXTERIOR GYPSUM SHEATHING - 5/8" TYPE 'X" MOISTURE RESISTANT DENSARMOR PLUS DRYWALL WALL TILE PER ELEVATIONS (SEE CORE PLANS FOR LOCATIONS) EXTERIOR CEMENT PLASTER - SEE NOTE 3 EXPOSED CMU OR CONCRETE DENSGLASS ULTRA SHAFTLINER CERAMIC TILE - SEE INTERIOR SCHEDULE OF MATERIALS & CORE ELEVATIONS PAINT - SEE INTERIOR SCHEDULE OF MATERIALS & FINISH SCHEDULE MEDIUM ORANGE PEEL MEDIUM SAND FINISH TAPE AND SAND - PRIME FOR PAINT INTEGRAL COLOR WITH ACRYLIC PAINT SEE TILE PER SPECIFICATION EPOXY COATING	GYPSUM BOARD - 5/8" TYPE 'X" (SEE NOTE 5 AT UNITS) EXTERIOR GYPSUM SHEATHING - 5/8" TYPE 'X" EXTERIOR CEMENT PLASTER EXPOSED CONCRETE ESTRUCTURE SUSPENDED GYPBOARD CEILING - 5/8" TYPE 'X" SUSPENDED 2X4 GRID WITH 2 X 2 CEILING PANELS AND LIGHTING AT-1 SUSPENDED METAL GRID (AT-1) UNDER PAINTED CONC. STRUCT. CROWN MOULD (PER INTERIOR FINISH SCHEDULE)	PAINT - SEE INTERIOR SCHEDULE OF MATERIALS & FINISH SCHEDULE MEDIUM ORANGE PEEL - SAMPLER FOR OWNER/ARCH. - APPROVAL REQUIRED LIGHT SAND FINISH - SAMPLER FOR OWNER/ARCH. - APPROVAL REQUIRED

BASEMENT

	FLOOR										BASE				WALLS								CEILINGS			
PARKING SPACES			●							●			●													
NO PARKING AREAS			●		●								●													
GARAGE ENTRANCE & DRIVE AISLES			●		●								●													
ELEVATOR LOBBY 1 & 2																										
STAIR ENCLOSURES			●				●		●																	
MECHANICAL ROOMS			●				●		●				●													
POOL EQUIPMENT			●				●		●				●				●									
TRASH ROOM			●				●		●				●													
MAINTENANCE & STORAGE ROOMS			●				●		●				●						●							
ELECTRICAL ROOM			●				●		●				●				●									

LEVEL 1 TO 5 SPACES

TYPICAL																										
STAIR ENCLOSURES			●			●						●														
ELEVATOR SHAFT - 2HR CONST.			●			●								●												
TRASH CHUTE SHAFT - 2HR CONST.																	●	●			●					
MISC. SHAFTS - 2HR CONST.																	●				●					
TRASH ROOM VESTIBULE				●				●									●				●					
TELEPHONE/ DATA ROOM			●			●		●				●						●			●				●	●
ELEC./ EQUIPMENT/ MECH. ROOMS				●	●		●					●					●		●		●				●	●
ELEVATOR LOBBY			●			●			●			●					●				●				●	●
INTERIOR CORRIDOR	●		●			●			●			●					●				●				●	●
LVL 5 ROOF TERRACE		●			●			●					●			●			●	●			●			

BUILDING COMMON AREAS

	FLOOR										BASE				WALLS								CEILINGS			
CLUB HOUSE																										
DEMO KITCHEN																										
DEMO KITCHEN																										
THINK TANK																										
TV LOUNGE																										
FITNESS AREA																										
FREE WEIGHTS																										
CLUBHOUSE RESTROOMS																										
MAZZANINE																										
MASSAGE																										
GROUP FITNESS																										
SPIN ROOM																										
BIKE KITCHEN																										
COFFEE BAR																										
LEASING AREA																										
MAIL ROOM																										
OFFICE																										
WORK ROOM																										
BREAK ROOM																										
RETAIL - 1 AND 2																										

TYPICAL LIVING UNIT AREAS

	FLOOR										BASE				WALLS								CEILINGS			
ENTRY AND ENTRY CLOSET			●																							
LIVING / DINING ROOMS			●																							
DEN			●																							
KITCHEN			●																							
MASTER BEDROOM	●																									
MASTER BATHROOM		●																								
WALK-IN CLOSET	●																									
BEDROOM 2 / 3 AND CLOSETS	●																									
BATH 2		●																								
WASHER/DRYER			●																							
UPPER LEVEL WOOD FRAMED DECKS					●																					
PODIUM LEVEL PATIOS					●																					
COURTYARD PATIOS						●																				
LOFT AREA	●																									

CBC 2013 TABLE 803.9 ⚠

INTERIOR FINISHES

TABLE 803.9
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY[a]

GROUP[a]	SPRINKLERED: Interior exit stairways, interior exit ramps and exit passageways[a,b]	SPRINKLERED: Corridors and enclosure for exit access stairways and exit access ramps	SPRINKLERED: Rooms and enclosed spaces[c]	NONSPRINKLERED: Interior exit stairways, interior exit ramps and exit passageways[a,b]	NONSPRINKLERED: Corridors and enclosure for exit access stairways and exit access ramps	NONSPRINKLERED: Rooms and enclosed spaces[c]
A-1 & A-2	B	B	C	A	A^d	B^e
A-3[f], A-4, A-5	B	B	C	A	A^d	C
B, E, M, R-1	B	C	C	A	B	C
R-4	B	C	C	A	B	B
F	C	C	C	B	C	C
H, *I*,	B	B	C^g	A	A	B
I-2, *I-2.1*	B	B	$B^{h,i}$	A	A	B
I-3	A	A^j	*B*	*NP*	*NP*	*NP*
I-4	B	B	$B^{h,i}$	A	A	B
R-2	C	C	C	B	B	C
R-2.1	*B*	*C*	*C*	*A*	*B*	*B*
R-3, *R-3.1*	C	C	C	C	C	C
S	C	C	C	B	B	C
U	No restrictions			No restrictions		

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929m².
NP = Not permitted [SFM]

a. Class C interior finish materials shall be permitted for wainscotting or panelling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.11.1.
b. In other than Group I-2 occupancies in buildings less than three stories above grade plane of other than Group I-3, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.
f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.
g. Class B material is required where the building exceeds two stories.
h. Class C interior finish materials shall be permitted in administrative spaces.
i. Class C interior finish materials shall be permitted in rooms with a capacity of four persons or less.
j. Class B materials shall be permitted as wainscoting extending not more than 48 inches above the finished floor in corridors and exit access stairways and ramps.
k. Finish materials as provided for in other sections of this code.
l. Applies when protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

Drawn By:
Designed By:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
⚠	09/23/14	
⚠	03/15/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
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LICENSED ARCHITECT — C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
FINISH SCHEDULE

SHEET NO.
A3.15

05-19-16 CITY SUBMITTAL

2012364

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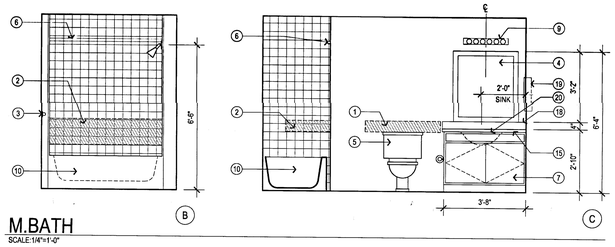

M.BATH
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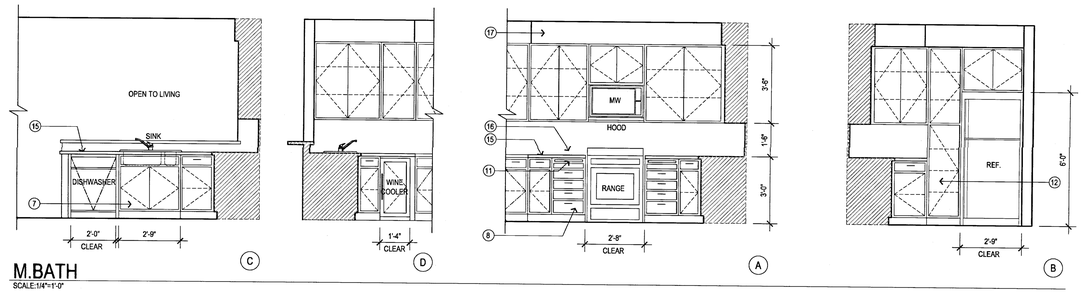
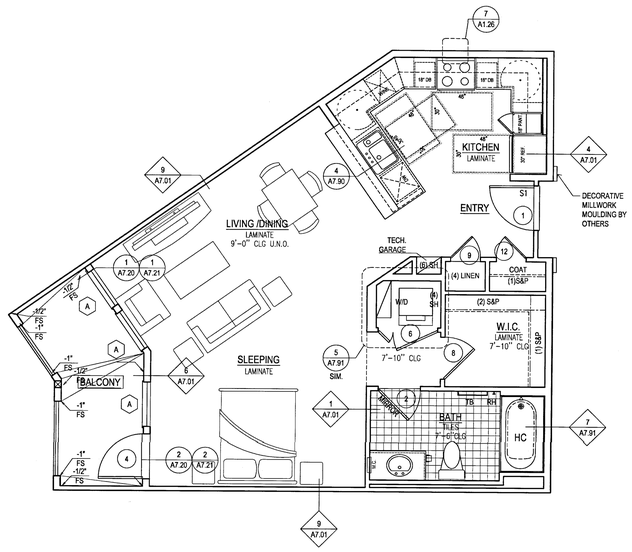


M.BATH
SCALE:1/4"=1'-0"

3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



2 UNIT S1 NOTES PLAN
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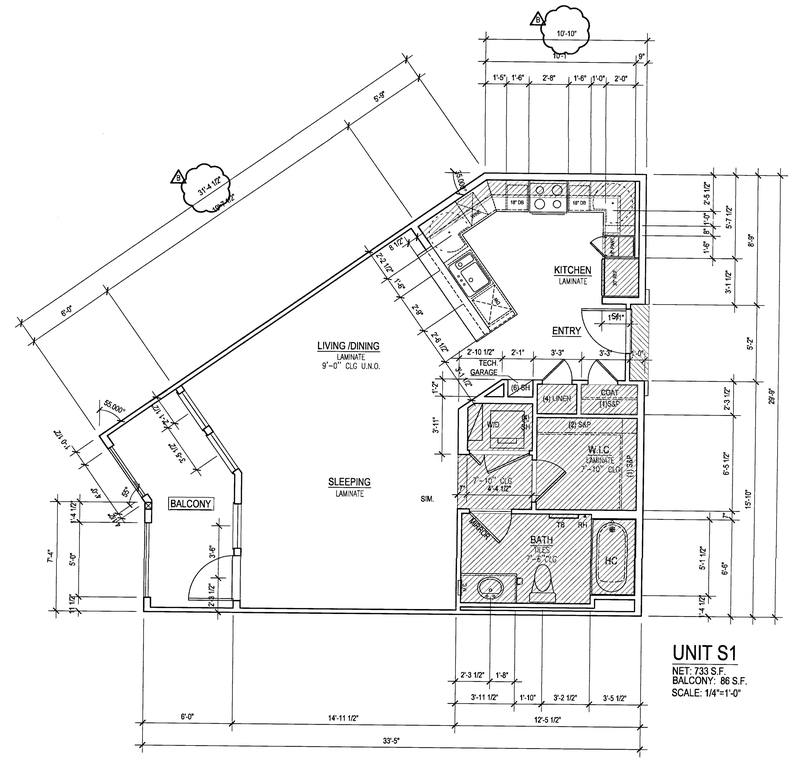


UNIT S1
NET: 733 S.F.
BALCONY: 86 S.F.
SCALE: 1/4"=1'-0"

1 UNIT S1 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

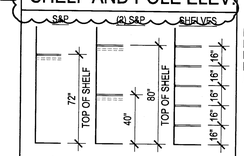
INT. ELEV. LEGEND

1. WATER CLOSET, GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1, 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET, BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. *MOVABLE KITCHEN ISLAND*

PLAN LEGEND

- MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERS TYP.
- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.80. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS, PROVIDE (2) AT 15" MIN.
- REFRIGERATOR SPACE, PROVIDE WATER LINE AND BOX FOR ICE MAKER AND COORDINATE ELECTRICAL OUTLET.
- LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT PANTRY FACE. FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE
- WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 1 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE SINGLE LEVER FAUCET BY 'PRICE FISHER - PARK AVENUE'
- LAVATORY
- BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS PROVIDE 30" MIN.CLEAR, REMOVABLE BASE CABINETS PER DETAILS 10/A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- MEDICINE CABINET (M.C.)
- DRAWER BANK (DB)
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 3 ON SHEET A0.06 FOR GRAB BAR BACKING
- PROVIDE CLEAR DIMENSION. ACCOUNT FOR FINISH MATERIAL THICKNESS.
- BATHTUB - SEE DETAILS 7/A7.91 AND 8/A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3.8, 1134A.8, #5. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL AND AT HARD SURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE, W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11
- INTERIOR ELEVATION CALLOUTS

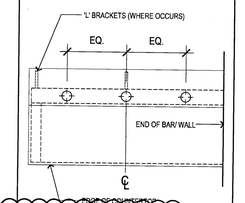
SHELF AND POLE ELEV.



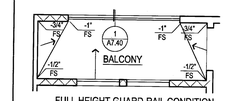
CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

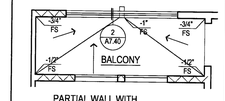
NOTES
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.



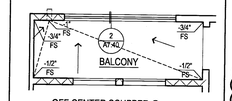
BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION



PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

WALL TYPES

- INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 — 3 1/2" WOOD STUD WALL
- CORRIDOR WALL PER 4/A7.01
- 2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01 — 5 1/2" WOOD STUD WALL
- 2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS.
- WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 5 / A7.08 — ELEC.

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.23, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. 'X' PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY [illegible]
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — VINCENT CHUPKA — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT S1
FLOOR PLANS

SHEET NO.
A3.21

05-19-16 CITY SUBMITTAL

2012364

FILE: M:\12364_Vilnet Partners Laguna Niguel\Cad\2012364 UNITS321-S1.dwg
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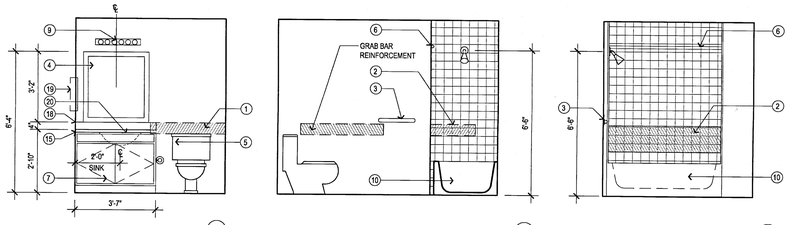

M.BATH
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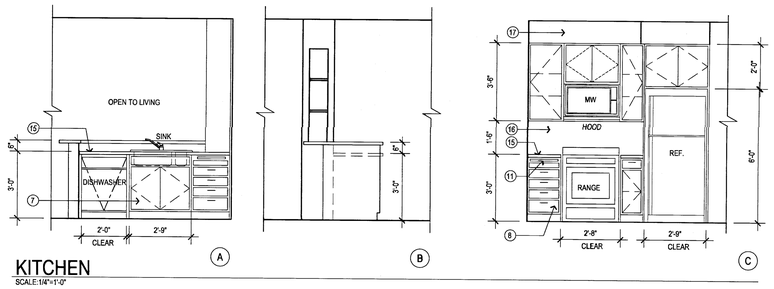
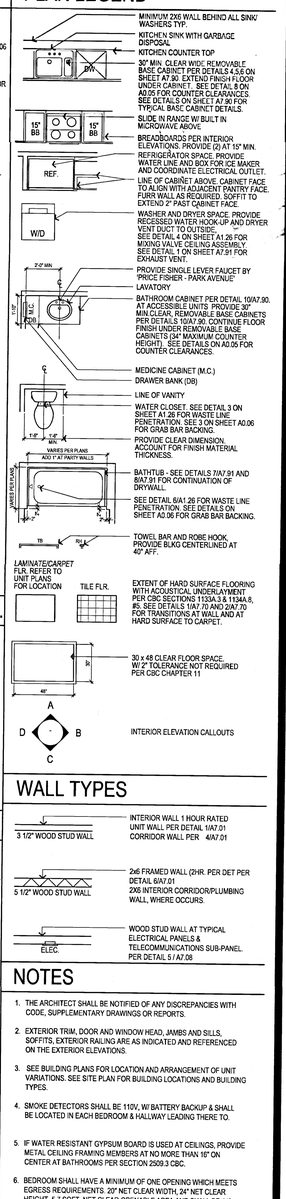


KITCHEN
SCALE:1/4"=1'-0"

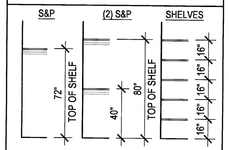
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-6" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET, BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #160124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

PLAN LEGEND



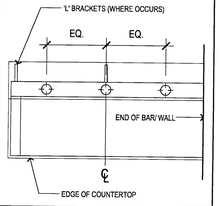
SHELF AND POLE ELEV.



CEILING LEGEND

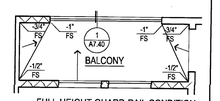
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

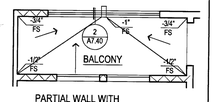


BALCONY-

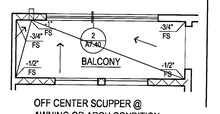
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

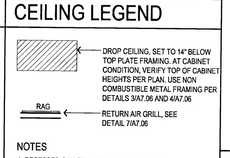


PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

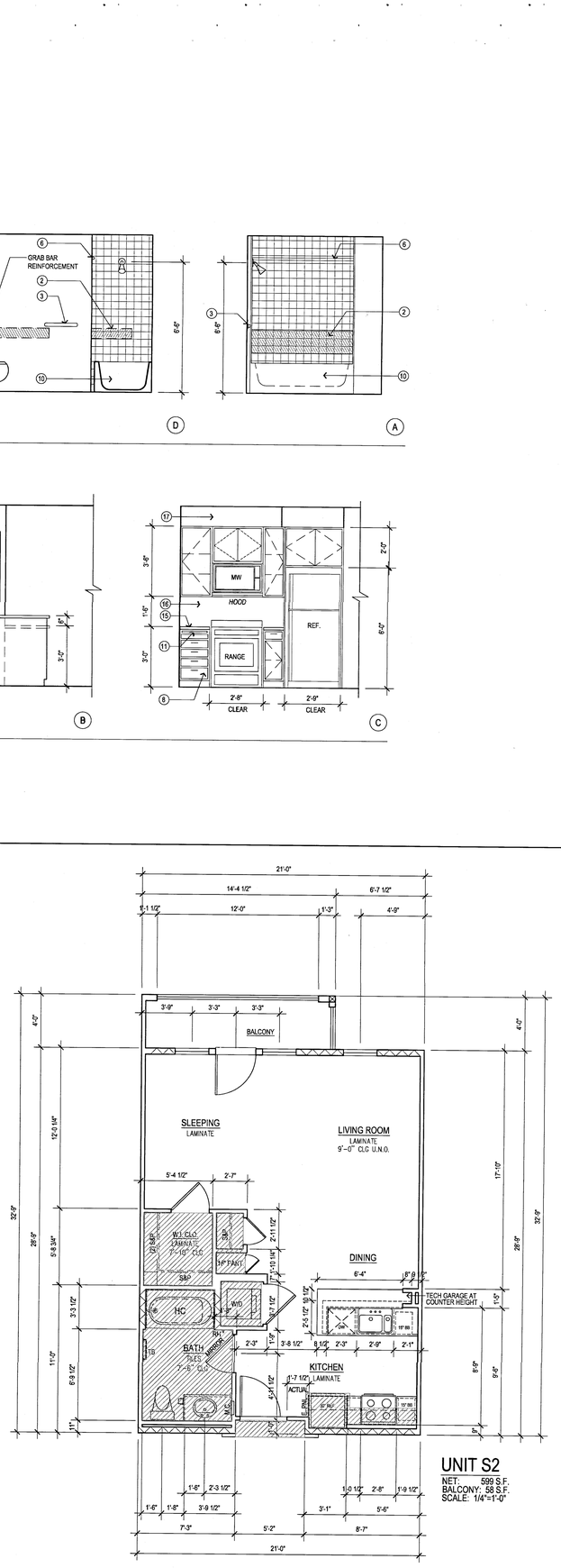
WALL TYPES



NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

2 UNIT S2 NOTES PLAN
SCALE : 1/4" = 1'-0"



UNIT S2
NET: 599 S.F.
BALCONY: 58 S.F.
SCALE: 1/4"=1'-0"

1 UNIT S2 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions.

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 • (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

SHEET CONTENTS:
UNIT S2
FLOOR PLANS

SHEET NO.
A3.22

2012364

05-19-16 CITY SUBMITTAL

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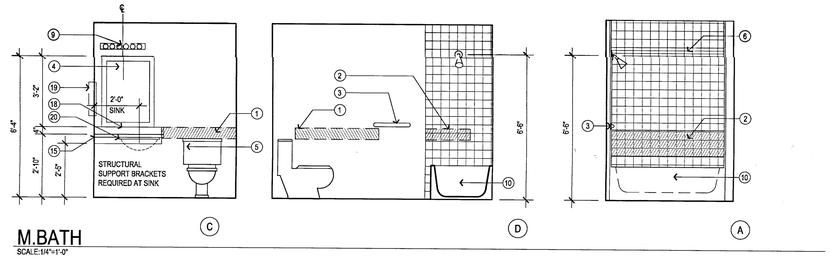
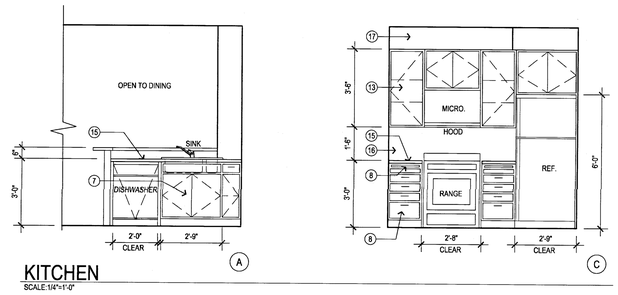


M.BATH
SCALE:1/4"=1'-0"



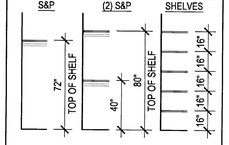
KITCHEN
SCALE:1/4"=1'-0"

3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

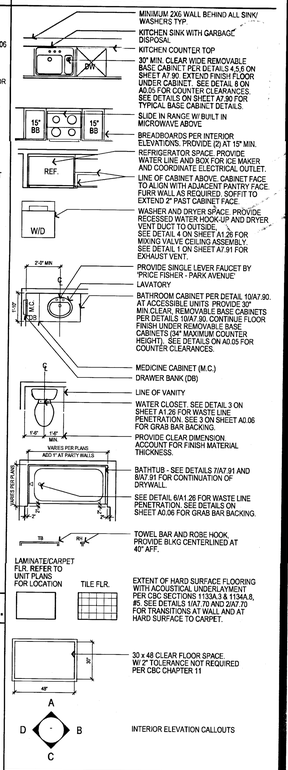
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



PLAN LEGEND



CEILING LEGEND

NOTES

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2. SEE DETAIL 3/A7.06 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
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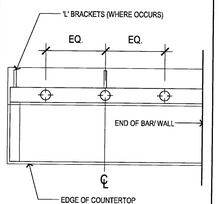
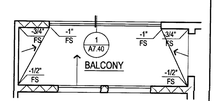
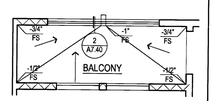


BALCONY-

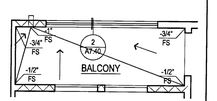
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

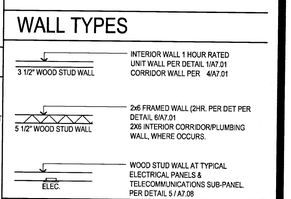


PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

WALL TYPES



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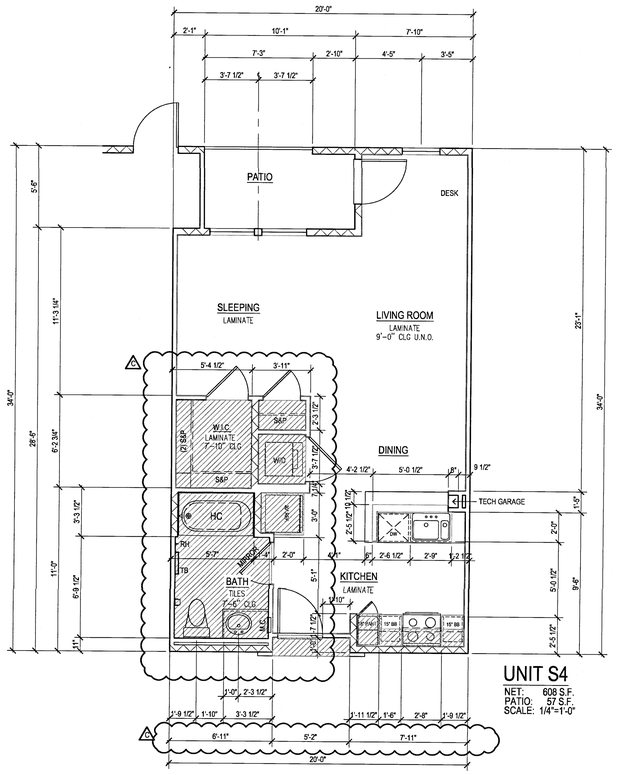
2 UNIT S4 NOTES PLAN
SCALE : 1/4" = 1'-0"



UNIT S4
NET: 608 S.F.
PATIO: 57 S.F.
SCALE: 1/4"=1'-0"

1 UNIT S4 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

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SCALE: 48 LAYOUT: A3.25

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date: Plotted:	
Revisions:	

#	DATE	COMMENTS
1	01/21/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

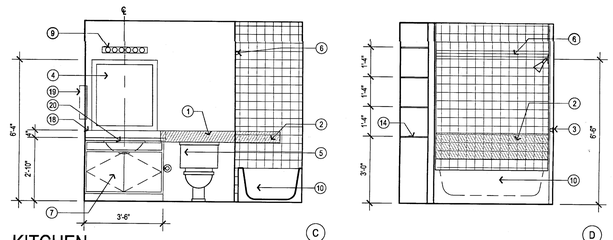
HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 • (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

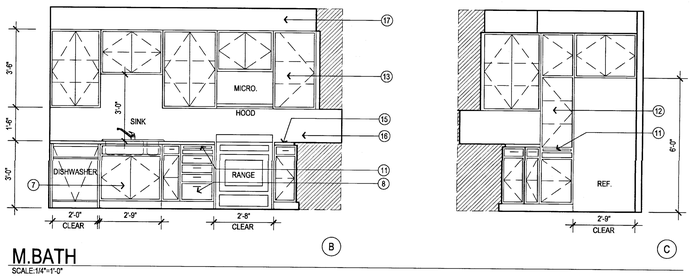
SHEET CONTENTS:
UNIT S4
FLOOR PLANS

SHEET NO.
A3.25

2012364

05-19-16 CITY SUBMITTAL





INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
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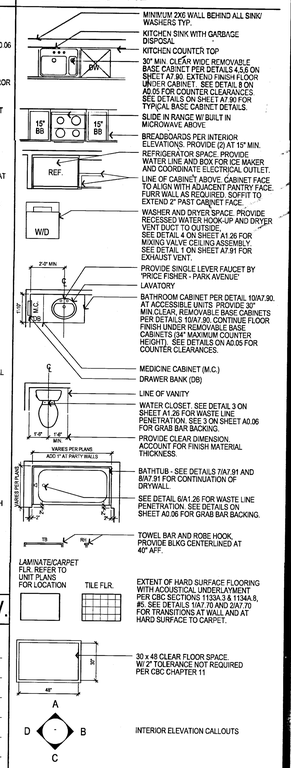
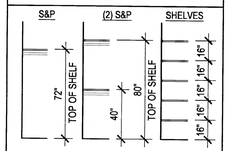
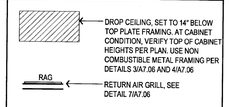
PLAN LEGEND



SHELF AND POLE ELEV.



CEILING LEGEND



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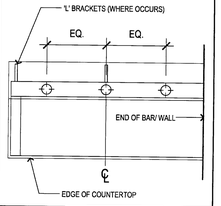
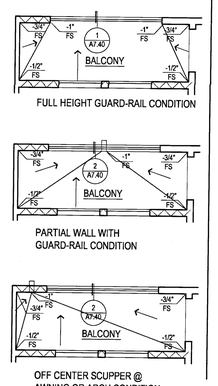


BALCONY-

SLOPE / CRICKETS AND SCUPPER LOCATIONS

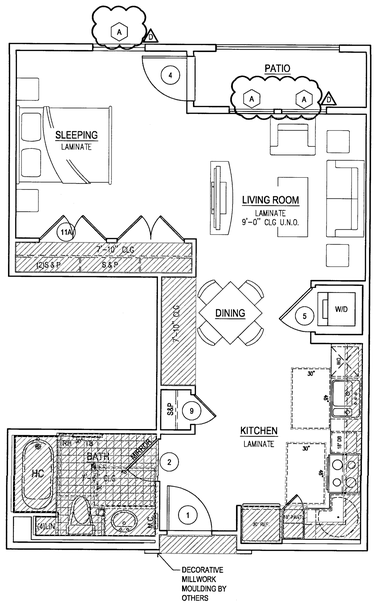


WALL TYPES

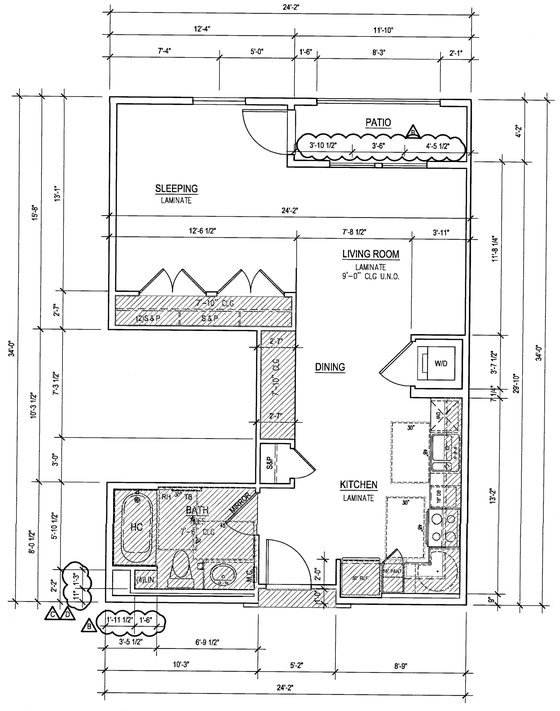
NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



2 UNIT S4a NOTES PLAN
SCALE : 1/4" = 1'-0"



1 UNIT S4a DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT S4a
NET: 674 S.F.
PATIO: 49 S.F.
SCALE: 1/4"=1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	01/21/16	REVISIONS
3	03/15/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

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www.humphreys.com

SHEET CONTENTS:
UNIT S4a
FLOOR PLANS

SHEET NO.
A3.26

2012364

05-19-16 CITY SUBMITTAL

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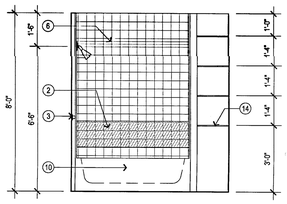

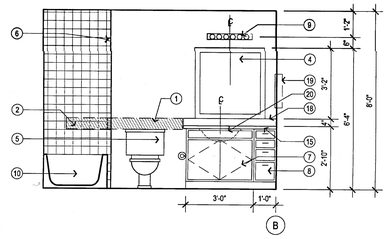

M.BATH

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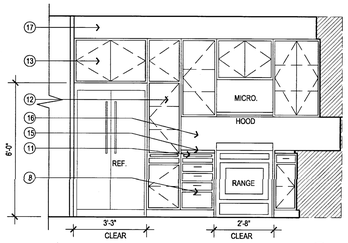
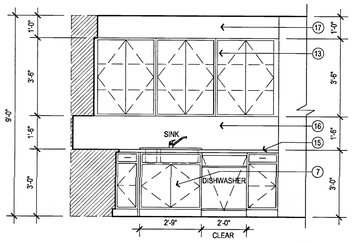
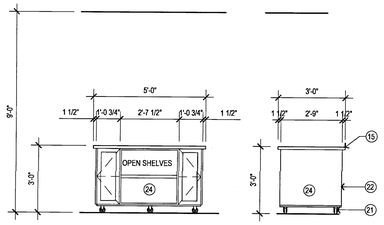


KITCHEN

SCALE:1/4"=1'-0"





MOVEABLE ISLAND

SCALE:1/4"=1'-0"

3 INTERIOR ELEVATIONS

SCALE : 3/8" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-6" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

PLAN LEGEND

- MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERS TYP.
- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS. PROVIDE (2) AT 15" MIN.
- REFRIGERATOR SPACE. PROVIDE WATER LINE AND BOX FOR ICE MAKER AND COORDINATE ELECTRICAL OUTLET.
- LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT PANTRY FACE. FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE
- WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 1 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE SINGLE LEVER FAUCET BY 'PRICE FISHER - PARK AVENUE'
- LAVATORY
- BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS PROVIDE 30" MIN.CLEAR. REMOVABLE BASE CABINETS PER DETAILS 10/A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- MEDICINE CABINET (M.C.)
- DRAWER BANK (DB)
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 3 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION. ACCOUNT FOR FINISH MATERIAL THICKNESS.
- BATHTUB - SEE DETAILS 7/A7.91 AND 8/A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" AFF.

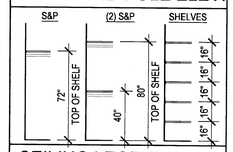
LAMINATE/CARPET FLR. REFER TO UNIT PLANS FOR LOCATION — TILE FLR.

EXTENT OF HARD SURFACE FLOORING WITH ACCOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL, AND AT HARD SURFACE TO CARPET.

30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11

INTERIOR ELEVATION CALLOUTS

SHELF AND POLE ELEV.



CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
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WALL TYPES

- INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 — 3 1/2" WOOD STUD WALL — CORRIDOR WALL PER 4/A7.01
- 2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01 — 5 1/2" WOOD STUD WALL — 2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS.
- WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 5 / A7.08 — ELEC

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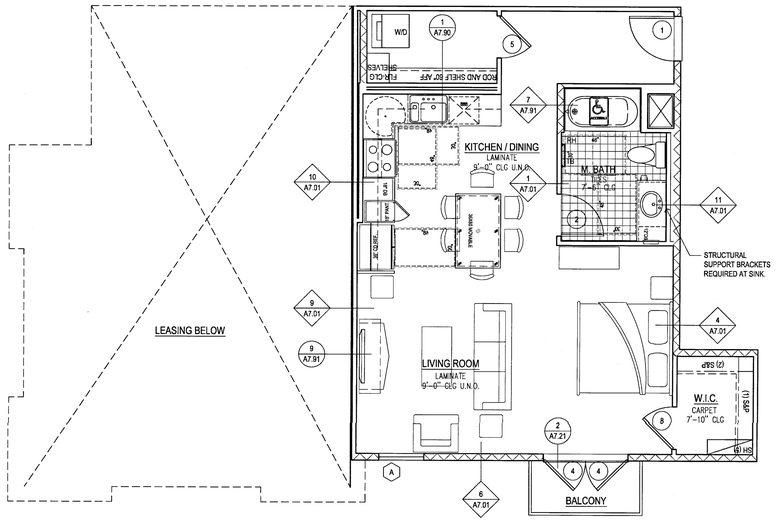

2 UNIT S5 NOTES PLAN

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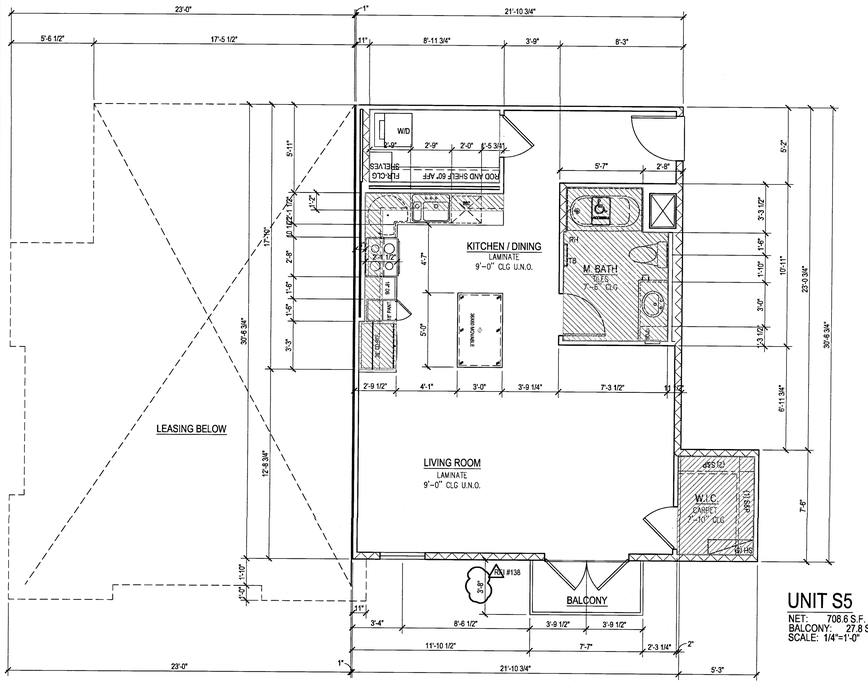


1 UNIT S5 DIMENSION PLAN

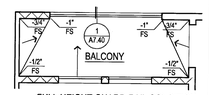
SCALE : 1/4" = 1'-0"

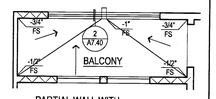
UNIT S5

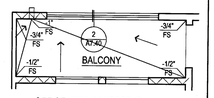
NET: 708.6 S.F.
BALCONY: 27.8 S.F.
SCALE: 1/4"=1'-0"

BALCONY-

SLOPE / CRICKETS AND SCUPPER LOCATIONS







Drawn By:

Designed by:

Architect of Record: VINCE CHUPKA

Original Date Plotted:

Revisions:

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA

27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677

ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — VINCENT CHUPKA — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT S5
FLOOR PLANS

SHEET NO.
A3.27

2012364

05-19-16 CITY SUBMITTAL

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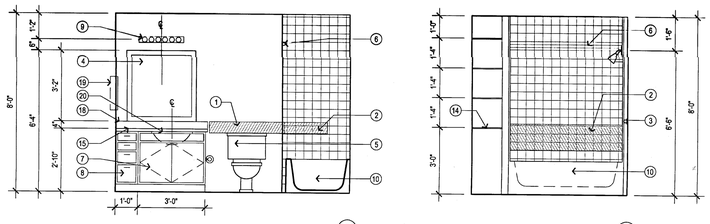
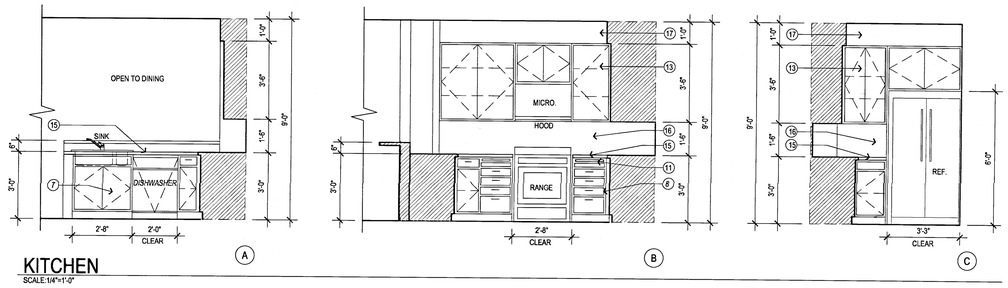
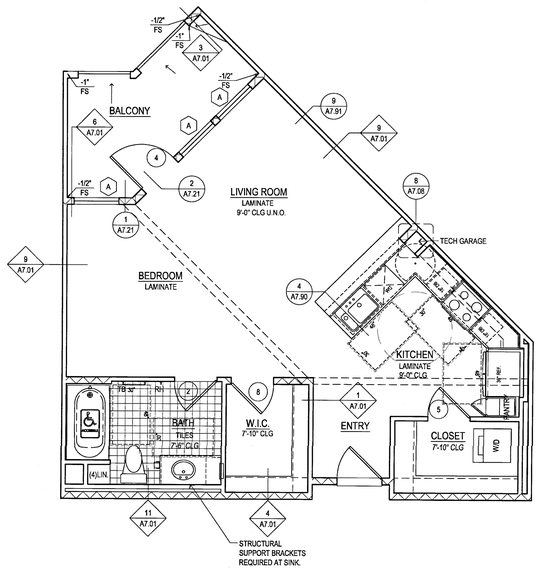
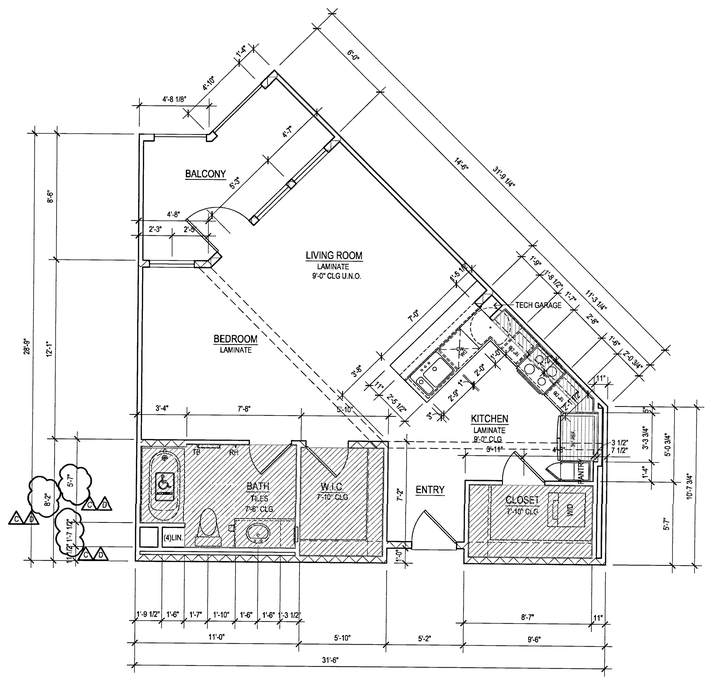




3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



2 UNIT S6 NOTES PLAN
SCALE : 1/4" = 1'-0"



UNIT S6
NET: 660.84 S.F.
BALCONY: 94.74 S.F.
SCALE: 1/4"=1'-0"

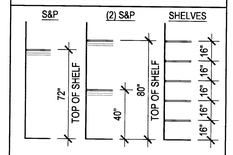
1 UNIT S6 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT S6
NET: 660.84 S.F.
BALCONY: 94.74 S.F.
SCALE: 1/4"=1'-0"

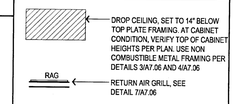
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1, 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

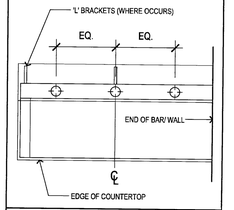
SHELF AND POLE ELEV.



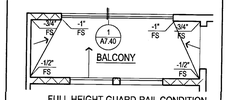
CEILING LEGEND



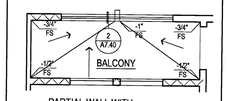
NOTES
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.



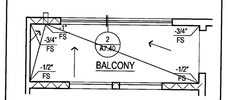
BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

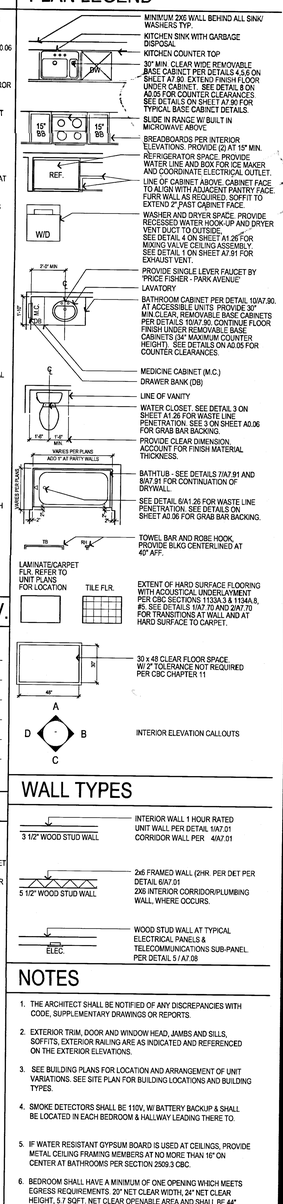


PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

PLAN LEGEND



WALL TYPES

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. X-PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.02 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date: Plotted:	
Revisions:	

#	DATE	COMMENTS
1	11/09/15	REVISIONS
2	01/21/16	REVISIONS
3	03/15/16	

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GATEWAY VILLAGE
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ALLIANCE RESIDENTIAL COMPANY

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LICENSED ARCHITECT — No. C12972 — Ren. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
UNIT S6
FLOOR PLANS

SHEET NO.
A3.29

2012364

05-19-16 CITY SUBMITTAL

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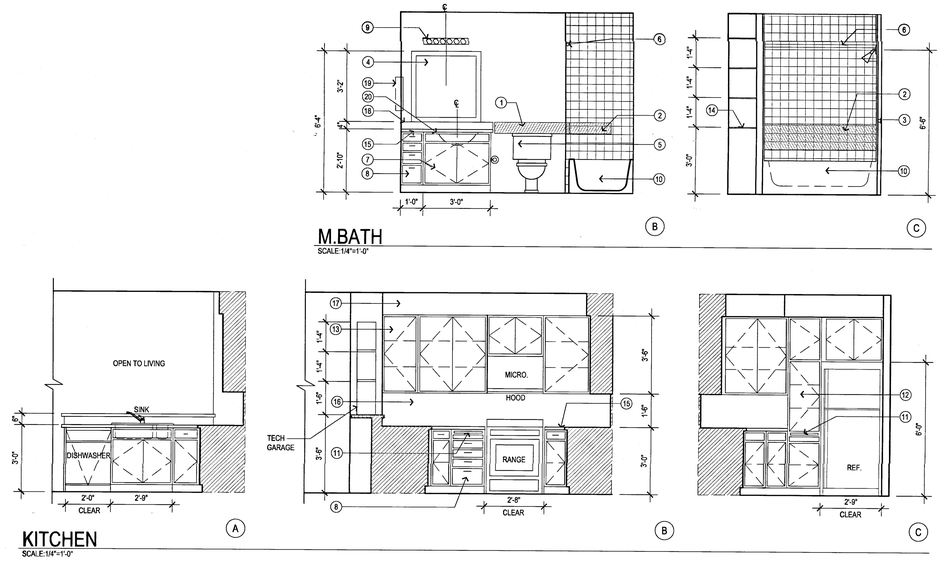

3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
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8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
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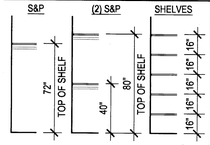
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124 , 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.

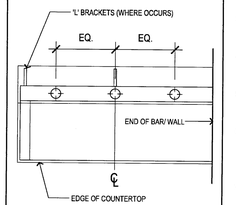


CEILING LEGEND

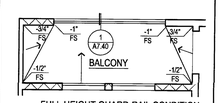
DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

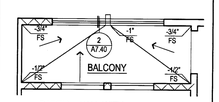
NOTES
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.



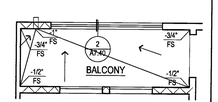
BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

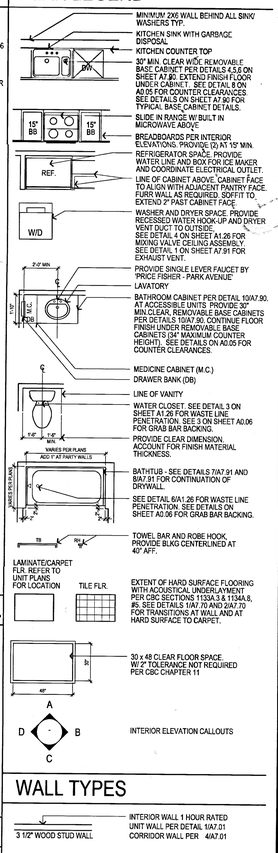


PARTIAL WALL WITH GUARD-RAIL CONDITION

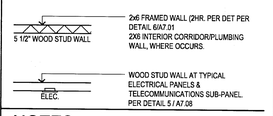


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND



WALL TYPES



NOTES

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2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
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5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
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11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
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16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
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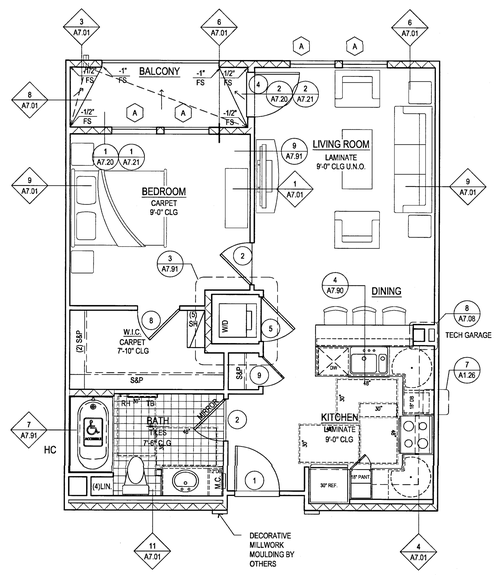
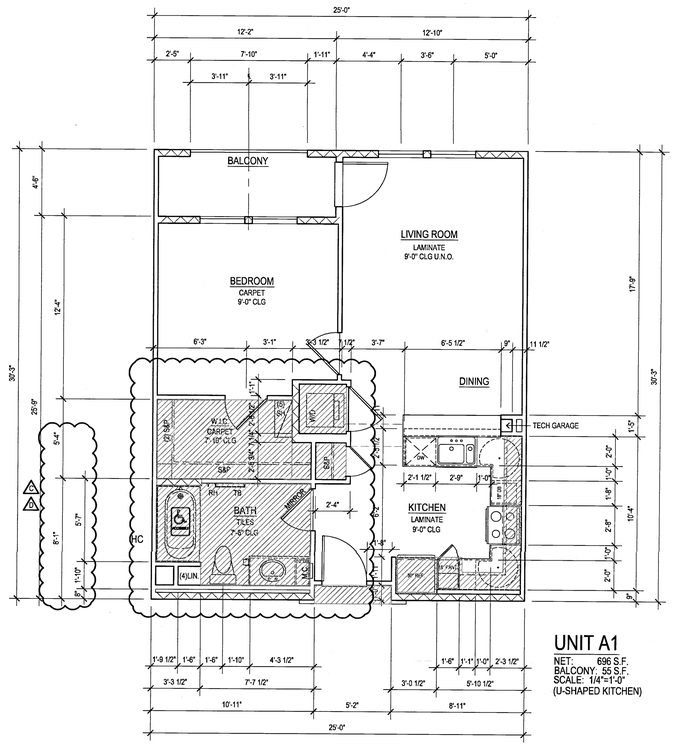


2 UNIT A1 NOTES PLAN
SCALE : 1/4" = 1'-0"



UNIT A1
NET: 696 S.F.
BALCONY: 55 S.F.
SCALE: 1/4"=1'-0"
(U-SHAPED) KITCHEN

1 UNIT A1 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

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Drawn By:
Designed by
Architect of Record: VINCE CHUPKA
Original Date Plotted
Revisions:

#	DATE	COMMENTS
1	01/21/16	REVISIONS
2	03/15/16	

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C33572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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SAN RAMON SCOTTSDALE MONTERIDEO
www.humphreys.com

SHEET CONTENTS:
UNIT A1
FLOOR PLANS

SHEET NO.
A3.31

2012364

05-19-16 CITY SUBMITTAL

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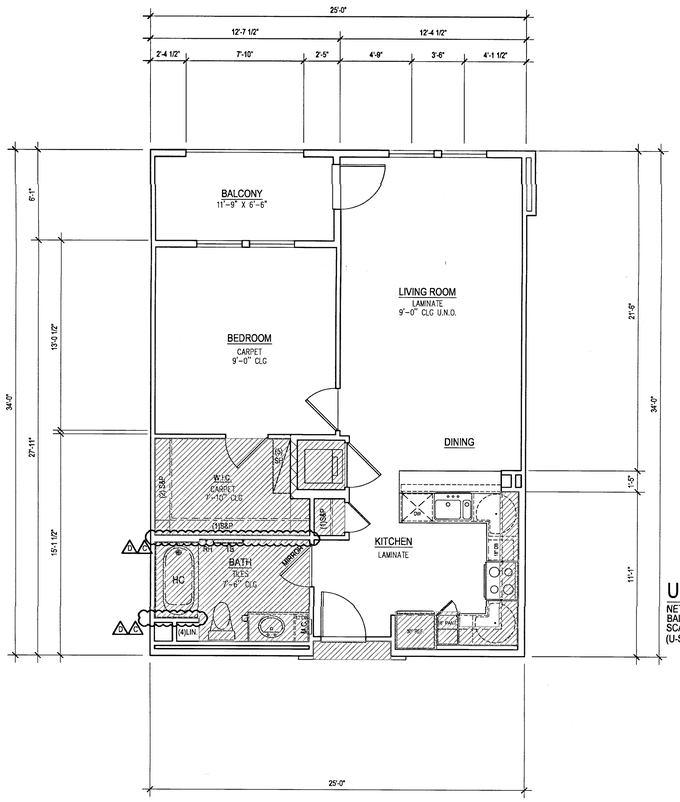
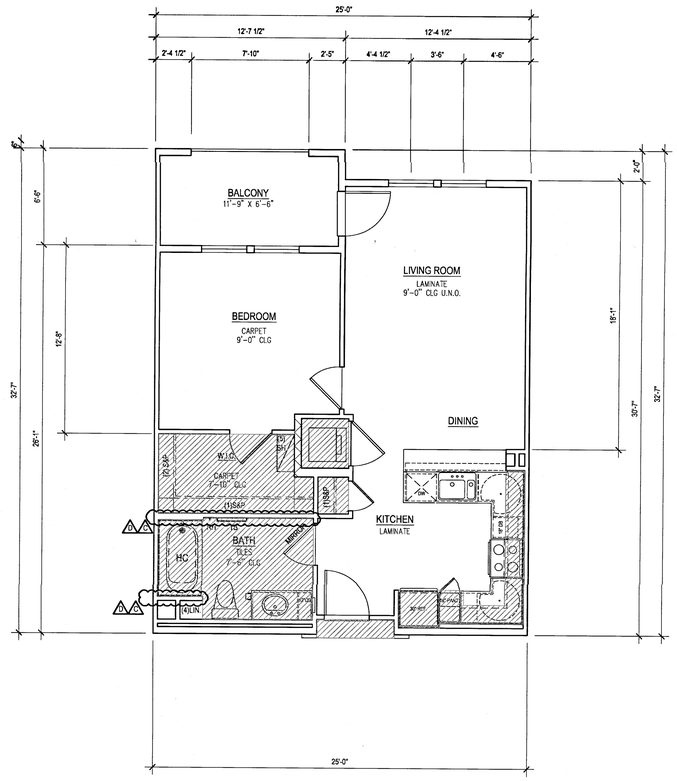


UNIT A1c

NET: 770 S.F.
BALCONY: 74 S.F.
SCALE: 1/4"=1'-0"
(U-SHAPED KITCHEN)

4 UNIT A1c DIMENSION PLAN
SCALE : 1/4" = 1'-0"

REFER TO UNIT A1 SHEET A3.31 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

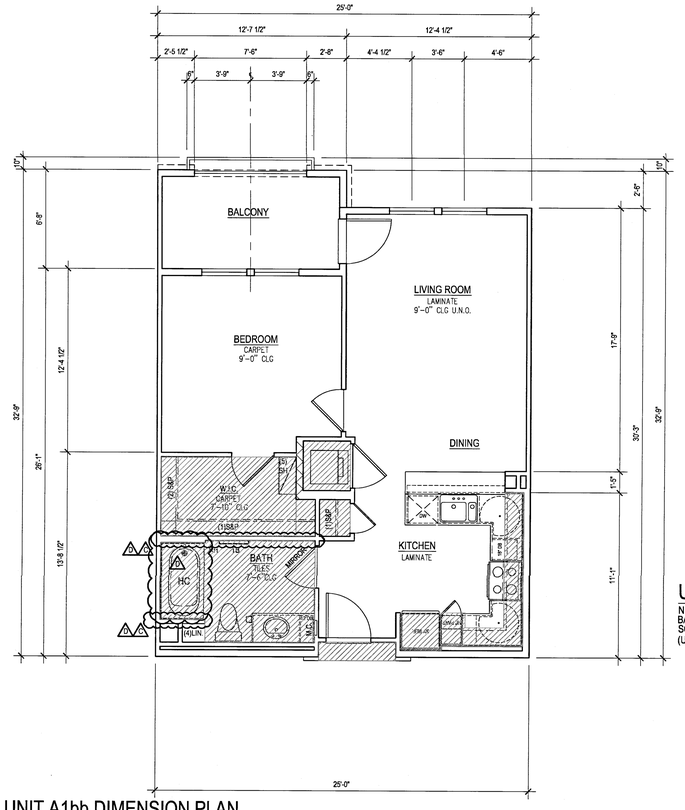


UNIT A1b

NET: 705 S.F.
BALCONY: 80 S.F.
SCALE: 1/4"=1'-0"
(U-SHAPED KITCHEN)

2 UNIT A1b DIMENSION PLAN
SCALE : 1/4" = 1'-0"

REFER TO UNIT A1 SHEET A3.31 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

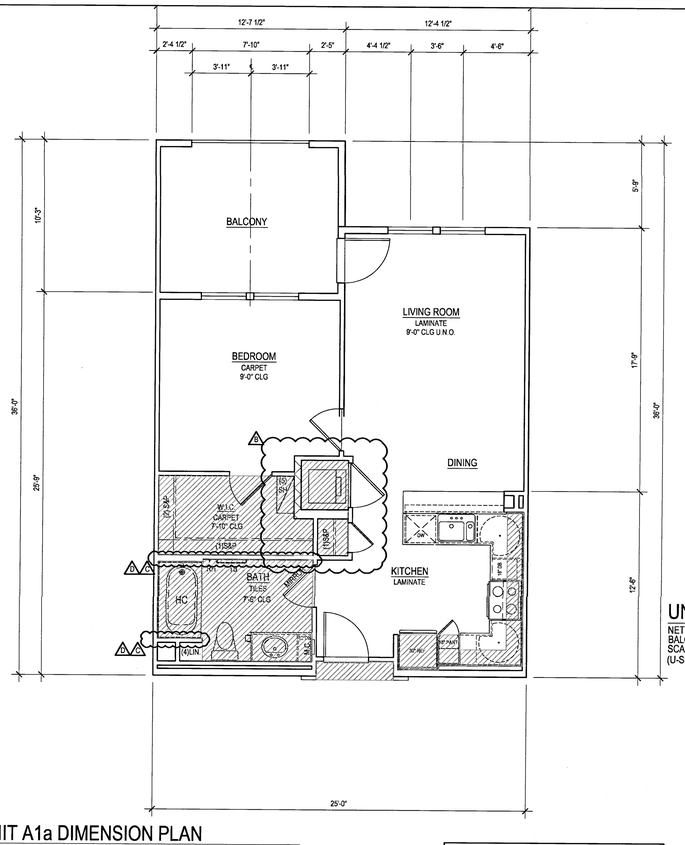


UNIT A1bb

NET: 700 S.F.
BALCONY: 95 S.F.
SCALE: 1/4"=1'-0"
(U-SHAPED KITCHEN)

3 UNIT A1bb DIMENSION PLAN
SCALE : 1/4" = 1'-0"

REFER TO UNIT A1 SHEET A3.31 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE



UNIT A1a

NET: 696 S.F.
BALCONY: 127 S.F.
SCALE: 1/4"=1'-0"
(U-SHAPED KITCHEN)

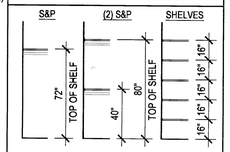
1 UNIT A1a DIMENSION PLAN
SCALE : 1/4" = 1'-0"

REFER TO UNIT A1 SHEET A3.31 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.05
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET, BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



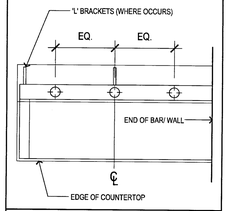
CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

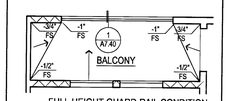
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

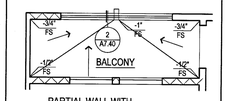


BALCONY-

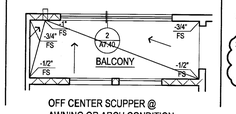
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION



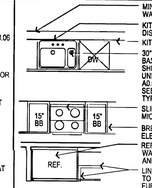
PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PER EXTERIOR ELEVATIONS

PLAN LEGEND



WALL TYPES

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. *POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS* AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESERVE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY SCOPE AND SCHOOL THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	01/14/16	
3	03/15/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Exp. 7-31-17
STATE OF CALIFORNIA

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SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

SHEET CONTENTS:
UNIT A1a, A1b, A1bb, A1c FLOOR PLANS

SHEET NO.
A3.33

05-19-16 CITY SUBMITTAL

2012364

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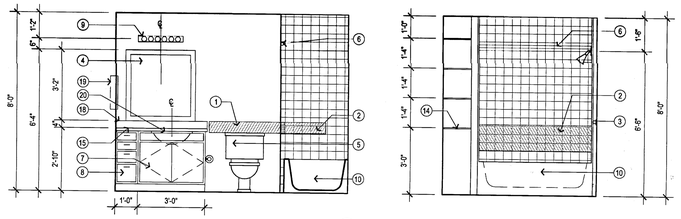

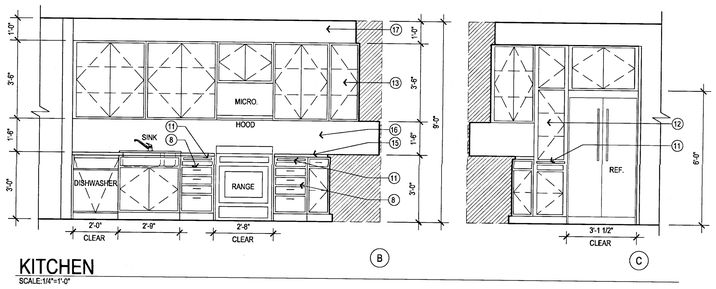

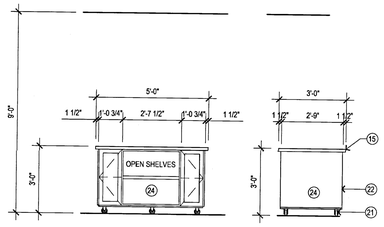

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
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18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
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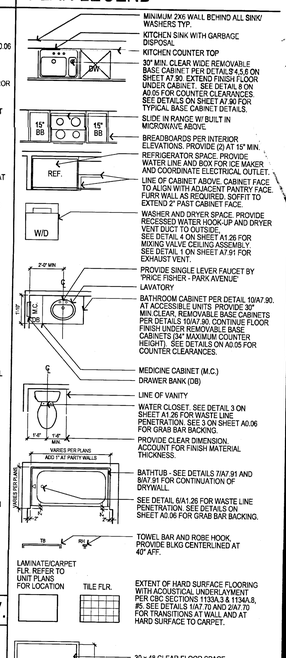
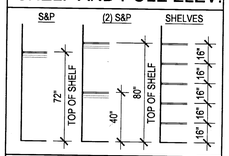
24. MOVABLE KITCHEN ISLAND

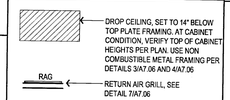
PLAN LEGEND



SHELF AND POLE ELEV.

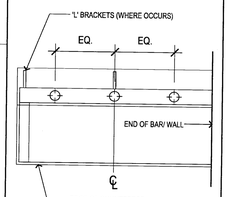


CEILING LEGEND



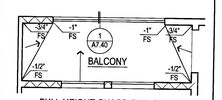
NOTES

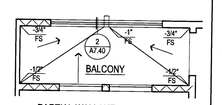
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

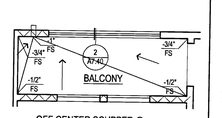


BALCONY-

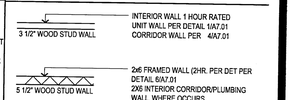
SLOPE / CRICKETS AND SCUPPER LOCATIONS







WALL TYPES

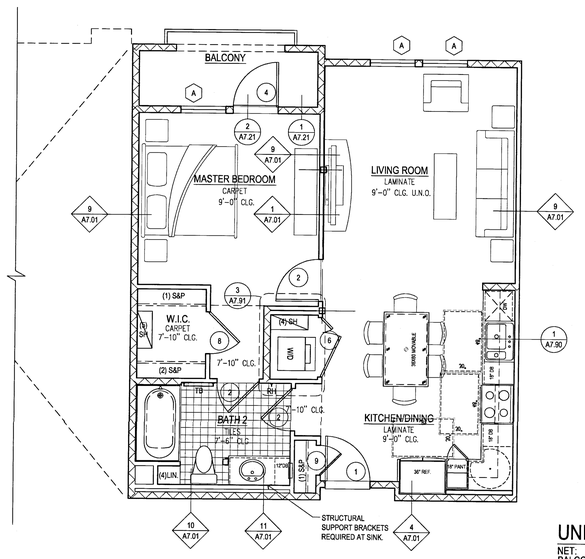


NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR WALING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

3 INTERIOR ELEVATIONS

SCALE : 3/8" = 1'-0"



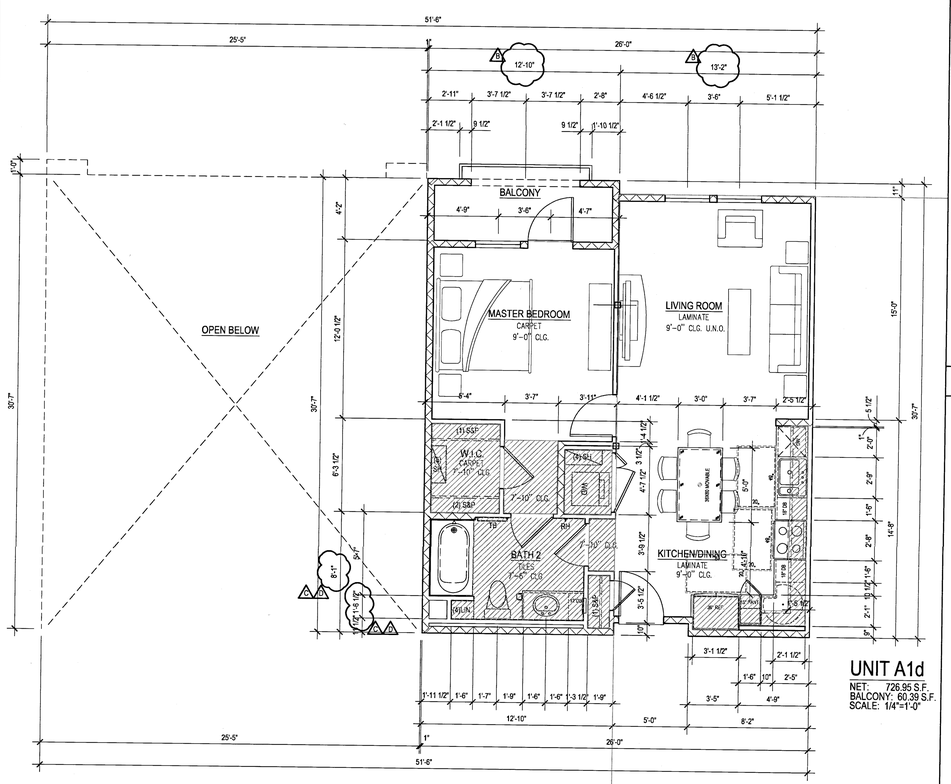
UNIT A1d

NET: 726.95 S.F.
BALCONY: 60.39 S.F.
SCALE: 1/4"=1'-0"

2 UNIT A1d NOTES PLAN

SCALE : 1/4" = 1'-0"

REFER TO UNIT A1 SHEET A3.31 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE



UNIT A1d

NET: 726.95 S.F.
BALCONY: 60.39 S.F.
SCALE: 1/4"=1'-0"

1 UNIT A1d DIMENSION PLAN

SCALE : 1/4" = 1'-0"

REFER TO UNIT A1 SHEET A3.31 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

Drawn By:	
Designed by	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	11/09/15	
2	01/14/16	
3	03/15/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 • (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

LICENSED ARCHITECT — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
UNIT A1d
FLOOR PLANS

SHEET NO.
A3.34

05-19-16 CITY SUBMITTAL

2012364

FILE: M:\12364_Wood Partners Lamoree Ng\arch\CD\001 UNITB3\3d-A1.0.dwg
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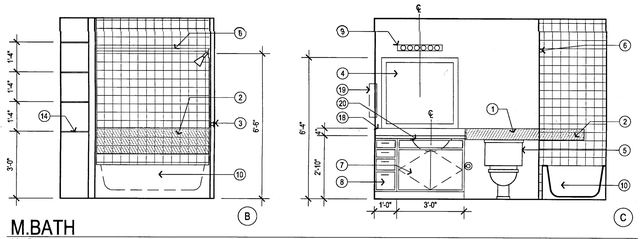

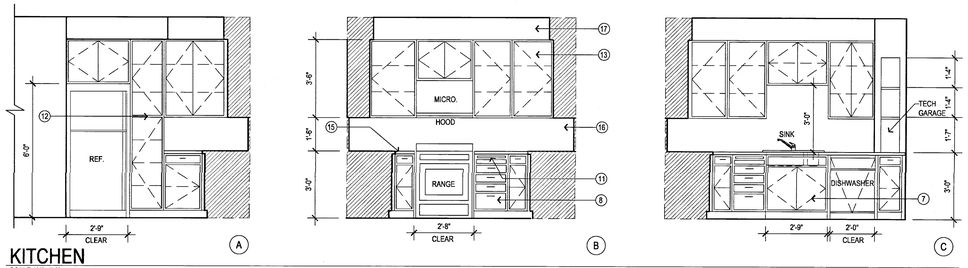

3 INTERIOR ELEVATIONS
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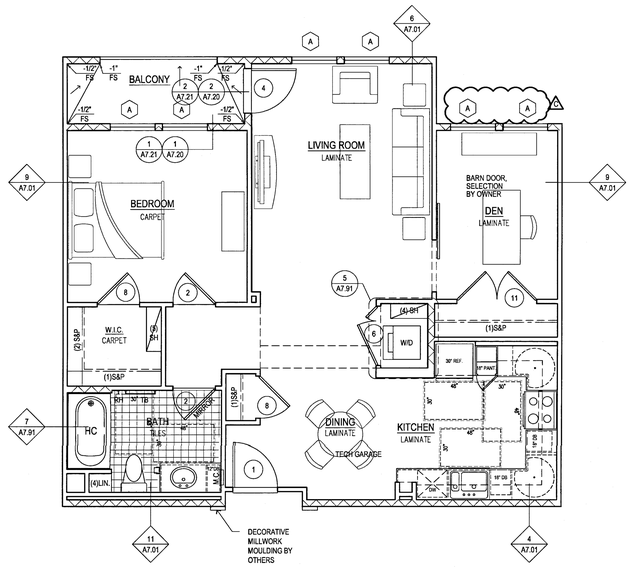

2 UNIT A1-den NOTES PLAN
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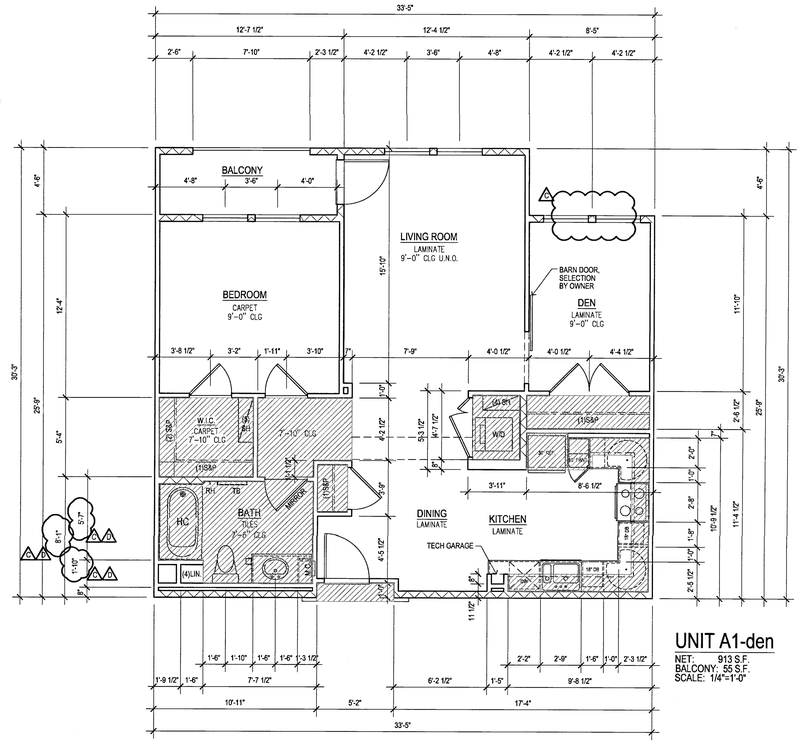
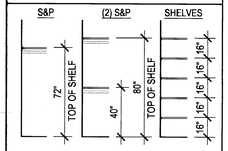


1 UNIT A1-den DIMENSION PLAN
SCALE : 1/4" = 1'-0"

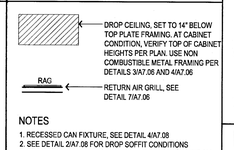
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

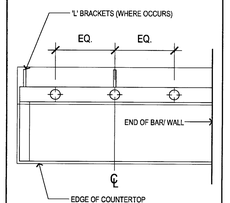
SHELF AND POLE ELEV.



CEILING LEGEND

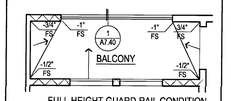


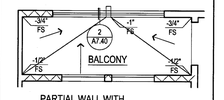
NOTES
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

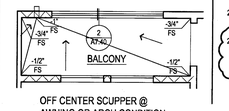


BALCONY-

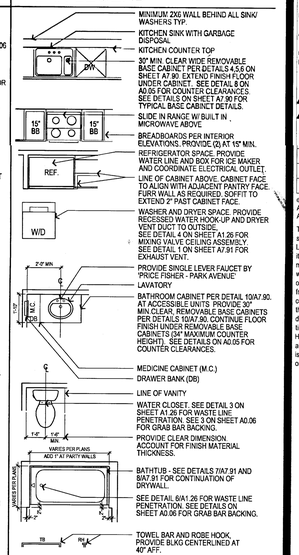
SLOPE / CRICKETS AND SCUPPER LOCATIONS



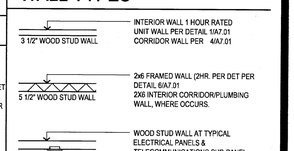




PLAN LEGEND



WALL TYPES



NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOORWINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOORWINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE. ⚠3

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
2	01/21/16	
3	03/15/16	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Ren. 7-31-17
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HUMPHREYS & PARTNERS
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www.humphreys.com

SHEET CONTENTS:
UNIT A1-den
FLOOR PLANS

SHEET NO.
A3.35

05-19-16 CITY SUBMITTAL

2012364

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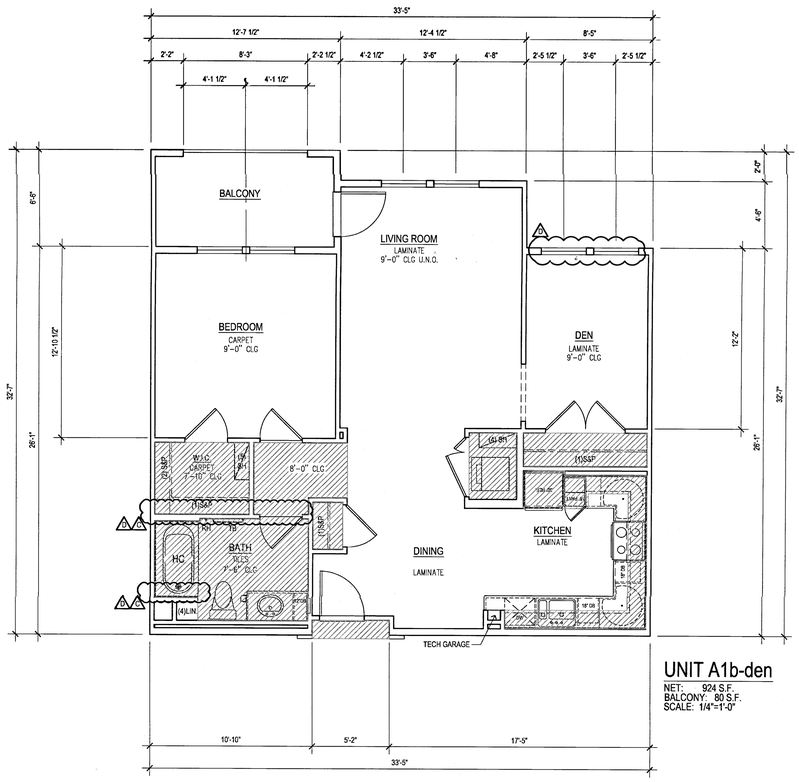


UNIT A1b-den

NET: 924 S.F.
BALCONY: 80 S.F.
SCALE: 1/4"=1'-0"

2 UNIT A1b-den DIMENSION PLAN
SCALE : 1/4" = 1'-0"

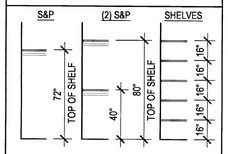
REFER TO UNIT A1-den SHEET A3.35 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

1 UNIT A1-den2 -OMITTED
SCALE : 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.60 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



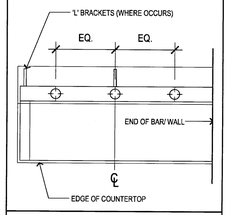
CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

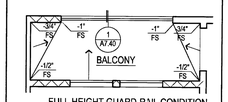
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

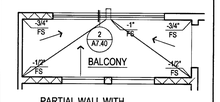


BALCONY-

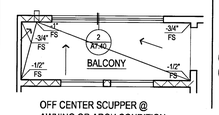
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

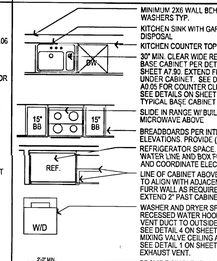


PARTIAL WALL WITH GUARD-RAIL CONDITION

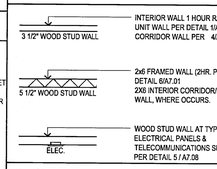


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND



WALL TYPES



NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMSERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CBC SECTION 915 AND NFPA 72.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKET FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	01/14/16	REVISIONS
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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

LICENSED ARCHITECT — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
UNIT A1b-den FLOOR PLANS

SHEET NO.
A3.37

2012364

05-19-16 CITY SUBMITTAL

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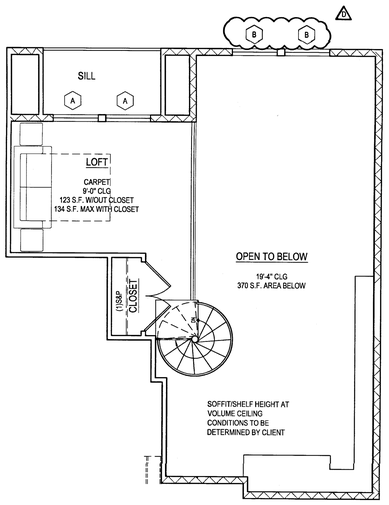

4 UNIT A1-loft-LVL 6 NOTES PLAN
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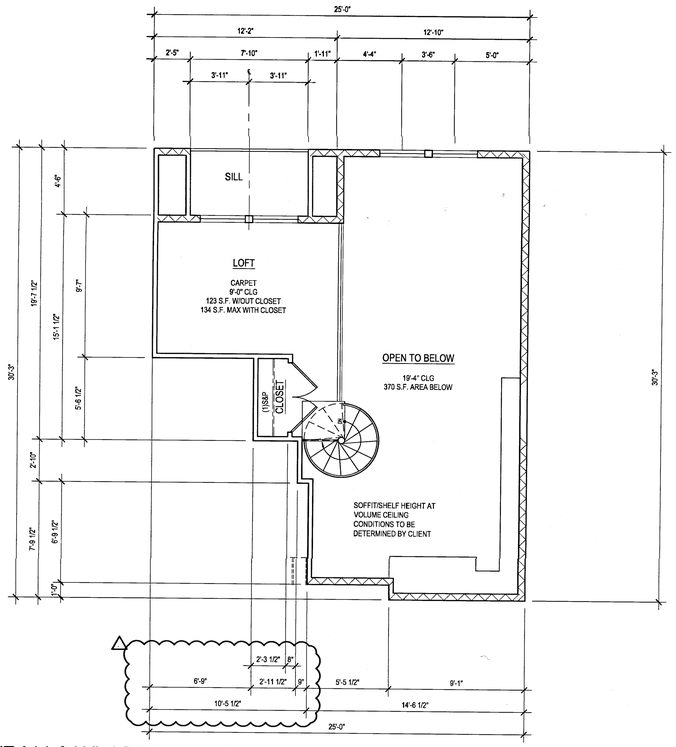

2 UNIT A1-loft-LVL 6 DIMENSION PLAN
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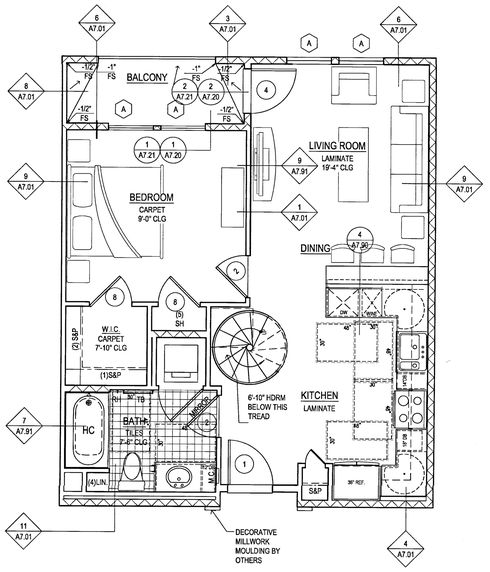

3 UNIT A1-loft-LVL 5 NOTES PLAN
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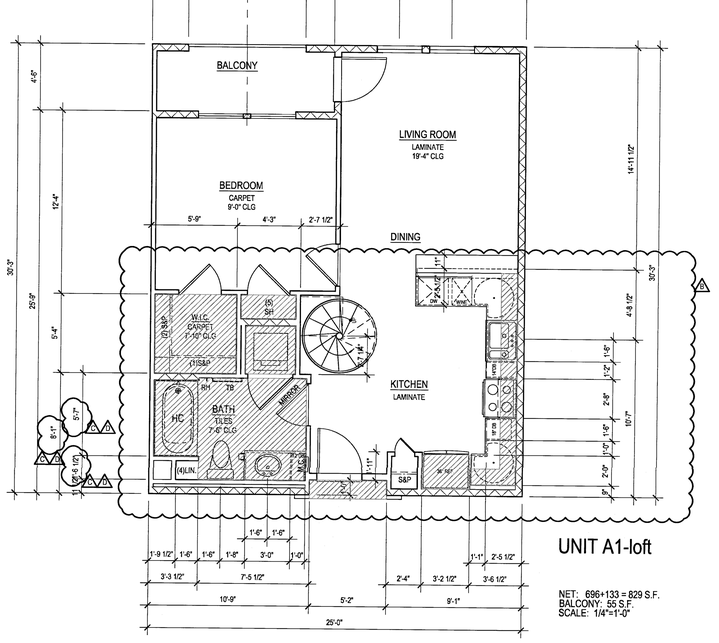


1 UNIT A1-loft-LVL 5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

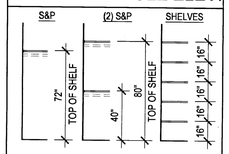
UNIT A1-loft

NET: 696+133 = 829 S.F.
BALCONY: 55 S.F.
SCALE: 1/4"=1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #160124. 'O' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.

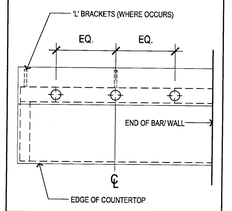


CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

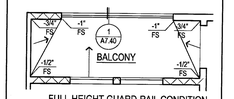
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

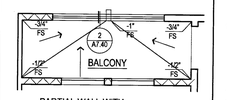


BALCONY-

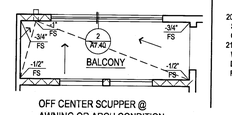
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

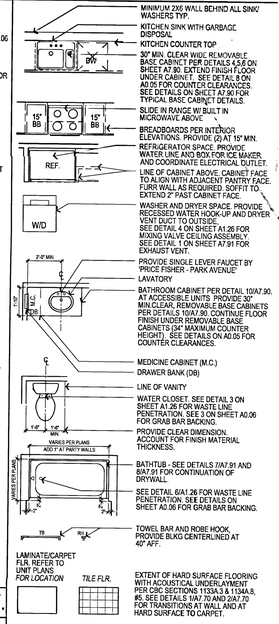


PARTIAL WALL WITH GUARD-RAIL CONDITION

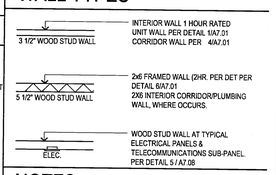


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

PLAN LEGEND



WALL TYPES



- INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 CORRIDOR WALL PER 4/A7.01
- 2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01 2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS.
- WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 5 / A7.08

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS .20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTIBLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. X PLAN VERSIONS ARE TO DESRISE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/21/16	
2	03/15/16	

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT A1-loft
FLOOR PLANS

SHEET NO.
A3.38

05-19-16 CITY SUBMITTAL

2012364

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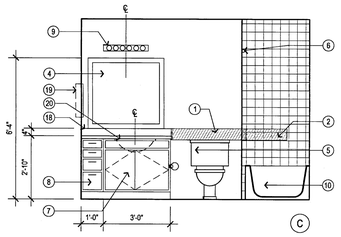

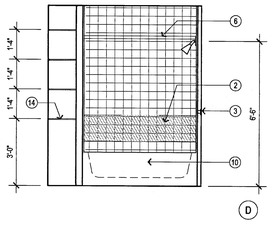

M.BATH
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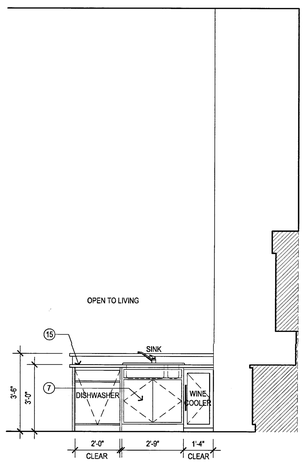

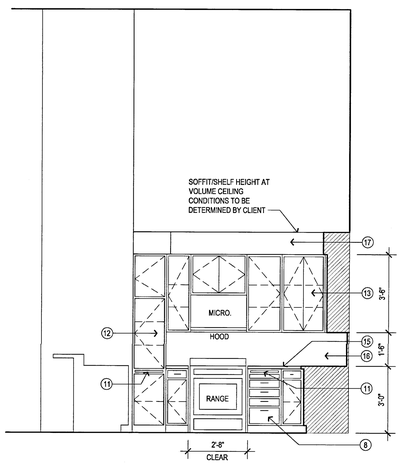

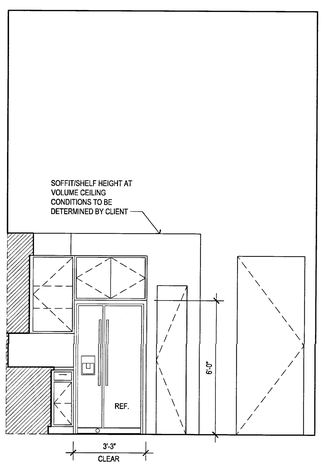

KITCHEN
SCALE:1/4"=1'-0"

1 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
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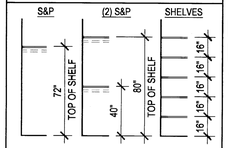
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

NOTES

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3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
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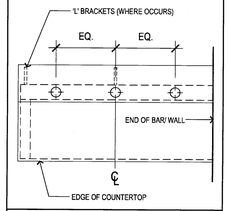
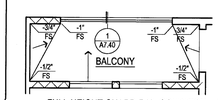
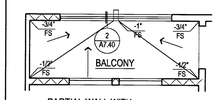


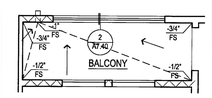
BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

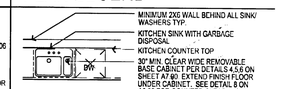


PARTIAL WALL WITH GUARD-RAIL CONDITION

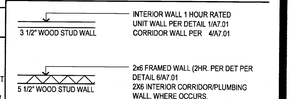


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND



WALL TYPES



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5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
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12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
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LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
UNIT A1-loft
INTERIOR ELEVATIONS

SHEET NO.
A3.39

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12264_Wood Partners Laguna Niguel\4-CD\300 UNITS\08A1-loft.dwg
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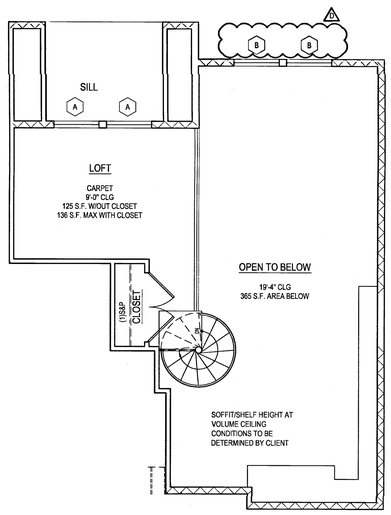
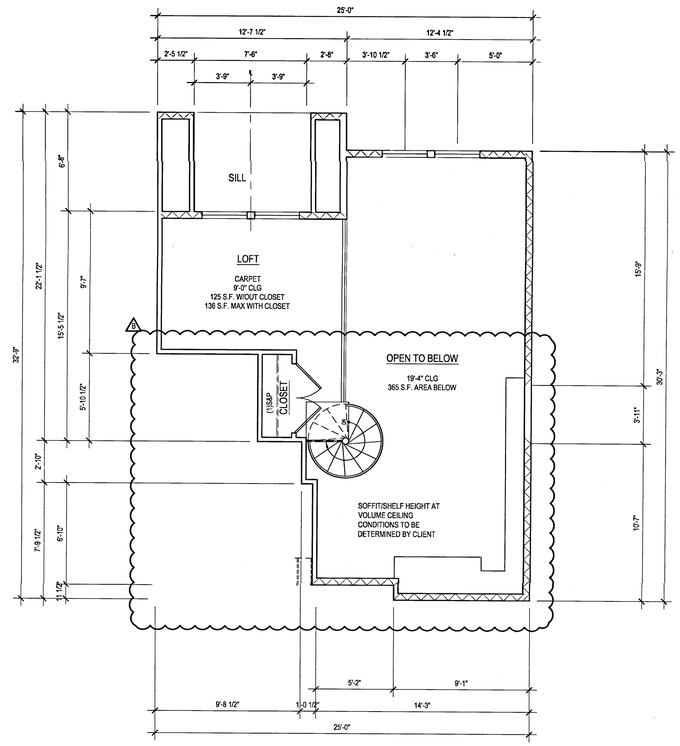


4 UNIT A1bb-loft-LVL 6 NOTES PLAN
SCALE : 1/4" = 1'-0"

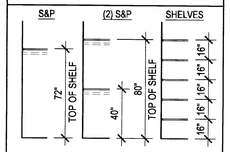


2 UNIT A1bb-loft-LVL 6 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.0b
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



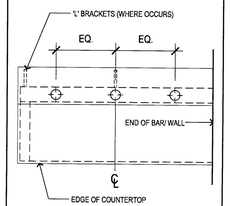
CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

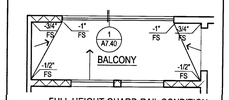
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

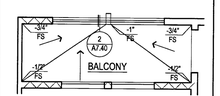


BALCONY-

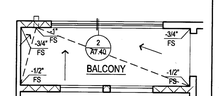
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION



PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND

MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERS TYP.

KITCHEN SINK WITH GARBAGE DISPOSAL

KITCHEN COUNTER TOP

30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4 & 6 ON SHEET A7.80. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAIL 5 ON SHEET A7.80 FOR TYPICAL BASE CABINET DETAILS

SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE.

BREADBOARDS PER INTERIOR ELEVATIONS. PROVIDE (2) AT 15" MIN.

REFRIGERATOR SPACE. PROVIDE WATER LINE AND BOX FOR ICE MAKER AND COORDINATE ELECTRICAL OUTLET.

LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT PANTRY FACE. FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE.

WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 7 ON SHEET A7.91 FOR EXHAUST VENT.

PROVIDE SINGLE LEVER FAUCET BY 'PRICE FISHER - PARK AVENUE'

LAVATORY

BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS: PROVIDE 30" MIN.CLEAR, REMOVABLE BASE CABINETS PER DETAILS 10/A7.80. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.

MEDICINE CABINET (M.C.)

DRAWER BANK (DB)

LINE OF VANITY

WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 1 ON SHEET A0.06 FOR GRAB BAR BACKING.

PROVIDE CLEAR DIMENSION. ACCOUNT FOR FINISH MATERIAL THICKNESS.

BATHTUB - SEE DETAILS 7/A7.91 AND 8/A7.91 FOR CONTINUATION OF DRYWALL.

SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.

TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" AFF.

LAMINATE/CARPET FLR. REFER TO UNIT PLANS FOR LOCATION / TILE FLR. — EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL AND AT HARD SURFACE TO CARPET.

30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11

INTERIOR ELEVATION CALLOUTS

WALL TYPES

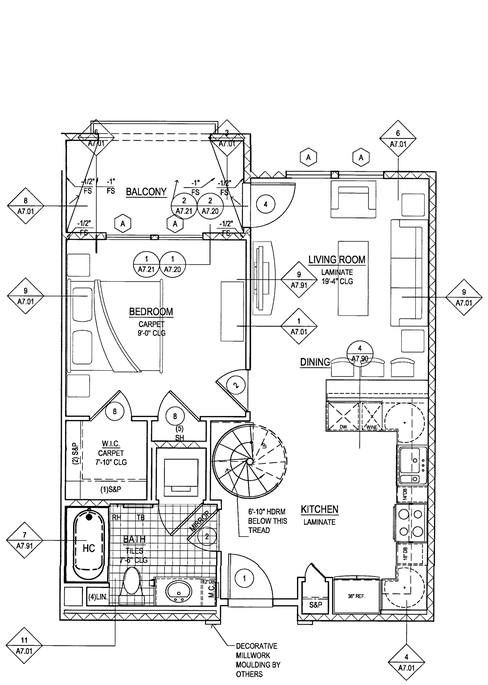
3 1/2" WOOD STUD WALL — INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 CORRIDOR WALL PER 4/A7.01

5 1/2" WOOD STUD WALL — 2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01 2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS.

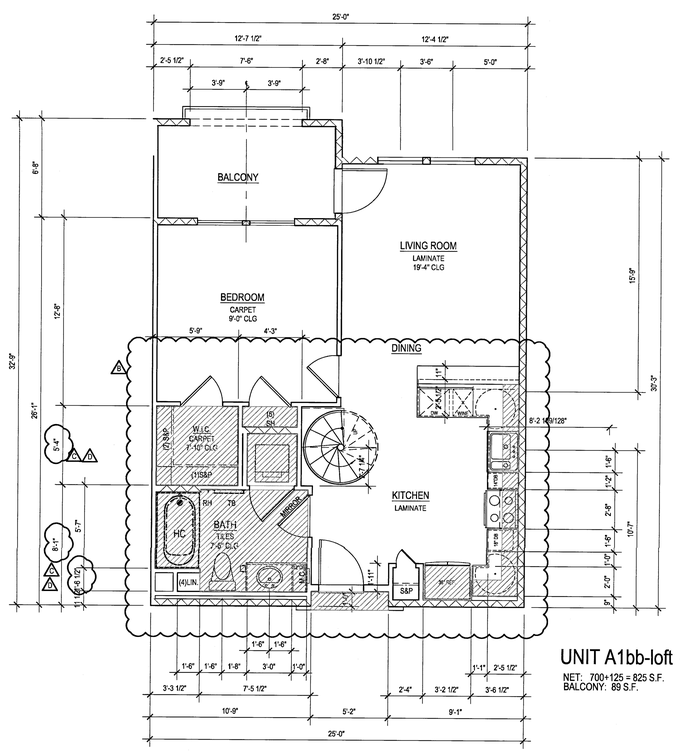
ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 5 / A7.08

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR INALING TYPE
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.



3 UNIT A1bb-loft-LVL 5 NOTES PLAN
SCALE : 1/4" = 1'-0"



1 UNIT A1bb-loft-LVL 5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT A1bb-loft
NET: 700+125 = 825 S.F.
BALCONY: 89 S.F.

REFER TO UNIT A1-loft SHEET A3.38 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	01/14/16	REVISIONS
3	03/15/16	

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SHEET CONTENTS:
UNIT A1bb-loft
FLOOR PLANS

SHEET NO.
A3.40

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\11264_Wood Partners Laguna Niguel\4-CD\300 UNITS\A0-A1bb-bd.dwg
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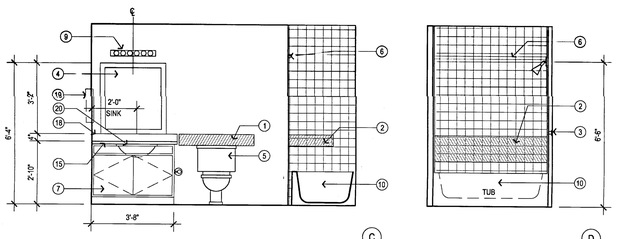

M.BATH
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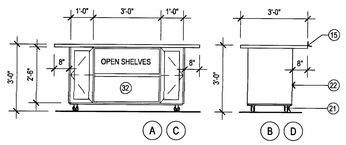
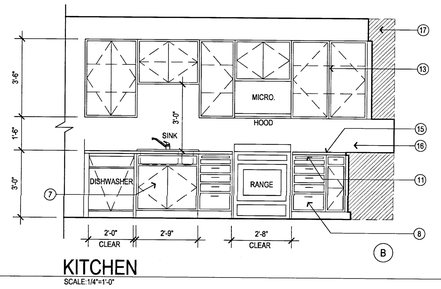
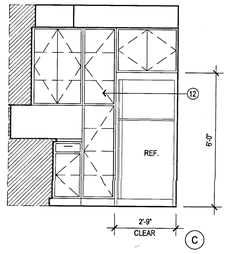


MOVEABLE ISLAND
SCALE:1/4"=1'-0"



KITCHEN
SCALE:1/4"=1'-0"



3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
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16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
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18. 4" BACK SPLASH TO MATCH COUNTER
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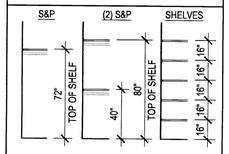
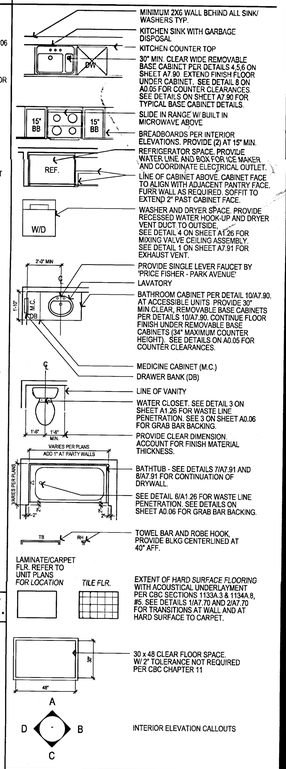
24. MOVABLE KITCHEN ISLAND

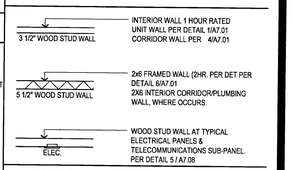
SHELF AND POLE ELEV.



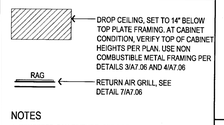
PLAN LEGEND



WALL TYPES

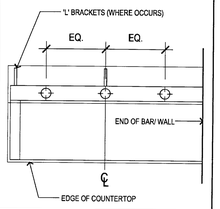


CEILING LEGEND



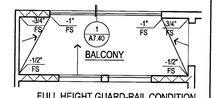
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

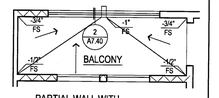


BALCONY-

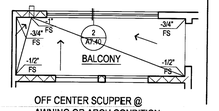
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION



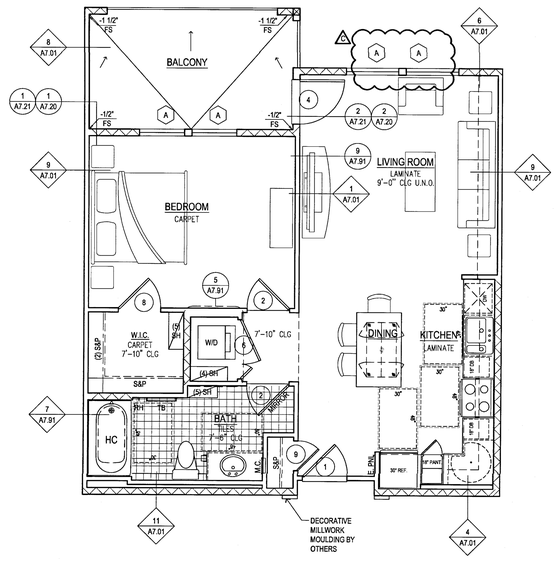
PARTIAL WALL WITH GUARD-RAIL CONDITION



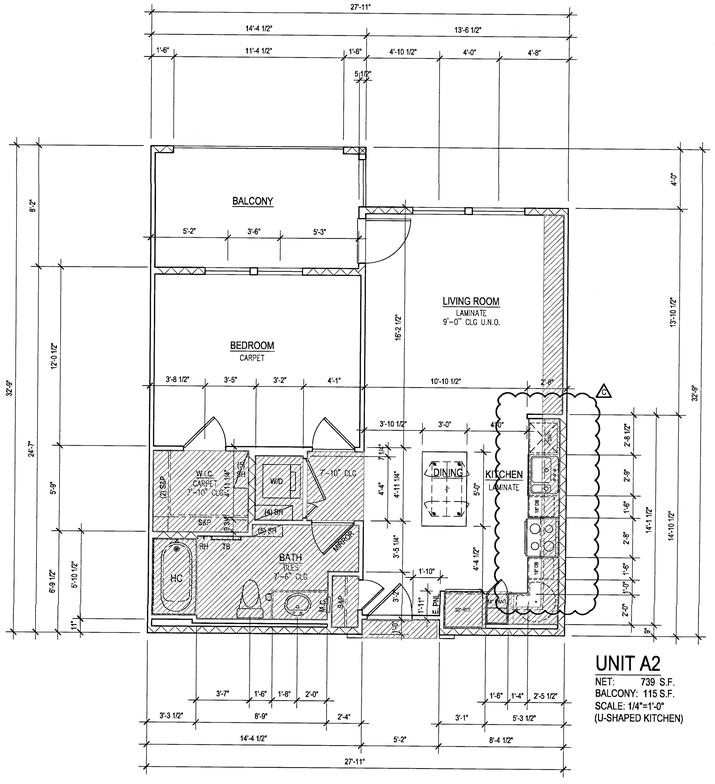
OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTIABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING, DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.



2 UNIT A2 NOTES PLAN
SCALE : 1/4" = 1'-0"



UNIT A2
NET: 739 S.F.
BALCONY: 115 S.F.
SCALE: 1/4"=1'-0"
(U-SHAPED KITCHEN)

1 UNIT A2 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions

#	DATE	COMMENTS
2	01/21/16	
3	03/15/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C23572 Rem. 7-31-17 — STATE OF CALIFORNIA

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ARCHITECTS, L.P.
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(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

05-19-16 CITY SUBMITTAL

SHEET CONTENTS:
UNIT A2
FLOOR PLANS

SHEET NO.
A3.42

2012364

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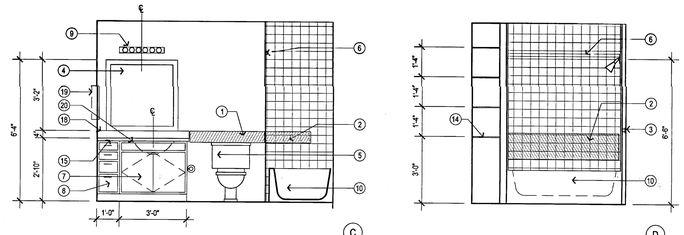
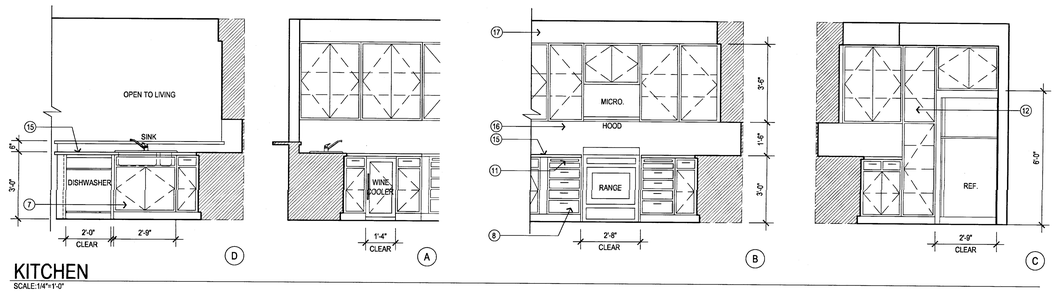


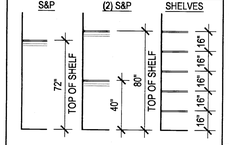


3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET, BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



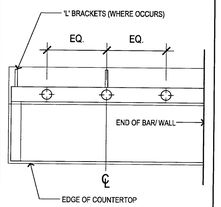
CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING, AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

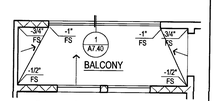
RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

NOTES

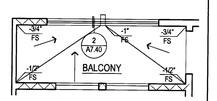
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.



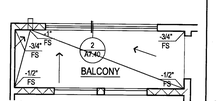
BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

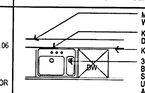


PARTIAL WALL WITH GUARD-RAIL CONDITION

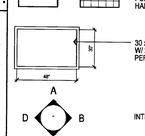


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

PLAN LEGEND



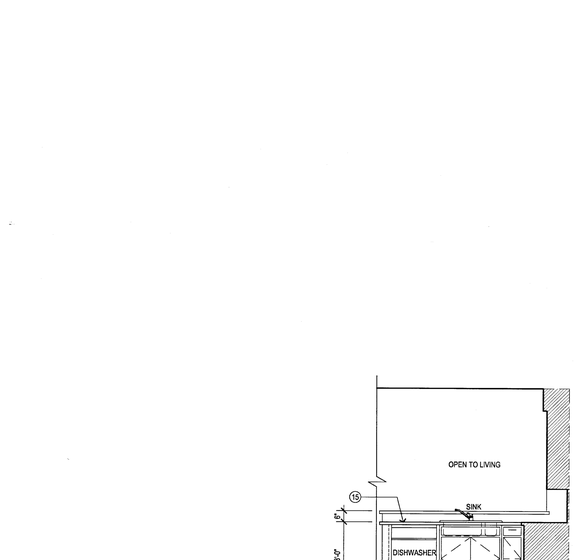
WALL TYPES



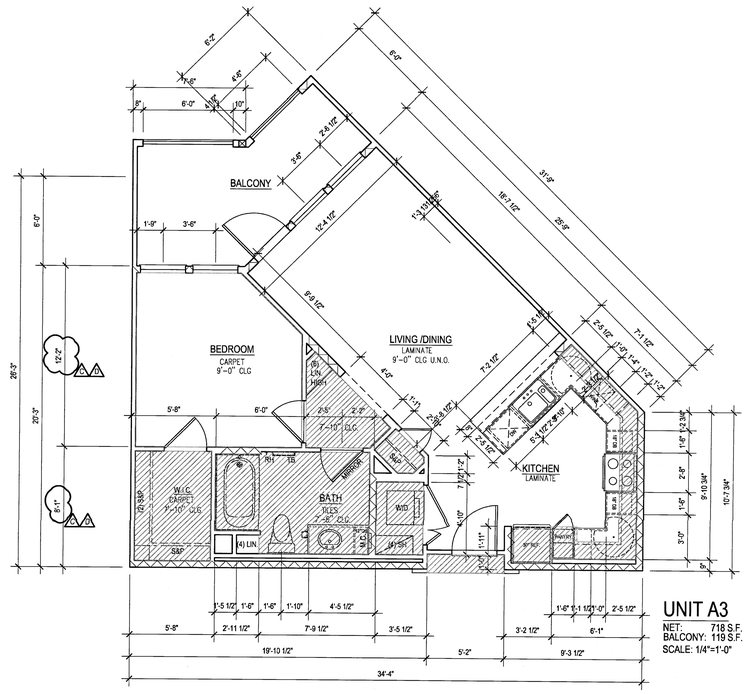
NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSION, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

BUILDING OFFICIAL
BY



2 UNIT A3 NOTES PLAN
SCALE : 1/4" = 1'-0"



1 UNIT A3 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

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SCALE: 1/8" LAYOUT: A3-A3

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/14/16	REVISIONS
2	03/15/16	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
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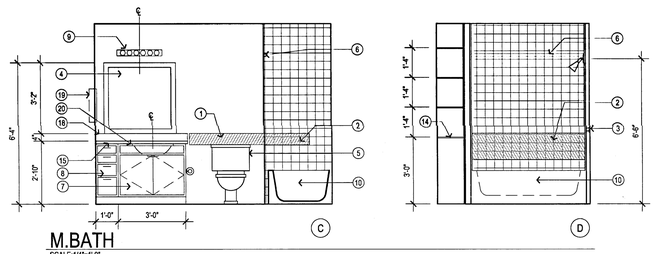
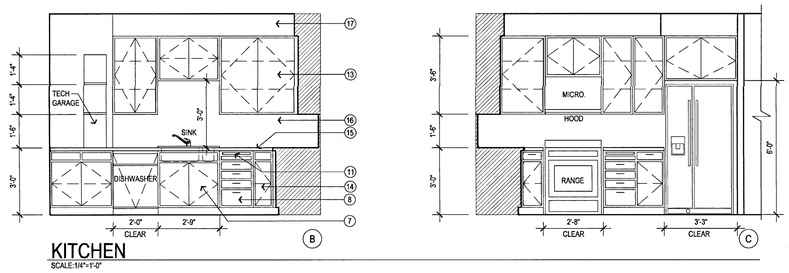
SHEET CONTENTS:
UNIT A3
FLOOR PLANS

SHEET NO.
A3.43

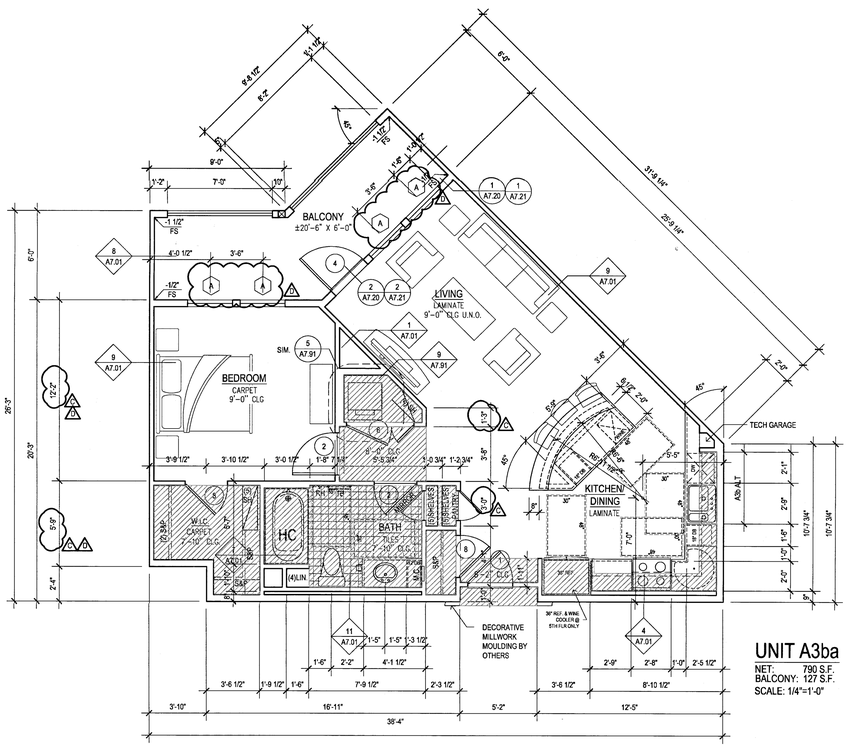
2012364

05-19-16 CITY SUBMITTAL





4 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



3 UNIT A3ba DIMENSION PLAN
SCALE : 1/4" = 1'-0"

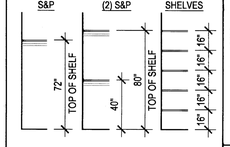
UNIT A3ba
NET: 790 S.F.
BALCONY: 127 S.F.
SCALE: 1/4"=1'-0"

REFER TO UNIT A3 SHEET A3.43 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.05
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124, 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

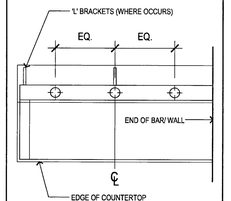
SHELF AND POLE ELEV.



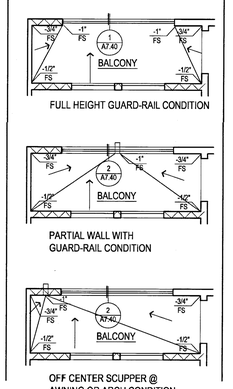
CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

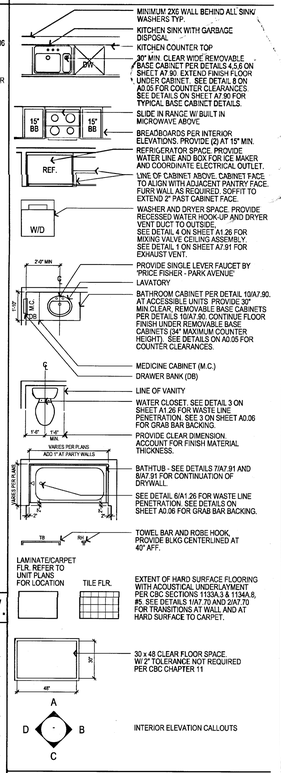
NOTES
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.



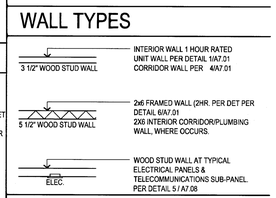
BALCONY- SLOPE / CRICKETS AND SCUPPER LOCATIONS



PLAN LEGEND



WALL TYPES



NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
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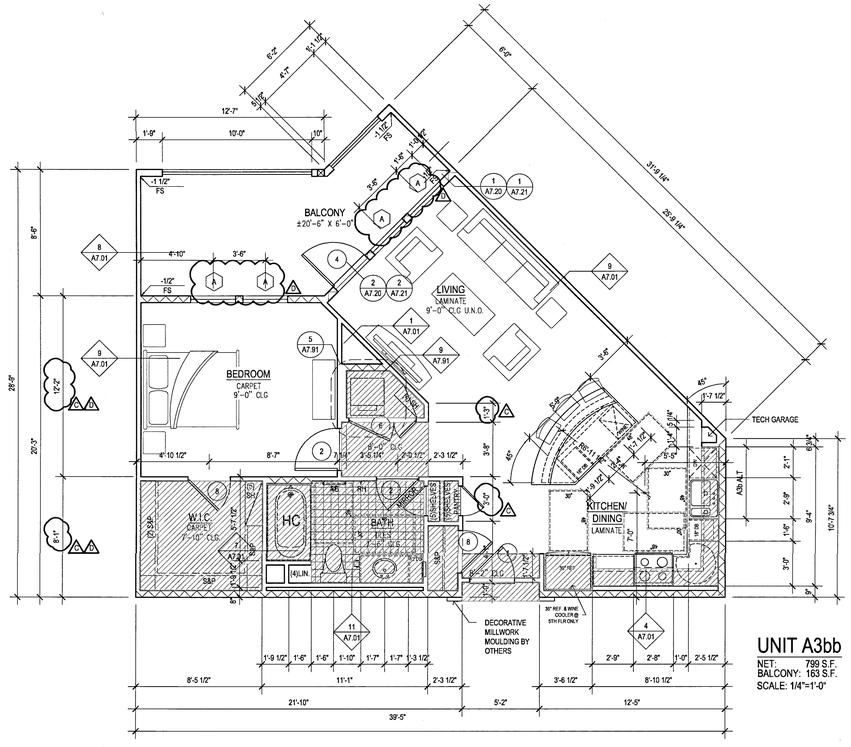
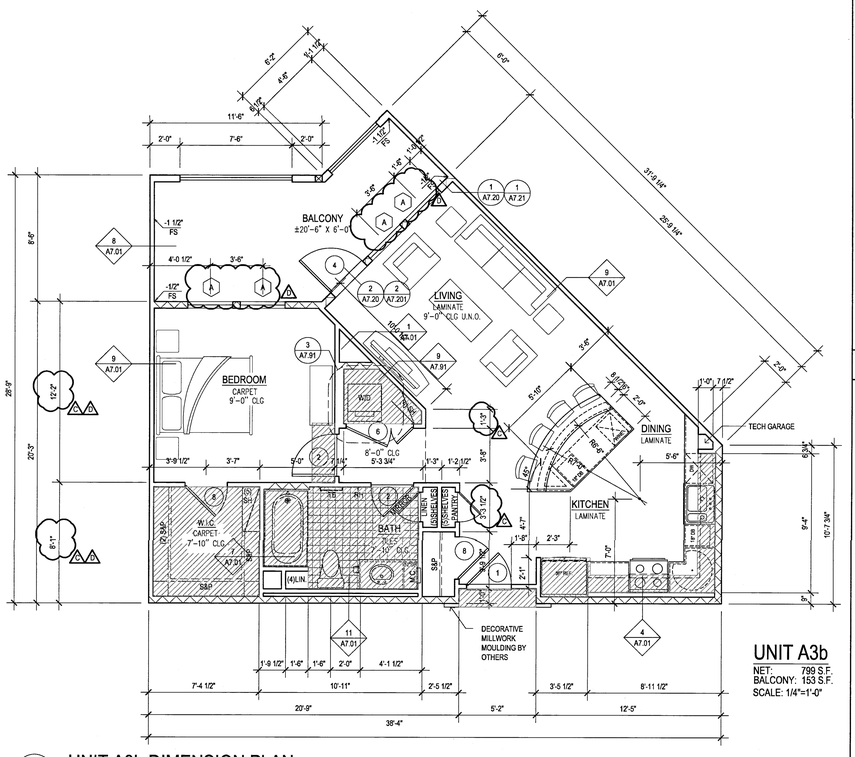
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SHEAR FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.



2 UNIT A3bb DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT A3bb
NET: 799 S.F.
BALCONY: 163 S.F.
SCALE: 1/4"=1'-0"

REFER TO UNIT A3 SHEET A3.43 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE



1 UNIT A3b DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT A3b
NET: 799 S.F.
BALCONY: 153 S.F.
SCALE: 1/4"=1'-0"

REFER TO UNIT A3 SHEET A3.43 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/14/16	
2	03/15/16	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

HUMPHREYS & PARTNERS
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(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

LICENSED ARCHITECT — No. C32572 — Exp. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
UNIT A3b
FLOOR PLANS

SHEET NO.
A3.44

2012364

05-19-16 CITY SUBMITTAL

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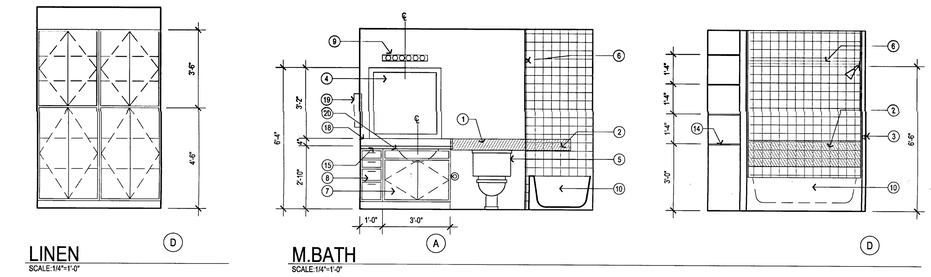
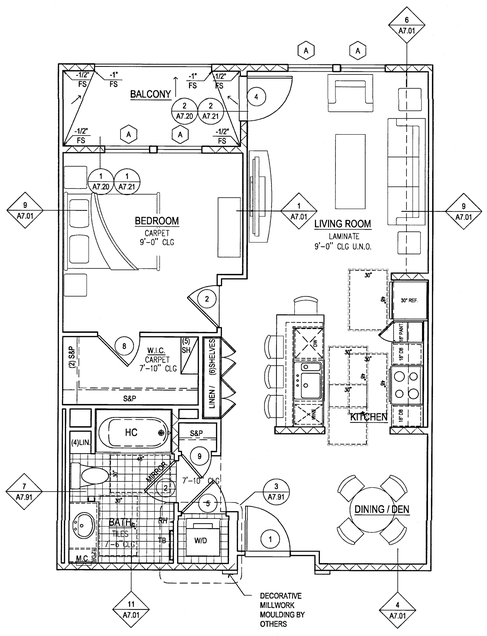


3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



2 UNIT A4 NOTES PLAN
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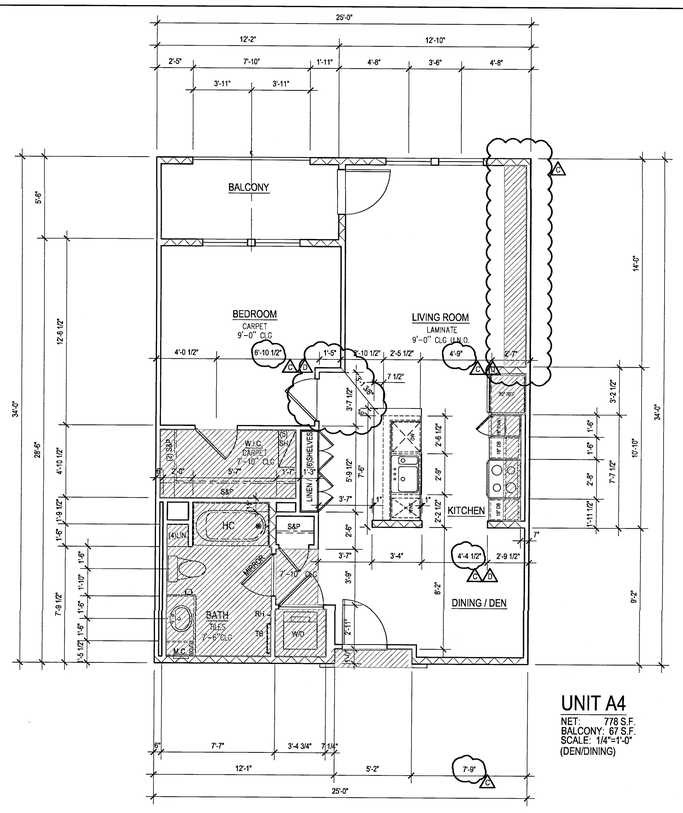
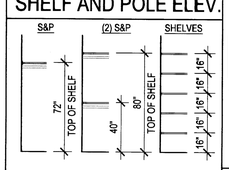


1 UNIT A4 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
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3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
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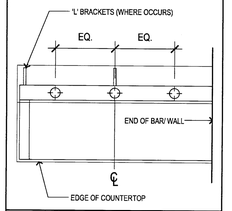
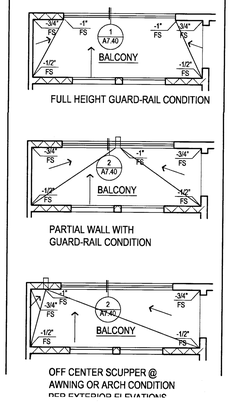
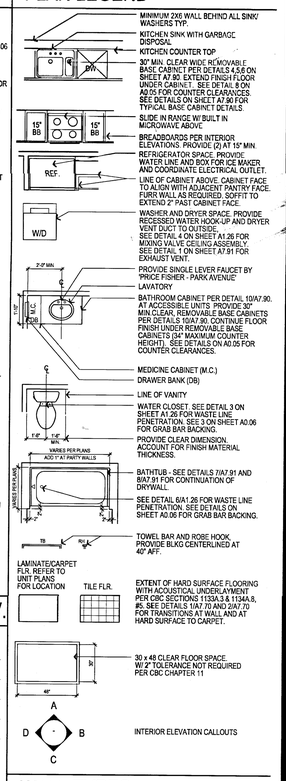


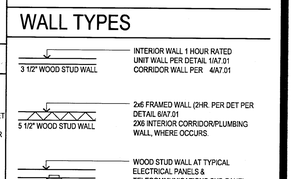
BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS



PLAN LEGEND



WALL TYPES



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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/14/16	REVISIONS
2	03/15/16	

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LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
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2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
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DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEREY
www.humphreys.com

SHEET CONTENTS:
UNIT A4
FLOOR PLANS

SHEET NO.
A3.45

2012364

05-19-16 CITY SUBMITTAL

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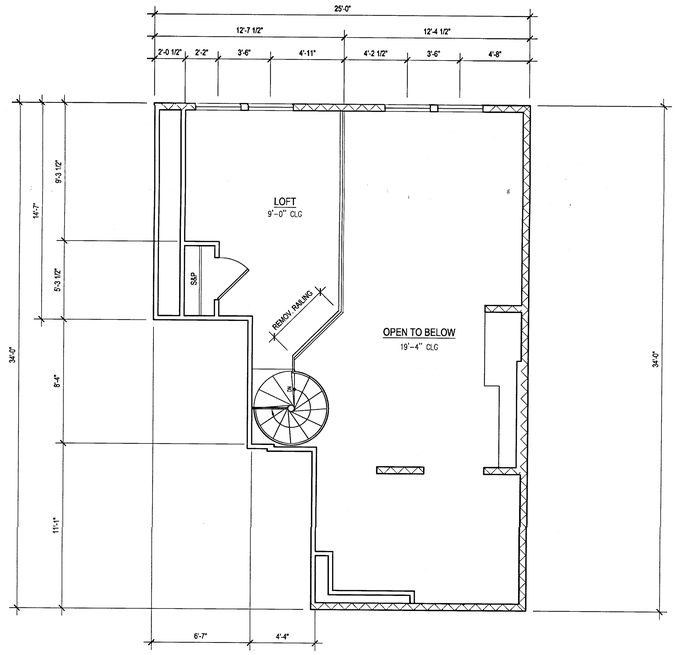
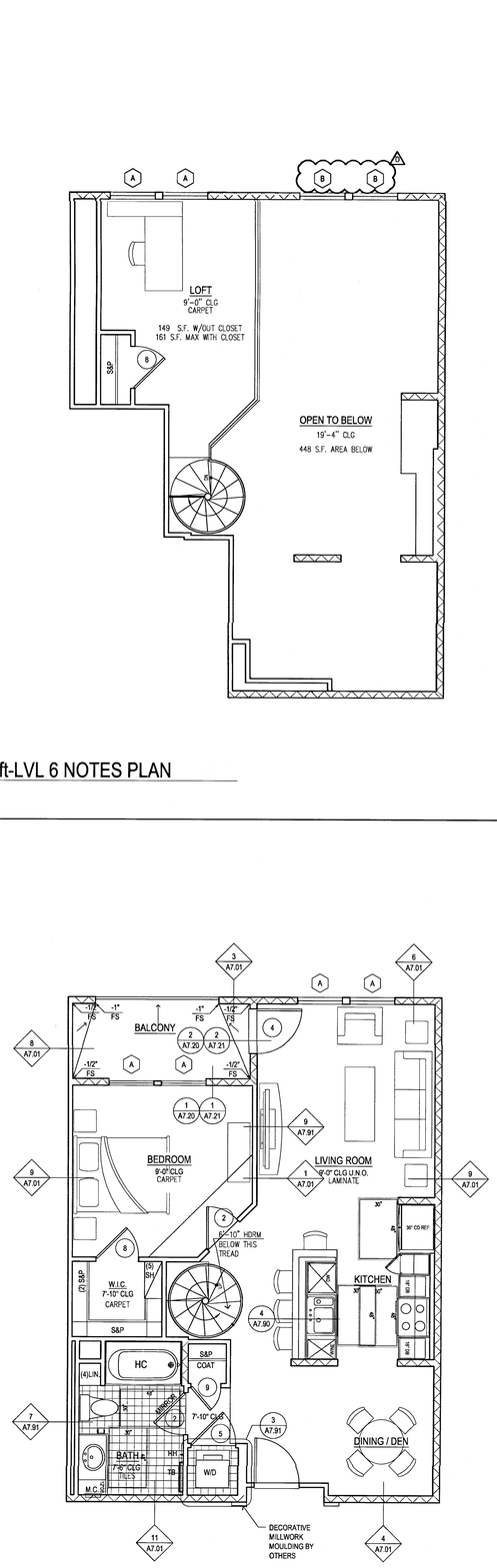
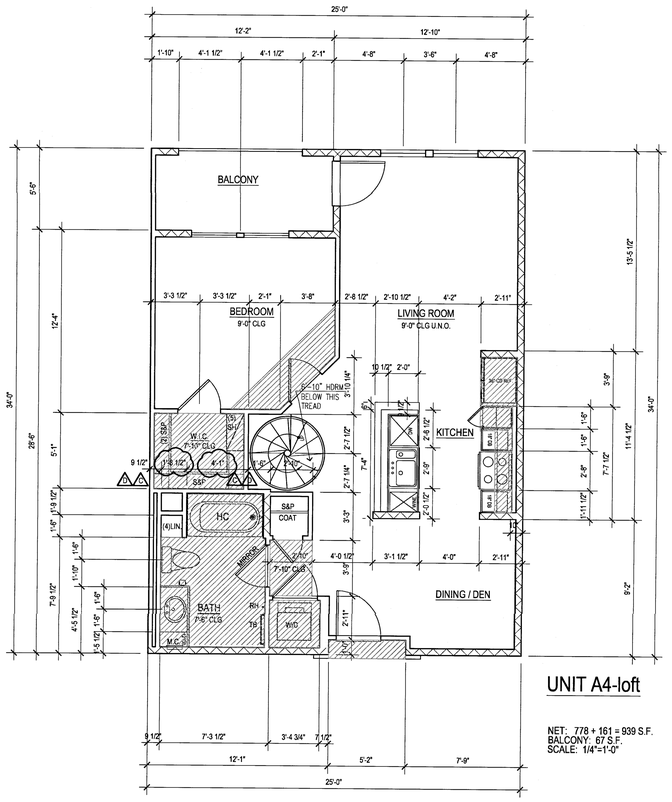
4 UNIT A4-loft-LVL 6 NOTES PLAN
SCALE : 1/4" = 1'-0"



2 UNIT A4-loft-LVL 6 DIMENSION PLAN
SCALE : 1/4" = 1'-0"



3 UNIT A4-loft-LVL 5 NOTES PLAN
SCALE : 1/4" = 1'-0"



1 UNIT A4-loft-LVL 5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
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14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
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23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
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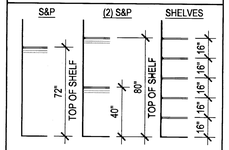
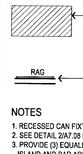
SHELF AND POLE ELEV.



CEILING LEGEND



NOTES

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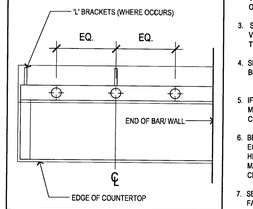
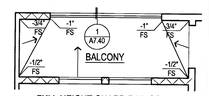
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

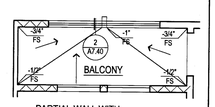


BALCONY-

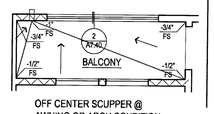
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

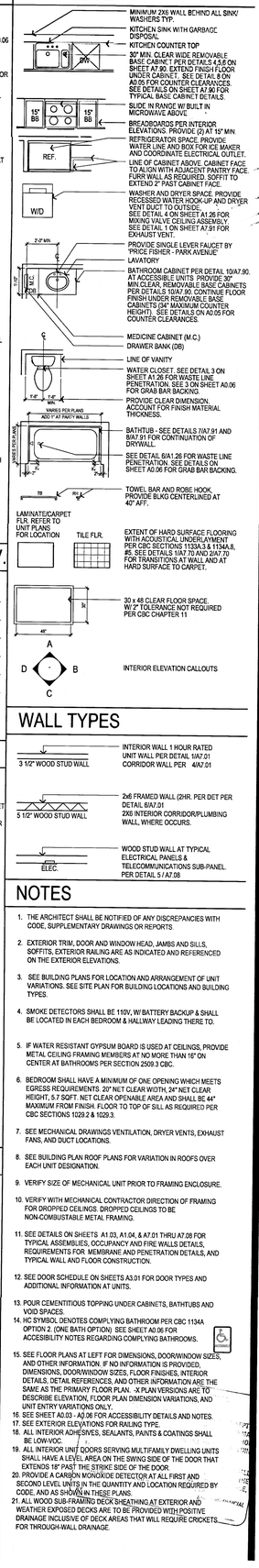


PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND



WALL TYPES

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOORWINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOORWINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

UNIT A4-loft

NET: 778 + 161 = 939 S.F.
BALCONY: 67 S.F.
SCALE: 1/4"=1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/14/16	REVISIONS
2	03/15/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

LICENSED ARCHITECT
VINCENT A. CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

05-19-16 CITY SUBMITTAL

SHEET CONTENTS:
UNIT A4-loft
FLOOR PLANS

SHEET NO.
A3.46

2012364

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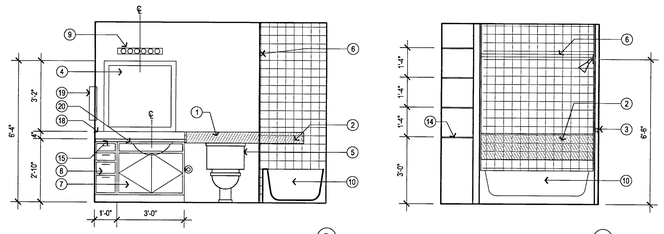

M.BATH
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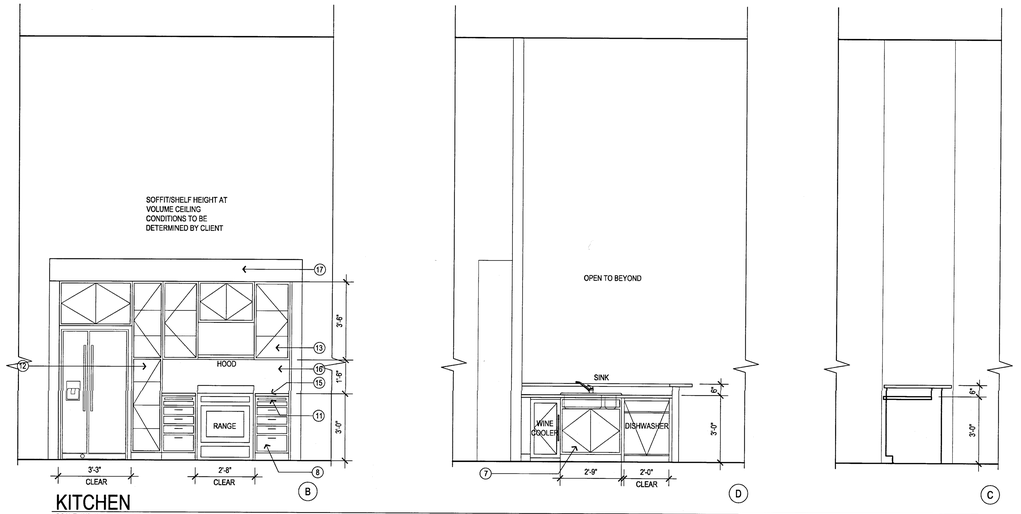


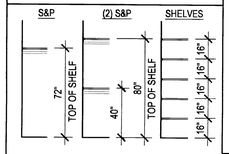
KITCHEN
SCALE:1/4"=1'-0"

1 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-6" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124, 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



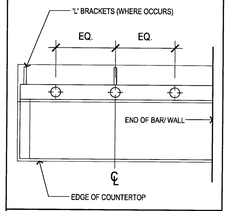
CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

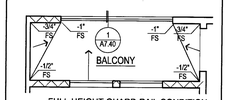
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

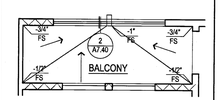


BALCONY-

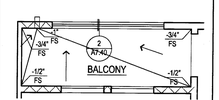
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

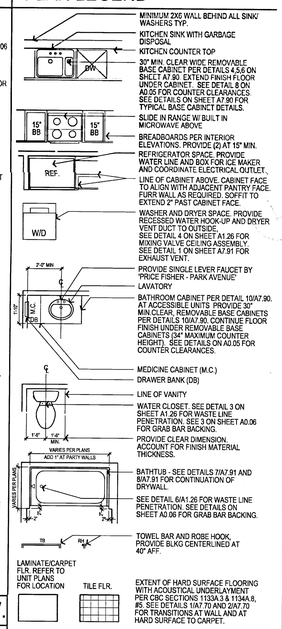


PARTIAL WALL WITH GUARD-RAIL CONDITION

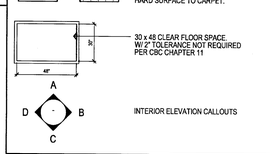


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND



WALL TYPES



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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
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2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 • (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTE/VIDEO
www.humphreys.com

SHEET CONTENTS:
UNIT A4-loft
INTERIOR ELEVATIONS

SHEET NO.
A3.47

2012364

05-19-16 CITY SUBMITTAL

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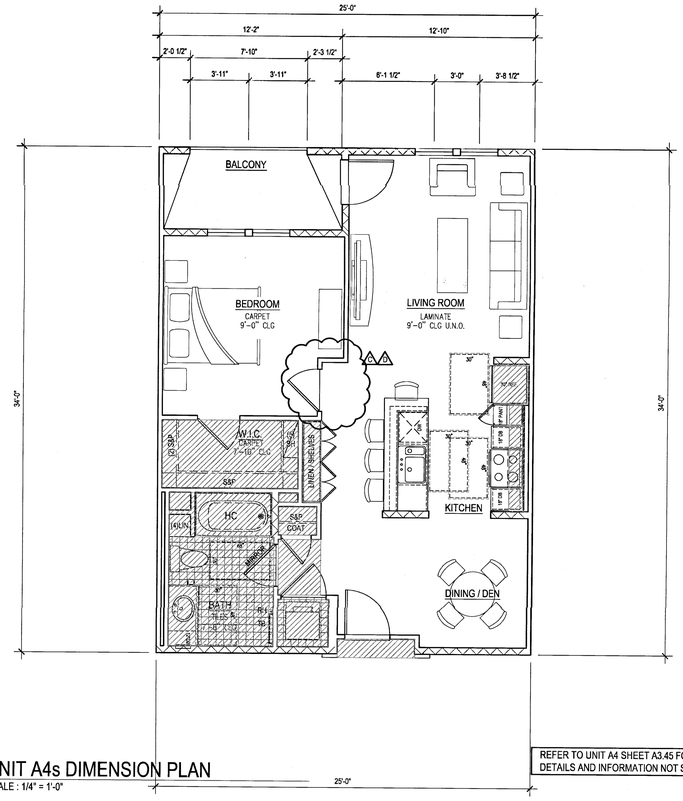

2 UNIT A4s DIMENSION PLAN
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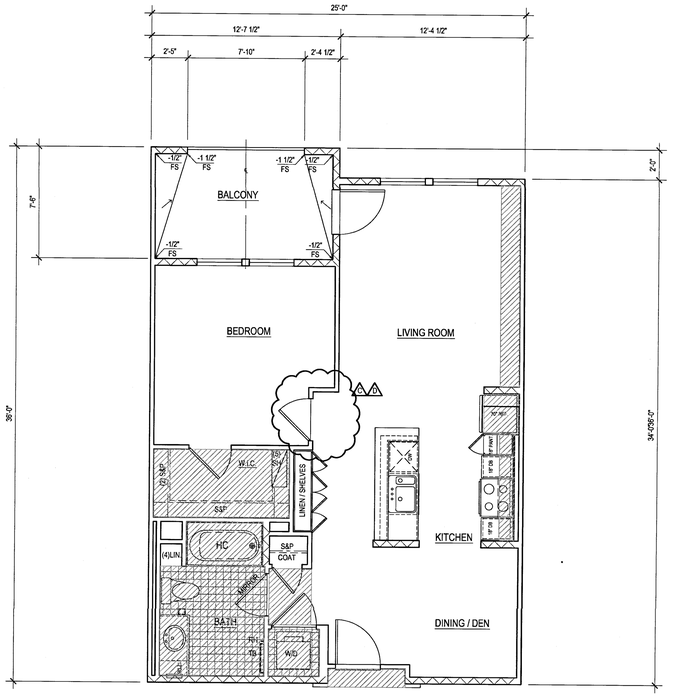

UNIT A4a
NET: 778 S.F.
BALCONY: 92 S.F.
SCALE: 1/4"=1'-0"
(DEN/DINING)

1 UNIT A4a DIMENSION PLAN
SCALE : 1/4" = 1'-0"

REFER TO UNIT A4 SHEET A3.45 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
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15. GRANITE COUNTERTOP
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18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
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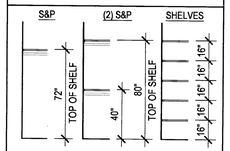
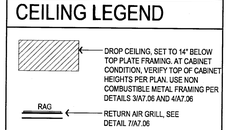
SHELF AND POLE ELEV.



CEILING LEGEND



NOTES

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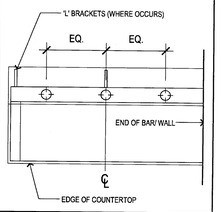
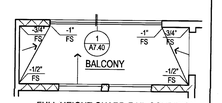
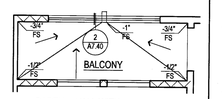


BALCONY-

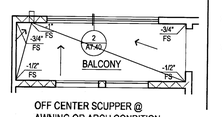
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

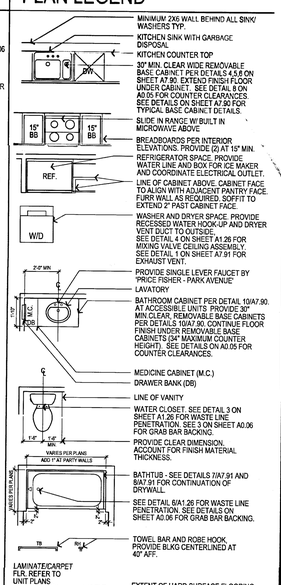


PARTIAL WALL WITH GUARD-RAIL CONDITION

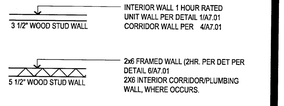


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND



WALL TYPES



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20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted
Revisions:

#	DATE	COMMENTS
1	01/21/16	
2	03/15/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT A4a, A4s
FLOOR PLANS

SHEET NO.
A3.48

2012364

05-19-16 CITY SUBMITTAL

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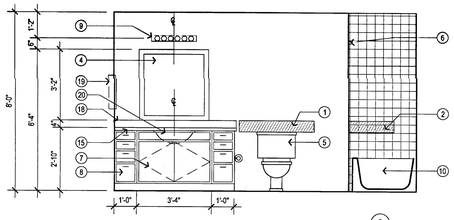

M.BATH
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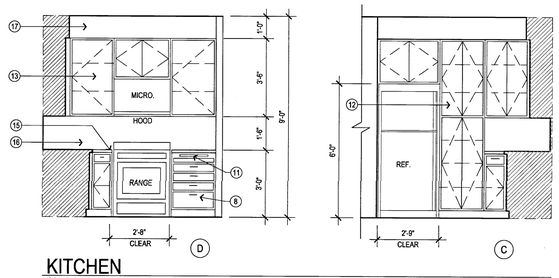
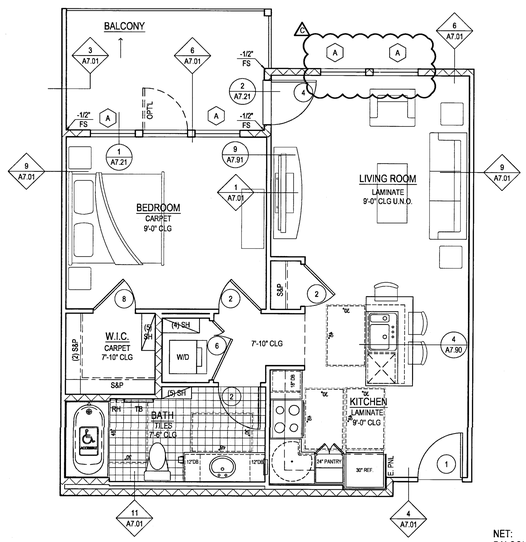


KITCHEN
SCALE:1/4"=1'-0"

KITCHEN-ISLAND
SCALE:1/4"=1'-0"

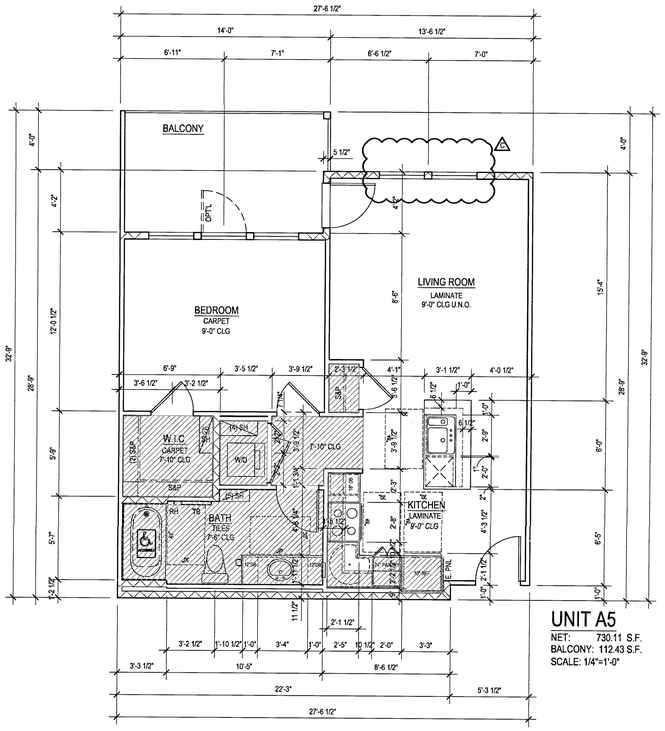
REFER TO UNIT A4 SHEET A3.45 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



NET: 730.11 S.F.
BALCONY: 112.43 S.F.
SCALE: 1/4"=1'-0"

2 UNIT A5
SCALE : 1/4" = 1'-0"



UNIT A5
NET: 730.11 S.F.
BALCONY: 112.43 S.F.
SCALE: 1/4"=1'-0"

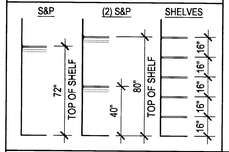
1 UNIT A5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

REFER TO UNIT A4 SHEET A3.45 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATHKITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET, BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124, 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

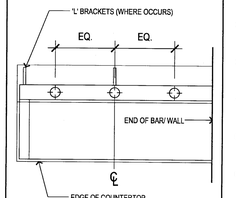
SHELF AND POLE ELEV.



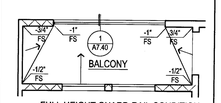
CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

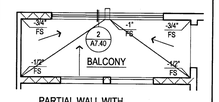
NOTES
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.



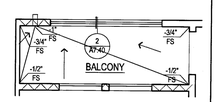
BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

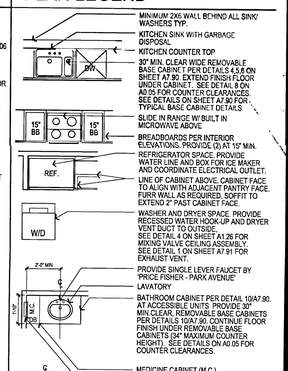


PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

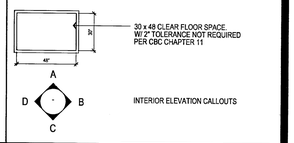
PLAN LEGEND



- MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERS TYP.
- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.80. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.80 FOR TYPICAL BASE CABINET DETAILS
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS, PROVIDE (2) AT 15" MIN.
- REFRIGERATOR SPACE. PROVIDE WATER LINE AND BOX FOR ICE MAKER AND COORDINATE ELECTRICAL OUTLET.
- LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT PANTRY FACE. FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE.
- WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 1 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE SINGLE LEVER FAUCET BY 'PRICE FISHER - PARK AVENUE'
- LAVATORY
- BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS PROVIDE 30" MIN CLEAR, REMOVABLE BASE CABINETS PER DETAILS 10/A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- MEDICINE CABINET (M.C.)
- DRAWER BANK (DB)
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 3 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION. ACCOUNT FOR FINISH MATERIAL THICKNESS.
- BATHTUB - SEE DETAILS 7/A7.91 AND 8/A7.91 FOR CONTINUATION OF DRYWALL.
- SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" A/F.

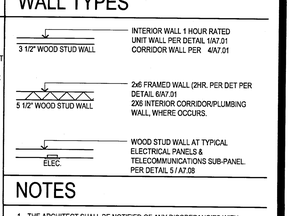
LAMINATE/CARPET FLR. REFER TO UNIT PLANS FOR LOCATION — TILE FLR.

- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL AND AT HARD SURFACE TO CARPET.



- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11
- INTERIOR ELEVATION CALLOUTS

WALL TYPES



- INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 CORRIDOR WALL PER 4/A7.01
- 2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01 2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS.
- WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 5 / A7.08

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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Pkdbuld
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C21572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
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FLOOR PLANS

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2012364

05-19-16 CITY SUBMITTAL

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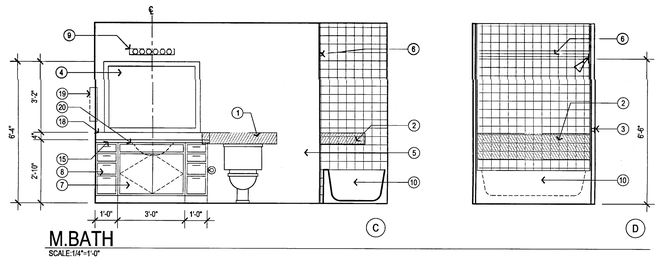
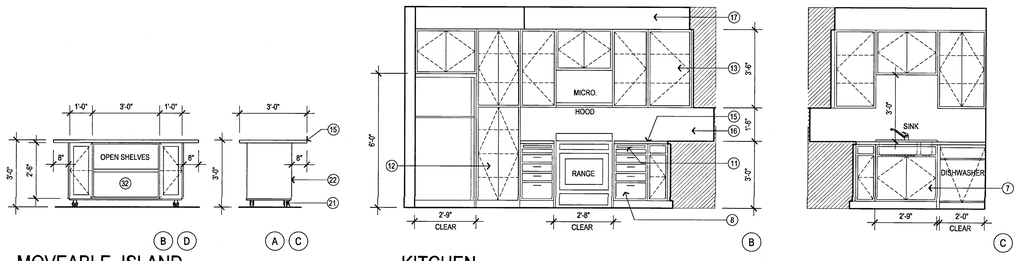
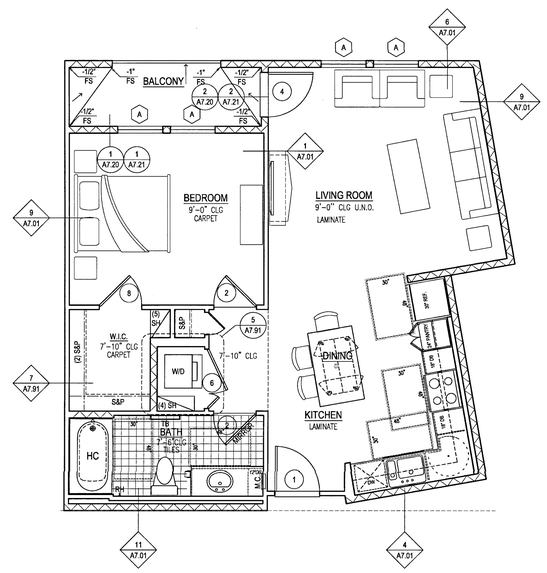
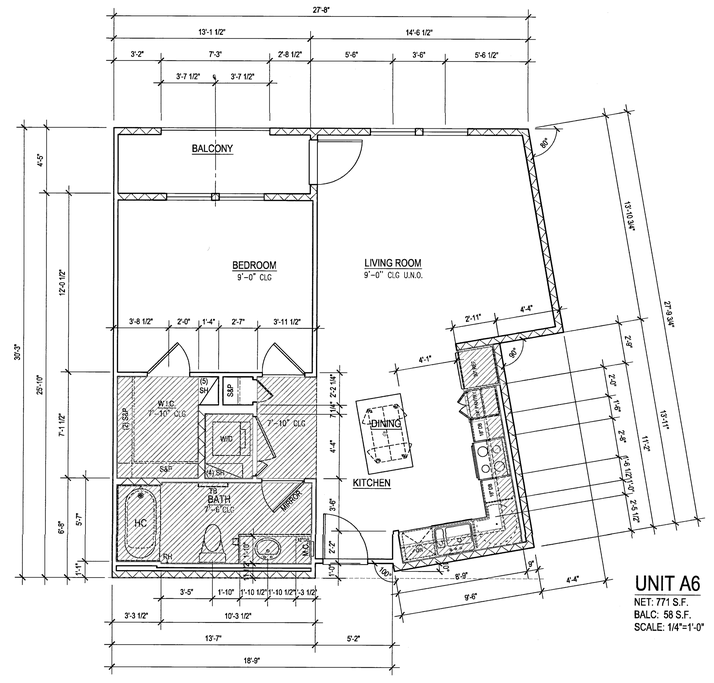




3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



2 UNIT A6 NOTES PLAN
SCALE : 1/4" = 1'-0"

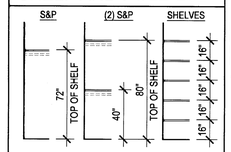


1 UNIT A6 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.

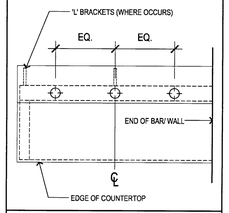


CEILING LEGEND

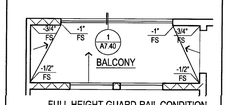
DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

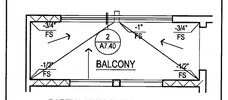
RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

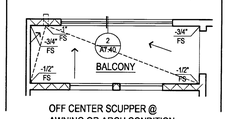
NOTES
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.



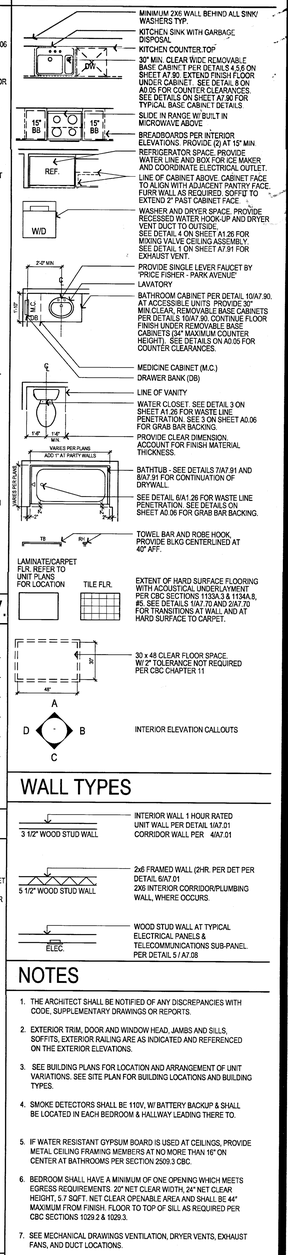
BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS







PLAN LEGEND



WALL TYPES

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS: 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE
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ALLIANCE RESIDENTIAL COMPANY

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SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

REGISTERED ARCHITECT — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
UNIT A6
FLOOR PLANS

SHEET NO.
A3.50

05-19-16 CITY SUBMITTAL

2012364

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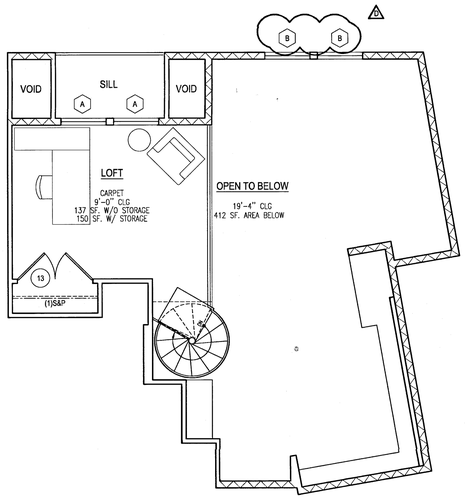
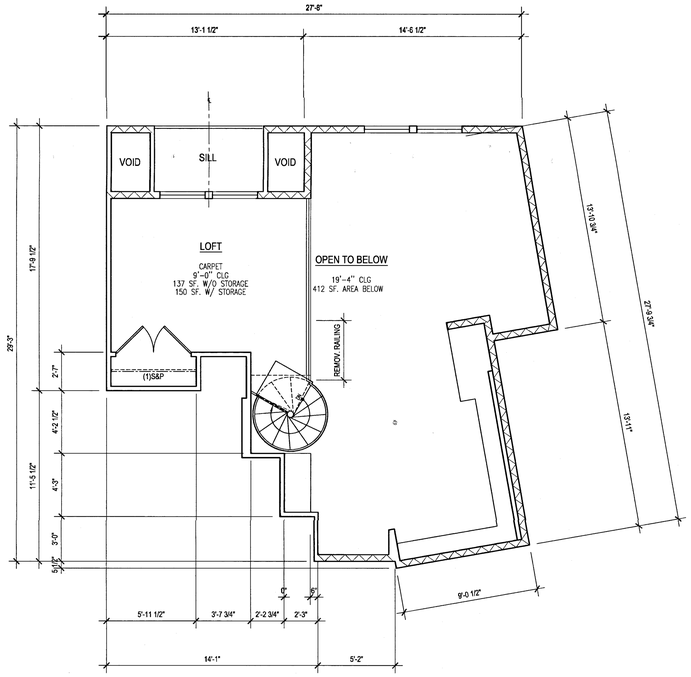


4 UNIT A6-loft-LVL 6 NOTES PLAN
SCALE : 1/4" = 1'-0"



2 UNIT A6-loft-LVL 6 DIMENSION PLAN
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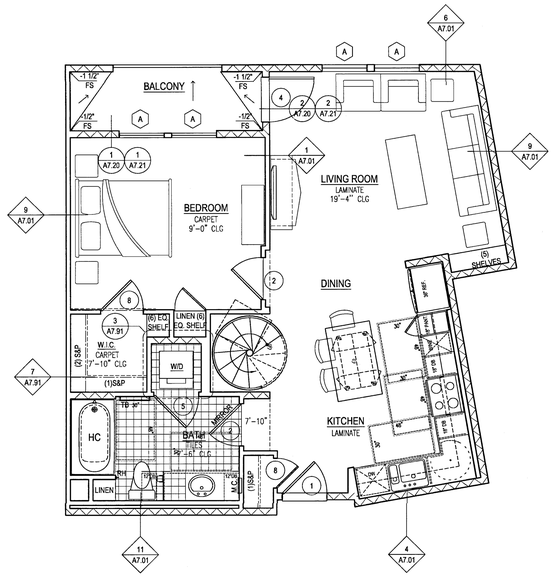

3 UNIT A6-loft-LVL 5 NOTES PLAN
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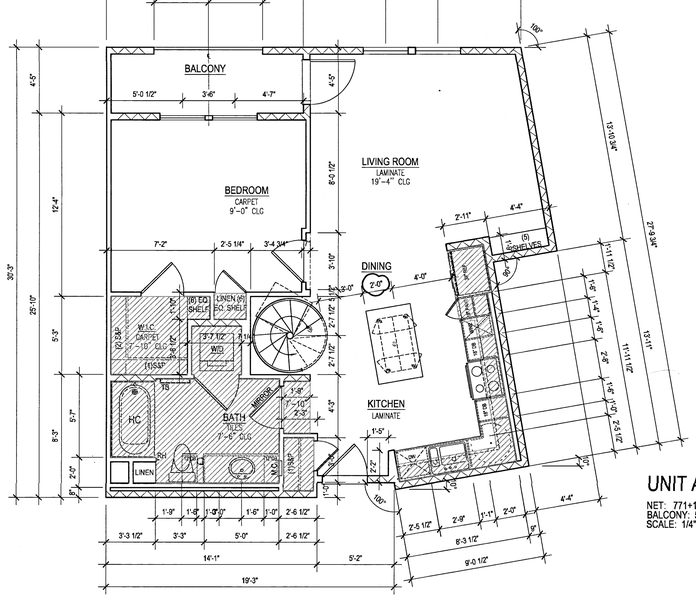

UNIT A6-loft
NET: 771+150 = 921 S.F.
BALCONY: 58 S.F.
SCALE: 1/4"=1'-0"

1 UNIT A6-loft-LVL 5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
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12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
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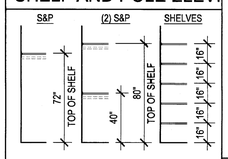
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

NOTES

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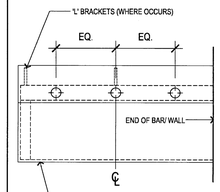
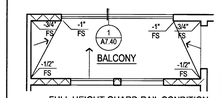
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

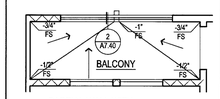


BALCONY-

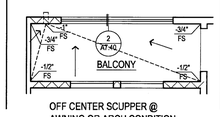
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

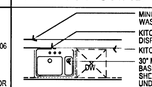


PARTIAL WALL WITH GUARD-RAIL CONDITION

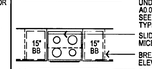


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND

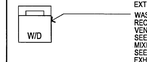


- MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERS TYP.
- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4 & 5 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 6 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.

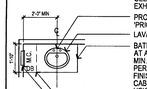


- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS. PROVIDE (2) AT 15" MIN.

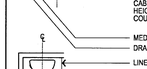
- REFRIGERATOR SPACE. PROVIDE WATER LINE AND BOX FOR ICE MAKER AND COORDINATE ELECTRICAL OUTLET.
- LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT PANTRY FACE. FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE.



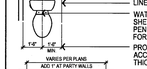
- WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 1 ON SHEET A7.91 FOR EXHAUST VENT.



- PROVIDE SINGLE LEVER FAUCET BY 'PRICE FISHER - PARK AVENUE'
- LAVATORY
- BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS PROVIDE 30" MIN.CLEAR, REMOVABLE BASE CABINETS PER DETAILS 10/A7.80. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (24" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.



- MEDICINE CABINET (M.C.)
- DRAWER BANK (DB)
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 3 ON SHEET A0.06 FOR GRAB BAR BACKING.



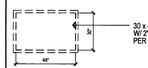
- PROVIDE CLEAR DIMENSION. ACCOUNT FOR FINISH MATERIAL THICKNESS.
- BATHTUB - SEE DETAILS 7/A7.91 AND 8/A7.91 FOR CONTINUATION OF DRYWALL.
- SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.

- TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" AFF.

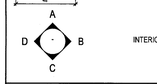
LAMINATE/CARPET FLR. REFER TO UNIT PLANS FOR LOCATION

TILE FLR.

- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, 9. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL AND AT HARD SURFACE TO CARPET.

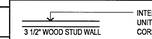


- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11

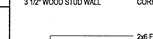


- INTERIOR ELEVATION CALLOUTS

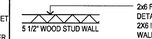
WALL TYPES



- INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 CORRIDOR WALL PER 4/A7.01



- 2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01 2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS.



- WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 5 / A7.09

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION). SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCT. CHUPKA
Original Date: Plotted:
Revisions:

#	DATE	COMMENTS
1	03/15/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C12972
Ren. 7-31-17
STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 • (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

05-19-16 CITY SUBMITTAL

SHEET CONTENTS:
UNIT A6-loft
FLOOR PLANS

SHEET NO.
A3.51

2012364

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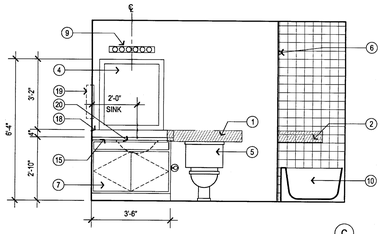

M.BATH
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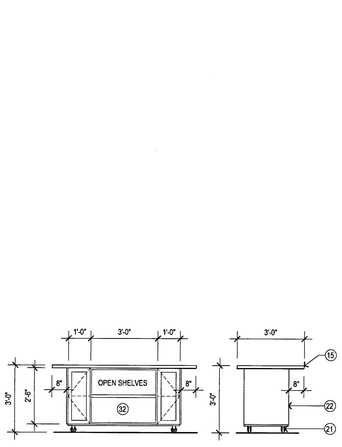

MOVEABLE ISLAND
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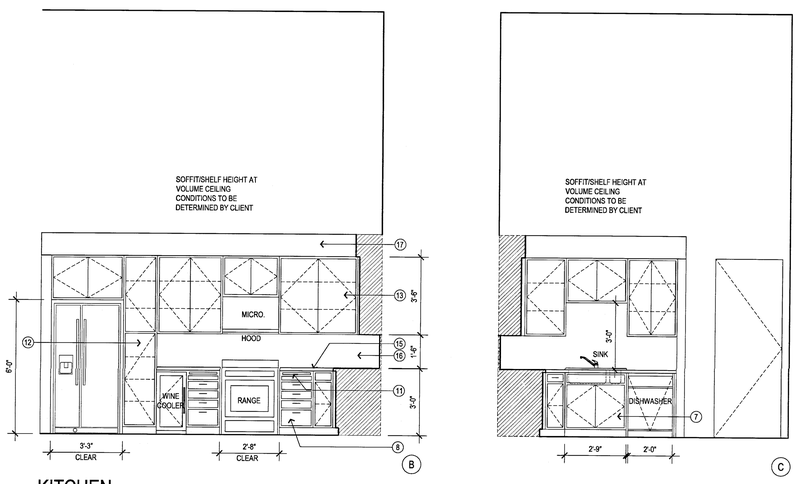


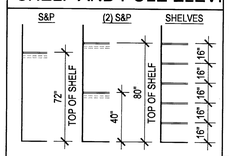
KITCHEN
SCALE:1/4"=1'-0"

1 UNIT A6-loft INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124, 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



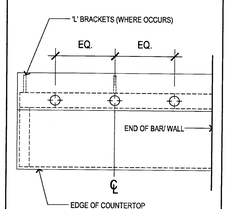
CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

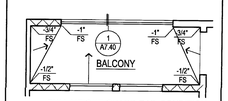
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

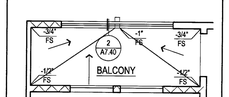


BALCONY-

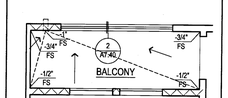
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

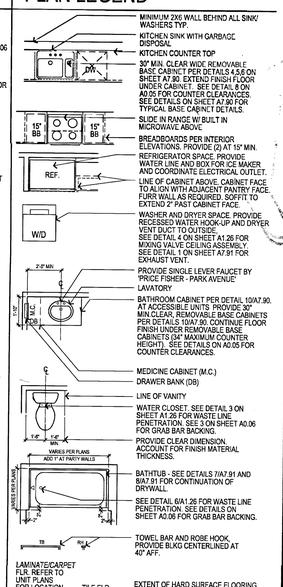


PARTIAL WALL WITH GUARD-RAIL CONDITION

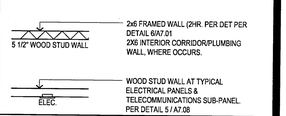


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

PLAN LEGEND



WALL TYPES



NOTES

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15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. 'A' PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C25572 — Ren. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL, SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

SHEET CONTENTS:
UNIT A6-loft
INTERIOR ELEVATIONS

SHEET NO.
A3.52

05-19-16 CITY SUBMITTAL

2012364

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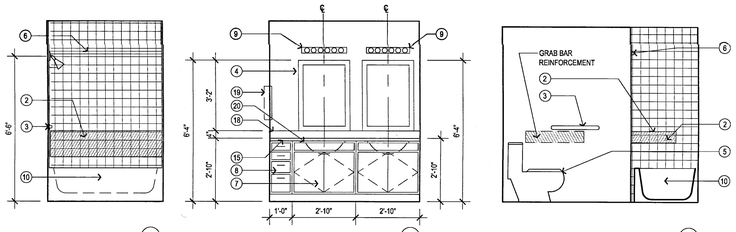
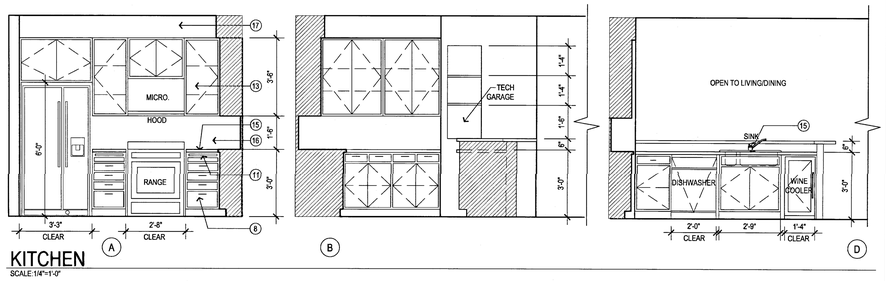
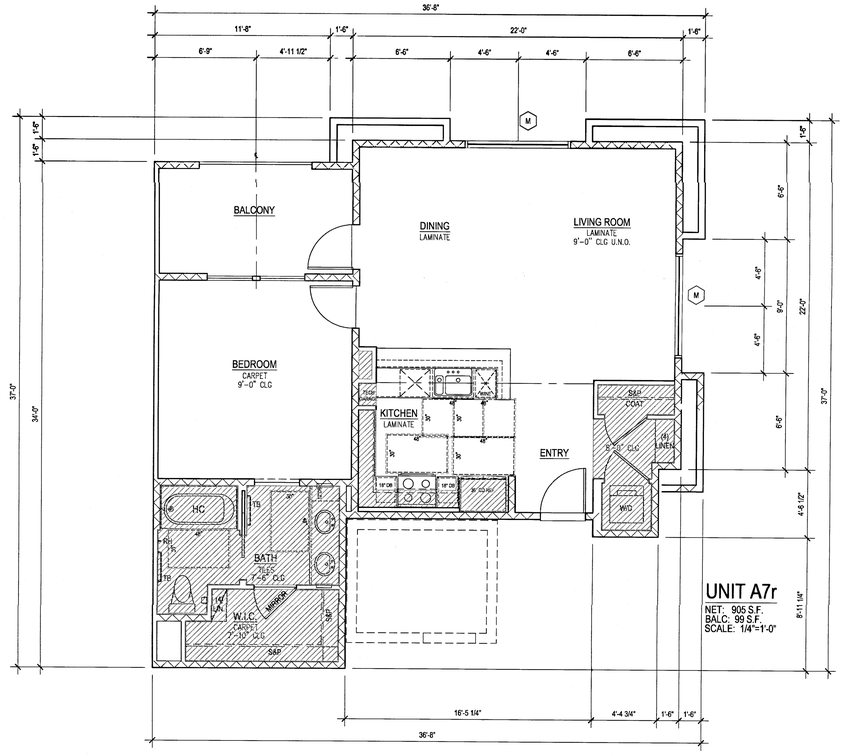




4 UNIT A7 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



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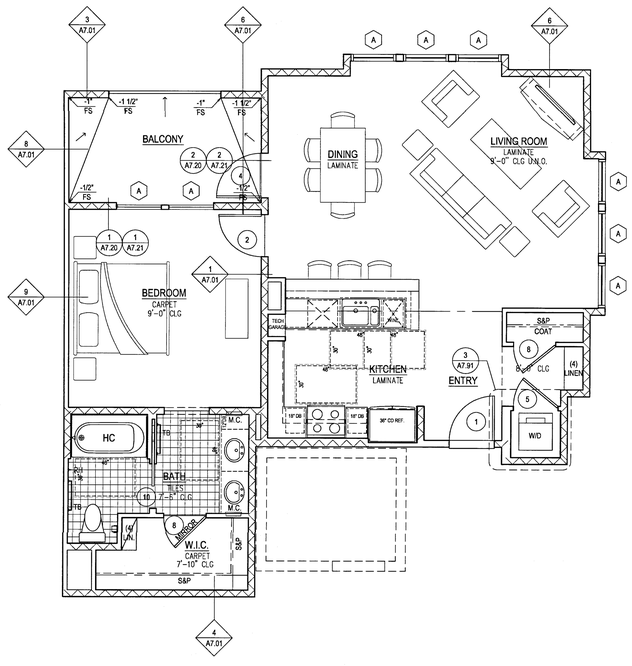

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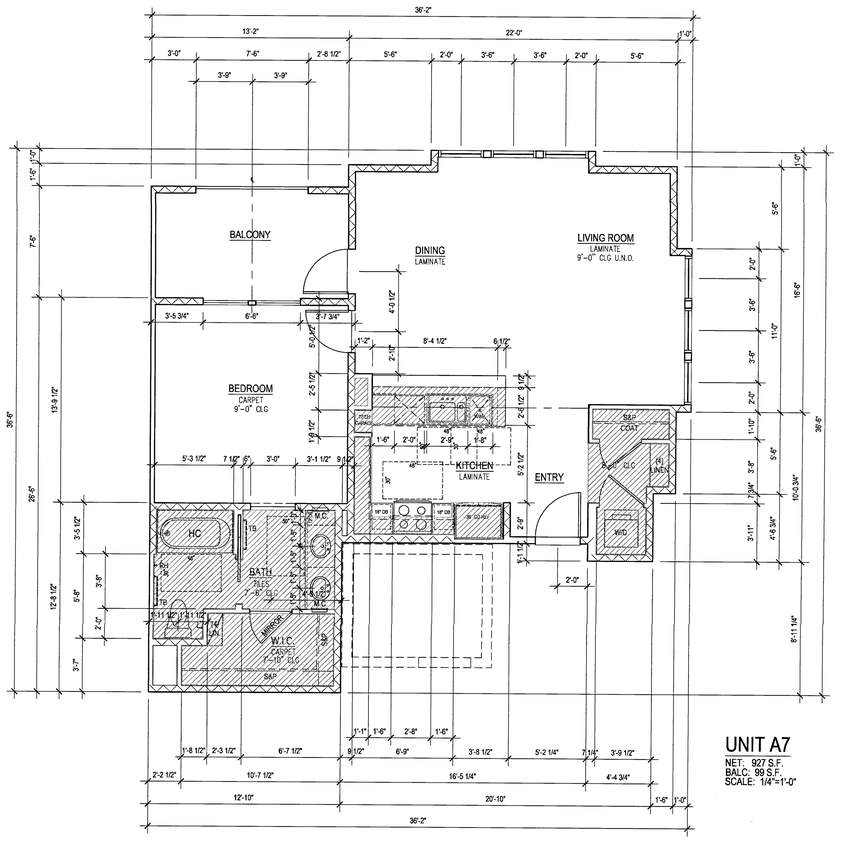
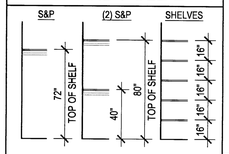


1 UNIT A7 DIMENSION PLAN (LVL 3 & 4 ONLY)
SCALE : 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-6" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1, 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET, BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



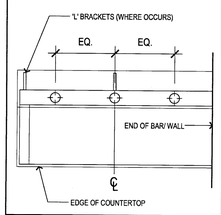
CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

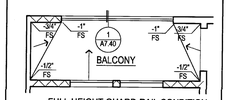
RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

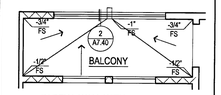
NOTES

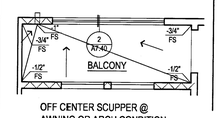
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.



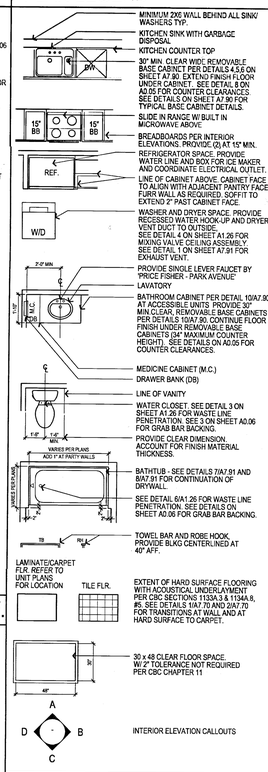
BALCONY- SLOPE / CRICKETS AND SCUPPER LOCATIONS



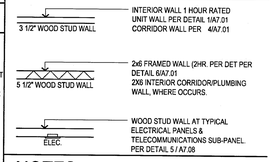




PLAN LEGEND



WALL TYPES



NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A. OPTION 2. (ONE BATH OPTION). SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN . X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23372 — Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT A7, A7r FLOOR PLANS

SHEET NO.
A3.53

2012364

05-19-16 CITY SUBMITTAL

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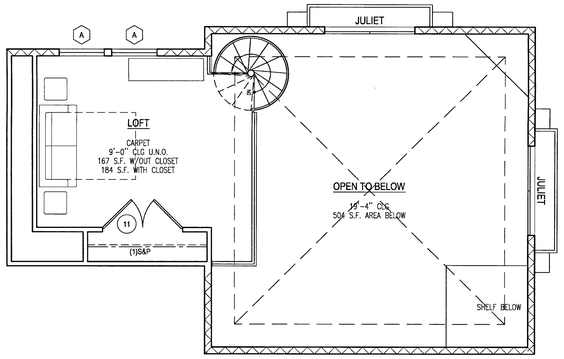
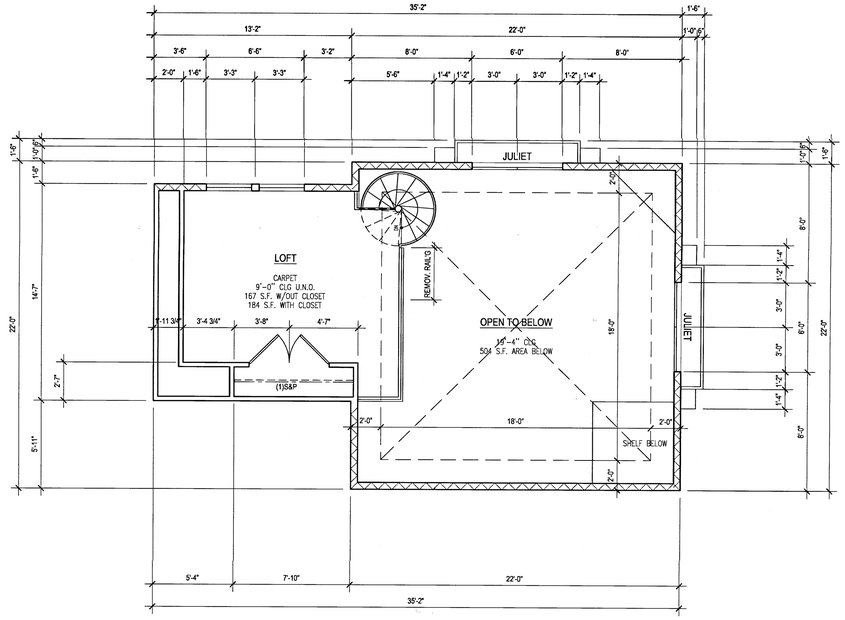


4 UNIT A7-loft-LVL 6 NOTES PLAN
SCALE : 1/4" = 1'-0"



2 UNIT A7-loft-LVL 6 DIMENSION PLAN
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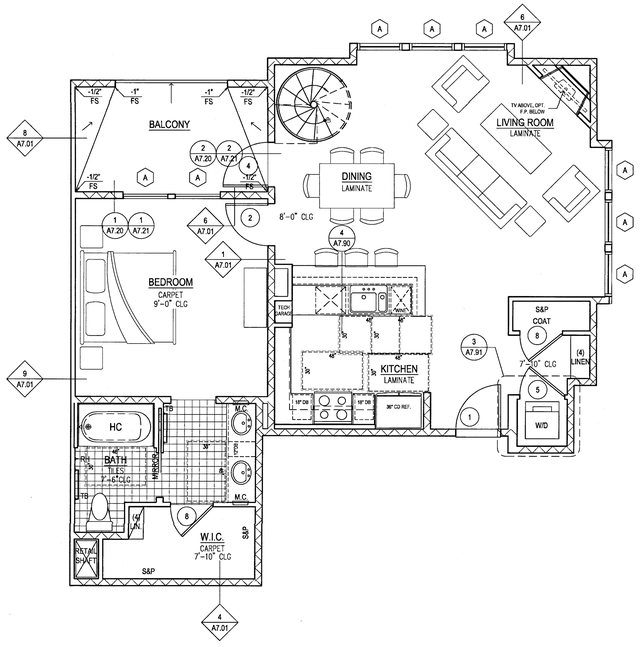
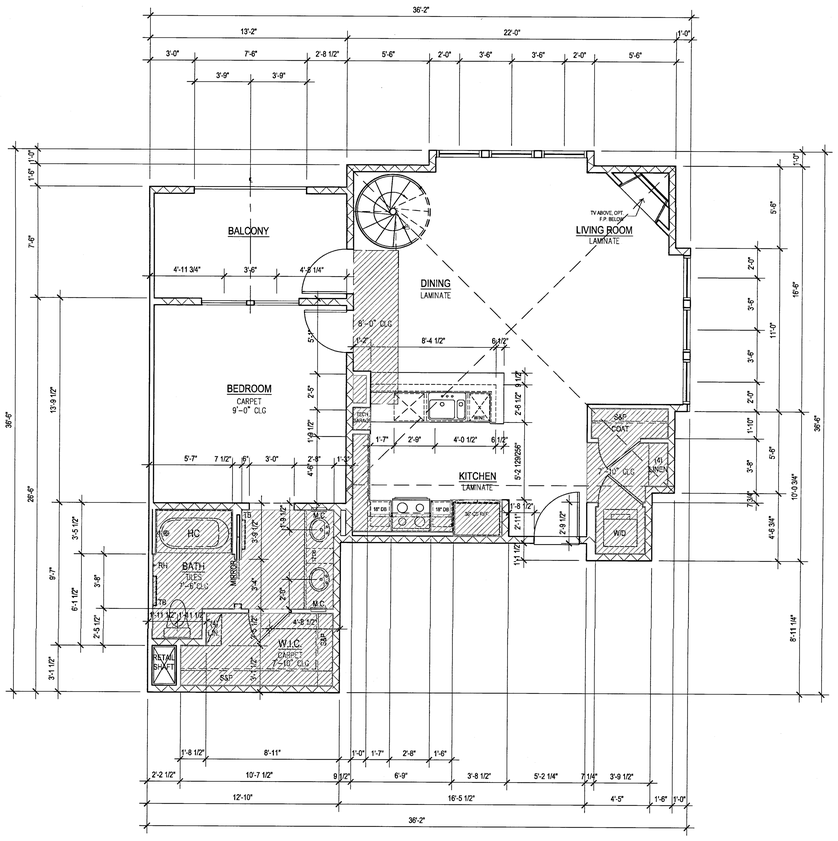


3 UNIT A7-loft-LVL 5 NOTES PLAN
SCALE : 1/4" = 1'-0"

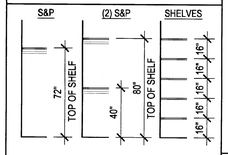


1 UNIT A7-loft-LVL 5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATHKITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.

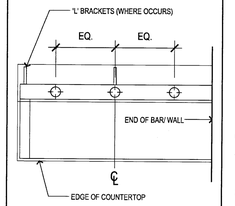


CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

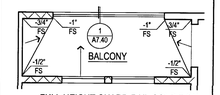
RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

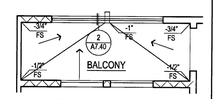
NOTES
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

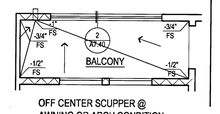


BALCONY-

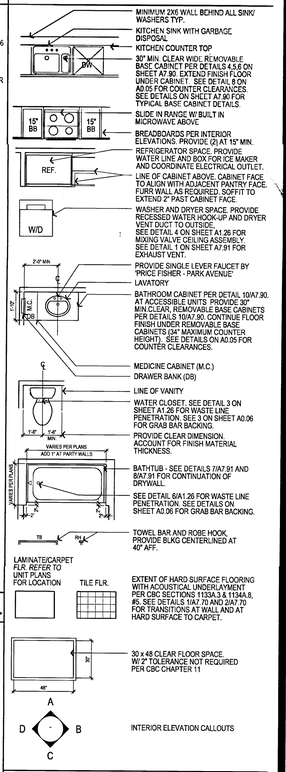
SLOPE / CRICKETS AND SCUPPER LOCATIONS







PLAN LEGEND



WALL TYPES

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
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8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
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11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2, ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
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16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE
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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT A7-loft
FLOOR PLANS

SHEET NO.
A3.54

2012364

05-19-16 CITY SUBMITTAL

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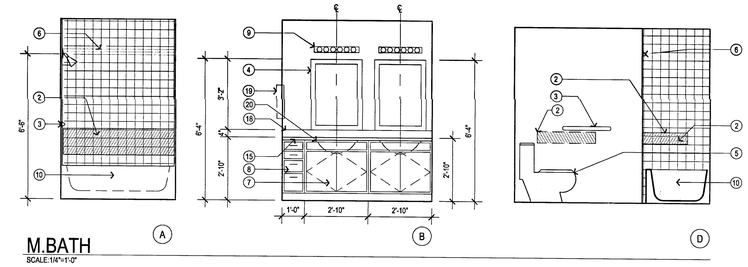
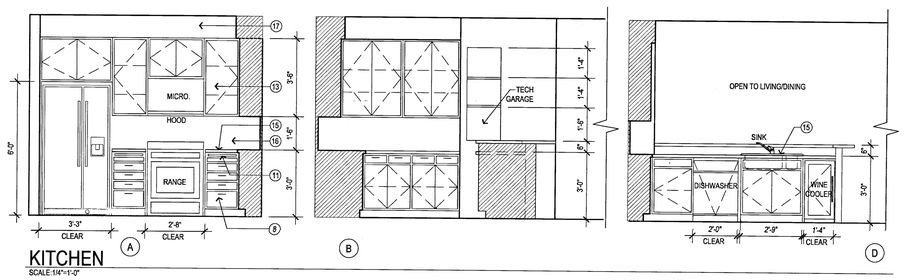
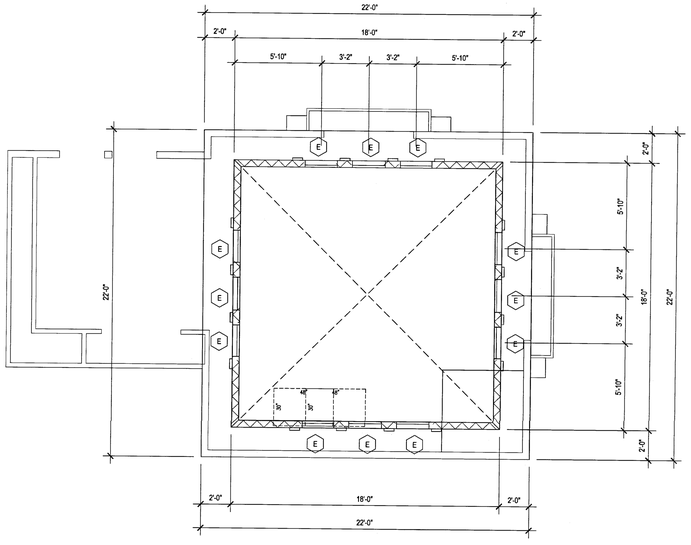




2 UNIT A7-loft INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

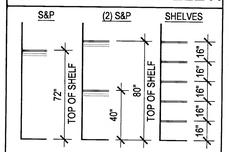


1 UNIT A7-loft - TOWER PLAN
SCALE : 3/8" = 1'-0"

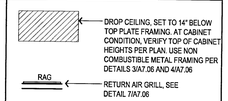
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWCL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATHKITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.

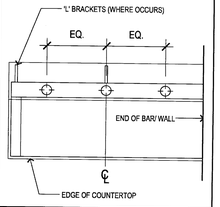


CEILING LEGEND



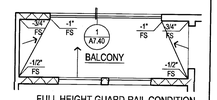
NOTES

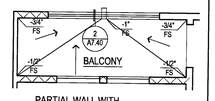
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

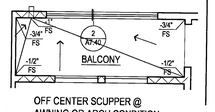


BALCONY-

SLOPE / CRICKETS AND SCUPPER LOCATIONS







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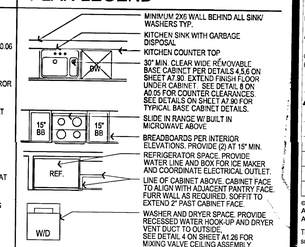
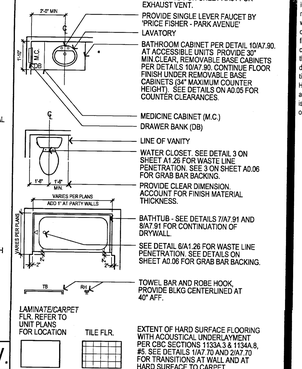
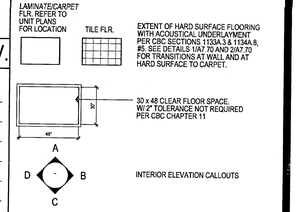
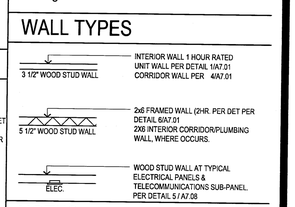






WALL TYPES



NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION.'B' NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. 'A' PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

#	DATE	COMMENTS
1	01/21/16	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — VINCENT CHUPKA — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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SAN RAMON SCOTTSDALE MONTEVIDEO
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SHEET CONTENTS:
UNIT A7-loft
INTERIOR ELEVATIONS

SHEET NO.
A3.55

2012364

05-19-16 CITY SUBMITTAL

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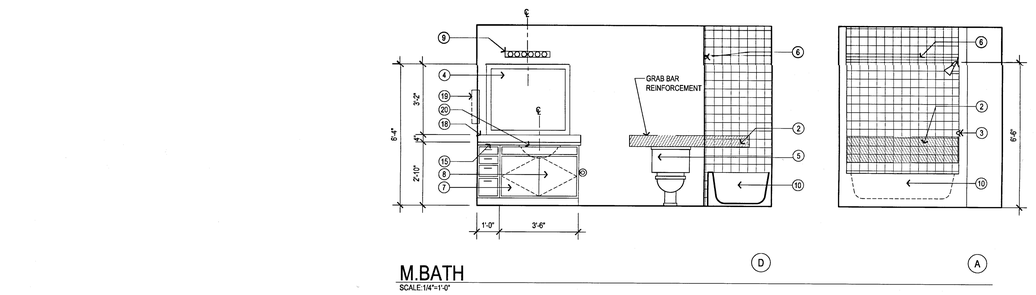
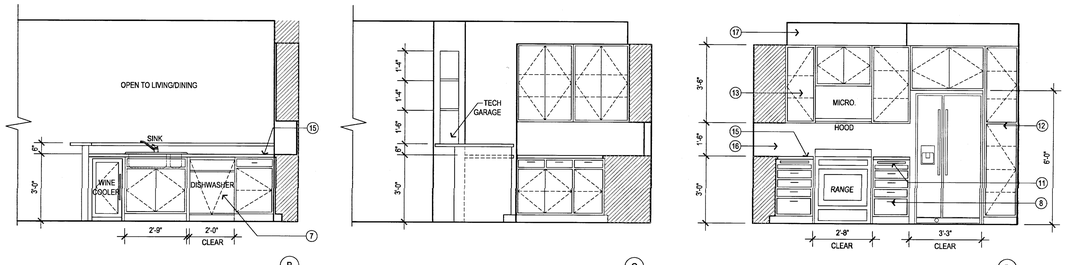


M.BATH
SCALE:1/4"=1'-0"

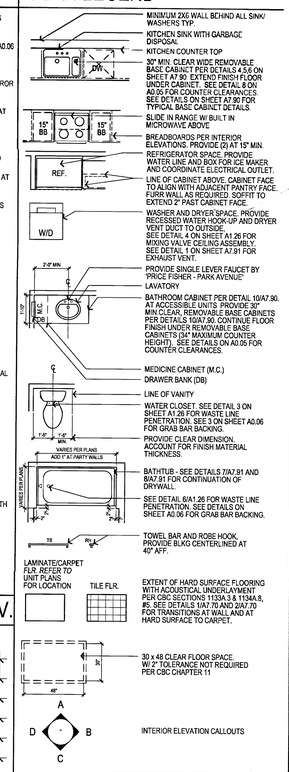


KITCHEN
SCALE:1/4"=1'-0"

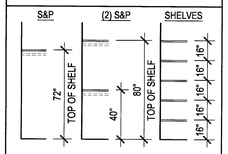
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1, 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER.
24. MOVABLE KITCHEN ISLAND

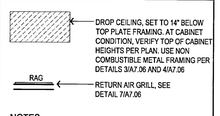
PLAN LEGEND



SHELF AND POLE ELEV.

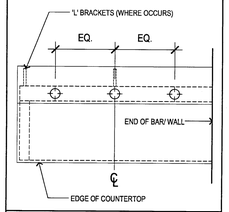


CEILING LEGEND



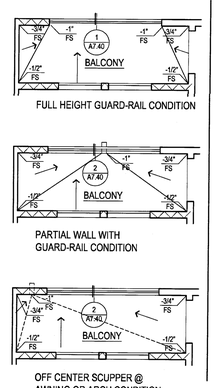
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

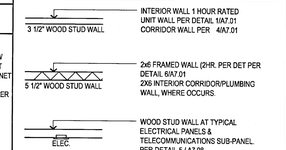


BALCONY-

SLOPE / CRICKETS AND SCUPPER LOCATIONS



WALL TYPES



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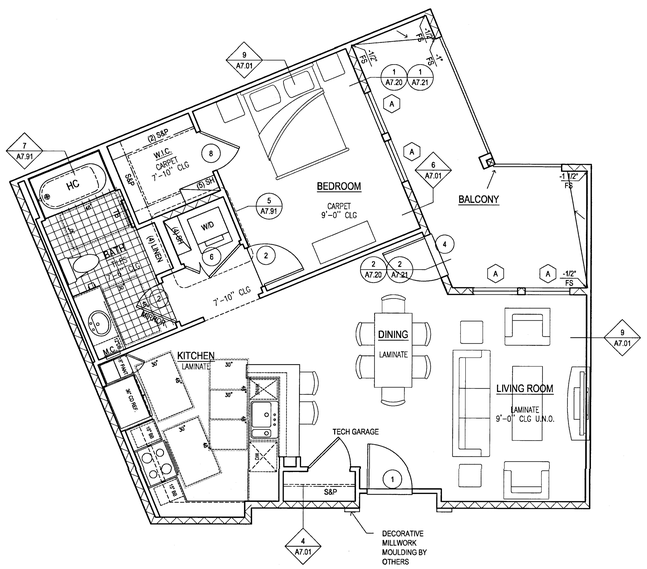
3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



2 UNIT A8 NOTES PLAN
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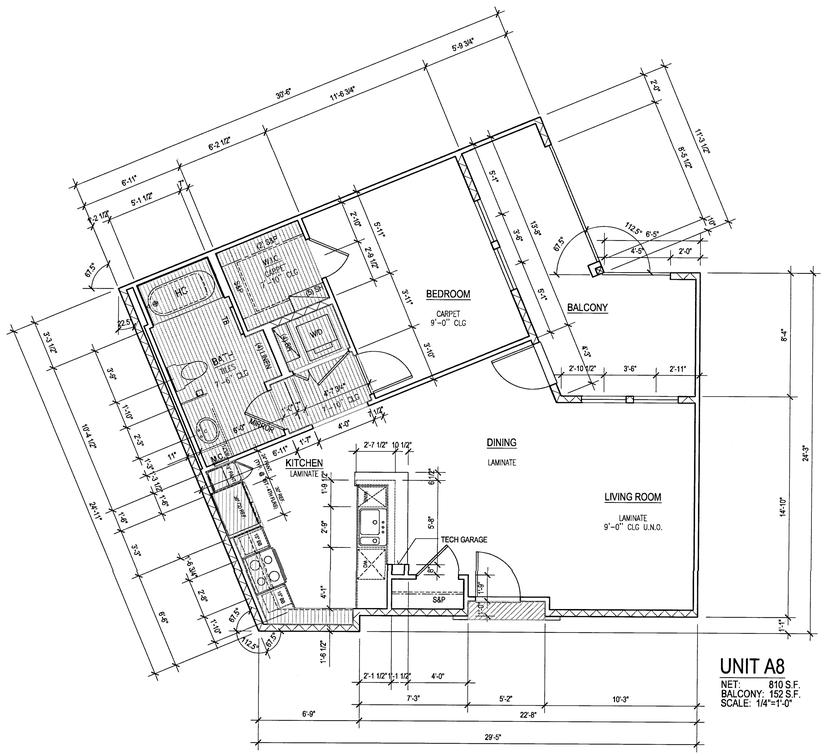

1 UNIT A8 DIMENSION PLAN
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PLOTTED: Thursday, May 19, 2016 - 10:20am
SCALE: 48 - 1/4"=1'-0" ; 24 - 3/8"=1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions

#	DATE	COMMENTS

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GATEWAY VILLAGE

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ALLIANCE RESIDENTIAL COMPANY

HUMPHREYS & PARTNERS
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2350 SE BRISTOL SUITE 310 NEWPORT BEACH, CA 92660
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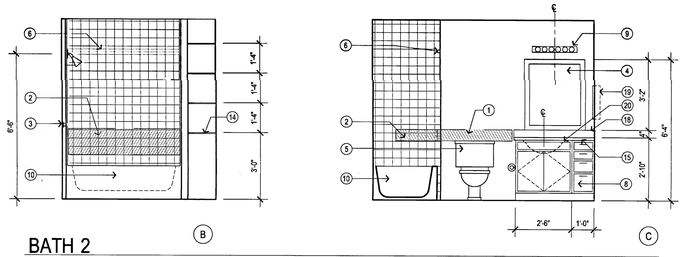
LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
UNIT A8
FLOOR PLANS

SHEET NO.
A3.56

2012364

05-19-16 CITY SUBMITTAL



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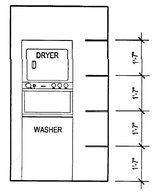
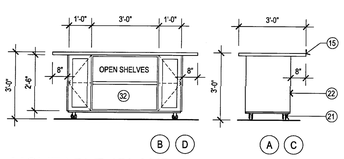


LAUNDRY
SCALE:1/4"=1'-0"

M.BATH
SCALE:1/4"=1'-0"



MOVEABLE ISLAND
SCALE:1/4"=1'-0"

KITCHEN
SCALE:1/4"=1'-0"

INT. ELEV. LEGEND

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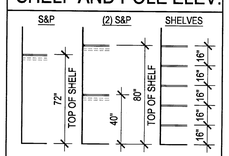
SHELF AND POLE ELEV.



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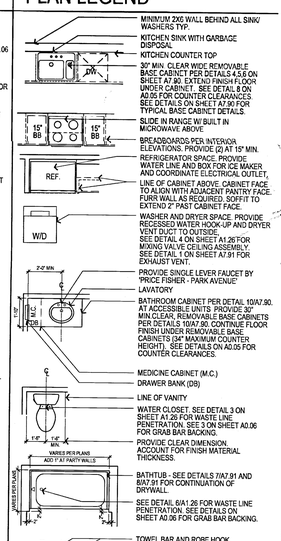
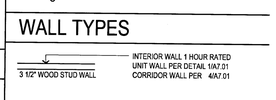
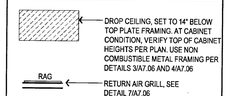


WALL TYPES

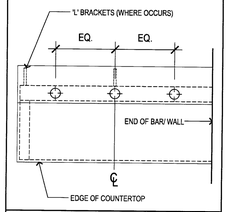


CEILING LEGEND



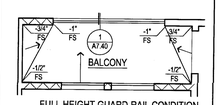
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

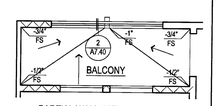


BALCONY-

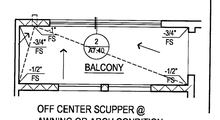
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION



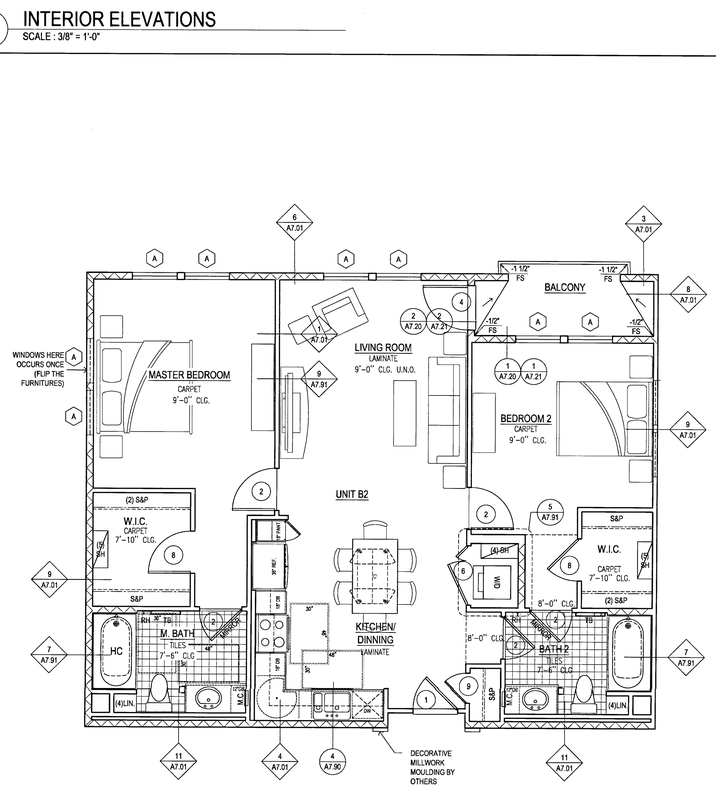
PARTIAL WALL WITH GUARD-RAIL CONDITION



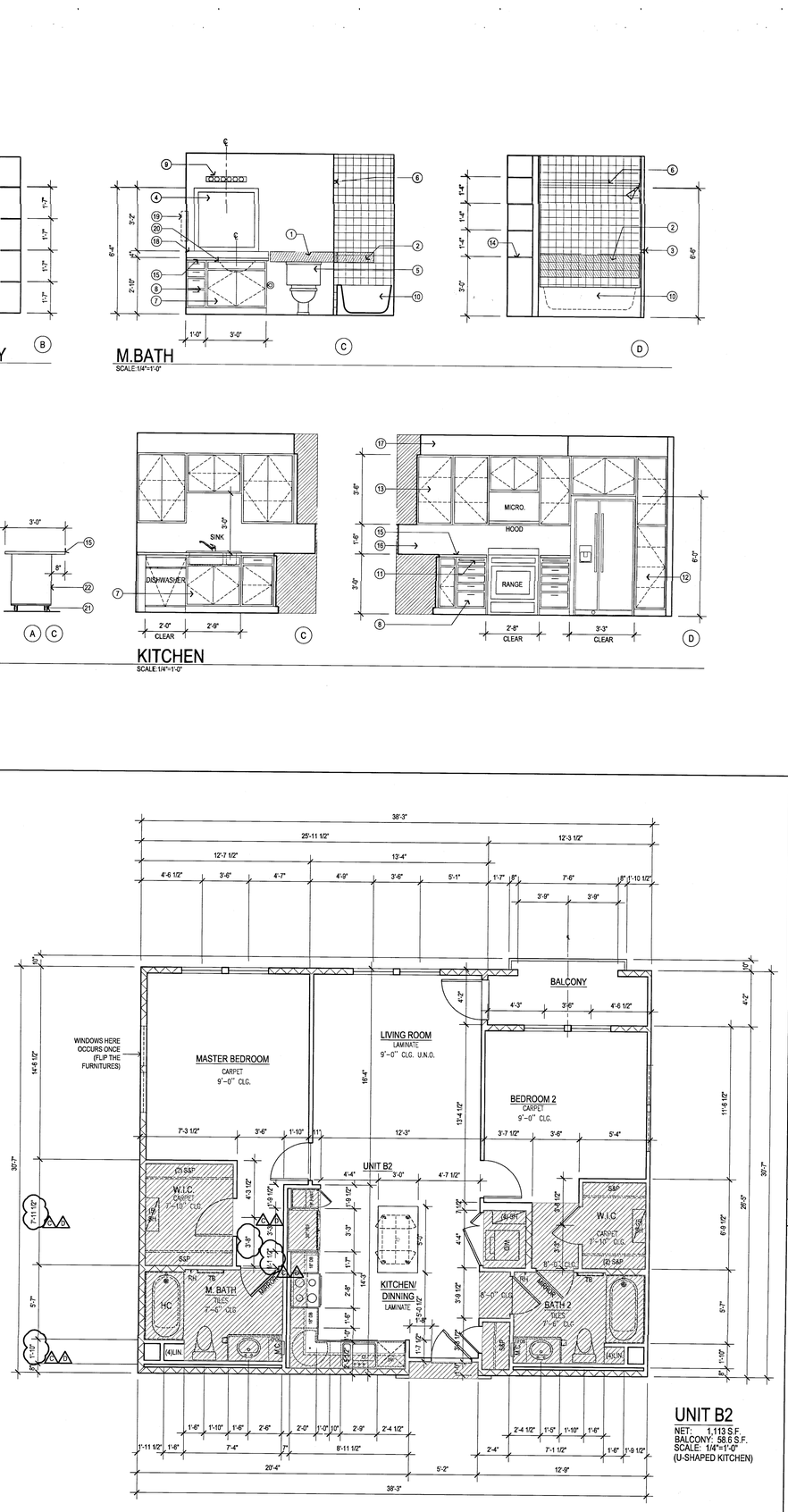
OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. X-PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.



2 UNIT B2 NOTES PLAN
SCALE : 1/4" = 1'-0"



UNIT B2
NET: 1,113 S.F.
BALCONY: 58.6 S.F.
SCALE: 1/4"=1'-0"
(U-SHAPED KITCHEN)

1 UNIT B2 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

FILE: M12506 Revit Partners-Ayers Vizwall-CENTRAL_MYTS361.B2.rvt
USER: mbrooks PLOTTED: May 16, 2016 - 9:04am
SCALE: 96 LAYOUT: A3.61

3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHIPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/14/16	
2	03/15/16	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
No. C34972
Ren. 7-31-17
STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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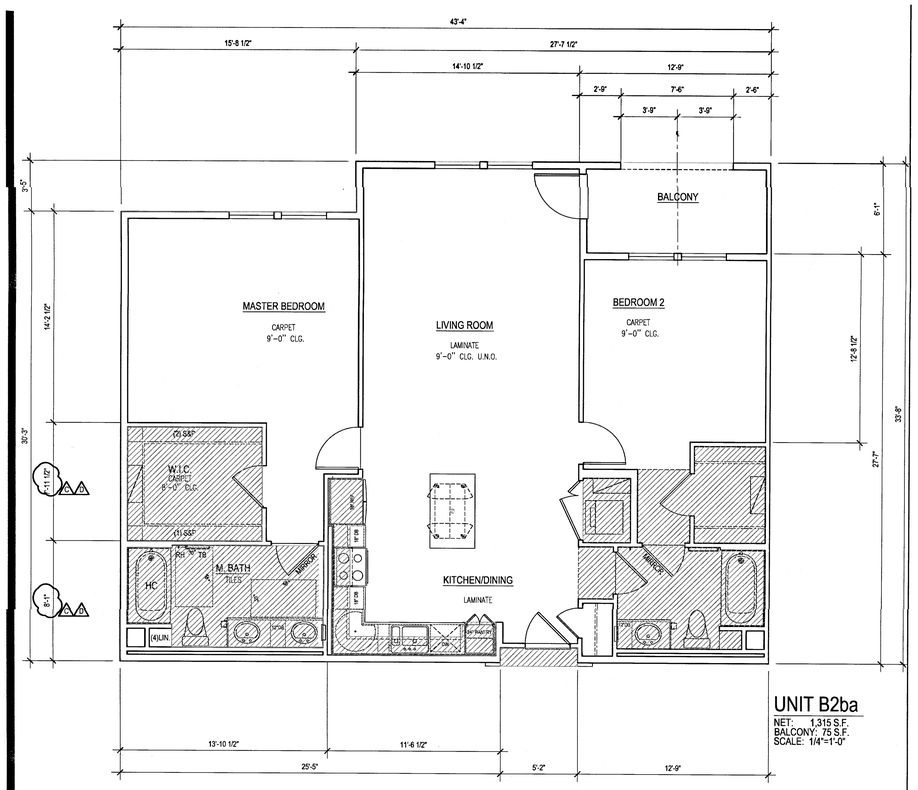
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

SHEET CONTENTS:
UNIT B2
FLOOR PLANS

SHEET NO.
A3.61

2012364

05-19-16 CITY SUBMITTAL



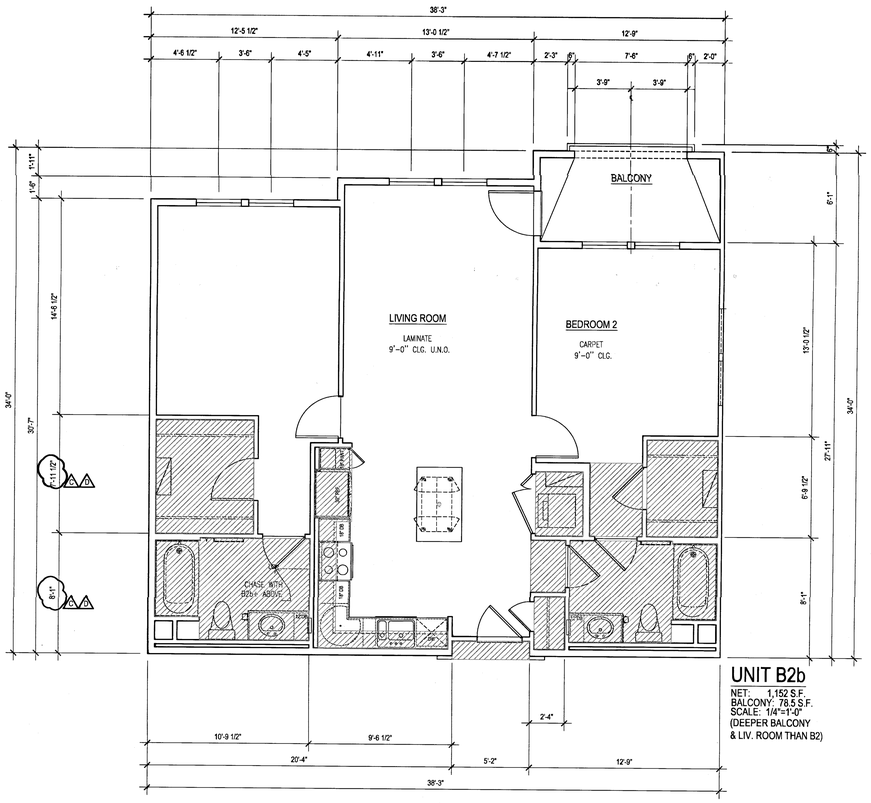
UNIT B2ba

NET: 1,315 S.F.
BALCONY: 75 S.F.
SCALE: 1/4"=1'-0"

2 UNIT B2ba DIMENSION PLAN

SCALE : 1/4" = 1'-0"

REFER TO UNIT B2 SHEET A3.61 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE



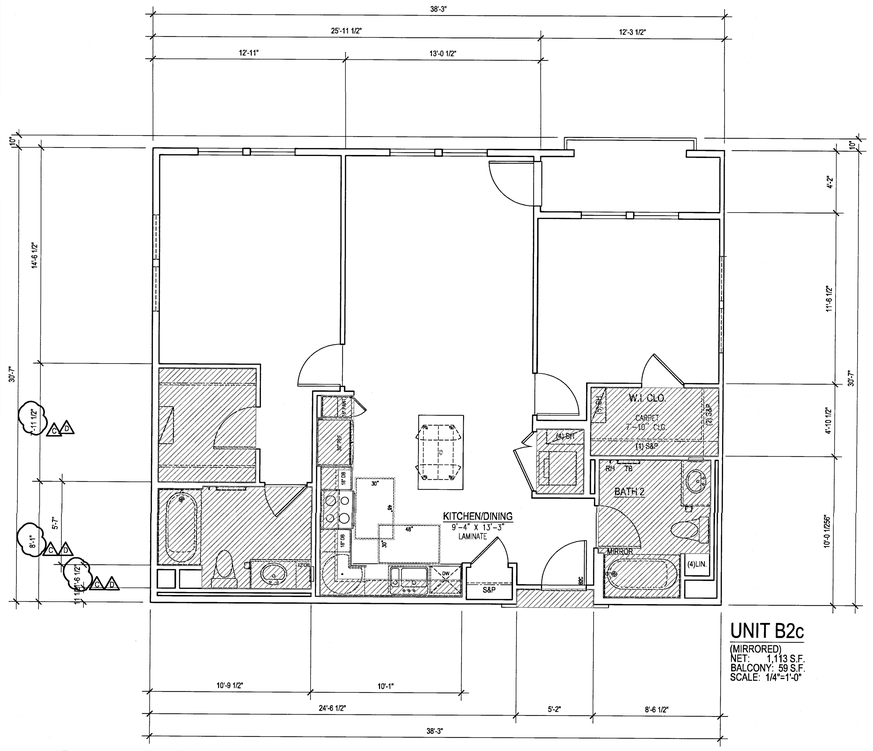
UNIT B2b

NET: 1,152 S.F.
BALCONY: 78.5 S.F.
SCALE: 1/4"=1'-0"
(DEEPER BALCONY & LIV. ROOM THAN B2)

2 UNIT B2b DIMENSION PLAN

SCALE : 1/4" = 1'-0"

REFER TO UNIT B2 SHEET A3.61 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE



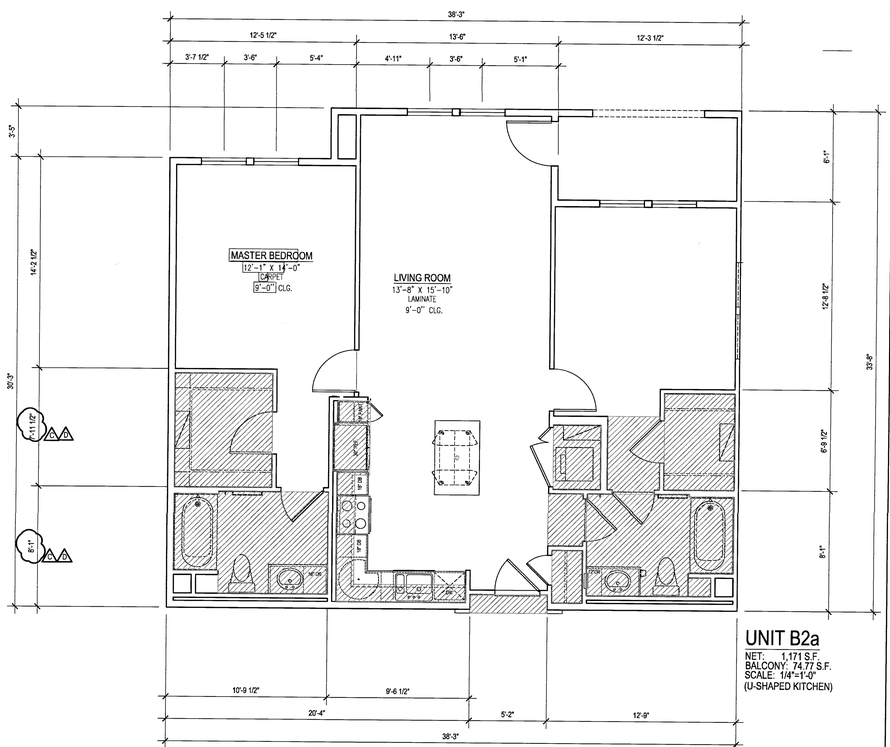
UNIT B2c

(MIRRORED)
NET: 1,113 S.F.
BALCONY: 59 S.F.
SCALE: 1/4"=1'-0"

3 UNIT B2c DIMENSION PLAN

SCALE : 1/4" = 1'-0"

REFER TO UNIT B2 SHEET A3.61 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE



UNIT B2a

NET: 1,171 S.F.
BALCONY: 74.77 S.F.
SCALE: 1/4"=1'-0"
(U-SHAPED KITCHEN)

1 UNIT B2a DIMENSION PLAN

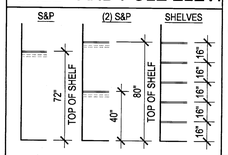
SCALE : 1/4" = 1'-0"

REFER TO UNIT B2 SHEET A3.61 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



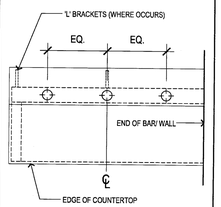
CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

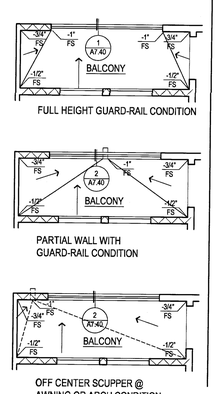
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.06
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

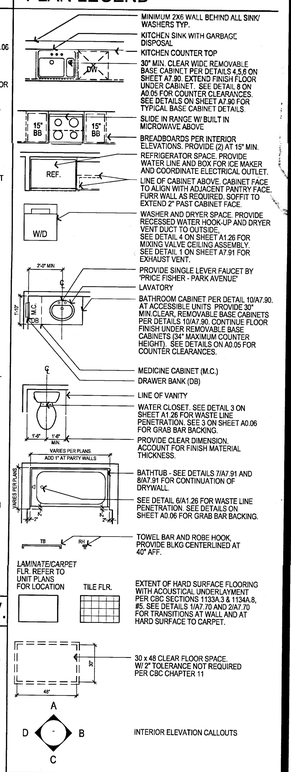


BALCONY-

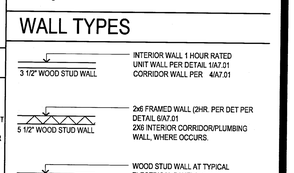
SLOPE / CRICKETS AND SCUPPER LOCATIONS



PLAN LEGEND



WALL TYPES



NOTES

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8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS & DETAILS REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
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16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/21/16	
2	03/15/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — VINCENT CHUPKA — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 • (949) 955 - 1987 FAX
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SHEET CONTENTS:
UNIT B2a, B2b, B2c, B2ba FLOOR PLANS

SHEET NO.
A3.63

2012364

05-19-16 CITY SUBMITTAL

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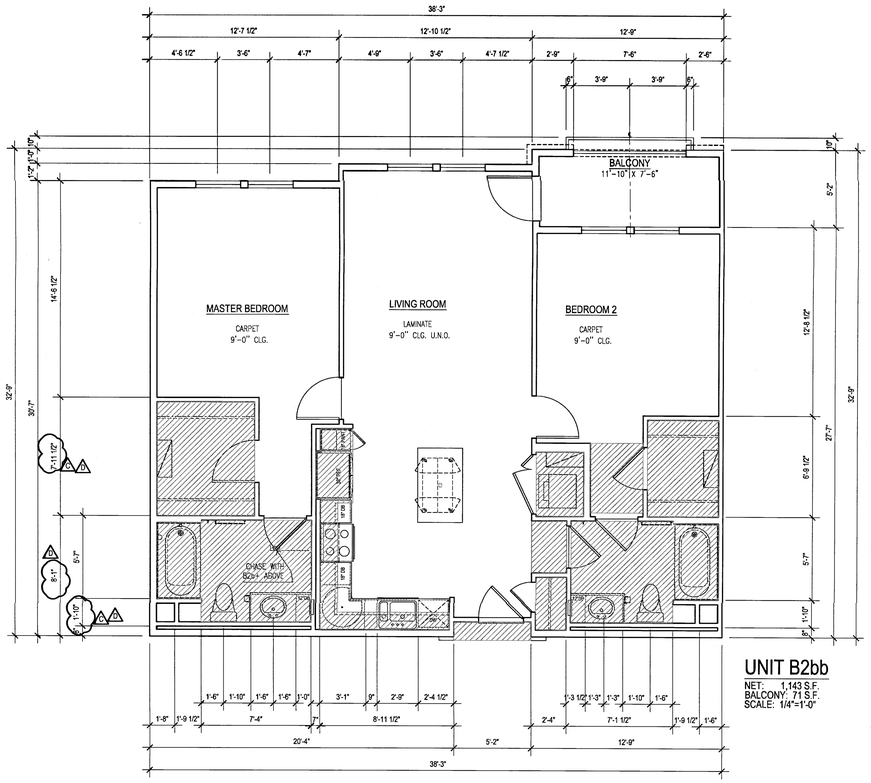
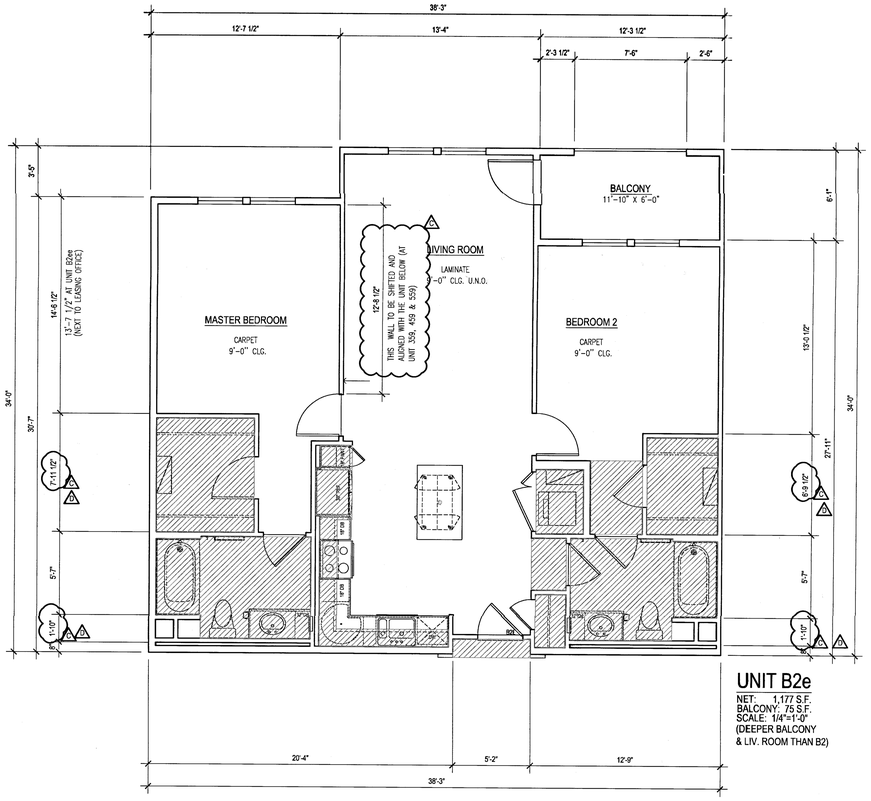


UNIT B2bb
NET: 1,143 S.F.
BALCONY: 71 S.F.
SCALE: 1/4"=1'-0"

2 UNIT B2bb DIMENSION PLAN
SCALE : 1/4" = 1'-0"



UNIT B2e
NET: 1,177 S.F.
BALCONY: 75 S.F.
SCALE: 1/4"=1'-0"
(DEEPER BALCONY & LIV. ROOM THAN B2)

2 UNIT B2e DIMENSION PLAN
SCALE : 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
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7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1, 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
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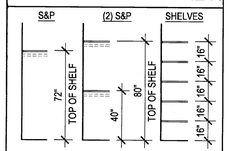
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

NOTES

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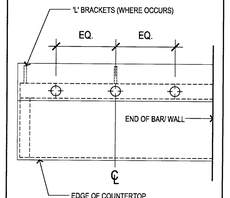
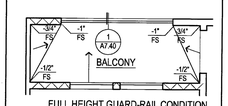
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

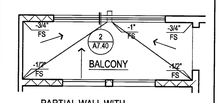


BALCONY-

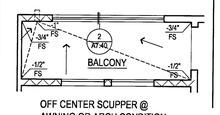
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

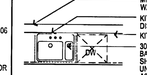


PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

PLAN LEGEND

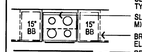


MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERS TYP.

KITCHEN SINK WITH GARBAGE DISPOSAL

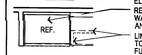
KITCHEN COUNTER TOP

30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.80. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.80 FOR TYPICAL BASE CABINET DETAILS.



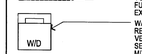
SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE.

BREADBOARDS PER INTERIOR ELEVATIONS. PROVIDE (2) AT 15" MIN.

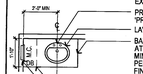


REFRIGERATOR SPACE. PROVIDE WATER LINE AND BOX FOR ICE MAKER, AND COORDINATE ELECTRICAL OUTLET.

LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT PANTRY FACE. FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE.



WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 7 ON SHEET A7.91 FOR EXHAUST VENT.



PROVIDE SINGLE LEVER FAUCET BY PRICE FISHER - PARK AVENUE

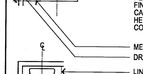
LAVATORY

BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS PROVIDE 30" MIN.CLEAR, REMOVABLE BASE CABINETS PER DETAILS 10/A7.80. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.

MEDICINE CABINET (M.C.)

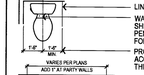
DRAWER BANK (DB)

LINE OF VANITY



WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 3 ON SHEET A0.06 FOR GRAB BAR BACKING.

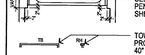
PROVIDE CLEAR DIMENSION. ACCOUNT FOR FINISH MATERIAL THICKNESS.



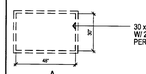
BATHTUB - SEE DETAILS 7/A7.91 AND 8/A7.91 FOR CONTINUATION OF DRYWALL.

SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.

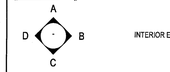
TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" AFF.



EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.9, #5. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL AND AT HARD SURFACE TO CARPET.



30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11

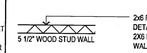


INTERIOR ELEVATION CALLOUTS

WALL TYPES

INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 CORRIDOR WALL PER 4/A7.01

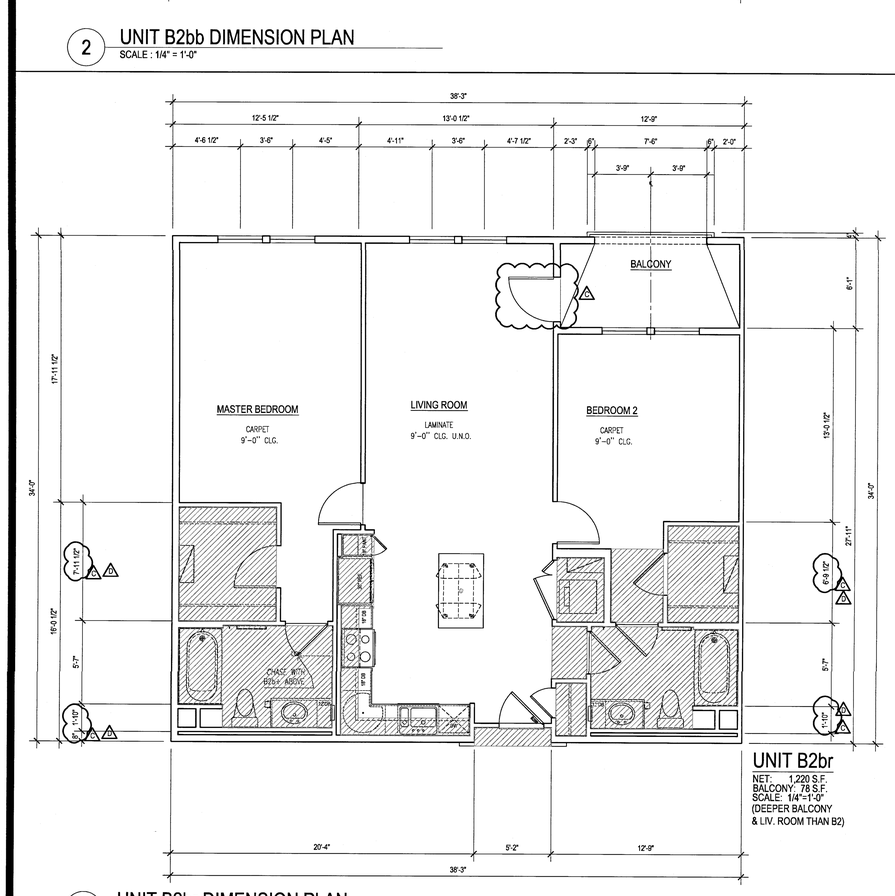
2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01 2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS.



WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 5 / A7.08

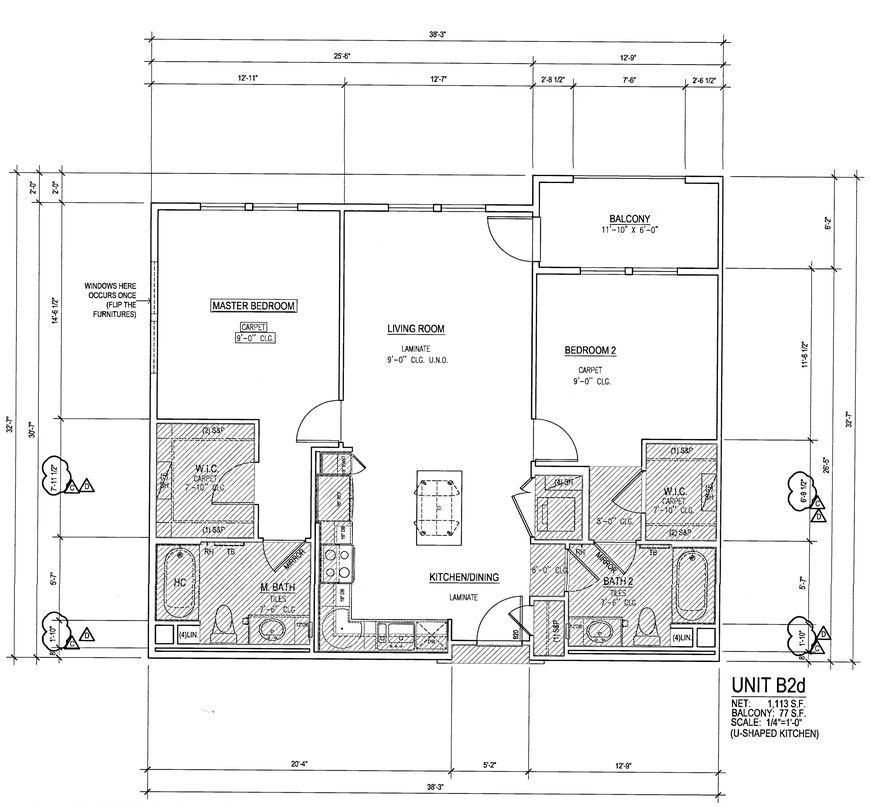
NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS: 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOF'S OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.06, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTI-FAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.



UNIT B2br
NET: 1,220 S.F.
BALCONY: 78 S.F.
SCALE: 1/4"=1'-0"
(DEEPER BALCONY & LIV. ROOM THAN B2)

3 UNIT B2br DIMENSION PLAN
SCALE : 1/4" = 1'-0"



UNIT B2d
NET: 1,113 S.F.
BALCONY: 77 S.F.
SCALE: 1/4"=1'-0"
(U-SHAPED KITCHEN)

1 UNIT B2d DIMENSION PLAN
SCALE : 1/4" = 1'-0"

REFER TO UNIT B2 SHEET A3.61 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/21/16	
2	03/15/16	

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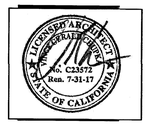
GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY



HUMPHREYS & PARTNERS
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DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

05-19-16 CITY SUBMITTAL

SHEET CONTENTS:
UNIT B2d, B2e, B2br, B2bb FLOOR PLANS

SHEET NO.
A3.65

2012364

FILE: M:\12564_Wood Partners Laguna Niguel\4-CD\300 UNITS\565-B2-COMBO.dwg
USER: vchupka PLOTTED: May 16, 2016 @ 9:56am
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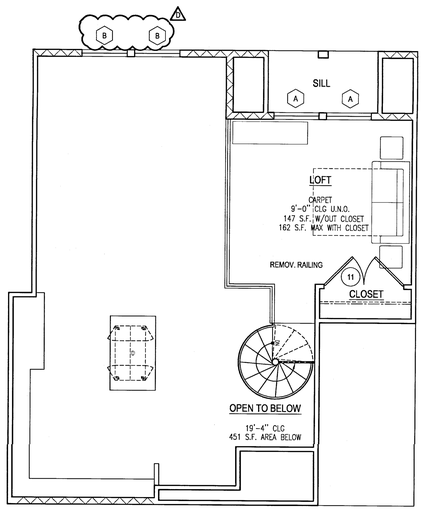
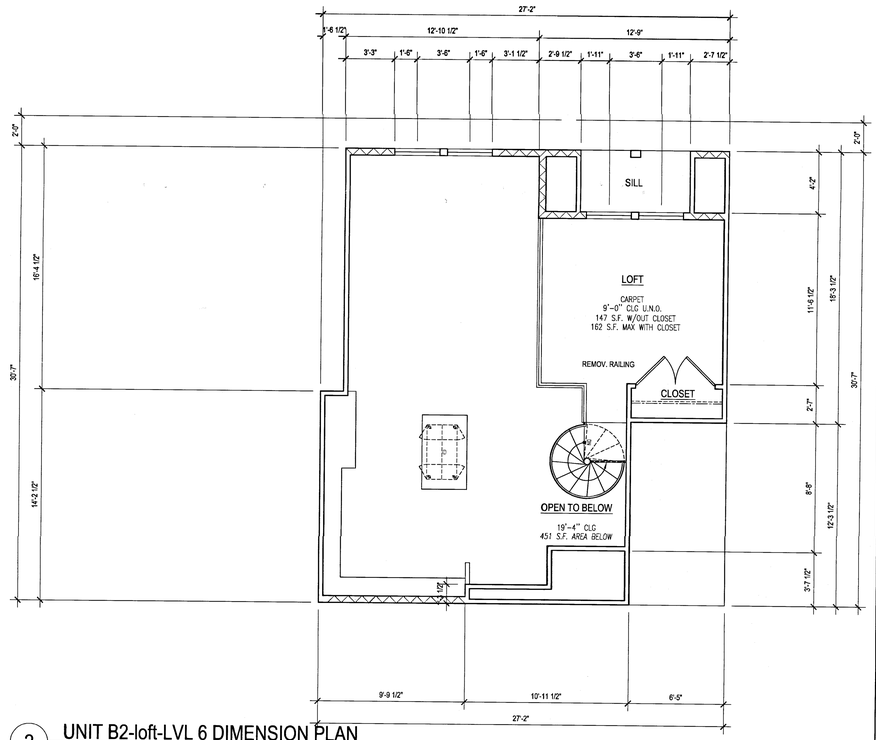


4 UNIT B2-loft-LVL 6 NOTES PLAN
SCALE : 1/4" = 1'-0"



2 UNIT B2-loft-LVL 6 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1, 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
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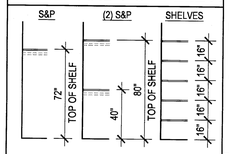

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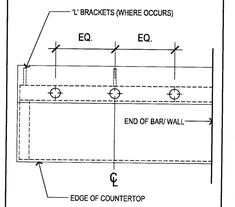
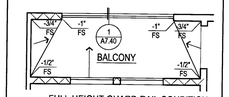
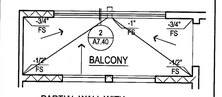


BALCONY-

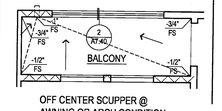
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

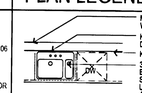


PARTIAL WALL WITH GUARD-RAIL CONDITION

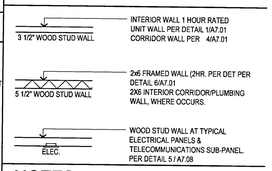


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND

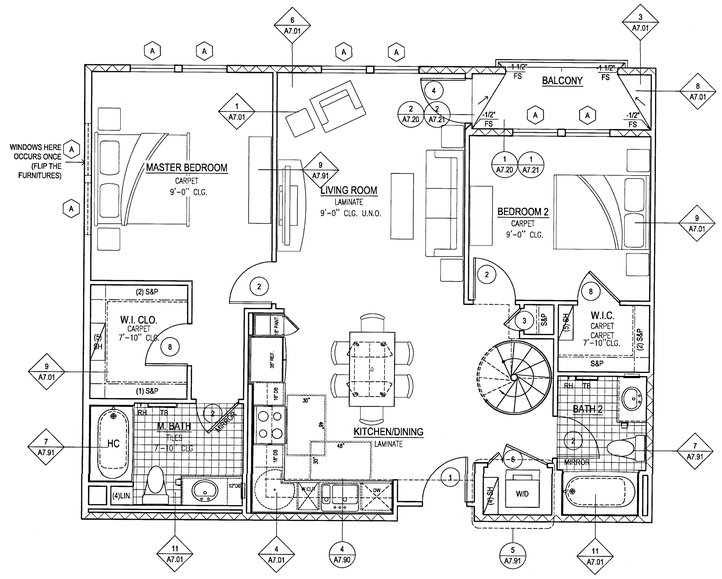


WALL TYPES



NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2309.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS: 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.



UNIT B2 - LOFT

NET: 1,113+162 = 1,275 S.F.
BALCONY: 69 S.F.
SCALE: 1/4"=1'-0"

1 UNIT B2-loft-LVL 5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

3 UNIT B2-loft-LVL 5 NOTES PLAN
SCALE : 1/4" = 1'-0"

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USER: kristopherj DATE/TIME: May 18, 2016 - 9:50am
SCALE: 96 LAYOUT: A3.67

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted
Revisions:

#	DATE	COMMENTS
1	01/14/16	
2	03/15/16	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL, SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTERIDEO
www.humphreys.com

SHEET CONTENTS:
UNIT B2-loft
FLOOR PLANS

SHEET NO.
A3.67

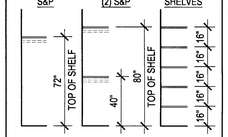
2012364

05-19-16 CITY SUBMITTAL

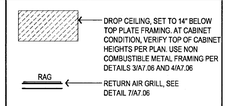
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.

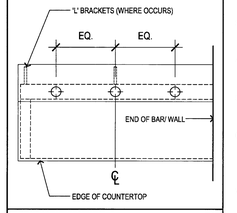


CEILING LEGEND



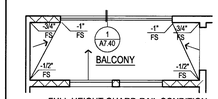
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

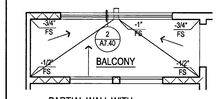


BALCONY-

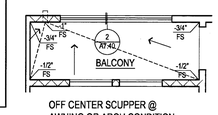
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

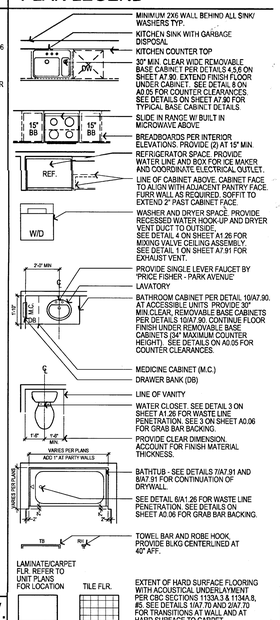


PARTIAL WALL WITH GUARD-RAIL CONDITION

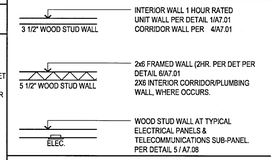


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND



WALL TYPES



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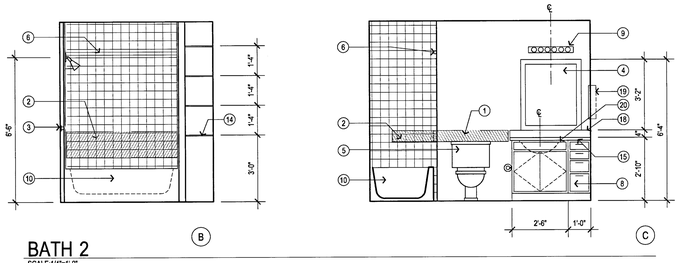
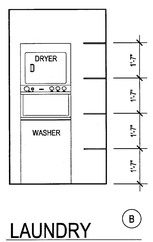


BATH 2 (B)
SCALE:1/4"=1'-0"

(C)



LAUNDRY (B)
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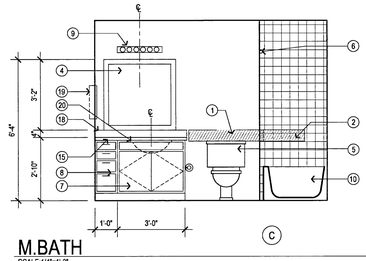
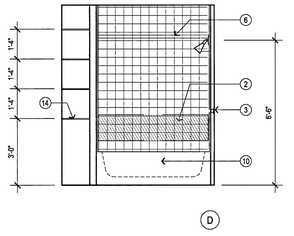
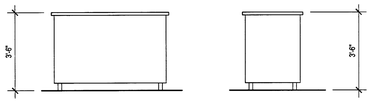


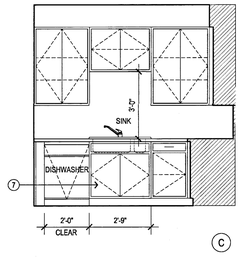
M.BATH (C)
SCALE:1/4"=1'-0"



(D)



KITCHEN (B) (D) (A) (C)
SCALE:1/4"=1'-0"



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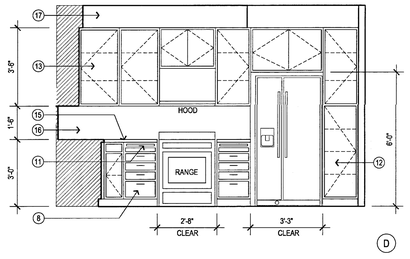

(D)

1 UNIT B2-loft INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

FILE: M:\17264_Wood Partners Laguna Niguel\+CD\300 UNITS\SD\2-2Sht.dwg
ISSUED: Wednesday, May 11, 2016 10:56am
SCALE: 96 LAYOUT: A3.68

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — Lic. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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SAN RAMON SCOTTSDALE MONTEVIDEO
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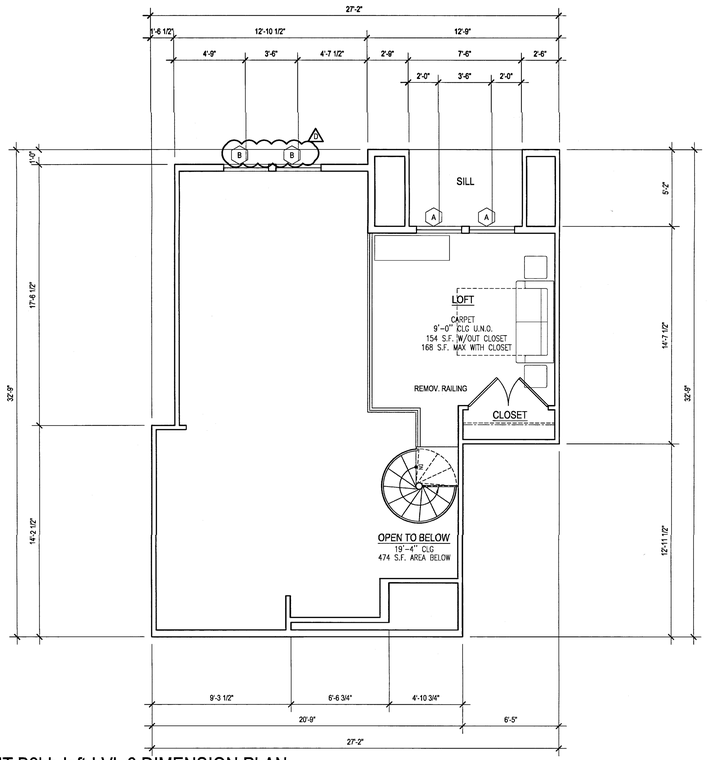
SHEET CONTENTS:
UNIT B2-loft
INTERIOR ELEVATIONS

SHEET NO.
A3.68

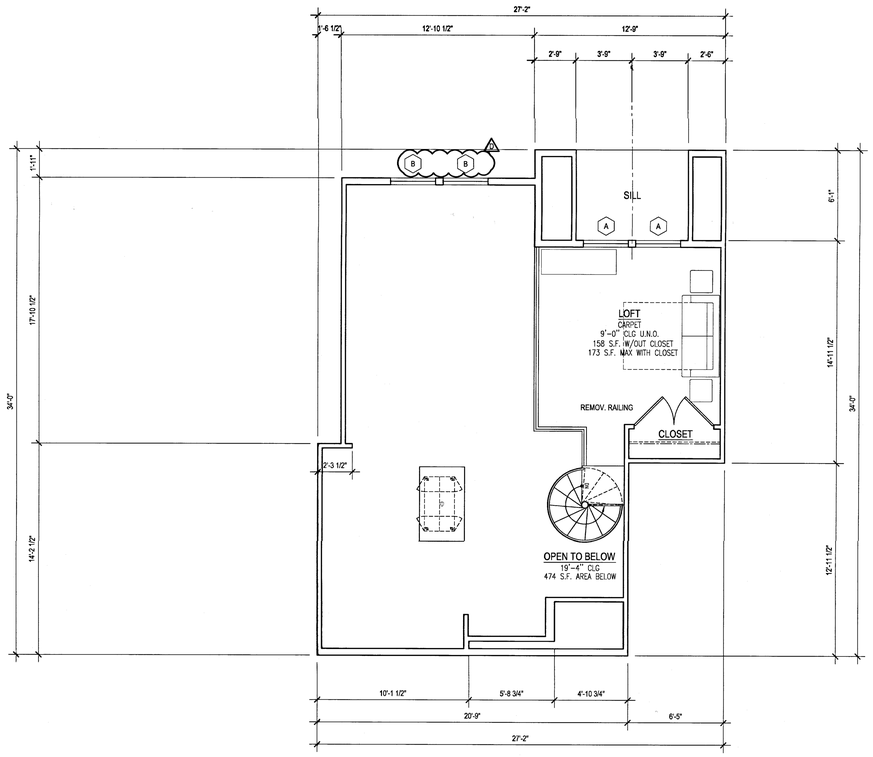
2012364

05-19-16 CITY SUBMITTAL



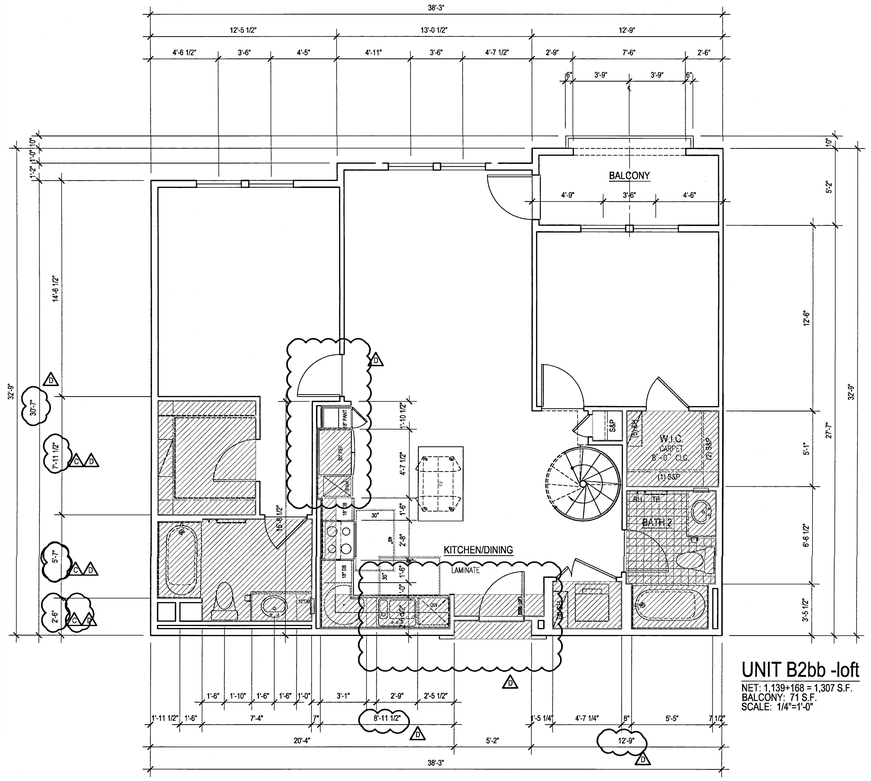
4 UNIT B2bb-loft-LVL 6 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

REFER TO UNIT B2-loft SHEET A3.67,A3.68 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE



2 UNIT B2b-loft-LVL 6 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

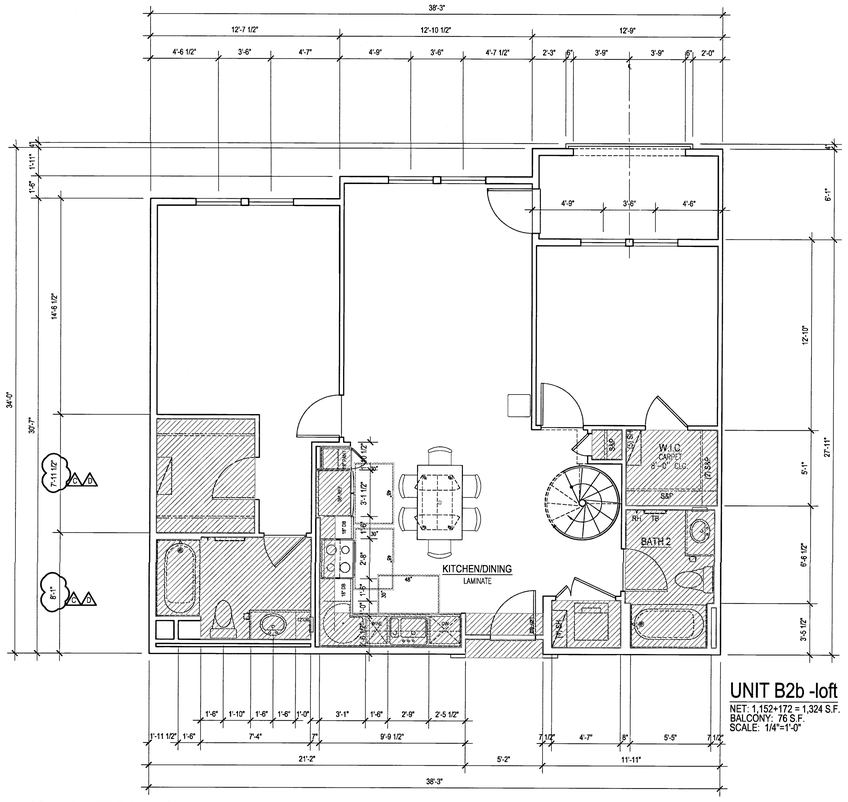
REFER TO UNIT B2-loft SHEET A3.67,A3.68 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE



UNIT B2bb -loft
NET: 1,139+168 = 1,307 S.F.
BALCONY: 71 S.F.
SCALE: 1/4"=1'-0"

3 UNIT B2bb-loft-LVL 5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

REFER TO UNIT B2-loft SHEET A3.67,A3.68 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE



UNIT B2b -loft
NET: 1,152+172 = 1,324 S.F.
BALCONY: 76 S.F.
SCALE: 1/4"=1'-0"

1 UNIT B2b-loft-LVL 5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

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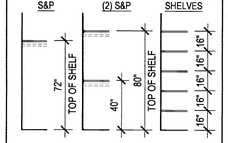
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



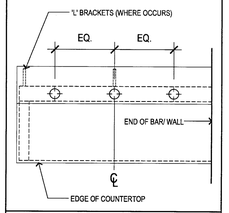
CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

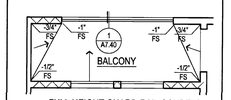
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

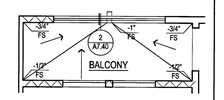


BALCONY-

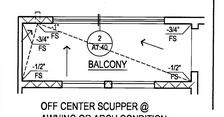
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

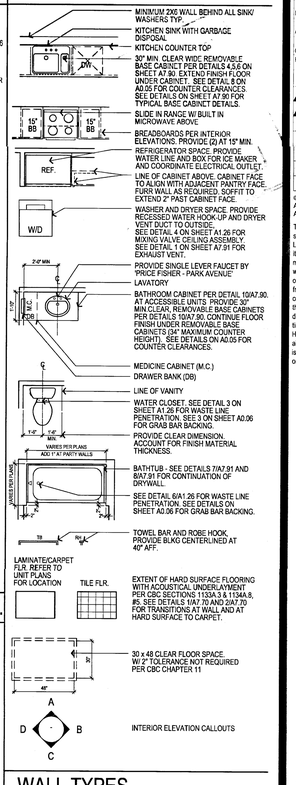


PARTIAL WALL WITH GUARD-RAIL CONDITION

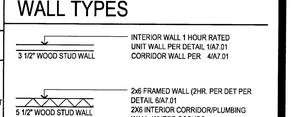


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND



WALL TYPES



INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 CORRIDOR WALL PER 4/A7.01

2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01 2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS.

WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 5 / A7.08

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1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS: 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
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16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
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20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL/LIMITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/14/16	REVISIONS
2	03/15/16	

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GATEWAY VILLAGE
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ALLIANCE RESIDENTIAL COMPANY

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LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
UNIT B2b-loft, B2bb-loft FLOOR PLANS

SHEET NO.
A3.70

05-19-16 CITY SUBMITTAL

2012364

FILE: M:\13264_Wood Partners Laguna Niguel\4-CD\00\UNITS\370-80-bf-CDMBO.dwg
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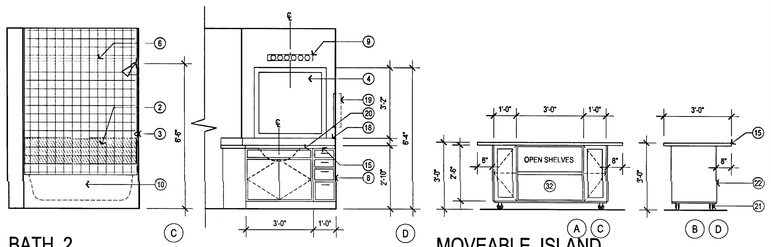
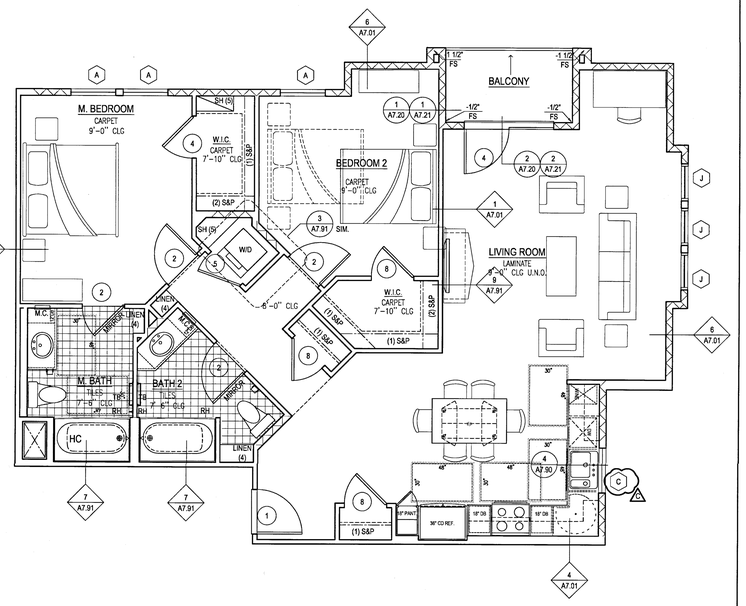
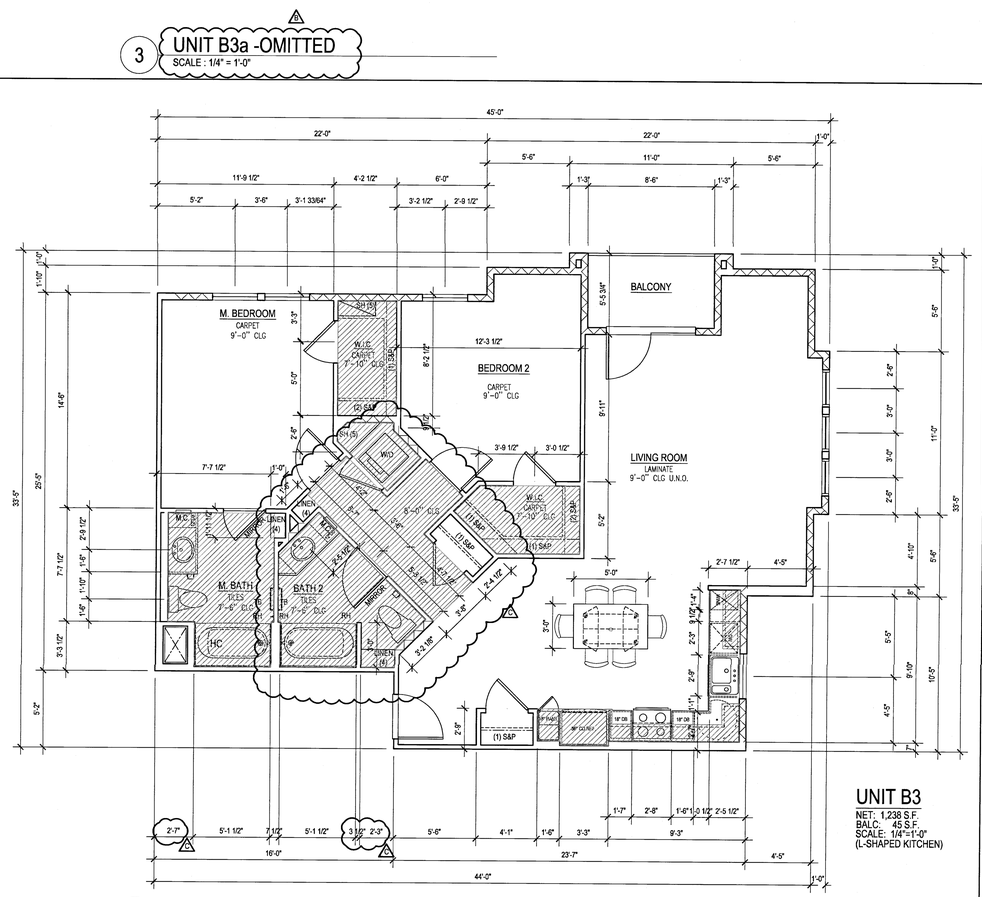


4 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



2 UNIT B3 NOTES PLAN
SCALE : 1/4" = 1'-0"



3 UNIT B3a -OMITTED
SCALE : 1/4" = 1'-0"

1 UNIT B3 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT B3
NET: 1,238 S.F.
BALC.: 45 S.F.
SCALE: 1/4"=1'-0"
(L-SHAPED KITCHEN)

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1, 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124, 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
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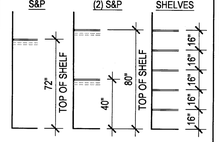

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- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

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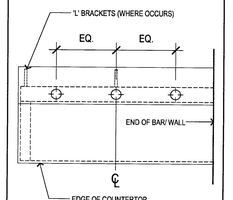
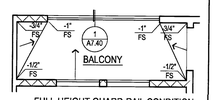
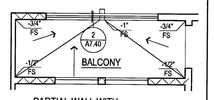


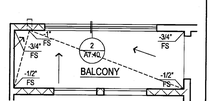
BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION



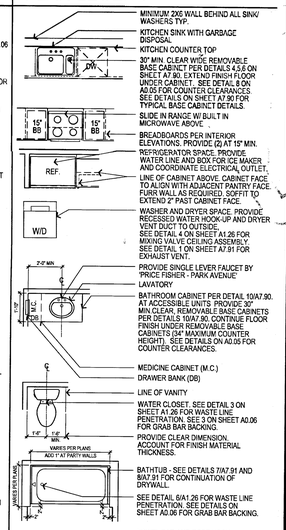
PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

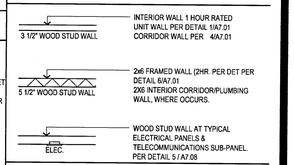
PER EXTERIOR ELEVATIONS

PLAN LEGEND



- MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERS TYP.
- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE.
- BREADBOARDS PER INTERIOR ELEVATIONS. PROVIDE (2) AT 15" MIN.
- REFRIGERATOR SPACE. PROVIDE WATER LINE AND BOX FOR ICE MAKER AND COORDINATE ELECTRICAL OUTLET.
- LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT PANTRY FACE. FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE.
- WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 1 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE SINGLE LEVER FAUCET BY 'PRICE FISHER - PARK AVENUE'
- LAVATORY
- BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS PROVIDE 30" MIN.CLEAR. REMOVABLE BASE CABINETS PER DETAILS 10/A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- MEDICINE CABINET (M.C.)
- DRAWER BANK (DB)
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 3 ON SHEET A0.06 FOR GRAB BAR BACKING
- PROVIDE CLEAR DIMENSION. ACCOUNT FOR FINISH MATERIAL THICKNESS.
- BATHTUB - SEE DETAILS 7/A7.91 AND 8/A7.91 FOR CONTINUATION OF DRYWALL.
- SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL AND AT HARD SURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11
- INTERIOR ELEVATION CALLOUTS

WALL TYPES



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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	01/21/16	

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LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
UNIT B3
FLOOR PLANS

SHEET NO.
A3.72

2012364

05-19-16 CITY SUBMITTAL

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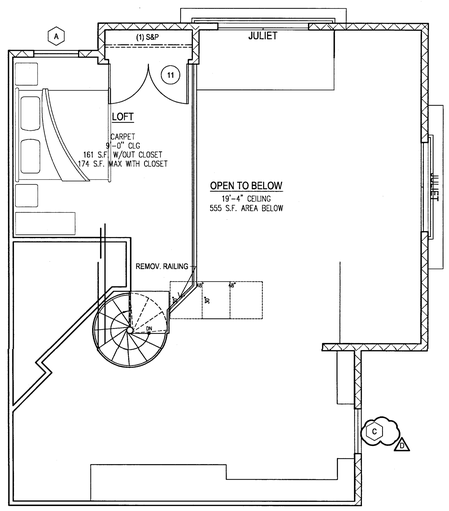
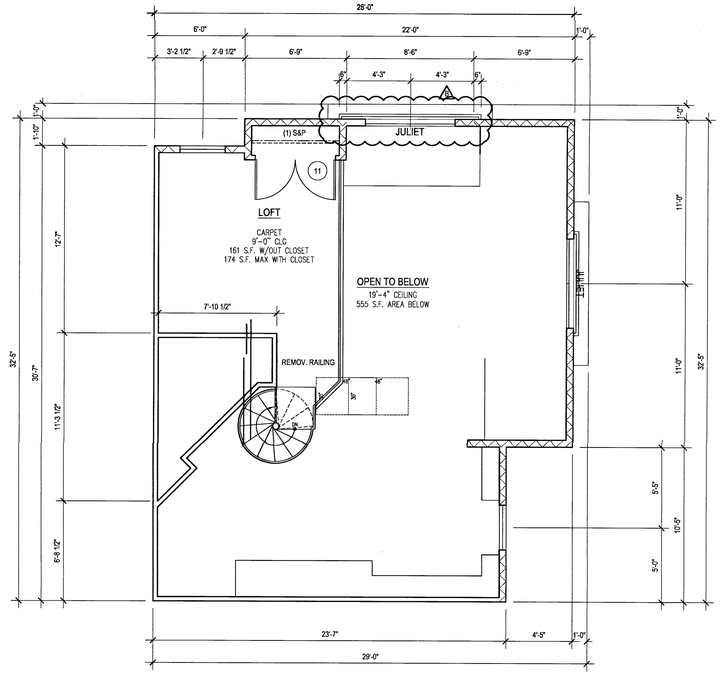


4 UNIT B3-loft-LVL 6 NOTES PLAN
SCALE : 1/4" = 1'-0"

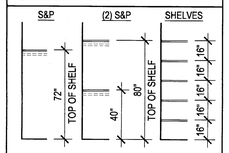


2 UNIT B3-loft-LVL 6 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMECO MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1, 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124 'D' SERIES WITH RUBBER WHEELS
22. 12" X 32" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



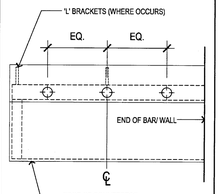
CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

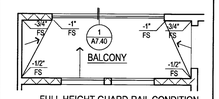
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

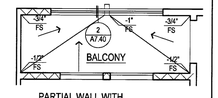


BALCONY-

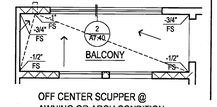
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

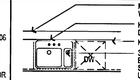


PARTIAL WALL WITH GUARD-RAIL CONDITION

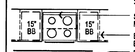


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND



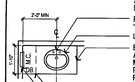
MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERS TYP.
KITCHEN SINK WITH GARBAGE DISPOSAL
KITCHEN COUNTER TOP
30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4 5,6 ON SHEET A7.80. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS



SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE

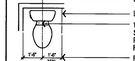
BREADBOARDS PER INTERIOR ELEVATIONS. PROVIDE (2) AT 15" MIN.
REFRIGERATOR SPACE. PROVIDE WATER LINE AND BOX FOR ICE MAKER AND COORDINATE ELECTRICAL OUTLET.
LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT 'PANTRY FACE, FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE.

WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 1 ON SHEET A7.91 FOR EXHAUST VENT.

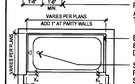


PROVIDE SINGLE LEVER FAUCET BY 'PRICE FISHER - PARK AVENUE'
LAVATORY
BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS PROVIDE 30" MIN CLEAR. REMOVABLE BASE CABINETS PER DETAILS 10/A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.

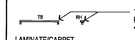
LINE OF VANITY



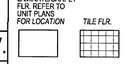
WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 3 ON SHEET A0.06 FOR GRAB BAR BACKING.
PROVIDE CLEAR DIMENSION. ACCOUNT FOR FINISH MATERIAL THICKNESS.



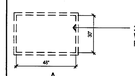
BATHTUB - SEE DETAILS 7/A7.91 AND 8/A7.91 FOR CONTINUATION OF DRYWALL.
SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.



TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" AFF.

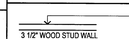


EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL AND AT HARD SURFACE TO CARPET.



30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11
INTERIOR ELEVATION CALLOUTS

WALL TYPES



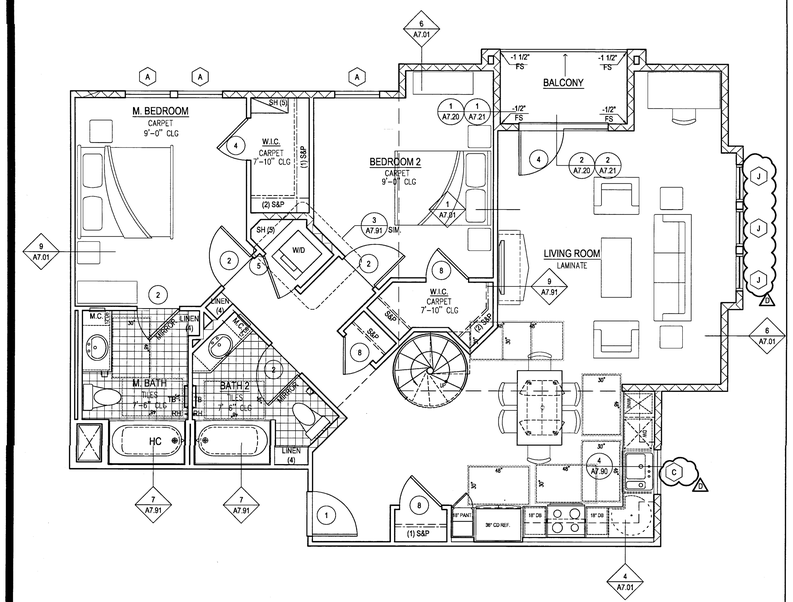
INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 CORRIDOR WALL PER 4/A7.01

2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01
2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS.

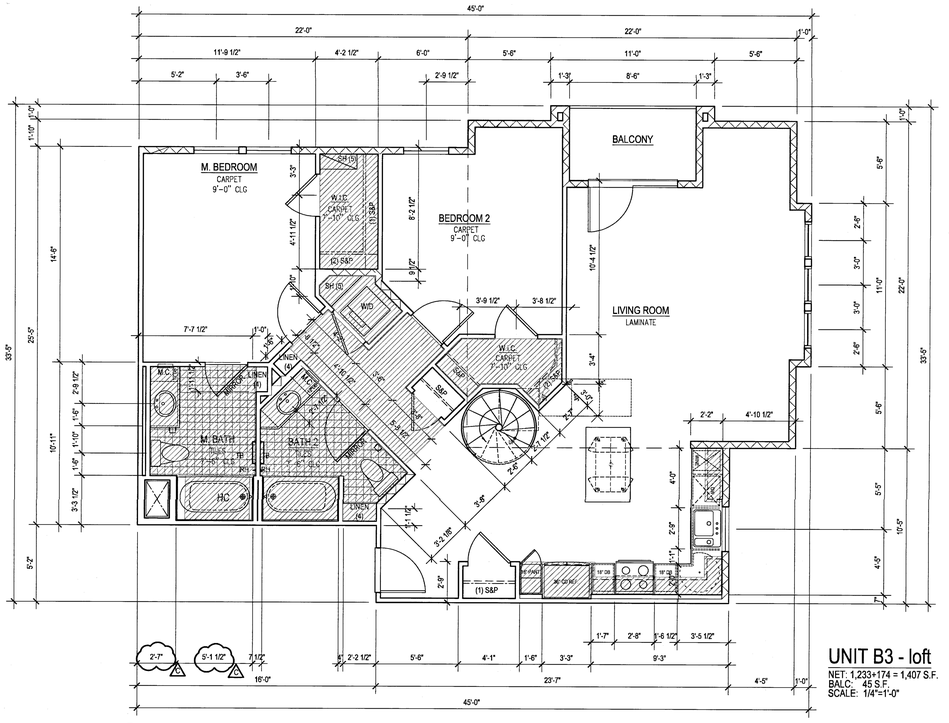
WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 5 / A7.08

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.



3 UNIT B3-loft-LVL 5 NOTES PLAN
SCALE : 1/4" = 1'-0"



1 UNIT B3-loft-LVL 5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT B3 - loft
NET: 1,233+174 = 1,407 S.F.
BALC. 45 S.F.
SCALE: 1/4"=1'-0"

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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	01/14/16	
3	03/15/16	

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

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SAN RAMON SCOTTSDALE MONTEREY/DEO
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SHEET CONTENTS:
UNIT B3-loft
FLOOR PLANS
SHEET NO.
A3.73

05-19-16 CITY SUBMITTAL
2012364

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\300 UNITS\3D-B3-loft.dwg
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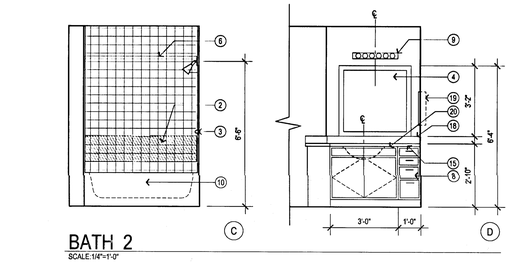

BATH 2
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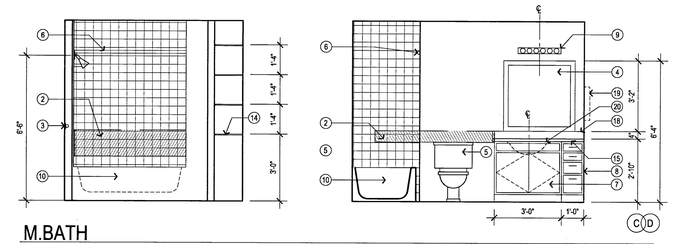
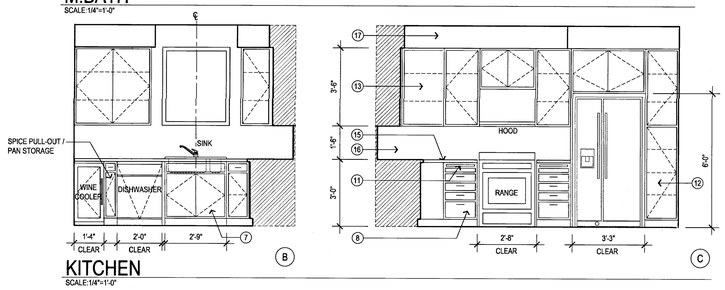
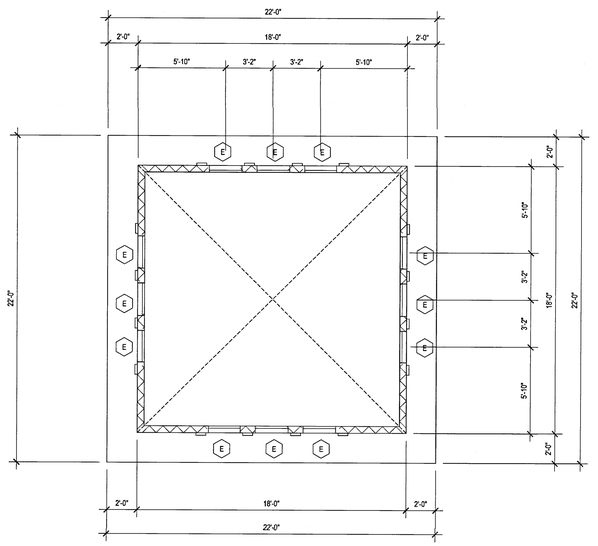


M.BATH
SCALE:1/4"=1'-0"



KITCHEN
SCALE:1/4"=1'-0"

2 UNIT B3-loft INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



1 UNIT B3-loft - TOWER PLAN
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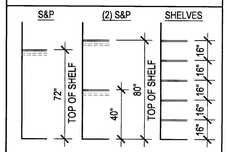
SHELF AND POLE ELEV.



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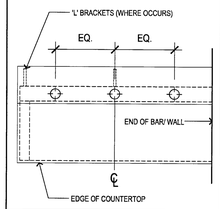
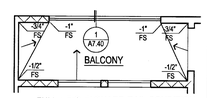
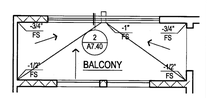


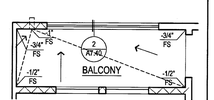
BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

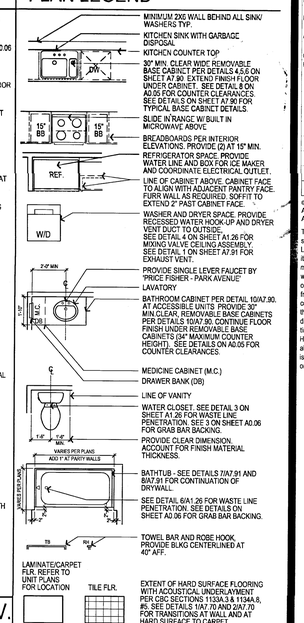


PARTIAL WALL WITH GUARD-RAIL CONDITION

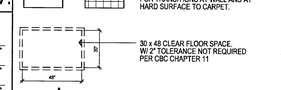


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

PLAN LEGEND



WALL TYPES



NOTES

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2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — VINCENT CHUPKA — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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www.humphreys.com

SHEET CONTENTS:
UNIT B3-loft
INTERIOR ELEVATIONS

SHEET NO.
A3.74

2012364

05-19-16 CITY SUBMITTAL

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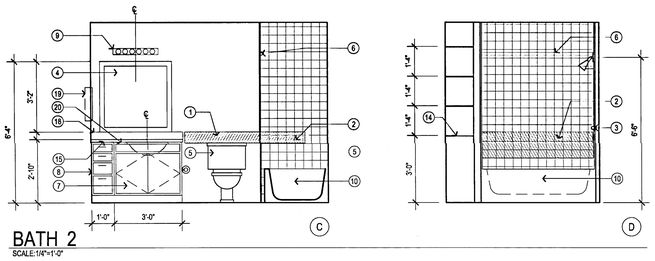
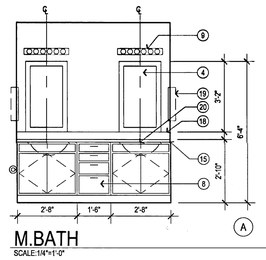
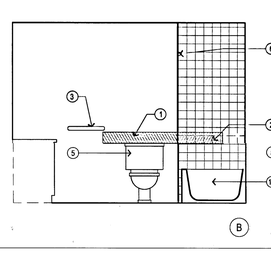
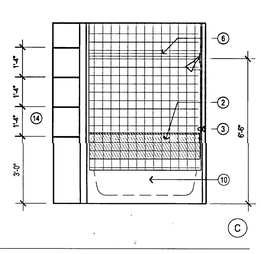
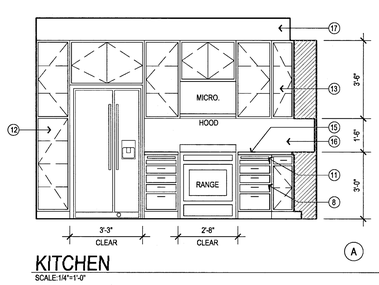
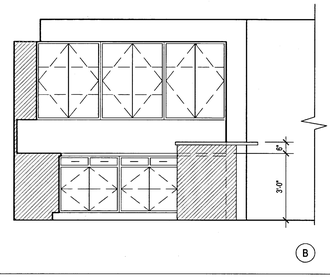


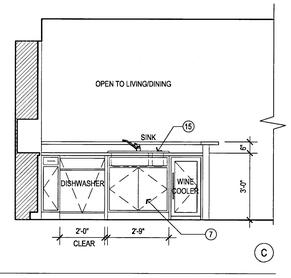












3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

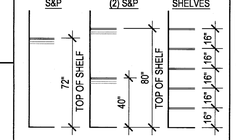
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

PLAN LEGEND

- MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERS TYP.
- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.80. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.80 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE.
- BREADBOARDS PER INTERIOR ELEVATIONS. PROVIDE @ AT 15" MIN.
- REFRIGERATOR SPACE. PROVIDE WATER LINE AND BOX FOR ICE MAKER AND COORDINATE ELECTRICAL OUTLET.
- LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT PANTRY FACE. FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE.
- WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 1 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE SINGLE LEVER FAUCET BY 'PRICE FISHER - PARK AVENUE'
- LAVATORY
- BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS PROVIDE 30" MIN CLEAR. REMOVABLE BASE CABINETS PER DETAILS 10/A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- MEDICINE CABINET (M.C.)
- DRAWER BANK (DB)
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 3 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION, ACCOUNT FOR FINISH MATERIAL THICKNESS.
- BATHTUB - SEE DETAILS 7/A7.91 AND 8/A7.91 FOR CONTINUATION OF DRYWALL.
- SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL AND AT HARD SURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11
- INTERIOR ELEVATION CALLOUTS

SHELF AND POLE ELEV.

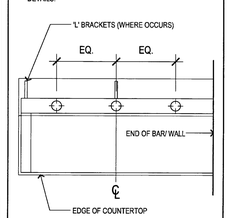


CEILING LEGEND

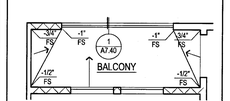
- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

NOTES

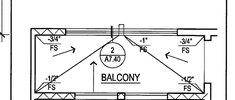
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.



BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION



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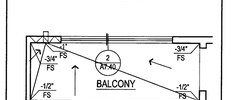

OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

WALL TYPES

- 3 1/2" WOOD STUD WALL — INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 CORRIDOR WALL PER 4/A7.01
- 5 1/2" WOOD STUD WALL — 2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01 2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS.
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 5 / A7.08

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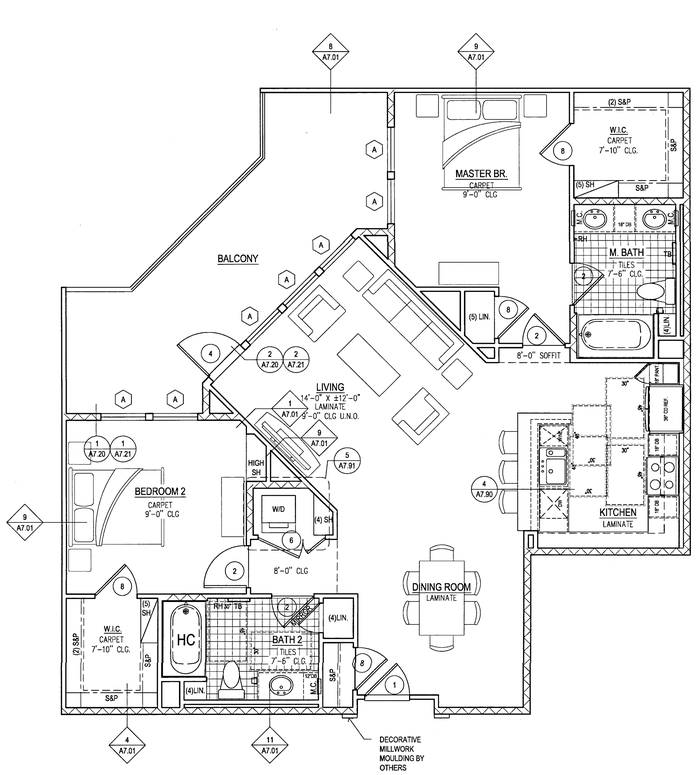

2 UNIT B4 NOTES PLAN
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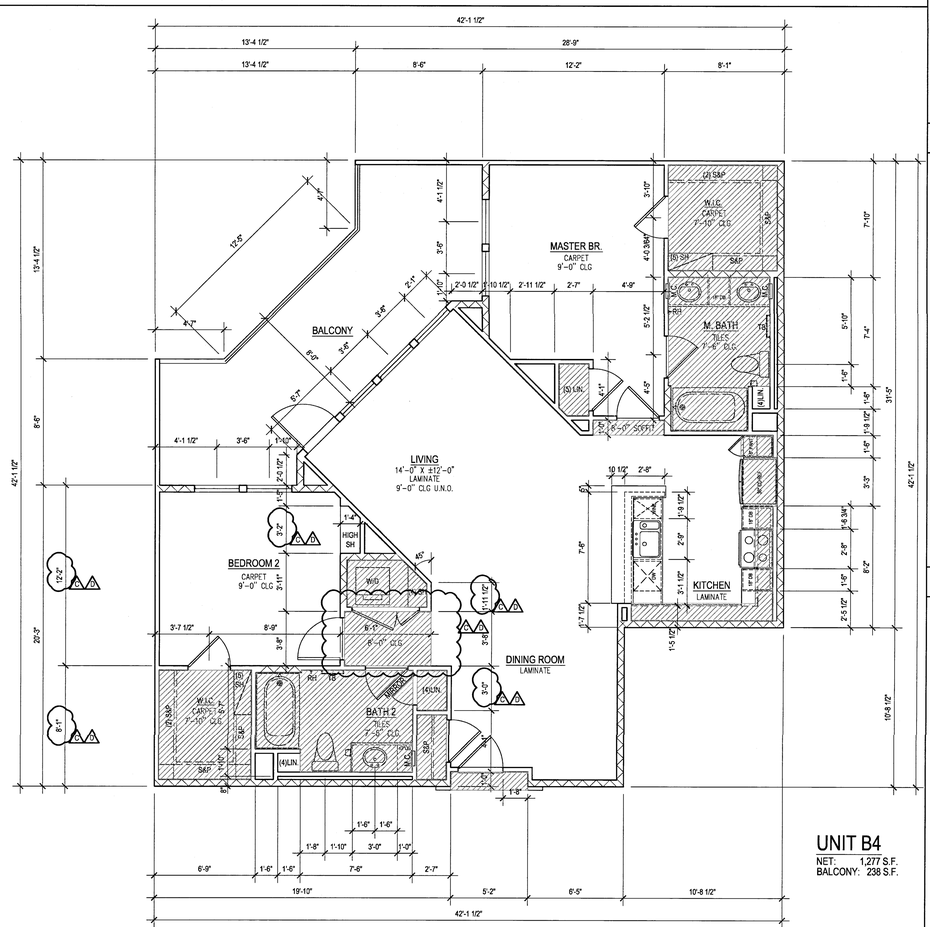

1 UNIT B4 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT B4
NET: 1,277 S.F.
BALCONY: 238 S.F.

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

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LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	01/14/16	
2	03/15/16	

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SHEET CONTENTS:
UNIT B4
FLOOR PLANS

SHEET NO.
A3.75

2012364

05-19-16 CITY SUBMITTAL

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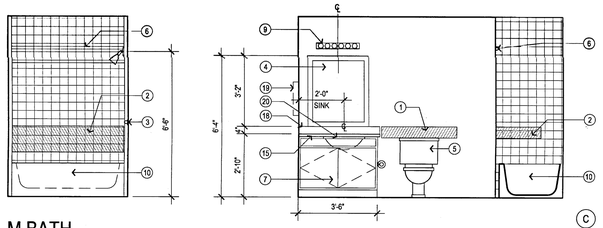
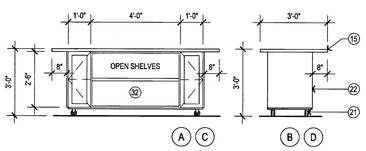
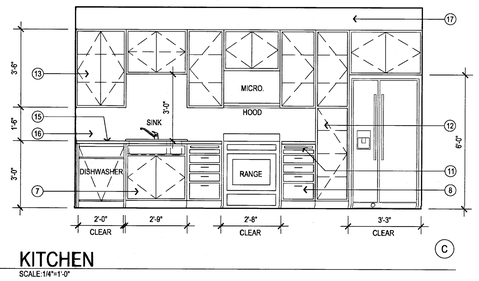


M.BATH
SCALE:1/4"=1'-0"



MOVEABLE ISLAND
SCALE:1/4"=1'-0"

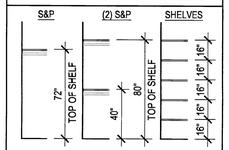


KITCHEN
SCALE:1/4"=1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.

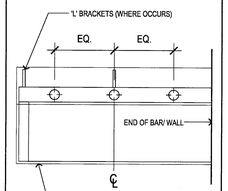


CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

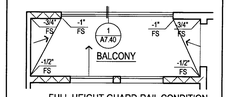
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

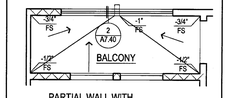


BALCONY-

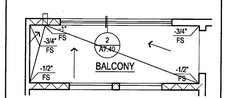
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

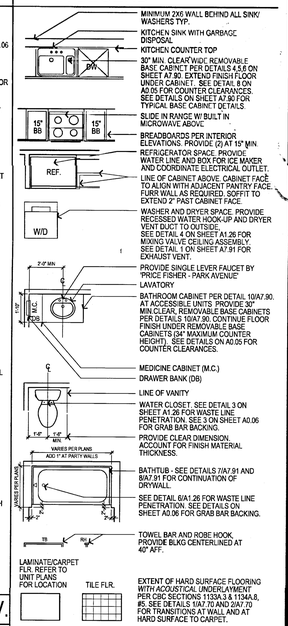


PARTIAL WALL WITH GUARD-RAIL CONDITION

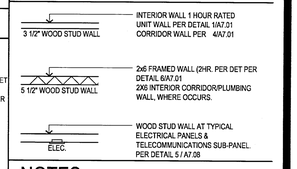


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND



WALL TYPES

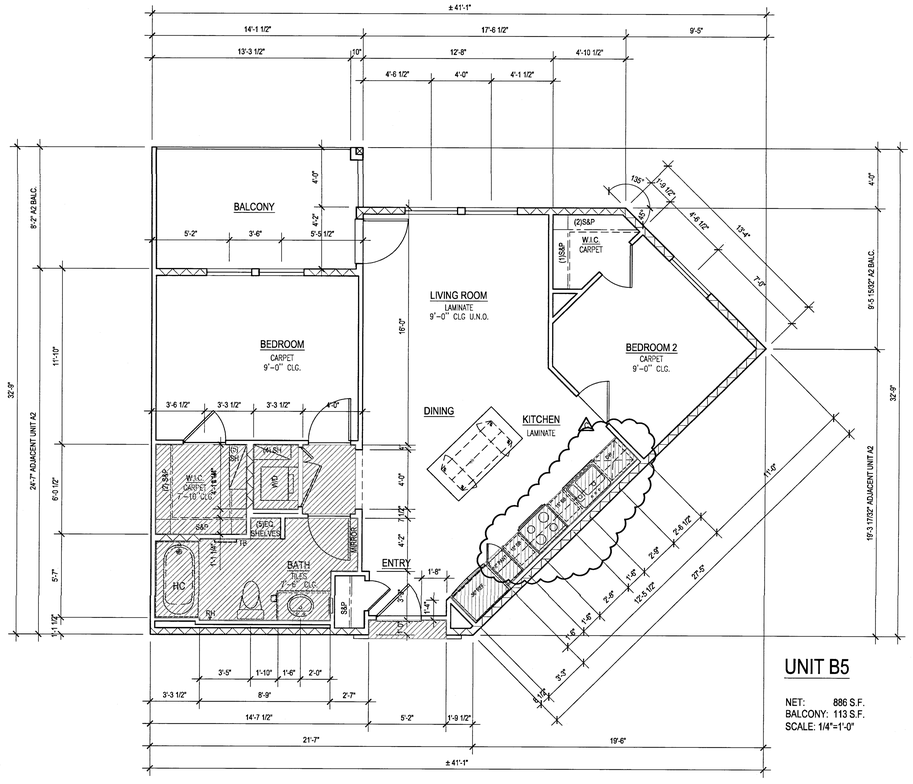


NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS. REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND *VOID SPACES*.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

3 INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

2 UNIT B5 NOTES PLAN
SCALE : 1/4" = 1'-0"



1 UNIT B5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT B5

NET: 886 S.F.
BALCONY: 113 S.F.
SCALE: 1/4"=1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/21/16	
2	03/15/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Reg. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEREY/DEO
www.humphreys.com

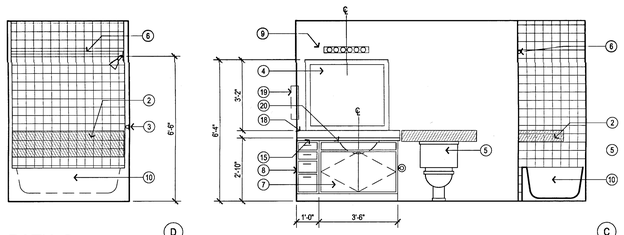
SHEET CONTENTS:
UNIT B5
FLOOR PLANS

SHEET NO.
A3.76

2012364

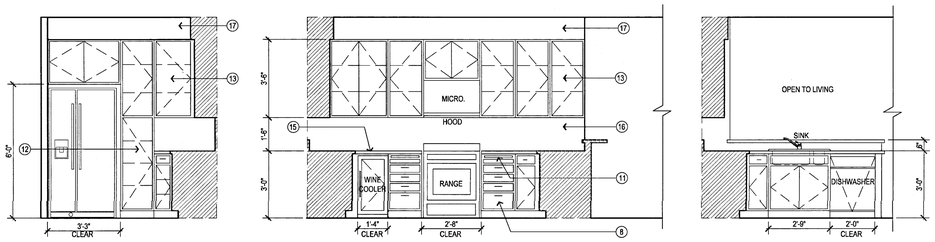
05-19-16 CITY SUBMITTAL

F:\E-M\12364_Wood Partners Laguna Niguel\4-CD\300 UNITS\05-B5.dwg
USER: abdodgham DATE/TIME: May 18, 2016 - 9:00am
SCALE: 48 LAYOUT: A3.76



BATH 2
SCALE:1/4"=1'-0"

M.BATH
SCALE:1/4"=1'-0"



KITCHEN
SCALE:1/4"=1'-0"

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18. 4" BACK SPLASH TO MATCH COUNTER
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21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #160124. 'D' SERIES WITH RUBBER WHEELS
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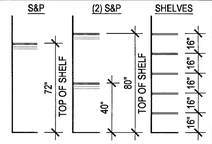
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

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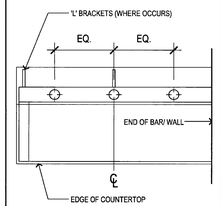
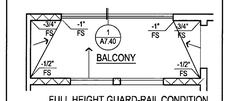
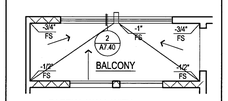


BALCONY-

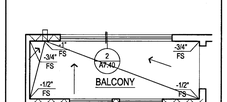
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

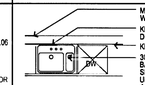


PARTIAL WALL WITH GUARD-RAIL CONDITION

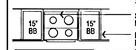


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

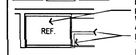
PLAN LEGEND



MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERS TYP.
KITCHEN SINK WITH GARBAGE DISPOSAL
KITCHEN COUNTER TOP
30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.80. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.80 FOR TYPICAL BASE CABINET DETAILS.

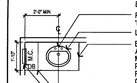


SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE.
BREADBOARDS PER INTERIOR ELEVATIONS. PROVIDE (2) AT 15" MIN

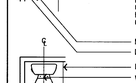


REFRIGERATOR SPACE. PROVIDE WATER LINE AND BOX FOR ICE MAKER AND COORDINATE ELECTRICAL OUTLET.
LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT PANTRY FACE. FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE.

WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 1 ON SHEET A7.91 FOR EXHAUST VENT.

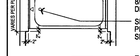


PROVIDE SINGLE LEVER FAUCET BY 'PRICE FISHER - PARK AVENUE'
LAVATORY
BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS PROVIDE 30" MIN CLEAR. REMOVABLE BASE CABINETS PER DETAILS 10/A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.



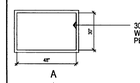
MEDICINE CABINET (M.C.)
DRAWER BANK (DB)
LINE OF VANITY
WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 3 ON SHEET A0.06 FOR GRAB BAR BACKING.
PROVIDE CLEAR DIMENSION. ACCOUNT FOR FINISH MATERIAL THICKNESS.

BATHTUB - SEE DETAILS 7/A7.91 AND 9/A7.91 FOR CONTINUATION OF DRYWALL.
SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.

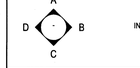


TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" AFF.

EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL AND AT HARD SURFACE TO CARPET.

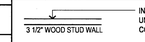


30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11

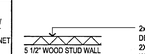


INTERIOR ELEVATION CALLOUTS

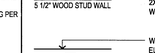
WALL TYPES



INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 CORRIDOR WALL PER 4/A7.01



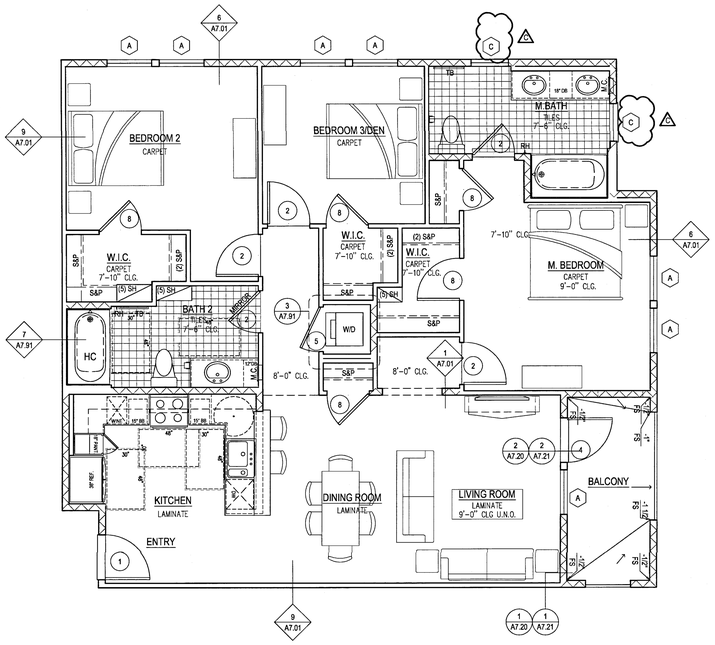
2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01
2X6 INTERIOR CORRIDOR/PLUMBING WALL. WHERE OCCURS.



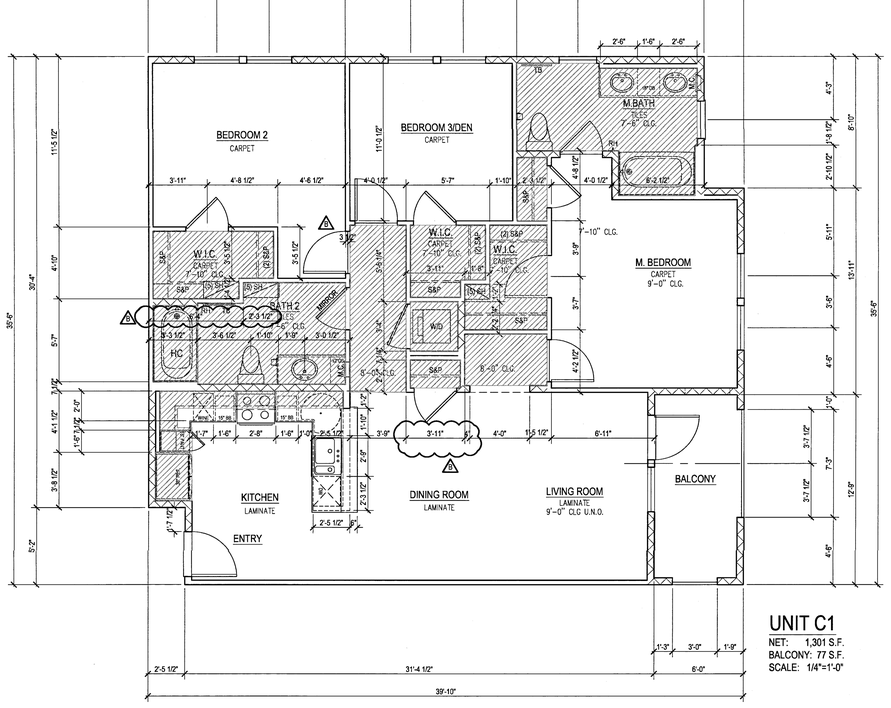
WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 5 / A7.08

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V/ W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.



2 UNIT C1 NOTES PLAN
SCALE : 1/4" = 1'-0"



1 UNIT C1 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT C1
NET: 1,301 S.F.
BALCONY: 77 S.F.
SCALE: 1/4"=1'-0"

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USER: Jason Lee LAST SAVE TIME: May 19, 2016 - 9:53am
SCALE: 1:1 PLOT: 1:1

Drawn By:
Designed By:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	_/_/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL, SUITE 310 NEWPORT BEACH, CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

05-19-16 CITY SUBMITTAL

SHEET CONTENTS:
UNIT C1
FLOOR PLANS

SHEET NO.
A3.78

2012364

3 INTERIOR ELEVATIONS
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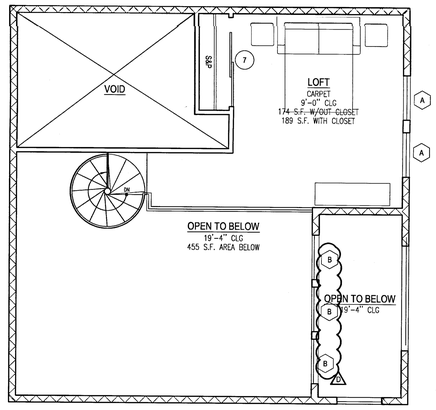
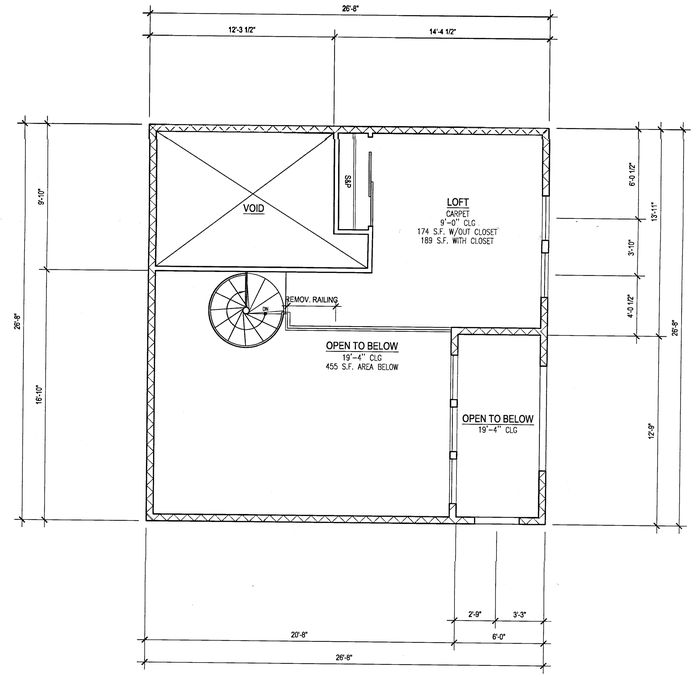


4 UNIT C1-loft-LVL 6 NOTES PLAN
SCALE : 1/4" = 1'-0"



2 UNIT C1-loft-LVL 6 DIMENSION PLAN
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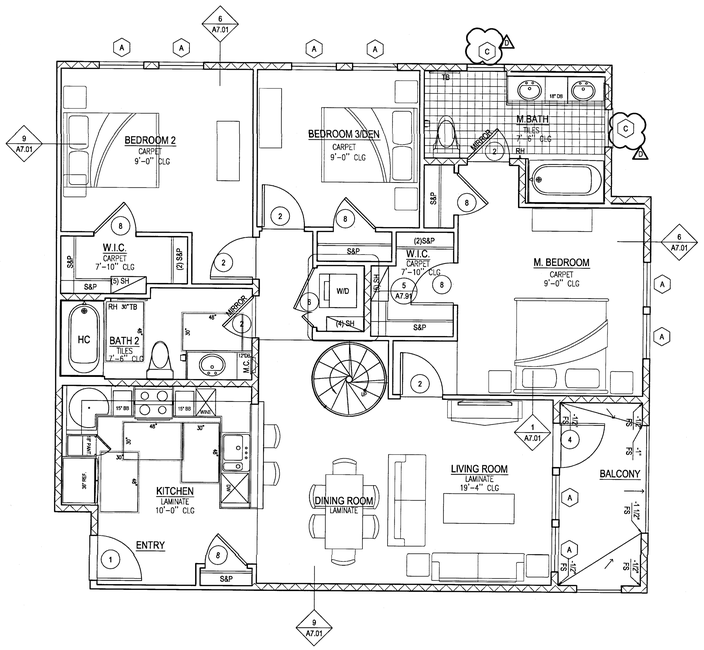

3 UNIT C1-loft-LVL 5 NOTES PLAN
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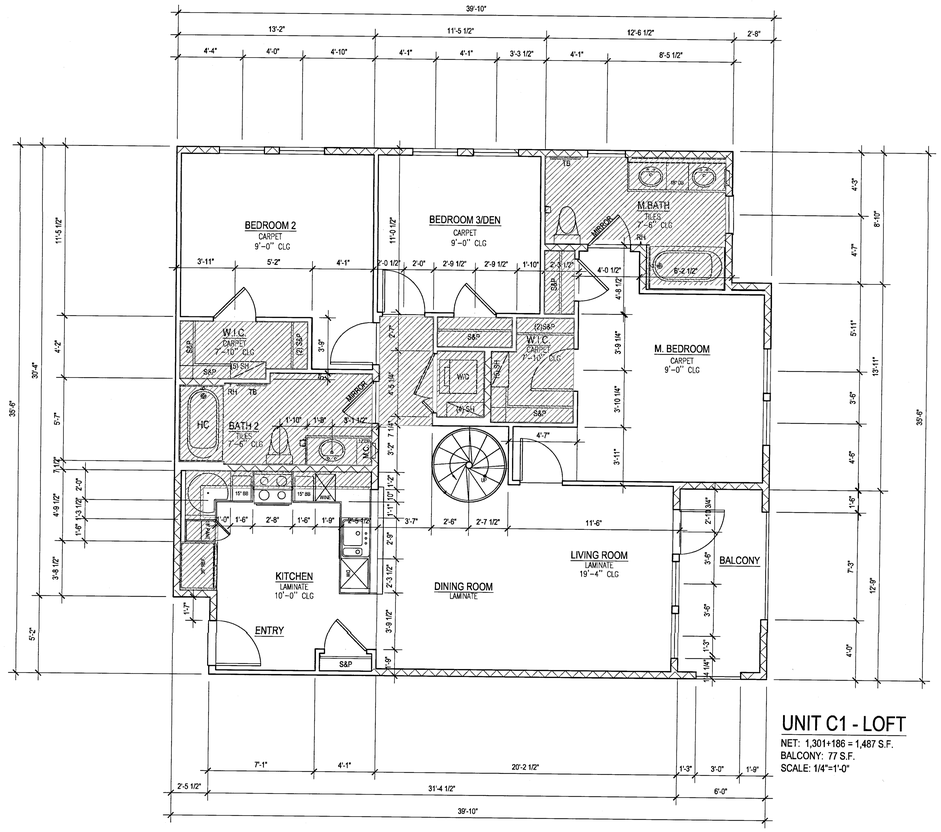


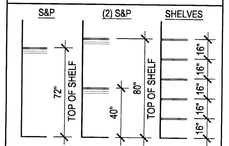
1 UNIT C1-loft-LVL 5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT C1 - LOFT
NET: 1,301+186 = 1,487 S.F.
BALCONY: 77 S.F.
SCALE: 1/4"=1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124, 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.

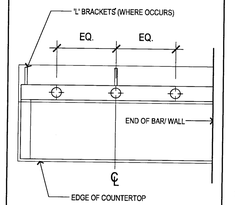


CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.26 AND 4/A7.06

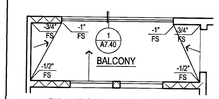
RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

NOTES
1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.26 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

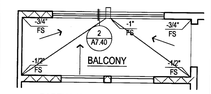


BALCONY-

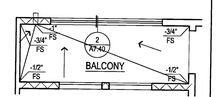
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

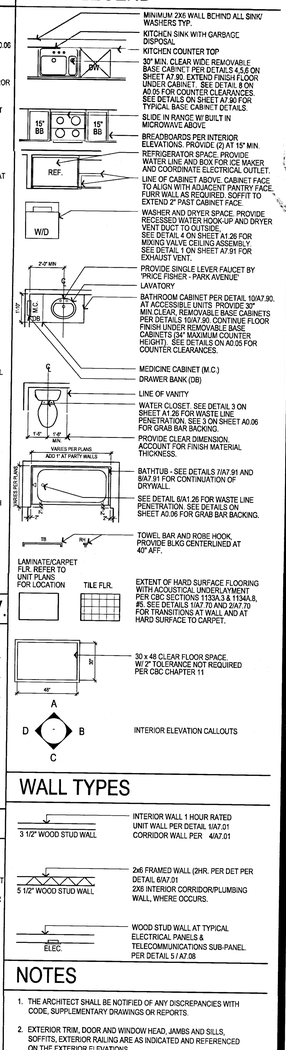


PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

PLAN LEGEND



WALL TYPES

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14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
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Drawn By:
Designed by
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	03/15/16	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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SAN RAMON SCOTTSDALE MONTEVIDEO
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SHEET CONTENTS:
UNIT C1-loft
FLOOR PLANS

SHEET NO.
A3.79

2012364

05-19-16 CITY SUBMITTAL

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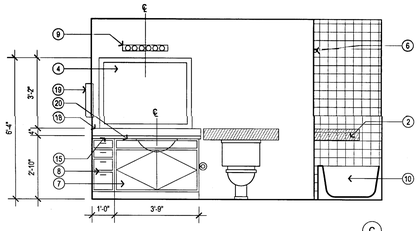

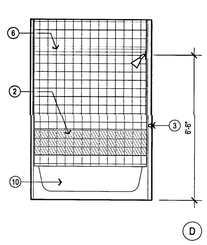

BATH_2
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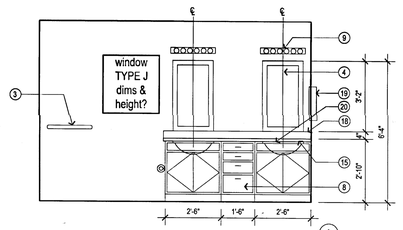
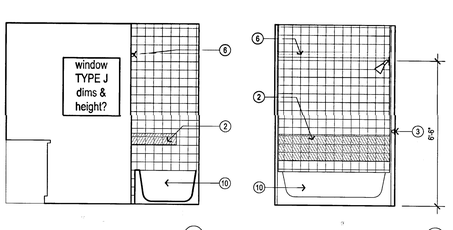
C D





M.BATH
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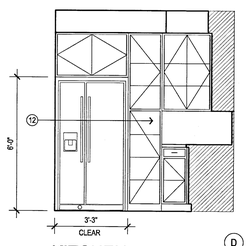
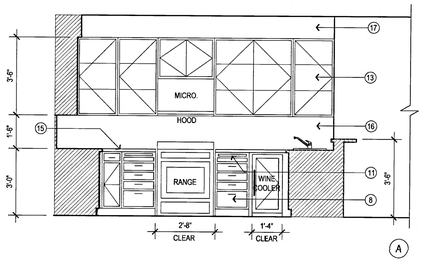
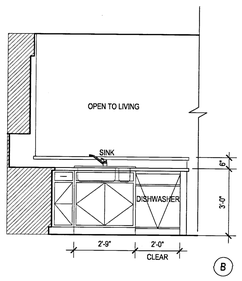
A B C







KITCHEN
SCALE:1/4"=1'-0"

D A B

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
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7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 , 8 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
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13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
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15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. *MOVABLE KITCHEN ISLAND*

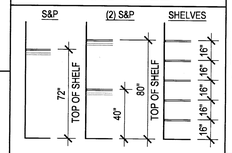
PLAN LEGEND

- MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERE TYP.
- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.80. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE.
- BREADBOARDS PER INTERIOR ELEVATIONS. PROVIDE (2) AT 15" MIN.
- REFRIGERATOR SPACE. PROVIDE WATER LINE AND BOX FOR ICE MAKER AND COORDINATE ELECTRICAL OUTLET.
- LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT PANTRY FACE. FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE.
- WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 1 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE SINGLE LEVER FAUCET BY 'PRICE FISHER - PARK AVENUE'
- LAVATORY
- BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS, PROVIDE 30" MIN CLEAR. REMOVABLE BASE CABINETS PER DETAILS 10/A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- MEDICINE CABINET (M.C.)
- DRAWER BANK (DB)
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 3 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION, ACCOUNT FOR FINISH MATERIAL THICKNESS.
- BATHTUB - SEE DETAILS 7/A7.91 AND 8/A7.91 FOR CONTINUATION OF DRYWALL.
- SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" AFF.

LAMINATE/CARPET FLR. REFER TO UNIT PLANS FOR LOCATION — TILE FLR. — EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL AND AT HARD SURFACE TO CARPET.

- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11
- INTERIOR ELEVATION CALLOUTS

SHELF AND POLE ELEV.

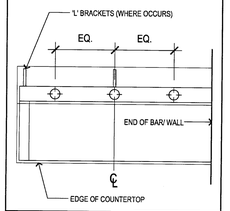


CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

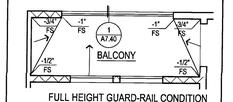
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.08 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

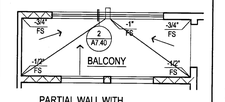


BALCONY-

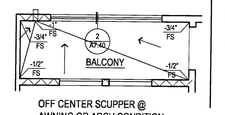
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION



PARTIAL WALL WITH GUARD-RAIL CONDITION



OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION

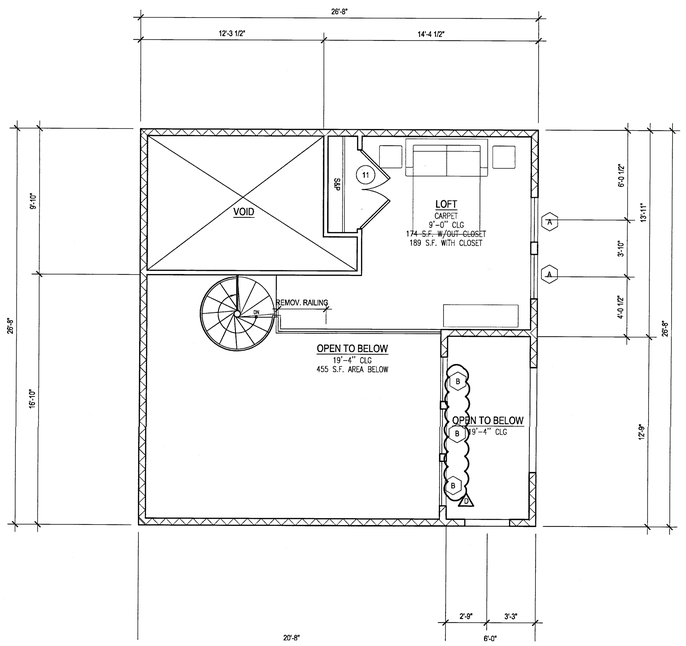
WALL TYPES

- 3 1/2" WOOD STUD WALL — INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 CORRIDOR WALL PER 4/A7.01
- 5 1/2" WOOD STUD WALL — 2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01 2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 5 / A7.08

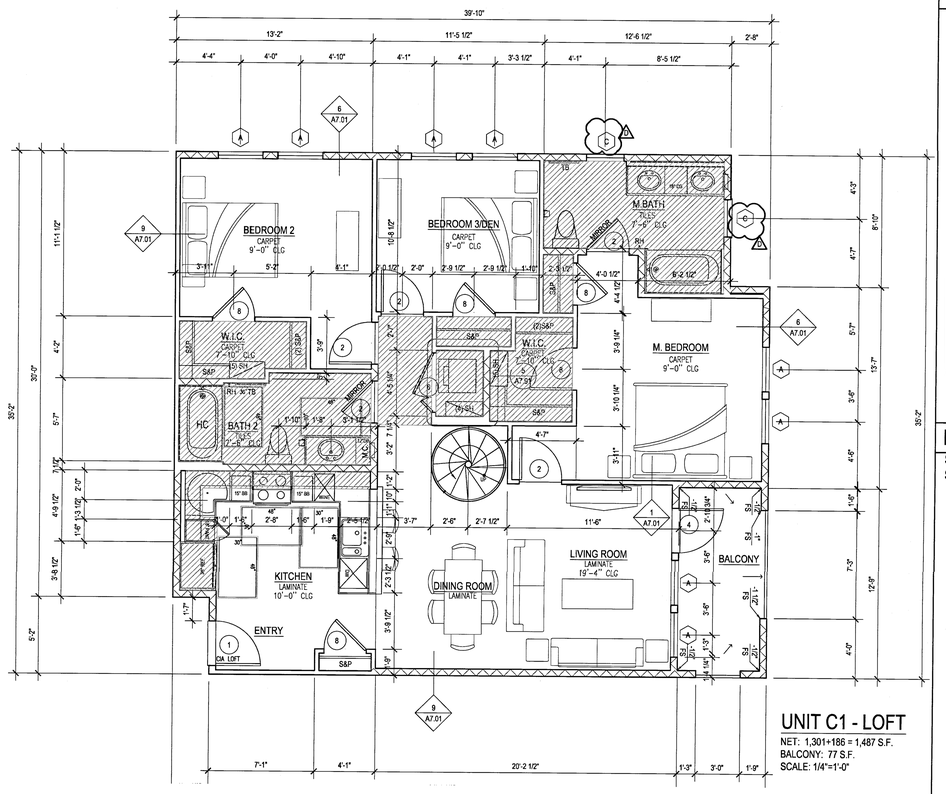
NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.

3 UNIT C1-loft INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"



2 UNIT C1a-loft-LVL 6 NOTES PLAN
SCALE : 1/4" = 1'-0"



1 UNIT C1a-loft-LVL 5 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT C1 - LOFT

NET: 1,301+186 = 1,487 S.F.
BALCONY: 77 S.F.
SCALE: 1/4"=1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	03/15/16	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C33572 — Ren. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 • (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
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SHEET CONTENTS:
UNIT C1a-loft / INTERIOR ELEVATIONS

SHEET NO.
A3.80

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\A-CD\02D\UNITS\3D\12364-C1-loft.dwg
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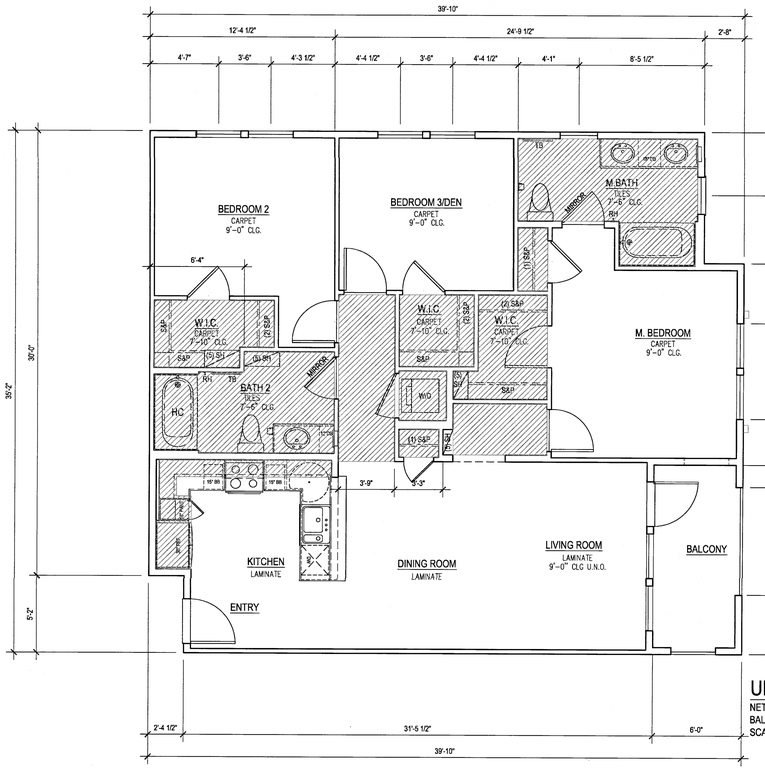
3 UNIT C1a INTERIOR ELEVATIONS
SCALE : 1/4" = 1'-0"

2 UNIT C1a NOTES PLAN
SCALE : 1/4" = 1'-0"

REFER TO UNIT C1 SHEET A3.78 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE



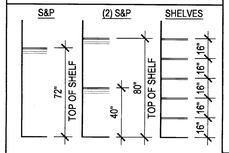
1 UNIT C1a DIMENSION PLAN
SCALE : 1/4" = 1'-0"

REFER TO UNIT C1 SHEET A3.78 FOR NOTES, DETAILS AND INFORMATION NOT SHOWN HERE

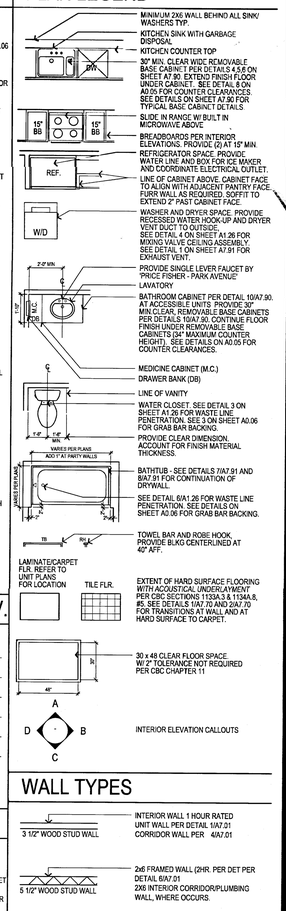
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1 ,6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB: SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

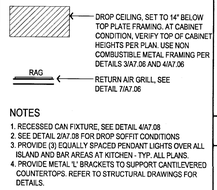
SHELF AND POLE ELEV.



PLAN LEGEND



CEILING LEGEND



NOTES

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2. SEE DETAIL 2/A7.06 FOR DROP SOFFIT CONDITIONS
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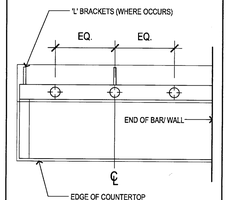
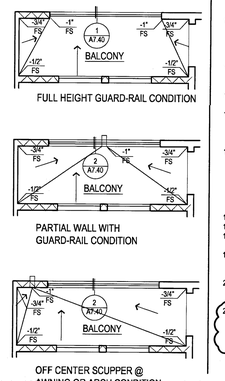
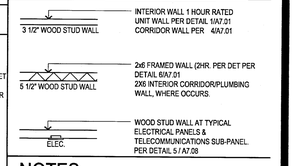


BALCONY-
SLOPE / CRICKETS AND SCUPPER LOCATIONS



WALL TYPES



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UNIT C1a
NET: 1,288 S.F.
BALCONY: 77 S.F.
SCALE: 1/4"=1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	01/21/16	REVISIONS
3	03/15/16	

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GATEWAY VILLAGE
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27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT No. C23572 Exp. 7-31-17 STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL, SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEREO
www.humphreys.com

SHEET CONTENTS:
UNIT C1a
FLOOR PLANS

SHEET NO.
A3.81

2012364

05-19-16 CITY SUBMITTAL

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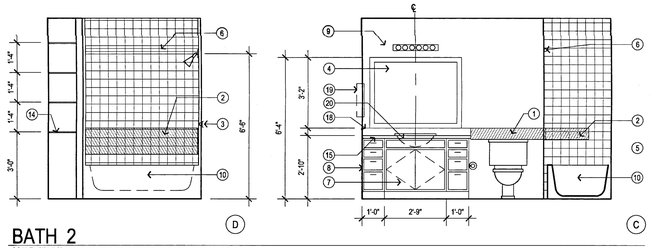

BATH 2
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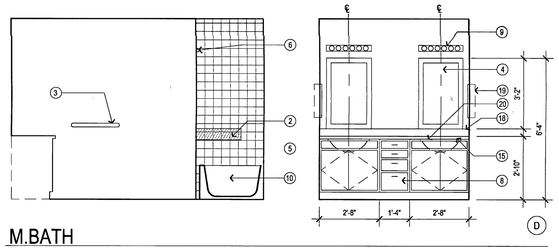
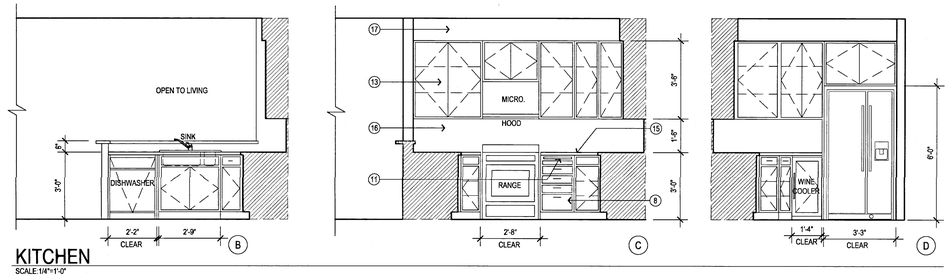


M.BATH
SCALE:1/4"=1'-0"

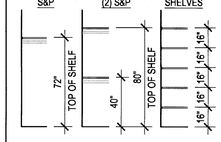


KITCHEN
SCALE:1/4"=1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAIL 3 AND 6 ON SHEET A0.05
2. BATH TUB GRAB BAR BACKING PER DETAIL 3 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. FRAMED MIRROR MOUNTED WITH BOTTOM EDGE OF MIRROR SURFACE AT 40" A.F.F.
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL AT FIRST LEVEL UNIT
6. SHOWER CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 1, 6 & 9 ON SHEET A7.80 (CABINET AT BATH/KITCHEN)
8. THREE DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
11. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
12. PANTRY, PROVIDE WOOD SHELVING
13. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
14. LINEN CABINETS W/ FIXED SHELVES.
15. GRANITE COUNTERTOP
16. FULL HEIGHT BACK SPLASH TO MATCH COUNTER MATERIAL
17. DROPPED CEILING AT OVERHEAD KITCHEN CABINETS
18. 4" BACK SPLASH TO MATCH COUNTER
19. MEDICINE CABINET. BOTTOM EDGE OF CABINET TO BE MOUNTED AT 44" MAX.
20. UNDER MOUNT SINK
21. 3" LIGHT DUTY CASTERS BY 'REVVO', MODEL #16D124. 'D' SERIES WITH RUBBER WHEELS
22. 12" X 30" BASE CABINETS MOUNTED ON 3/4" PLYWOOD WITH FINISHED EDGES.
23. OPEN LAMINATE CABINETS W/ 3" MODULE. COLOR SELECTION BY OWNER
24. MOVABLE KITCHEN ISLAND

SHELF AND POLE ELEV.



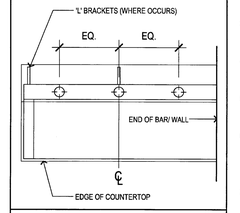
CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING. AT CABINET CONDITION, VERIFY TOP OF CABINET HEIGHTS PER PLAN. USE NON COMBUSTIBLE METAL FRAMING PER DETAILS 3/A7.06 AND 4/A7.06

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.06

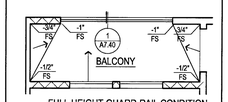
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 4/A7.08
2. SEE DETAIL 2/A7.06 FOR DROP SOFFIT CONDITIONS
3. PROVIDE (3) EQUALLY SPACED PENDANT LIGHTS OVER ALL ISLAND AND BAR AREAS AT KITCHEN - TYP. ALL PLANS.
4. PROVIDE METAL 'L' BRACKETS TO SUPPORT CANTILEVERED COUNTERTOPS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

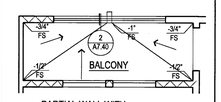


BALCONY-

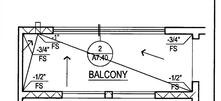
SLOPE / CRICKETS AND SCUPPER LOCATIONS



FULL HEIGHT GUARD-RAIL CONDITION

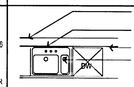


PARTIAL WALL WITH GUARD-RAIL CONDITION

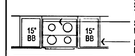


OFF CENTER SCUPPER @ AWNING OR ARCH CONDITION PER EXTERIOR ELEVATIONS

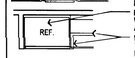
PLAN LEGEND



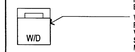
MINIMUM 2X6 WALL BEHIND ALL SINK/ WASHERS TYP.
KITCHEN SINK WITH GARBAGE DISPOSAL
KITCHEN COUNTER TOP
30" MIN. CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4 & 5/A.05 ON SHEET A7.80. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.



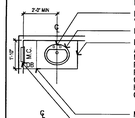
SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE.
BREADBOARDS PER INTERIOR ELEVATIONS. PROVIDE (2) AT 15" MIN.



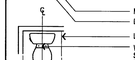
REFRIGERATOR SPACE. PROVIDE WATER LINE AND BOX FOR ICE MAKER AND COORDINATE ELECTRICAL OUTLET.
LINE OF CABINET ABOVE. CABINET FACE TO ALIGN WITH ADJACENT PANTRY FACE. FURR WALL AS REQUIRED. SOFFIT TO EXTEND 2" PAST CABINET FACE.



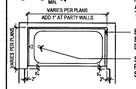
WASHER AND DRYER SPACE. PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE.
SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY.
SEE DETAIL 1 ON SHEET A7.91 FOR EXHAUST VENT.



PROVIDE SINGLE LEVER FAUCET BY 'PRICE FISHER - PARK AVENUE'
LAVATORY
BATHROOM CABINET PER DETAIL 10/A7.90. AT ACCESSIBLE UNITS: PROVIDE 30" MIN.CLEAR, REMOVABLE BASE CABINETS PER DETAILS 10/A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
MEDICINE CABINET (M.C.)
DRAWER BANK (DB)

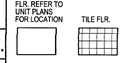


LINE OF VANITY
WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 3 ON SHEET A0.06 FOR GRAB BAR BACKING.
PROVIDE CLEAR DIMENSION. ACCOUNT FOR FINISH MATERIAL THICKNESS.

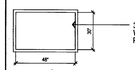


BATHTUB - SEE DETAILS 7/A7.91 AND 8/A7.91 FOR CONTINUATION OF DRYWALL.
SEE DETAIL 6/A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.

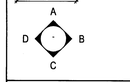
TOWEL BAR AND ROBE HOOK. PROVIDE BLKG CENTERLINED AT 40" AFF.



EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1/A7.70 AND 2/A7.70 FOR TRANSITIONS AT WALL AND AT HARD SURFACE TO CARPET.

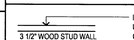


30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11



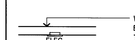
INTERIOR ELEVATION CALLOUTS

WALL TYPES



INTERIOR WALL 1 HOUR RATED UNIT WALL PER DETAIL 1/A7.01 CORRIDOR WALL PER 4/A7.01

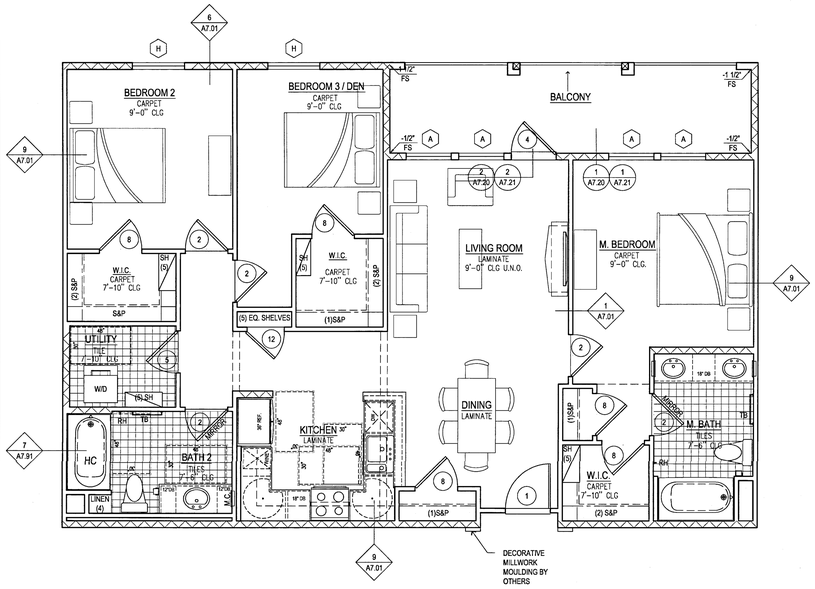
2x6 FRAMED WALL (2HR. PER DET PER DETAIL 6/A7.01
2X6 INTERIOR CORRIDOR/PLUMBING WALL, WHERE OCCURS.



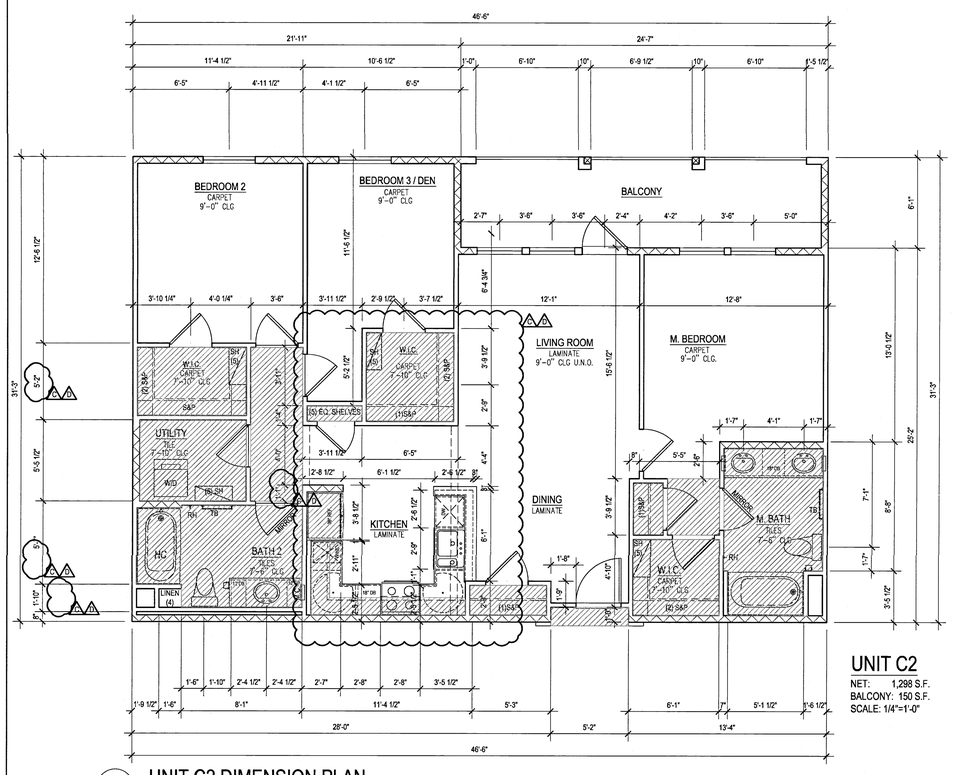
WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 5 / A7.08

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION). SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
18. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
19. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.
20. PROVIDE A CARBON MONOXIDE DETECTOR AT ALL FIRST AND SECOND LEVEL UNITS IN THE QUANTITY AND LOCATION REQUIRED BY CODE, AND AS SHOWN IN THESE PLANS.
21. ALL WOOD SUB-FRAMING DECK SHEATHING AT EXTERIOR AND WEATHER EXPOSED DECKS ARE TO BE PROVIDED WITH POSITIVE DRAINAGE INCLUSIVE OF DECK AREAS THAT WILL REQUIRE CRICKETS FOR THROUGH-WALL DRAINAGE.



2 UNIT C2 NOTES PLAN
SCALE : 1/4" = 1'-0"



1 UNIT C2 DIMENSION PLAN
SCALE : 1/4" = 1'-0"

UNIT C2
NET: 1,298 S.F.
BALCONY: 150 S.F.
SCALE: 1/4"=1'-0"

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SCALE: 48 LAYOUT: A3.84

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

#	DATE	COMMENTS
2	01/21/16	
1	03/15/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — VINCENT E. CHUPKA — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

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SAN RAMON SCOTTSDALE MONTEVIDEO
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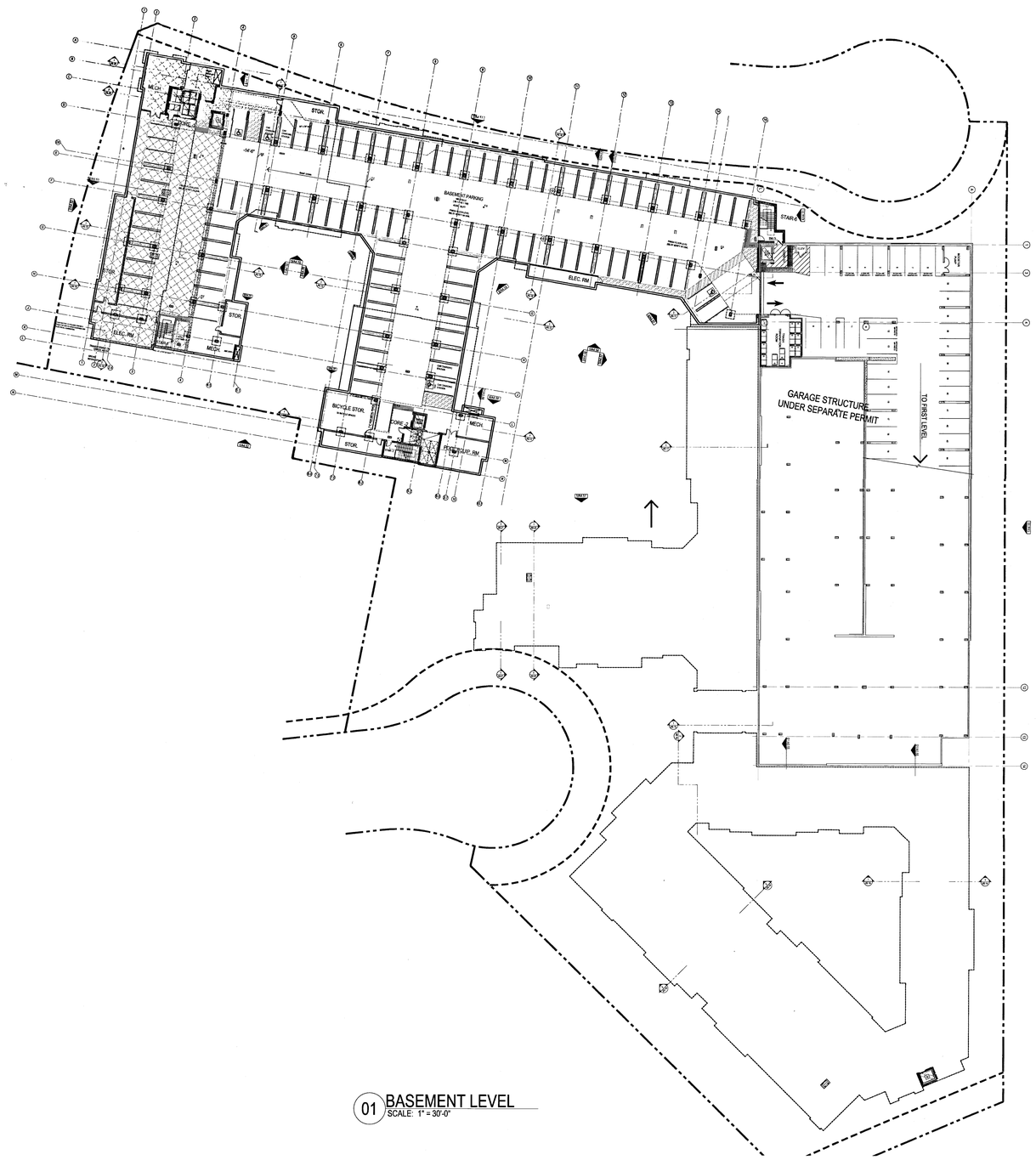
SHEET CONTENTS:
UNIT C2
FLOOR PLANS

SHEET NO.
A3.84

2012364

05-19-16 CITY SUBMITTAL



01 BASEMENT LEVEL
SCALE: 1" = 30'-0"

GENERAL NOTES

FINISH FLOOR ELEVATIONS

FINISH FLOOR ELEVATIONS ARE BASED ON A DATUM ELEVATION OF 00.00' AT THE TOP OF SLAB AT THE INSIDE OF THE UNITS. SEE THE ARCHITECTURAL SITE PLAN FOR ACTUAL GRADE AT DATUM. VERIFY ACTUAL DATUM WITH CIVIL PLANS.

DISABLED ACCESS REQUIREMENTS

1. REFER TO ARCHITECTURAL SHEETS A0.03 TO A0.07 FOR TYPICAL DISABLED NOTES AND INFORMATION

2. ALL ENTRANCES, EXITS AND VEHICULAR PASSAGEWAYS TO AND FROM REQUIRED ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES, SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING. (INCLUDING OVERHEAD BUILDING ELEMENTS SUCH AS DUCTING, PIPING, SPRINKLERS, SIGNAGE, ETC)

GARAGE NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE OR C.M.U WALL. UNLESS NOTED OTHERWISE. (SEE CORE AND STAIRS FOR F.O.F. DESIGNATION)

2. SEE CIVIL PLANS FOR FINISH GRADE ELEVATIONS.

3. SEE SHEETS A7.00 - A7.01 FOR TYPICAL ASSEMBLIES AND SHEETS A1.21,A1.22 AND A1.26 FOR PENETRATIONS OF FIRE RATED ASSEMBLIES.

4. SEE ELECTRICAL PLAN FOR EXIT SIGN LOCATIONS. FIELD VERIFY LINE OF SITE TO EACH SIGN AND ADJUST MOUNTING HEIGHT AND LOCATION TO AVOID OBSTRUCTIONS.

5. PROVIDE FIRE EXTINGUISHER AS INDICATED ON GARAGE PLANS. JL INDUSTRIES COSMIC 6E, 3A-40B:C 6LBS CHARGE WITH HASP AND PAD LOCK AND COMMON KEY., PROVIDE NUMBER, SIZE, TYPES AND LOCATION AS INDICATED ON PLANS AND ADDITIONAL AS REQUIRED BY THE LOCAL FIRE AUTHORITY. ALL CABINETS TO MAINTAIN APPLICABLE FIRE RATINGS AT ASSEMBLIES.

6. SEE MECHANICAL PLANS FOR LOCATIONS TO PROVIDE BLOCK OUTS FOR THRU WALL VENTS AND EXHAUST FANS.

7. PROVIDE HOUSEKEEPING PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT.

8. PROVIDE INSTALLATION OF MECHANICAL GARAGE FANS WITH CONSTRUCTION OF MECHANICAL FAN ROOM MASONRY UNIT.

9. PER TABLE CBC 803.9 CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS SHALL BE LIMITED TO A CLASS 'C' FINISH WITH FLAME SPREAD OF '76-200' AND SMOKE DEVELOPED OF '0-450' AND SHALL BE CLASSIFIED PER CBC 803.1

GARAGE LEGEND

	CONCRETE COLUMN WITH 3/4" CHAMFERED EDGES, SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.	FE	LOCATION OF FIRE EXTINGUISHER. TYPE AND LOCATIONS AS VERIFIED ON SITE BY THE FIRE DEPT. FIELD INSP. FIRE EXTINGUISHERS SHALL BE IN PLACE DURING CONSTRUCTION
	CONCRETE WALL, SEE STRUCTURAL DRAWINGS		
	CMU WALL, SEE STRUCTURAL DRAWINGS	F.D.	FLOOR DRAIN, SEE DETAIL 2/A6.91
	PARKING STRIPES, SEE DETAILS ON A0.07	P.B.	CONCRETE FILLED PIPE BOLLARD, SEE DETAIL 12/A6.91
	DETECTED WARNING STRIPS, SEE DETAIL 3/A0.04	H.B.	HOSE BIBB FOR TRASH ROOM
	POTENTIAL LOCATION OF THE FIRE STANDPIPE AND/OR HOSE CABINET. LOCATION AND SYSTEM ARE UNDER SEPARATE PERMIT (DEFERRED SUBMITTAL). LOCATION ARE SHOWN FOR COORDIANTION ONLY	X	PARKING SPACES COUNTS
		EXIT	ILLUMINATED EXIT SIGNAGE W/ DIRECTIONAL ARROWS
	FENCE AROUND BIKE STORAGE		

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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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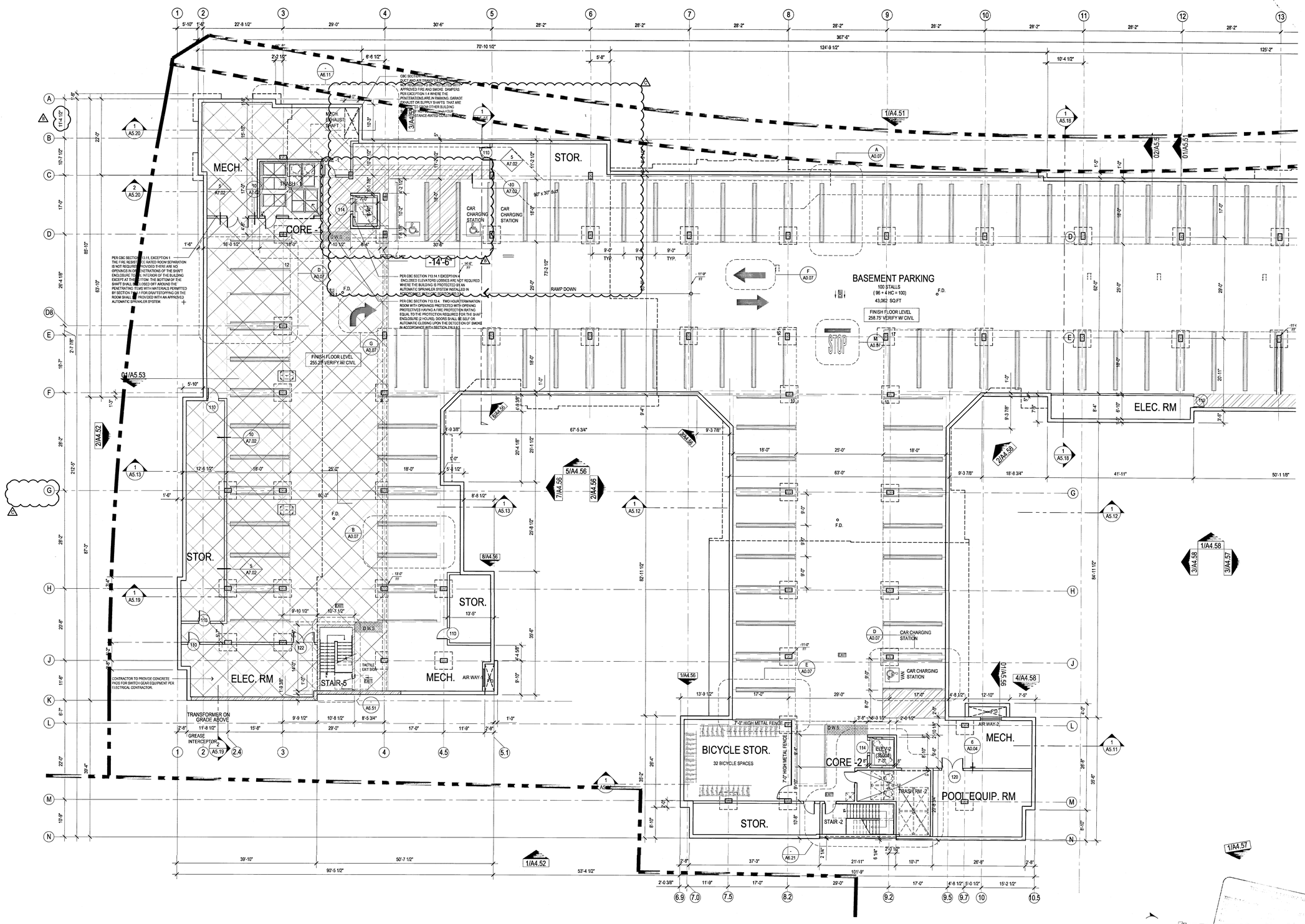
SHEET CONTENTS:
BASEMENT LEVEL
OVERALL PLAN

SHEET NO.
A4.10

2012364

05-19-16 CITY SUBMITTAL



01 BASEMENT LEVEL AREA "A"
SCALE: 3/32" = 1'-0"

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	11/09/15	
2	01/14/16	REVISIONS

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GATEWAY VILLAGE

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REGISTERED PROFESSIONAL
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Ren. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
BASEMENT LEVEL AREA "A"

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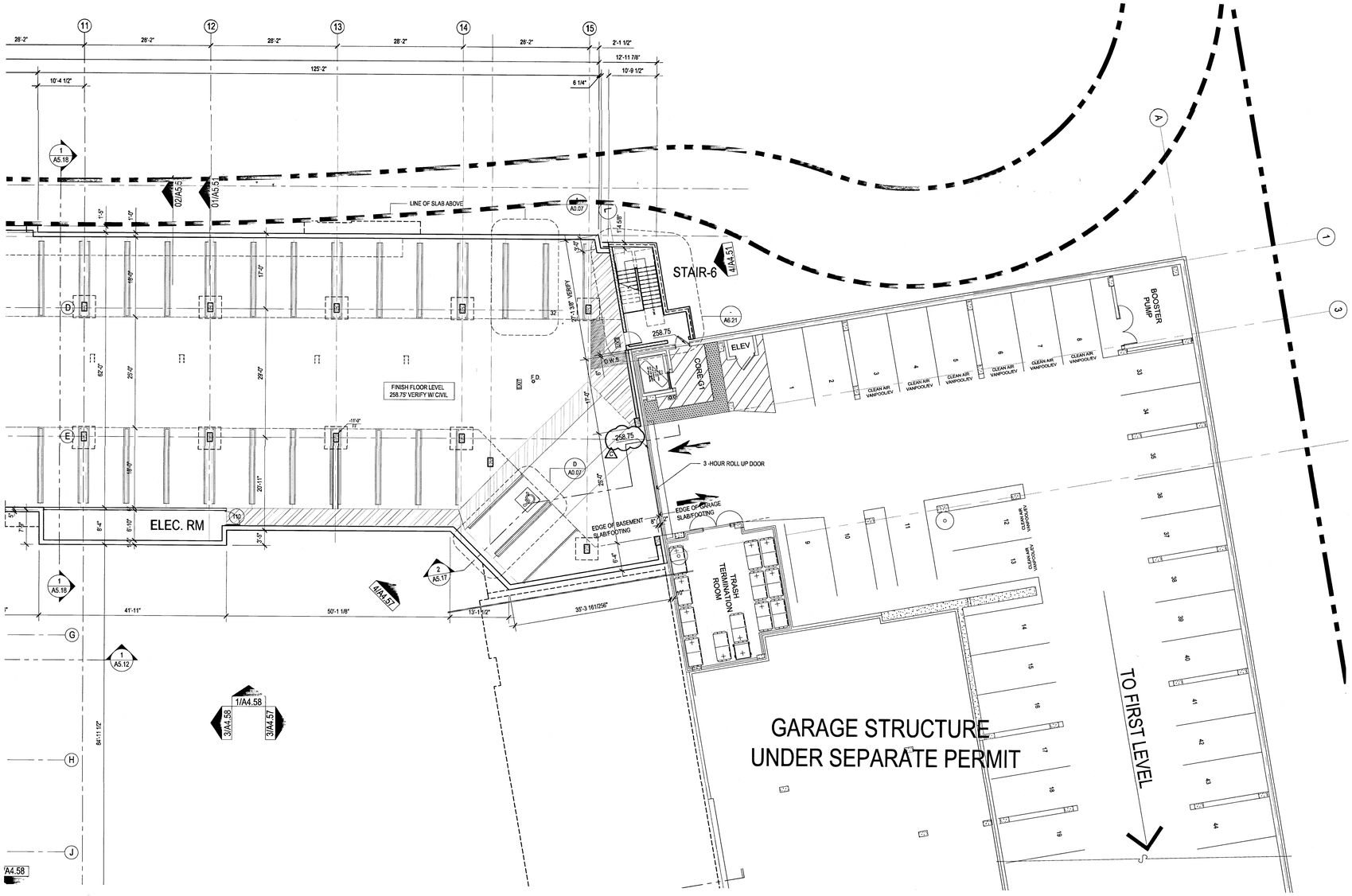
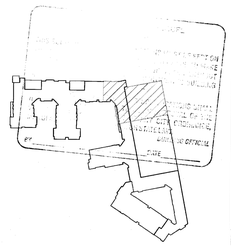


01 BASEMENT LEVEL AREA "B"
SCALE: 3/32" = 1'-0"



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Architect of Record:	VINCE CHUPKA
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BASEMENT LEVEL AREA "B"

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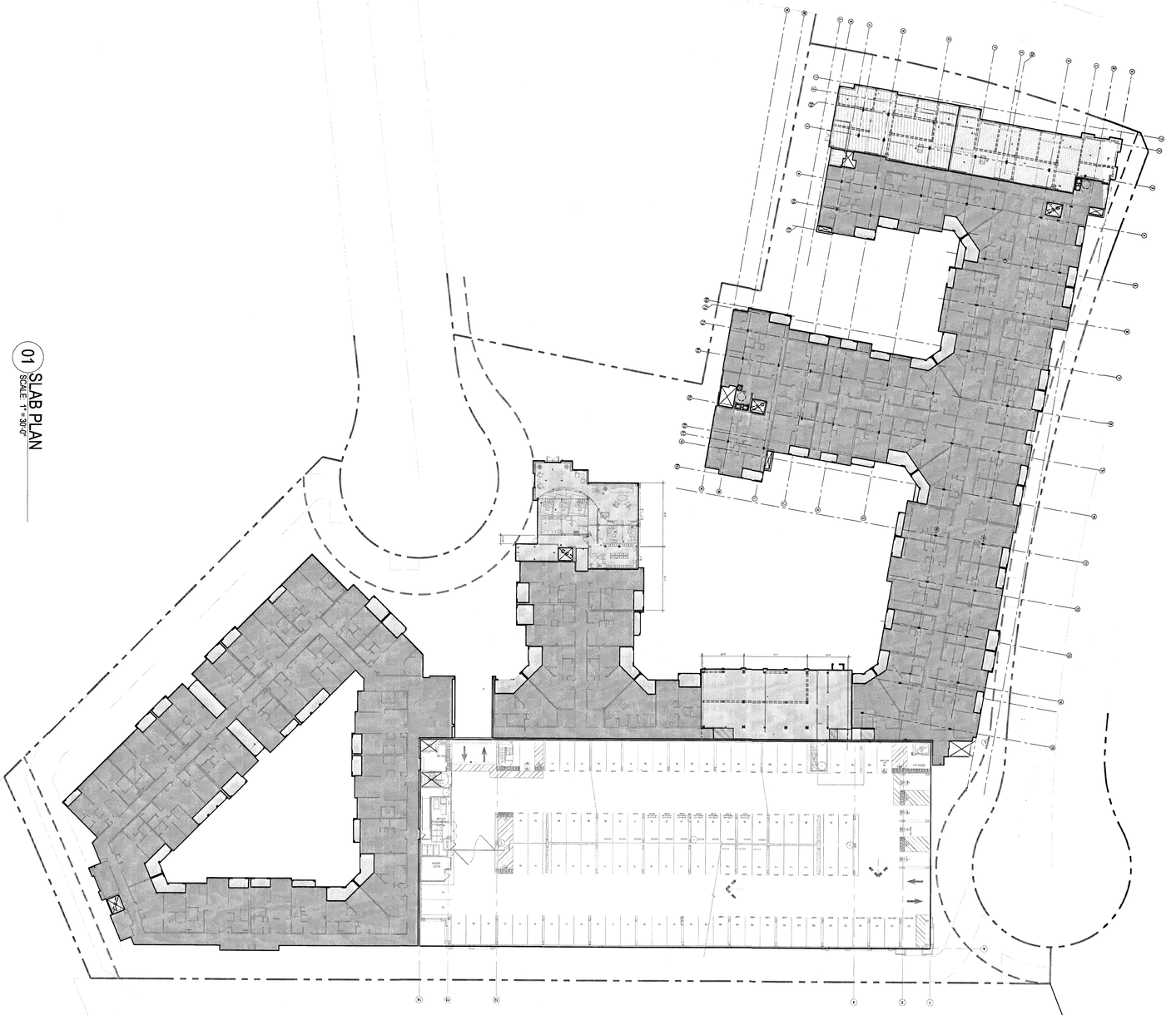

01 SLAB PLAN
SCALE: 1" = 30'-0"

LEGEND

- SLAB AT UNITS
- DEPRESS SLAB AT HATCHED AREA WITH SLOPE (SEE SLAB PLAN)
- SLOPED OVER FOUR FOR RAMP SEE SLAB PLAN
- OPENING IN SLAB TO BELOW
- FLOOR DRAIN WITH SLOPE (SEE PLUMBING PLANS) SEE 6 / A1.14 FOR TYPICAL DECK DRAIN DETAIL

SLAB NOTES

1. THIS DOCUMENT IS GENERATED FOR ARCHITECTURAL NOTES AND DIMENSIONS PURPOSES ONLY. CONTRACTOR SHALL REFER TO STRUCTURAL FOUNDATION PLAN DRAWINGS FOR ACCURATE FOUNDATION INFORMATION. DRAWINGS FOR ANY FOUNDATION WORK. ANY DISCREPANCY WITH THE STRUCTURAL PLANS SHALL BE BROUGHT TO THE ARCHITECTURAL ENGINEER SHALL BE BROUGHT TO THE ARCHITECTURAL ENGINEER SHALL ATTENTION PRIOR TO THE COMMENCEMENT OF ANY FOUNDATION WORK.
2. PLUMBING PENETRATIONS SHOWN FOR REFERENCE ONLY. SEE FLOOR PLAN AND PLUMBING PLANS.
3. FOR ARCHITECTURAL PENETRATIONS SHOWN ON THIS SHEET ARE NOT REFLECTED ON STRUCTURAL PLANS. ALL REQUIRED CONDITIONS CONTRACTOR TO REFER TO PLUMBING, MECHANICAL AND STRUCTURAL PLANS. ALL PLUMBING, MECHANICAL AND STRUCTURAL PLANS.
4. ALL ELEVATIONS SHOWN ARE FOR REFERENCE AND TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WITH ANY DISCREPANCIES.

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Designed by
Architect of Record VINCE CHIOPKA

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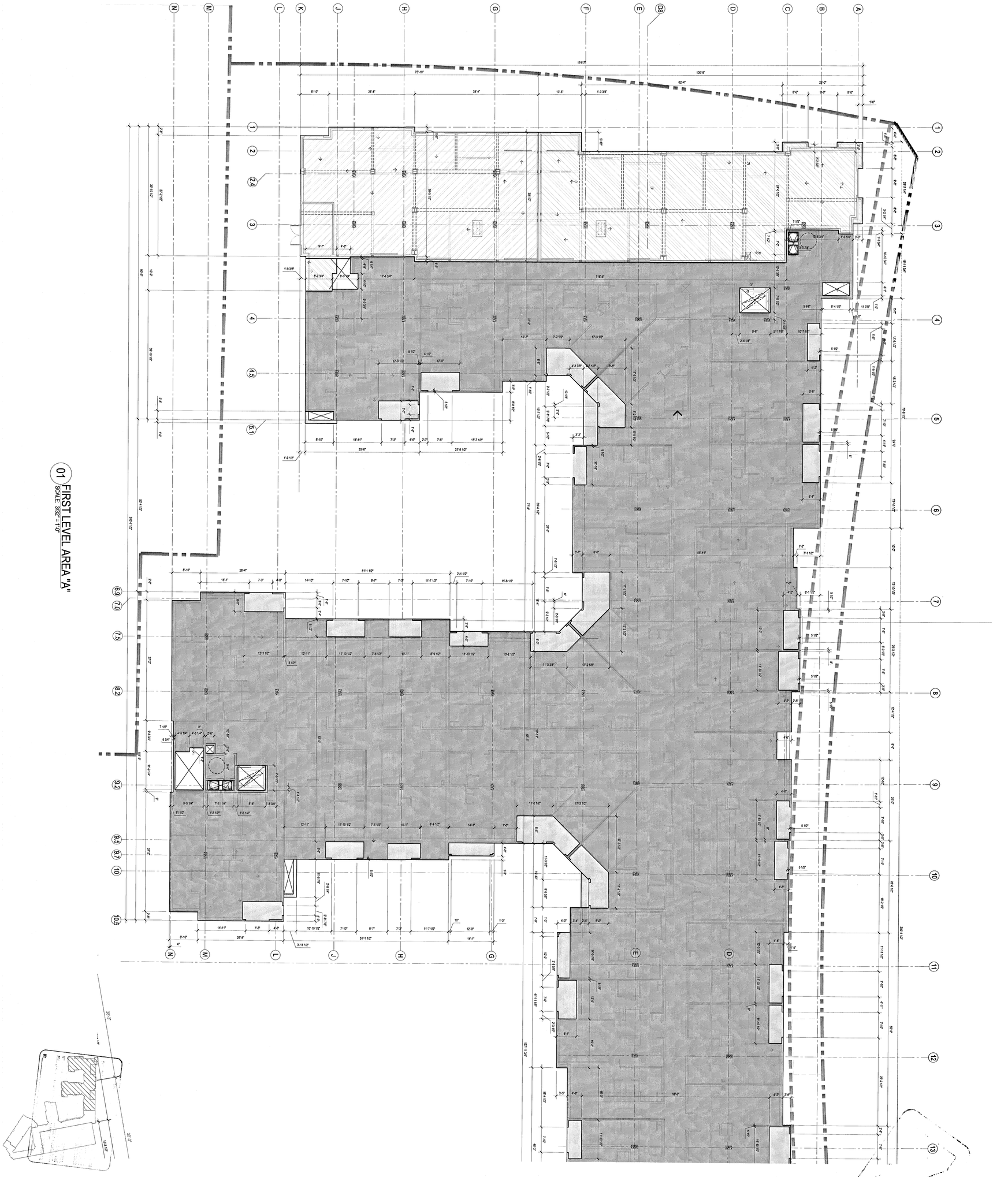

01 FIRST LEVEL AREA "A"
SCALE: 3/32" = 1'-0"

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SHEET CONTENTS: SLAB PLAN
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LICENSED ARCHITECT — No. C-32677 — Exp. 7-31-17 — STATE OF CALIFORNIA

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		Designed by:
		Drawn By:

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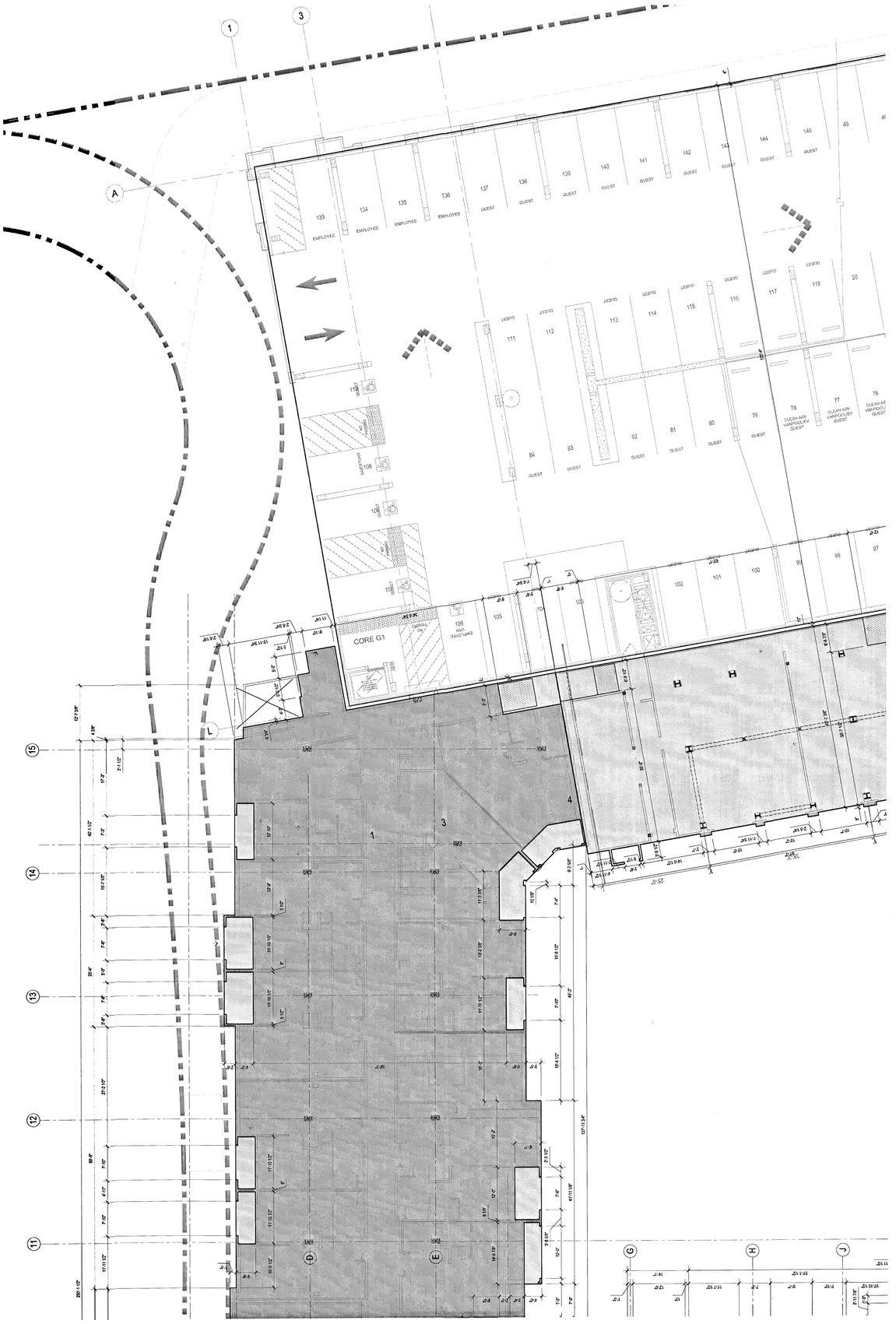
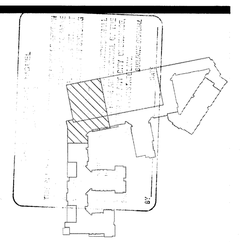


01 FIRST LEVEL AREA "B"
SCALE: 3/32" = 1'-0"



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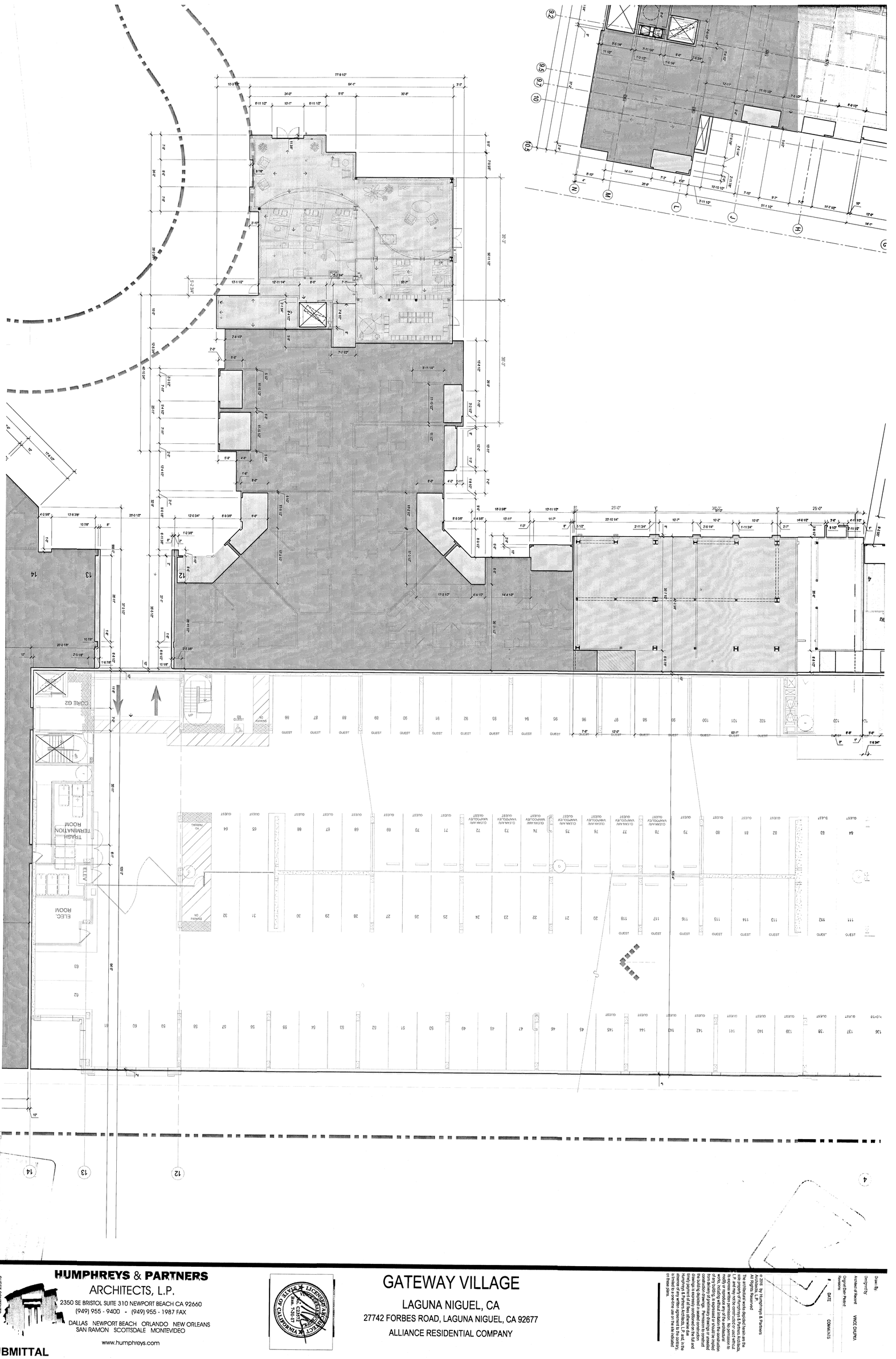

01 FIRST LEVEL AREA "C"
SCALE: 3/32" = 1'-0"

2012364

A4.S1C

SLAB PLAN

SHEET NO.

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Designed By
Architect of Record VINCE CHUPKA
Original Issue / Revised
DATE COMMENTS

05-19-16 CITY SUBMITTAL

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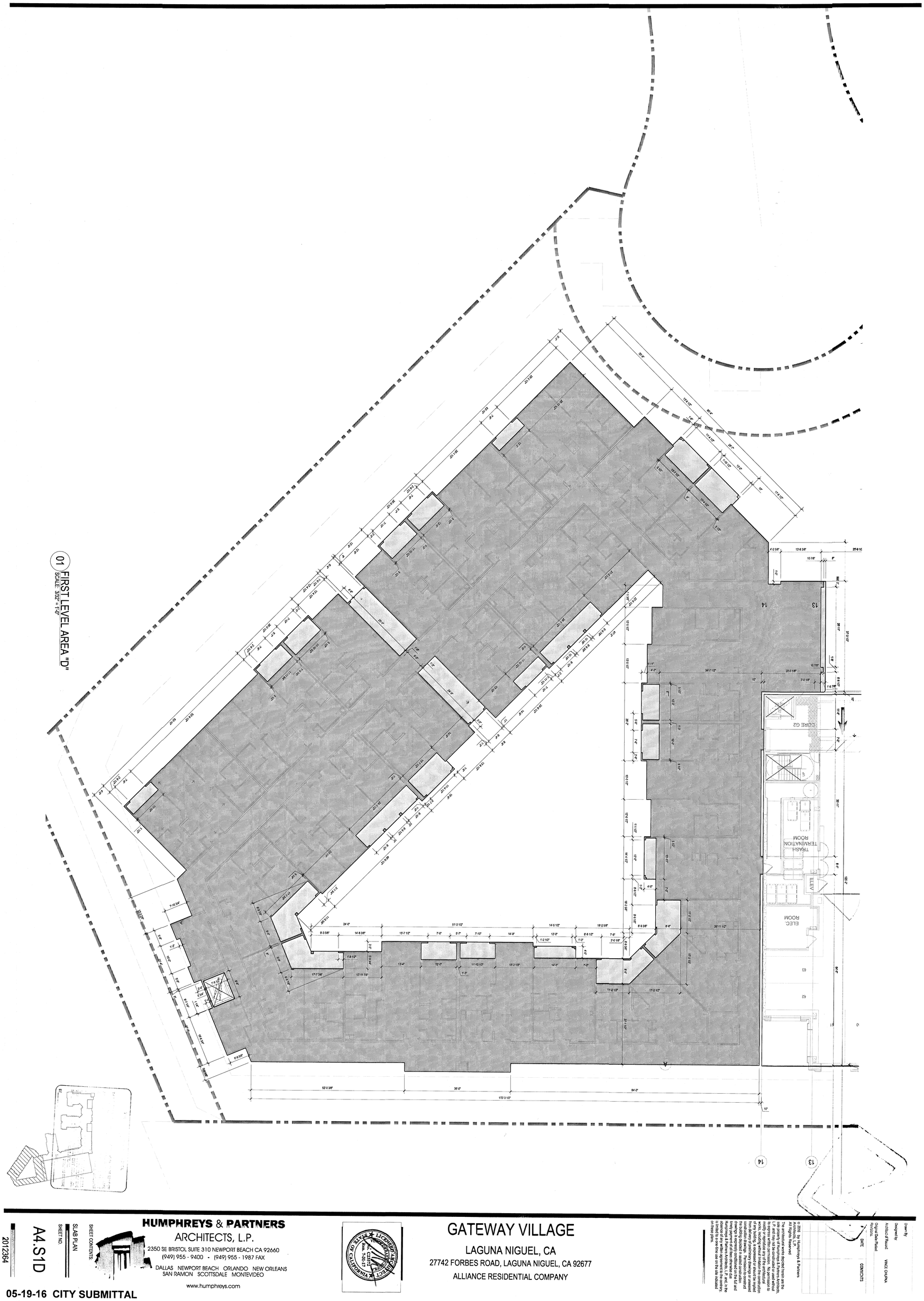

01 FIRST LEVEL AREA "D"
SCALE: 3/32" = 1'-0"

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Architect of Record	VINOD CHUKKA
Original Date Plotted	
Revisions	
DATE	COMMENTS

SHEET CONTENTS: SLAB PLAN
SHEET NO.: A4.S1D
2012364

05-19-16 CITY SUBMITTAL

01 FIRST LEVEL
SCALE: 1" = 30'-0"

PLAN LEGEND

- EXTENT OF ASSUMED PROPERTY LINE, APL / APL
- EXTENT OF 3 HOUR FIREWALLS SEE DETAIL 14,15 / A7.01
- EXTENT OF 2 HOUR WALLS
- EXTENT OF 1 HOUR FIRE BARRIER WALLS
- FIRE EXTINGUISHER SEE DETAIL 5 SHEET A7.08 — FE
- 2HR EXIT PASSAGEWAY. SEE DETAILS SHEET A7.06
- TACTILE EXIT SIGN SEE DETAIL 15 SHEET A0.04 — TAC
- STANDPIPE PER SPRINKLER DRAWINGS — SP

OCCUPANCY CLASSIFICATIONS

AREA OF USE	OCCUPANCY
APARTMENTS	R-2
STORAGE ROOMS	S-1
ELECTRICAL ROOMS	F-1
GAS METER ROOMS	NOT RATED PER C.B.C.509.2
TELEPHONE/DATA ROOMS	F-1
PARKING GARAGE	S-2
MAINTENANCE ROOMS	F-1
LEASING/CLUBHOUSE	B
CLUBHOUSE / FITNESS	A-3
RETAIL	M

NOTES:
1. ALL DOOR AND OPENINGS BETWEEN ROOMS OF DIFFERENT OCCUPANCIES TO HAVE ONE-HOUR PROTECTION PER C.B.C. TABLE 715.4. SEE DOOR SCHEDULE SHEET A3.01 & A3.02 FOR REQUIRED DOOR RATINGS.
2. ALL DUCTS PASSING BETWEEN OCCUPANCIES ARE REQUIRED TO HAVE ONE-HOUR SEPARATION OR MORE, TO HAVE CLASS II COMBINATION SMOKE / FIRE DAMPERS, VERIFY SPECIFIC REQUIREMENTS WITH MECHANICAL PLANS.
3. SEE SHEETS A1.21,A1.22,A1.26 FOR THROUGH AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE RATED WALLS

GENERAL NOTES

FINISH FLOOR ELEVATIONS

FINISH FLOOR ELEVATIONS ARE BASED ON A DATUM ELEVATION OF 100.00' AT THE TOP OF SLAB AT THE INSIDE OF THE UNITS. SEE THE ARCHITECTURAL SITE PLAN FOR ACTUAL GRADE AT DATUM. VERIFY ACTUAL DATUM WITH CIVIL PLANS.

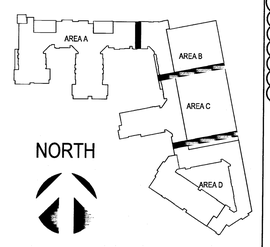
DISABLED ACCESS REQUIREMENTS

REFER TO ARCHITECTURAL SHEETS A0.03 TO A0.06 FOR TYPICAL DISABLED ACCESS NOTES AND INFORMATION

BUILDING PLAN NOTES

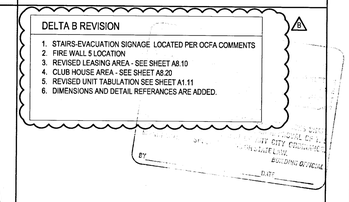
1. BUILDING PLANS ARE SHOWN UNIT TO UNIT RELATIONSHIPS. REFER TO ENLARGED UNITS, STAIR AND ELEVATOR CORE PLANS FOR LAYOUT AND PLAN SPECIFIC INFORMATION NOT SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR, CONTRACTORS SHALL CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
2. ALL PARTY WALLS ARE SEPARATED BY A 1" AIRSPACE.
3. FIRE WALLS ON TYPE III CONSTRUCTION PER DETAILS ON SHEET A7.01, A7.03, A7.04, A7.06. TYPICAL UNIT PARTY WALLS PER DETAILS ON SHEET A7.01, A7.03.
4. ALL DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
5. REFER TO LANDSCAPE PLANS FOR COURTYARD HARDSCAPE, LANDSCAPE PLANTERS, AND DRAINAGE INFORMATION NOT SHOWN. SEE ENLARGED UNIT PLANS FOR PRIVATE DECK DRAINAGE.
6. SEE TYPICAL UNIT PLAN FOR INFORMATION FOR DECK SLOPES. SEE EXTERIOR ELEVATIONS FOR SCUPPER LOCATIONS, MISCELLANEOUS DETAILS AND ADDITIONAL INFORMATION.
7. SEE EXTERIOR ELEVATIONS FOR EXTERIOR RAILING TYPES AND DETAIL REFERENCING.
8. SEE CIVIL PLANS FOR FINISH GRADE ELEVATIONS.
9. SEE SHEETS A7.00-A7.09 FOR TYPICAL ASSEMBLIES AND SHEETS A7.08 FOR PROTECTION BEHIND BUILT-IN FIXTURES AND EQUIPMENT.
10. SEE FIRST LEVEL BUILDING PLAN FOR BUILDING ASSEMBLIES, PAVING, AND TYPICAL NOTES AND INFORMATION.
11. BUILDING FINISHES PER SCHEDULE.
13. EXIT SIGNS LOCATED PER CBC 1143A.2 AND 1011.3.(VERIFY WITH FIRE DEPARTMENT COMMENTS). SEE SYMBOL ON BUILDING PLANS FOR LOCATIONS. VERIFY WITH ELECTRICAL DRAWINGS. FIELD VERIFY LINE OF SITE TO EACH SIGN AND ADJUST MOUNTING HEIGHT AND LOCATION TO AVOID OBSTRUCTIONS.
14. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT NOTES ON SHEET A1.10.
15. SEE MECHANICAL PLANS FOR LOCATIONS TO PROVIDE BLOCKOUTS FOR THRU WALL VENTS AND EXHAUST FANS.
16. PROVIDE HOUSEKEEPING PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT.
17. NOT USED
18. PER TABLE 803.9 CORRIDORS, EXIT ENCLOSURES, & EXIT PASSAGEWAYS SHALL BE LIMITED TO A CLASS 'C' FINISH WITH FLAME SPREAD OF 76-200 AND SMOKE DEVELOPED OF 0-450 AND SHALL BE TESTED PER 803.2
19. SEE CORE PLANS AND STAIR PLAN FOR FIRE RATED ASSEMBLIES. SEE SHEETS A1.21, A1.22, A1.26 FOR PENETRATION THROUGH ASSEMBLIES.
20. ALL TEL/DATA, ELECTRICAL, STORAGE, CLUBHOUSE, LEASING ROOMS SHALL BE ONE-HOUR FIRE BARRIERS TO COMPLY WITH CBC.

KEY PLAN



DELTA B REVISION

1. STAIRS-EVACUATION SIGNAGE LOCATED PER OCFA COMMENTS
2. FIRE WALL 5 LOCATION
3. REVISED LEASING AREA - SEE SHEET A8.10
4. CLUB HOUSE AREA - SEE SHEET A8.20
5. REVISED UNIT TABULATION SEE SHEET A1.11
6. DIMENSIONS AND DETAIL REFERANCES ARE ADDED.



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Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	BY:	COMMENTS
1	14.09.15	

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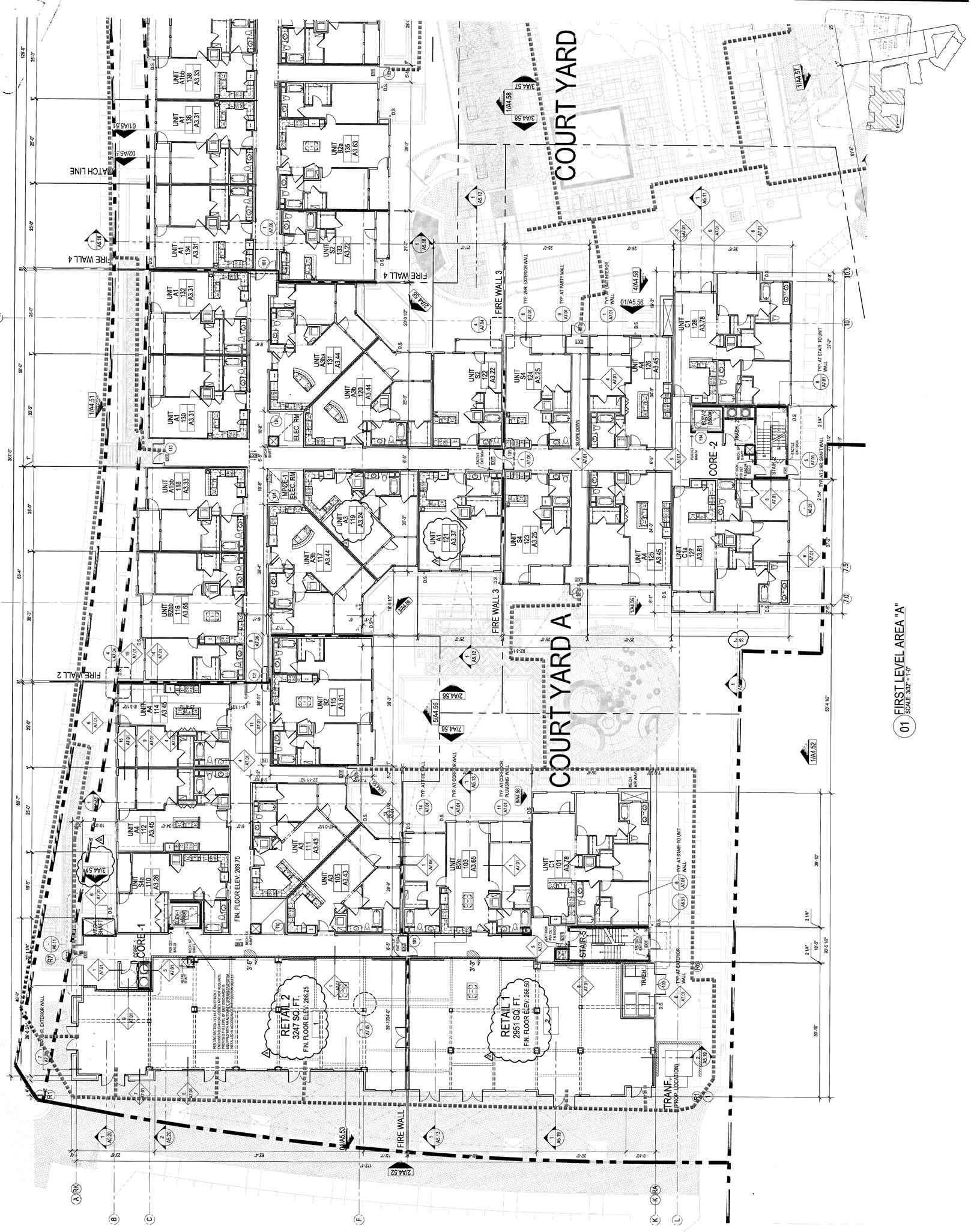

01 FIRST LEVEL AREA "A"
SCALE: 3/32" = 1'-0"

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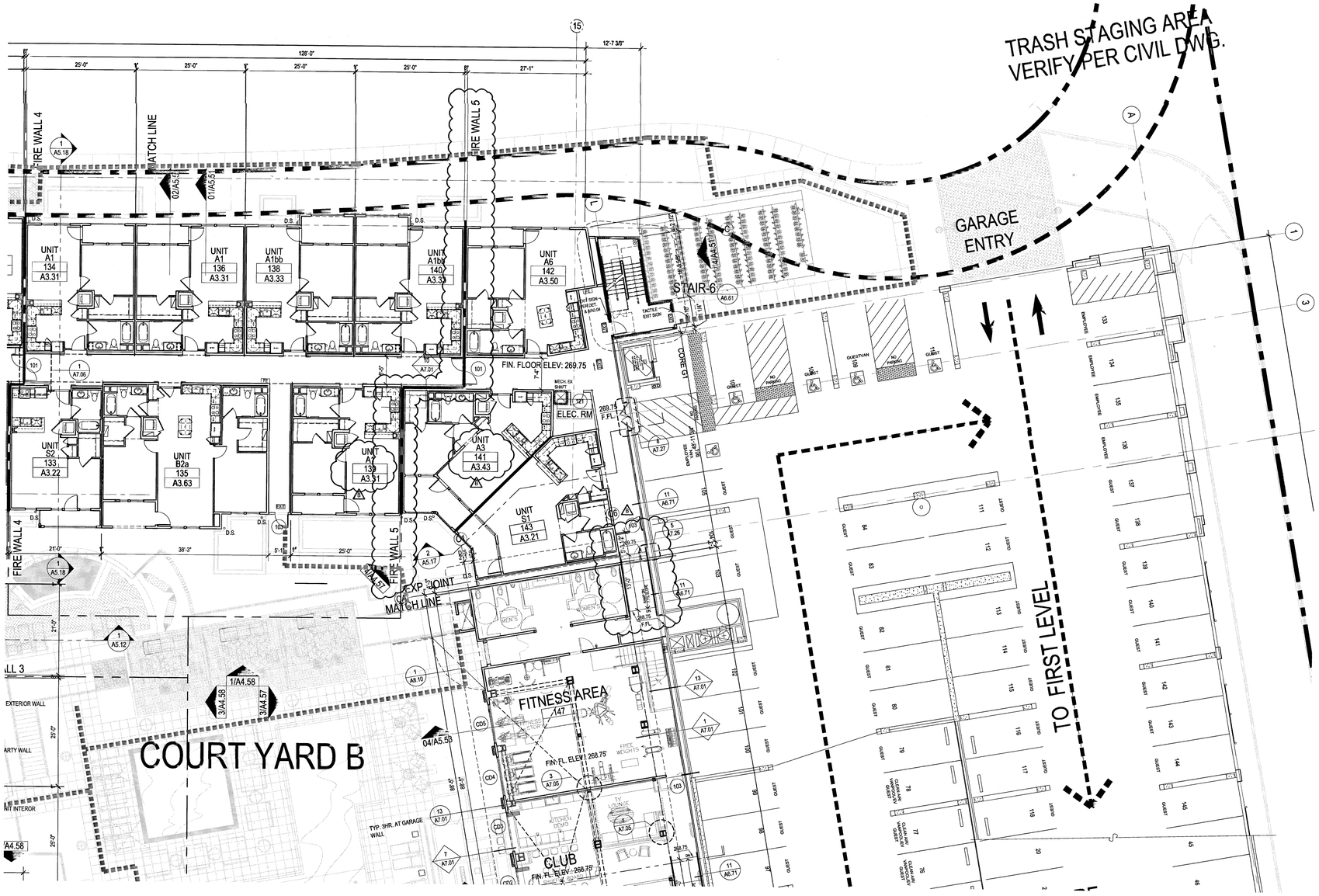
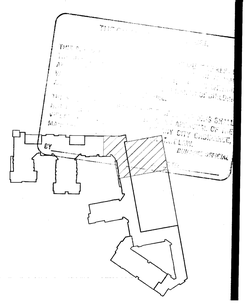
USER: snoogarun DATE/TIME: May 18, 2016 - 8:48am
SCALE: 128 LAYOUT: A-11A



01 FIRST LEVEL AREA "B"
SCALE: 3/32" = 1'-0"



Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C35572
Ren. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
FIRST LEVEL AREA "B"

SHEET NO.
A4.11B

2012364

05-19-16 CITY SUBMITTAL

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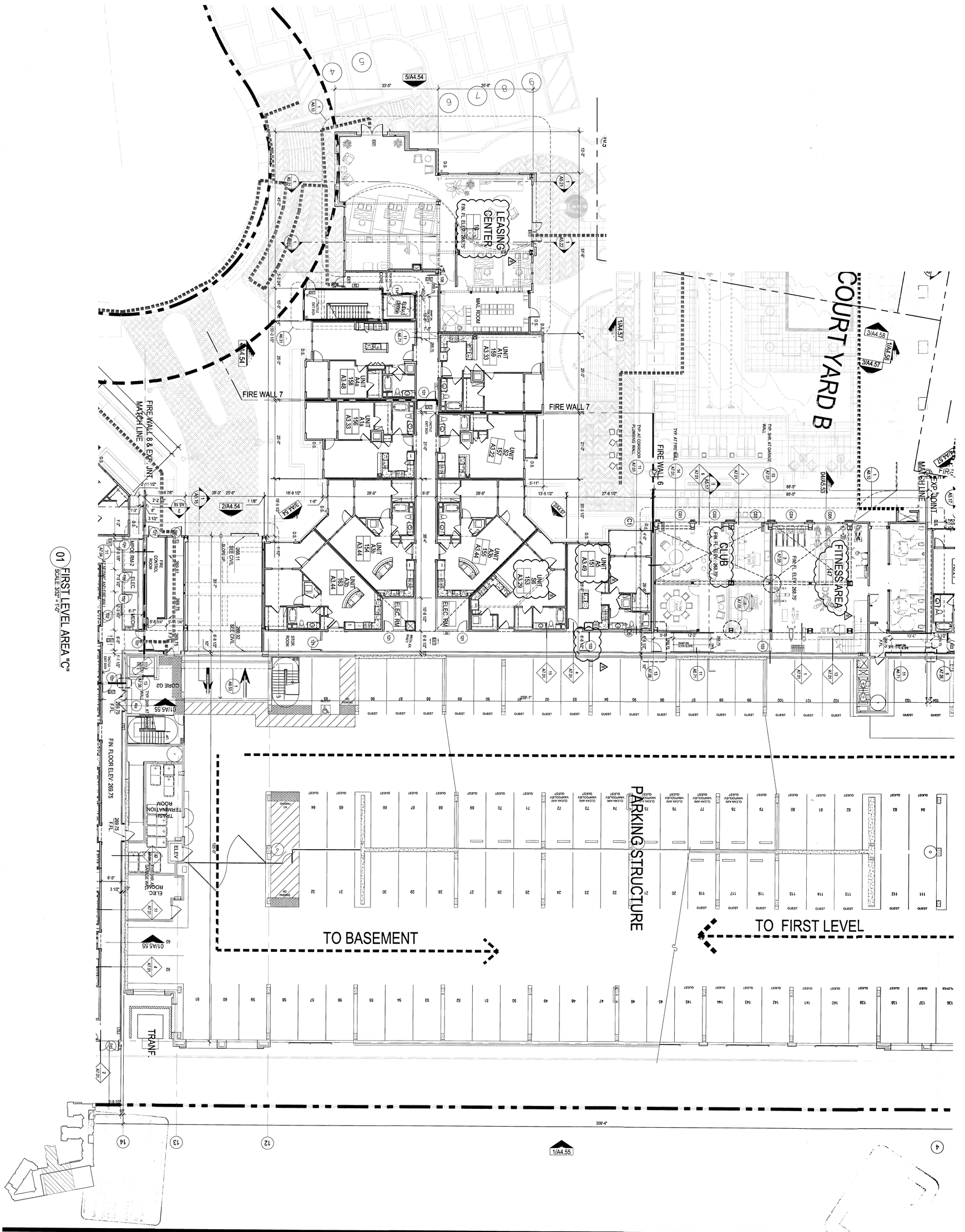

01 FIRST LEVEL AREA "C"
SCALE: 3/32" = 1'-0"

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
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ALLIANCE RESIDENTIAL COMPANY

#	DATE	COMMENTS
1	11/09/15	

Drawn By
Designed By
Architect of Record: VINCE CHERKA
Original Date Issued
Revisions

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SHEET CONTENTS: FIRST LEVEL AREA "C"
SHEET NO. A4.11C
2012364

05-19-16 CITY SUBMITTAL

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SHEET CONTENTS:
FIRST LEVEL
AREA "D"

SHEET NO.
A4.11D

2012364

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	11/09/15	

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01 FIRST LEVEL AREA "D"
SCALE: 3/32" = 1'-0"

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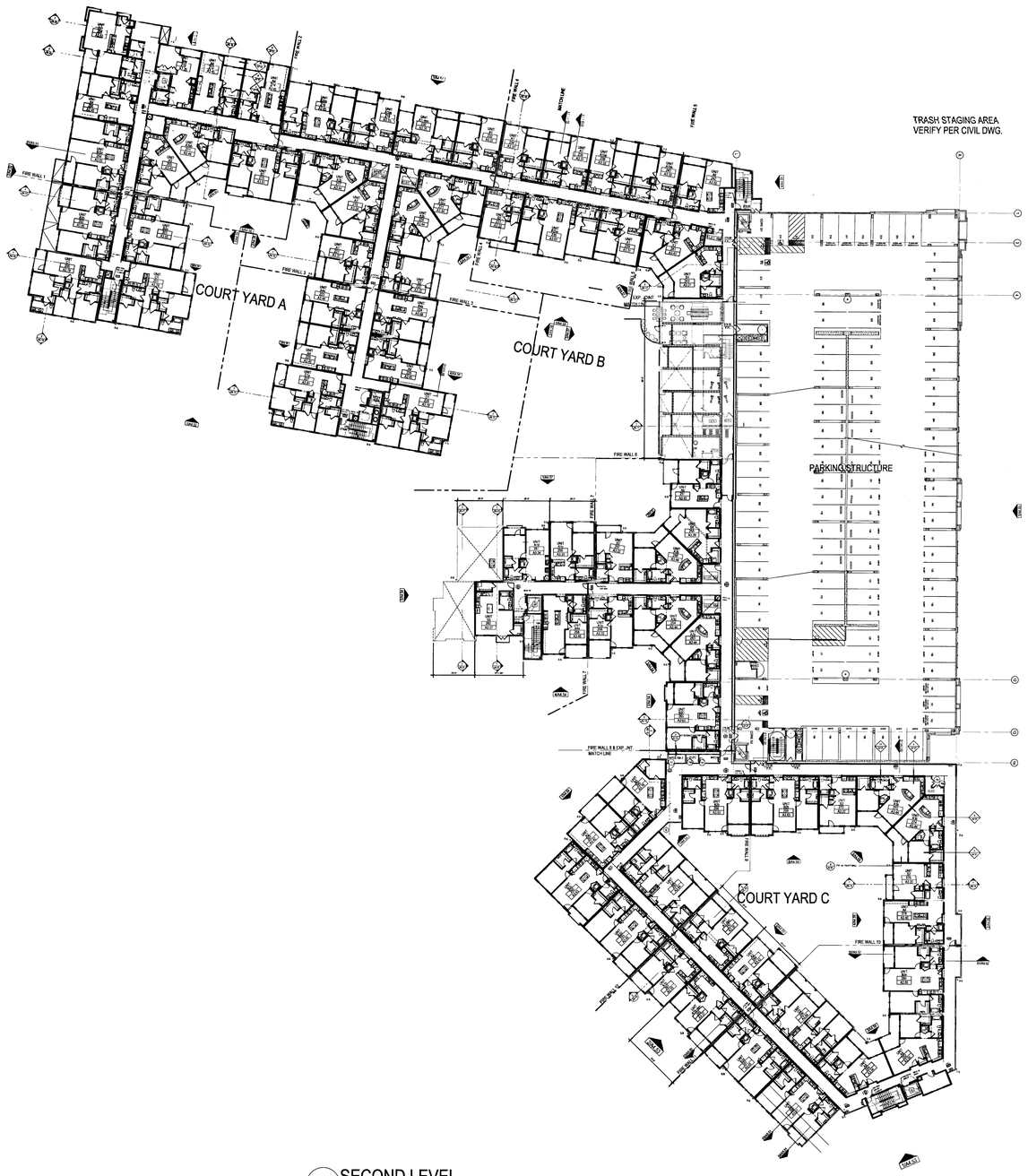
USER: woodwhyw DATE/TIME: May 18, 2016 - 8:48am
SCALE: 128 LAYOUT: A4.11D



01 SECOND LEVEL
SCALE: 1" = 30'-0"

PLAN LEGEND

- EXTENT OF ASSUMED PROPERTY LINE, APL / APL
- EXTENT OF 3 HOUR FIREWALLS SEE DETAIL 14,15 / A7.01
- EXTENT OF 2 HOUR WALLS
- EXTENT OF 1 HOUR FIRE BARRIER WALLS
- FIRE EXTINGUISHER SEE DETAIL 5 SHEET A7.08 — FE
- 2HR EXIT PASSAGEWAY, SEE DETAILS SHEET A7.06
- TACTILE EXIT SIGN SEE DETAIL 15 SHEET A0.04 — TAC
- STANDPIPE PER SPRINKLER DRAWINGS — SP

OCCUPANCY CLASSIFICATIONS

AREA OF USE	OCCUPANCY
APARTMENTS	R-2
STORAGE ROOMS	S-1
ELECTRICAL ROOMS	F-1
GAS METER ROOMS	NOT RATED PER C.B.C.509.2
TELEPHONE/DATA ROOMS	F-1
PARKING GARAGE	S-2
MAINTENANCE ROOMS	F-1
LEASING/CLUBHOUSE	B
CLUBHOUSE / FITNESS	A-3
RETAIL	M

NOTES:
1. ALL DOOR AND OPENINGS BETWEEN ROOMS OF DIFFERENT OCCUPANCIES TO HAVE ONE-HOUR PROTECTION PER C.B.C. TABLE 715.4. SEE DOOR SCHEDULE SHEET A3.01 & A3.02 FOR REQUIRED DOOR RATINGS.
2. ALL DUCTS PASSING BETWEEN OCCUPANCIES ARE REQUIRED TO HAVE ONE-HOUR SEPARATION OR MORE, TO HAVE CLASS II COMBINATION SMOKE / FIRE DAMPERS, VERIFY SPECIFIC REQUIREMENTS WITH MECHANICAL PLANS.
3. SEE SHEETS A1.21,A1.22,A1.26 FOR THROUGH AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE RATED WALLS

GENERAL NOTES

FINISH FLOOR ELEVATIONS

FINISH FLOOR ELEVATIONS ARE BASED ON A DATUM ELEVATION OF 100.00' AT THE TOP OF SLAB AT THE INSIDE OF THE UNITS. SEE THE ARCHITECTURAL SITE PLAN FOR ACTUAL GRADE AT DATUM. VERIFY ACTUAL DATUM WITH CIVIL PLANS.

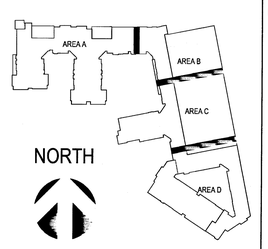
DISABLED ACCESS REQUIREMENTS

REFER TO ARCHITECTURAL SHEETS A0.03 TO A0.06 FOR TYPICAL DISABLED ACCESS NOTES AND INFORMATION

BUILDING PLAN NOTES

1. BUILDING PLANS ARE SHOWN UNIT TO UNIT RELATIONSHIPS. REFER TO ENLARGED UNITS, STAIR AND ELEVATOR CORE PLANS FOR LAYOUT AND PLAN SPECIFIC INFORMATION NOT SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR, CONTRACTORS SHALL CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
2. ALL PARTY WALLS ARE SEPARATED BY A 1" AIRSPACE.
3. FIRE WALLS ON TYPE III CONSTRUCTION PER DETAILS ON SHEET A7.01, A7.03, A7.04, A7.06. TYPICAL UNIT PARTY WALLS PER DETAILS ON SHEET A7.01, A7.03.
4. ALL DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
5. REFER TO LANDSCAPE PLANS FOR COURTYARD HARDSCAPE, LANDSCAPE PLANTERS, AND DRAINAGE INFORMATION NOT SHOWN. SEE ENLARGED UNIT PLANS FOR PRIVATE DECK DRAINAGE.
6. SEE TYPICAL UNIT PLAN FOR INFORMATION FOR DECK SLOPES. SEE EXTERIOR ELEVATIONS FOR SCUPPER LOCATIONS, MISCELLANEOUS DETAILS AND ADDITIONAL INFORMATION.
7. SEE EXTERIOR ELEVATIONS FOR EXTERIOR RAILING TYPES AND DETAIL REFERENCING.
8. SEE CIVIL PLANS FOR FINISH GRADE ELEVATIONS.
9. SEE SHEETS A7.00-A7.09 FOR TYPICAL ASSEMBLIES AND SHEETS A7.08 FOR PROTECTION BEHIND BUILT-IN FIXTURES AND EQUIPMENT.
10. SEE FIRST LEVEL BUILDING PLAN FOR BUILDING ASSEMBLIES, PAVING, AND TYPICAL NOTES AND INFORMATION.
11. BUILDING FINISHES PER SCHEDULE.
13. EXIT SIGNS LOCATED PER CBC 1143A.2 AND 1011.3.(VERIFY WITH FIRE DEPARTMENT COMMENTS) SEE SYMBOL ON BUILDING PLANS FOR LOCATIONS. VERIFY WITH ELECTRICAL DRAWINGS. FIELD VERIFY LINE OF SITE TO EACH SIGN AND ADJUST MOUNTING HEIGHT AND LOCATION TO AVOID OBSTRUCTIONS.
14. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT NOTES ON SHEET A1.10.
15. SEE MECHANICAL PLANS FOR LOCATIONS TO PROVIDE BLOCKOUTS FOR THRU WALL VENTS AND EXHAUST FANS.
16. PROVIDE HOUSEKEEPING PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT.
17. NOT USED
18. PER TABLE 803.9 CORRIDORS, EXIT ENCLOSURES, & EXIT PASSAGEWAYS SHALL BE LIMITED TO A CLASS 'C' FINISH WITH FLAME SPREAD OF '76-200' AND SMOKE DEVELOPED OF '0-450' AND SHALL BE TESTED PER 803.2
19. SEE CORE PLANS AND STAIR PLAN FOR FIRE RATED ASSEMBLIES. SEE SHEETS A1.21, A1.22, A1.26 FOR PENETRATION THROUGH ASSEMBLIES.
20. ALL TEL/DATA, ELECTRICAL, STORAGE, CLUBHOUSE, LEASING ROOMS SHALL BE ONE-HOUR FIRE BARRIERS TO COMPLY WITH CBC.

KEY PLAN



DELTA B REVISION
1. STAIRS-EVACUATION SIGNAGE LOCATED PER OCFA COMMENTS
2. FIRE WALL 5 LOCATION
3. REVISED LEASING AREA - SEE SHEET A8.10
4. CLUB HOUSE AREA - SEE SHEET A8.20
5. REVISED UNIT TABULATION SEE SHEET A1.11
6. DIMENSIONS AND DETAIL REFERANCES ARE ADDED.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
SECOND LEVEL
OVERALL PLAN

SHEET NO.
A4.12

2012364

05-19-16 CITY SUBMITTAL

FILE: 141129M_Wood Partners Laguna Niguel-CA\CD_XREFS\A-SLOD.dwg
USER: Mark Hoffman PLOTTED: May 17, 2016 - 9:56am
SCALE: 1/2B LAYOUT: A4.12

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05-19-16 CITY SUBMITTAL

SHEET CONTENTS:
SECOND LEVEL
AREA "A"

SHEET NO.
A4.12A

2012364

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Report:	
Revisions:	

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01 SECOND LEVEL AREA "A"
SCALE: 3/32" = 1'-0"

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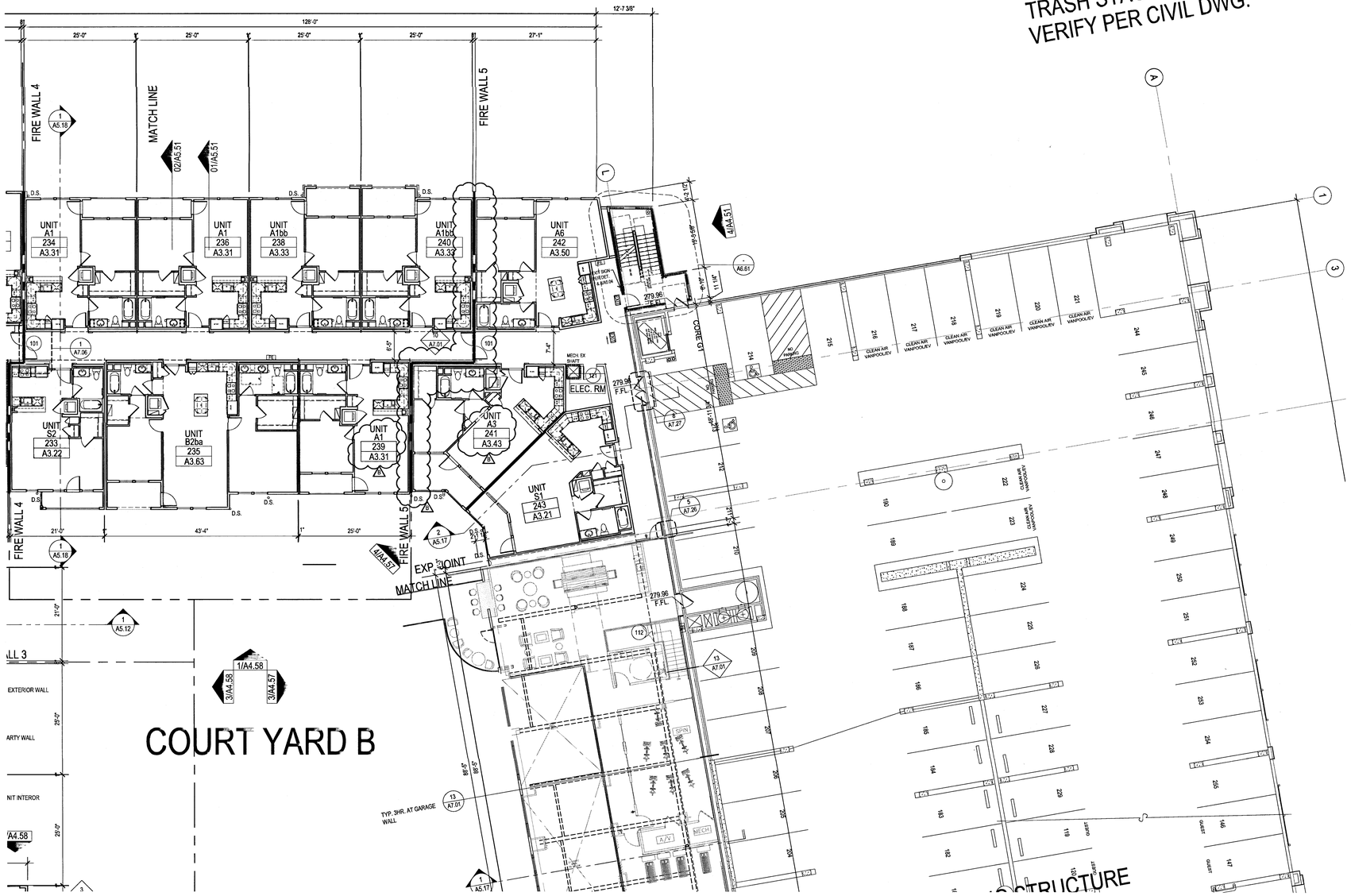
USER: kebedigian DATE/TIME: May 18, 2016 - 9:49am
SCALE: 128 LAYOUT: A4.12A

TRASH STAGING AREA
VERIFY PER CIVIL DWG.



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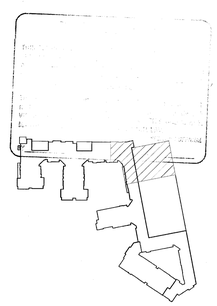

Drawn By:

Designed by:

Architect of Record: VINCE CHUPKA

Original Date Plotted:

Revisions:

#	DATE	COMMENTS
5	11/09/15	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA

27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677

ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT VINCENT A. CHUPKA No. C23572 Exp. 7-31-17 STATE OF CALIFORNIA

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SHEET CONTENTS:
SECOND LEVEL AREA "B"

SHEET NO.

A4.12B

2012364

05-19-16 CITY SUBMITTAL

FILE: M115264_Wood Partners Laguna Niguel\4-CD\4CD-XREFS\R-BLDG.dwg
USER: Mark Wilkins PHOTOREC May 10, 2016 - 9:48am
SCALE: 1/28 LAYOUT: A4.12B

COURT YARD B

EXP. JOINT
MATCH LINE

FIRE WALL 6

FIRE WALL 7

FIRE WALL 8 & EXP. JNT.
MATCH LINE

PARKING STRUCTURE

TYP. 3HR. AT GARAGE WALL

TYP. AT FIRE WALL

TYP. AT CORRIDOR PLUMBING WALL

TYP. 3HR. AT GARAGE WALL

AT SEISMIC AND FIRE WALL

UNIT A5 251 A3.49

UNIT A1d 261 A3.34

UNIT A1c 259 A3.33

UNIT S2 257 A3.22

UNIT S6 253 A3.29

UNIT A3b 255 A3.44

UNIT S5 260 A3.27

UNIT A4a 258 A3.48

UNIT A1a 256 A3.33

UNIT A3b 254 A3.44

UNIT A3b 263 A3.44

UNIT B2C 265 A3.63

ELEC. RM

MECH. SP

MECH. EX. SHAFT

MPOE RM-2

ELEC.

MECH

279.96 F.F.L.

TACTILE EXIT SIGN

SLOPE UP

CORE G2

01/A5.55

01/A5.56

01 SECOND LEVEL AREA "C"
SCALE: 3/32" = 1'-0"

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Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C31572
Ren. 7-31-17
STATE OF CALIFORNIA

SHEET CONTENTS:
SECOND LEVEL AREA "C"

SHEET NO.
A4.12C

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\4CD-VREF\EX-BLDG.dwg
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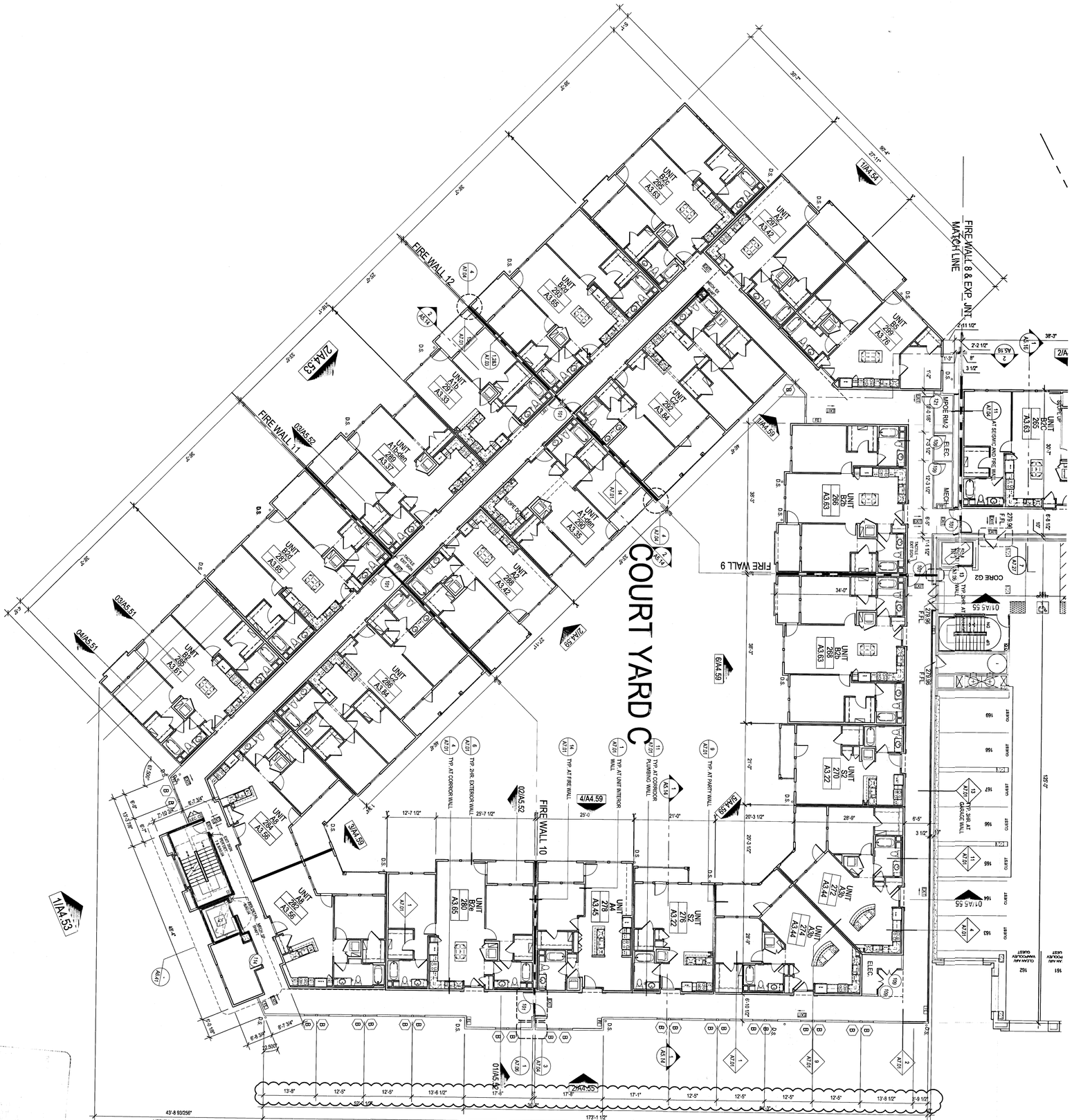

01 SECOND LEVEL AREA "D"
SCALE: 3/32" = 1'-0"

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GATEWAY VILLAGE

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SHEET CONTENTS: SECOND LEVEL AREA "D"
SHEET NO. A4.12D
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Designed by	
Architect of Record	VINCE CHOPKA
Original Date Plotted	
Revisions:	

	DATE	COMMENTS
1	11/09/15	

01 THIRD LEVEL
SCALE: 1" = 30'-0"

PLAN LEGEND

- EXTENT OF ASSUMED PROPERTY LINE, APL
- EXTENT OF 3 HOUR FIREWALLS SEE DETAIL 14,15 / A7.01
- EXTENT OF 2 HOUR WALLS
- EXTENT OF 1 HOUR FIRE BARRIER WALLS
- FIRE EXTINGUISHER SEE DETAIL 5 SHEET A7.08 — FE
- 2HR EXIT PASSAGEWAY, SEE DETAILS SHEET A7.06
- TACTILE EXIT SIGN SEE DETAIL 15 SHEET A0.04 — TAC
- STANDPIPE PER SPRINKLER DRAWINGS — SP

OCCUPANCY CLASSIFICATIONS

AREA OF USE	OCCUPANCY
APARTMENTS	R-2
STORAGE ROOMS	S-1
ELECTRICAL ROOMS	F-1
GAS METER ROOMS	NOT RATED PER C.B.C.509.2
TELEPHONE/DATA ROOMS	F-1
PARKING GARAGE	S-2
MAINTENANCE ROOMS	F-1
LEASING/CLUBHOUSE	B
CLUBHOUSE / FITNESS	A-3
RETAIL	M

NOTES:
1. ALL DOOR AND OPENINGS BETWEEN ROOMS OF DIFFERENT OCCUPANCIES TO HAVE ONE-HOUR PROTECTION PER C.B.C. TABLE 715.4. SEE DOOR SCHEDULE SHEET A3.01 & A3.02 FOR REQUIRED DOOR RATINGS.
2. ALL DUCTS PASSING BETWEEN OCCUPANCIES ARE REQUIRED TO HAVE ONE-HOUR SEPARATION OR MORE, TO HAVE CLASS II COMBINATION SMOKE / FIRE DAMPERS, VERIFY SPECIFIC REQUIREMENTS WITH MECHANICAL PLANS.
3. SEE SHEETS A1.21,A1.22,A1.26 FOR THROUGH AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE RATED WALLS

GENERAL NOTES

FINISH FLOOR ELEVATIONS

FINISH FLOOR ELEVATIONS ARE BASED ON A DATUM ELEVATION OF 100.00' AT THE TOP OF SLAB AT THE INSIDE OF THE UNITS. SEE THE ARCHITECTURAL SITE PLAN FOR ACTUAL GRADE AT DATUM. VERIFY ACTUAL DATUM WITH CIVIL PLANS.

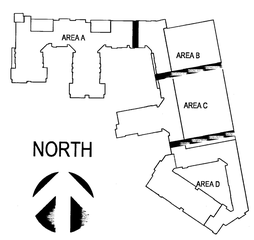
DISABLED ACCESS REQUIREMENTS

REFER TO ARCHITECTURAL SHEETS A0.03 TO A0.06 FOR TYPICAL DISABLED ACCESS NOTES AND INFORMATION

BUILDING PLAN NOTES

1. BUILDING PLANS ARE SHOWN UNIT TO UNIT RELATIONSHIPS. REFER TO ENLARGED UNITS, STAIR AND ELEVATOR CORE PLANS FOR LAYOUT AND PLAN SPECIFIC INFORMATION NOT SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR, CONTRACTORS SHALL CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
2. ALL PARTY WALLS ARE SEPARATED BY A 1" AIRSPACE.
3. FIRE WALLS ON TYPE III CONSTRUCTION PER DETAILS ON SHEET A7.01, A7.03, A7.04, A7.06. TYPICAL UNIT PARTY WALLS PER DETAILS ON SHEET A7.01, A7.03.
4. ALL DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
5. REFER TO LANDSCAPE PLANS FOR COURTYARD HARDSCAPE, LANDSCAPE PLANTERS, AND DRAINAGE INFORMATION NOT SHOWN. SEE ENLARGED UNIT PLANS FOR PRIVATE DECK DRAINAGE.
6. SEE TYPICAL UNIT PLAN FOR INFORMATION FOR DECK SLOPES. SEE EXTERIOR ELEVATIONS FOR SCUPPER LOCATIONS, MISCELLANEOUS DETAILS AND ADDITIONAL INFORMATION.
7. SEE EXTERIOR ELEVATIONS FOR EXTERIOR RAILING TYPES AND DETAIL REFERENCING.
8. SEE CIVIL PLANS FOR FINISH GRADE ELEVATIONS.
9. SEE SHEETS A7.00-A7.09 FOR TYPICAL ASSEMBLIES AND SHEETS A7.08 FOR PROTECTION BEHIND BUILT-IN FIXTURES AND EQUIPMENT.
10. SEE FIRST LEVEL BUILDING PLAN FOR BUILDING ASSEMBLIES, PAVING, AND TYPICAL NOTES AND INFORMATION.
11. BUILDING FINISHES PER SCHEDULE.
13. EXIT SIGNS LOCATED PER CBC 1143A.2 AND 1011.3.(VERIFY WITH FIRE DEPARTMENT COMMENTS). SEE SYMBOL ON BUILDING PLANS FOR LOCATIONS. VERIFY WITH ELECTRICAL DRAWINGS. FIELD VERIFY LINE OF SITE TO EACH SIGN AND ADJUST MOUNTING HEIGHT AND LOCATION TO AVOID OBSTRUCTIONS.
14. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT NOTES ON SHEET A1.10.
15. SEE MECHANICAL PLANS FOR LOCATIONS TO PROVIDE BLOCKOUTS FOR THRU WALL VENTS AND EXHAUST FANS.
16. PROVIDE HOUSEKEEPING PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT.
17. NOT USED
18. PER TABLE 803.9 CORRIDORS, EXIT ENCLOSURES, & EXIT PASSAGEWAYS SHALL BE LIMITED TO A CLASS 'C' FINISH WITH FLAME SPREAD OF '76-200' AND SMOKE DEVELOPED OF '0-450' AND SHALL BE TESTED PER 803.2
19. SEE CORE PLANS AND STAIR PLAN FOR FIRE RATED ASSEMBLIES. SEE SHEETS A1.21, A1.22, A1.26 FOR PENETRATION THROUGH ASSEMBLIES.
20. ALL TEL/DATA, ELECTRICAL, STORAGE, CLUBHOUSE, LEASING ROOMS SHALL BE ONE-HOUR FIRE BARRIERS TO COMPLY WITH CBC.

KEY PLAN



DELTA B REVISION
1. STAIRS-EVACUATION SIGNAGE LOCATED PER OCFA COMMENTS
2. FIRE WALL 5 LOCATION
3. REVISED LEASING AREA - SEE SHEET A8.10
4. CLUB HOUSE AREA - SEE SHEET A8.20
5. REVISED UNIT TABULATION SEE SHEET A1.11
6. DIMENSIONS AND DETAIL REFERANCES ARE ADDED.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

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2	11/09/15	

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SHEET CONTENTS:
THIRD LEVEL OVERALL PLAN

SHEET NO.
A4.13

2012364

05-19-16 CITY SUBMITTAL

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SHEET CONTENTS
THIRD LEVEL AREA "A"

SHEET NO. A4.13A

2012364

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Designed by:	
Architect of Record:	VINCE CHUPKA
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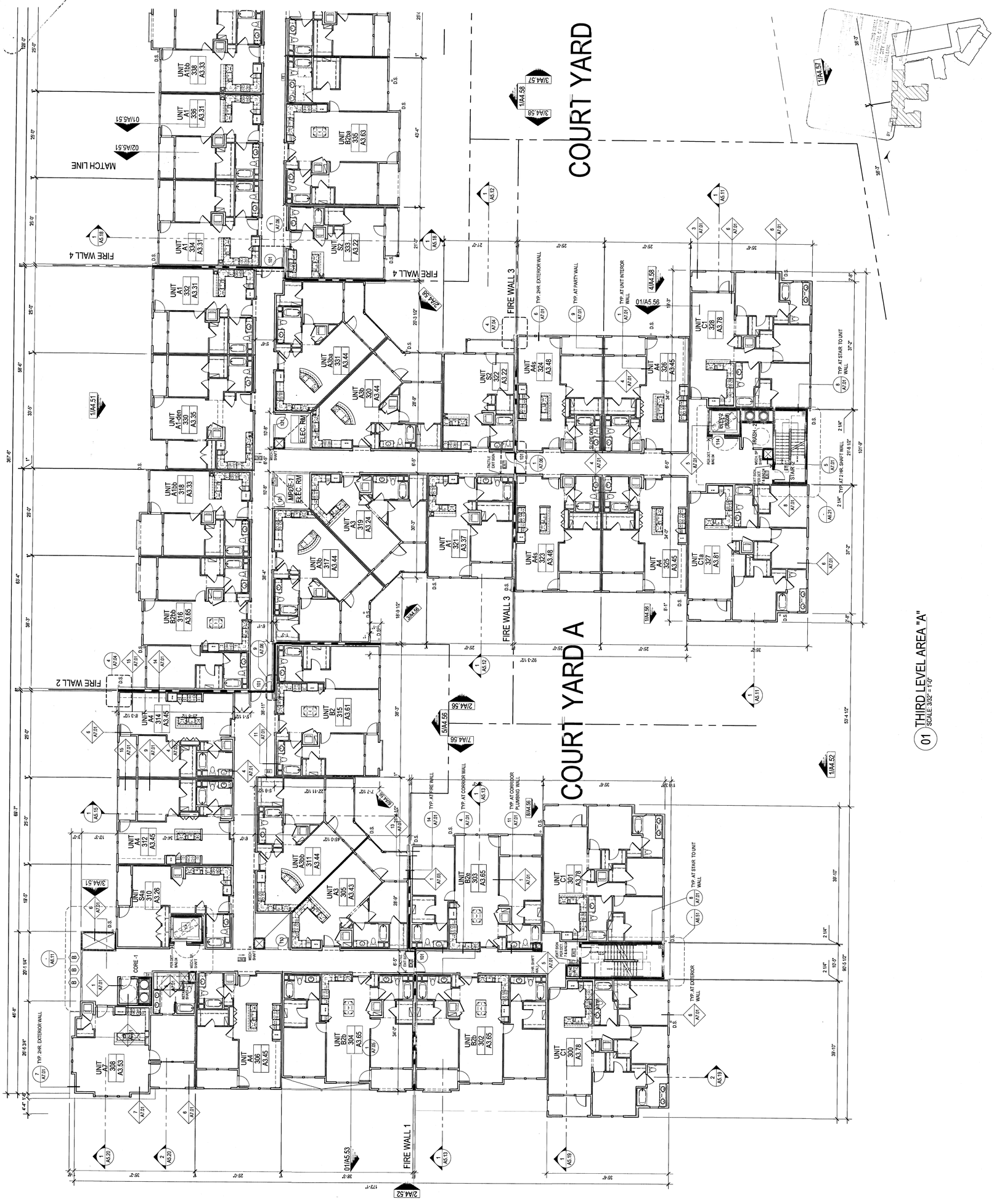

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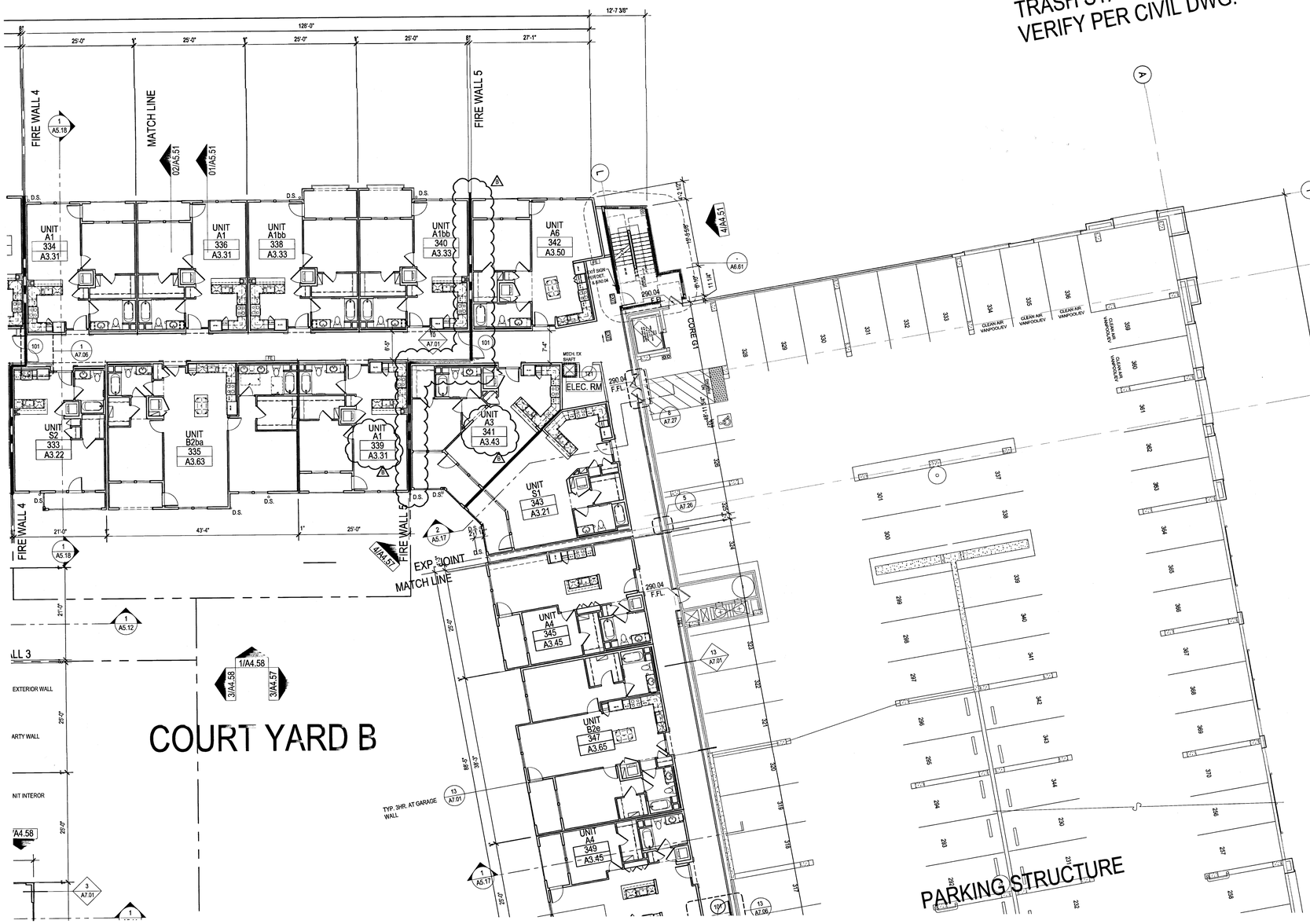

01 THIRD LEVEL AREA "B"
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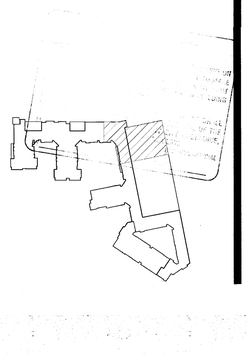

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SHEET CONTENTS:
THIRD LEVEL AREA "B"

SHEET NO.
A4.13B

2012364

05-19-16 CITY SUBMITTAL

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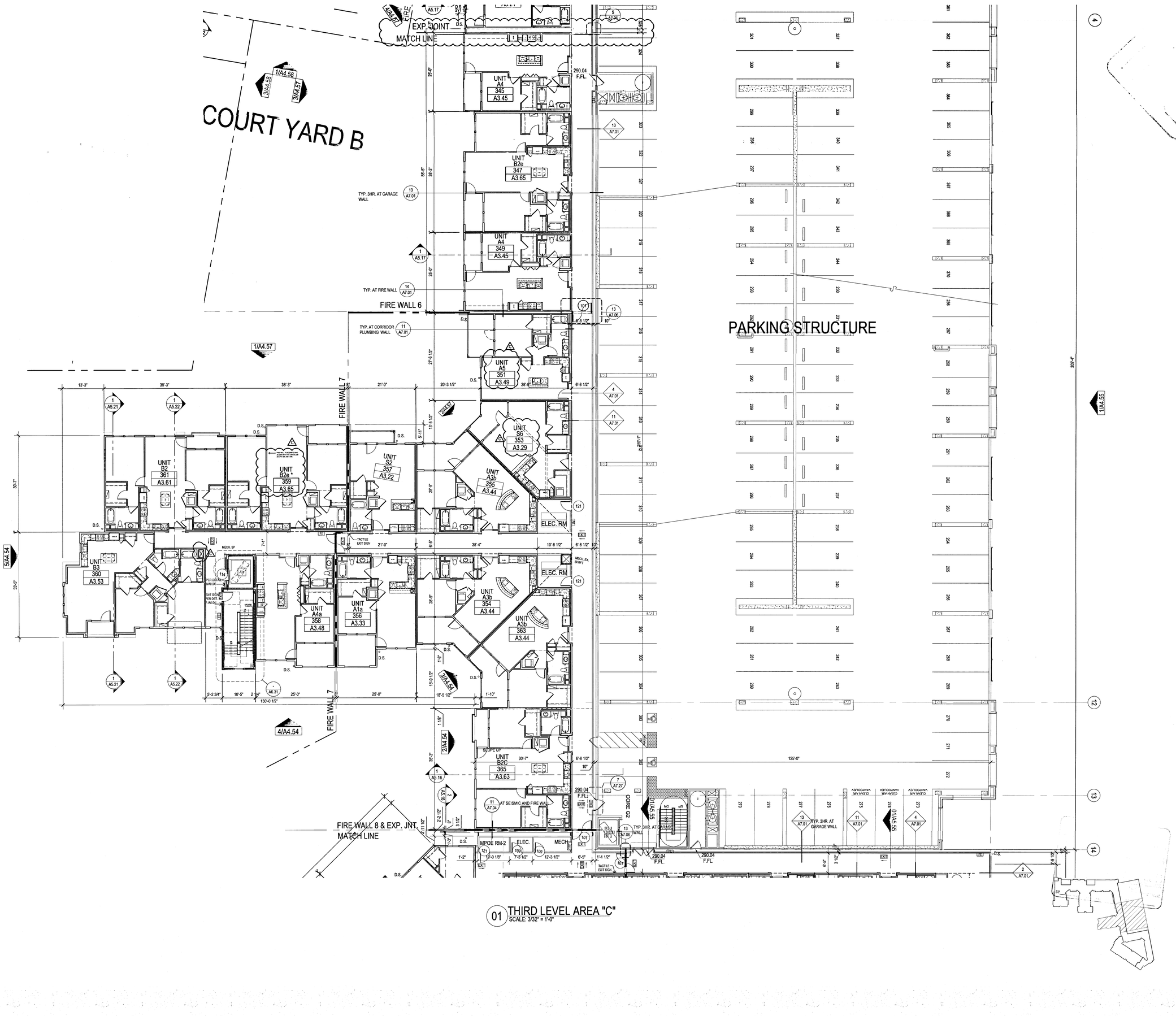

01 THIRD LEVEL AREA "C"
SCALE: 3/32" = 1'-0"

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SHEET CONTENTS:
THIRD LEVEL AREA "C"

SHEET NO.
A4.13C

2012364

05-19-16 CITY SUBMITTAL

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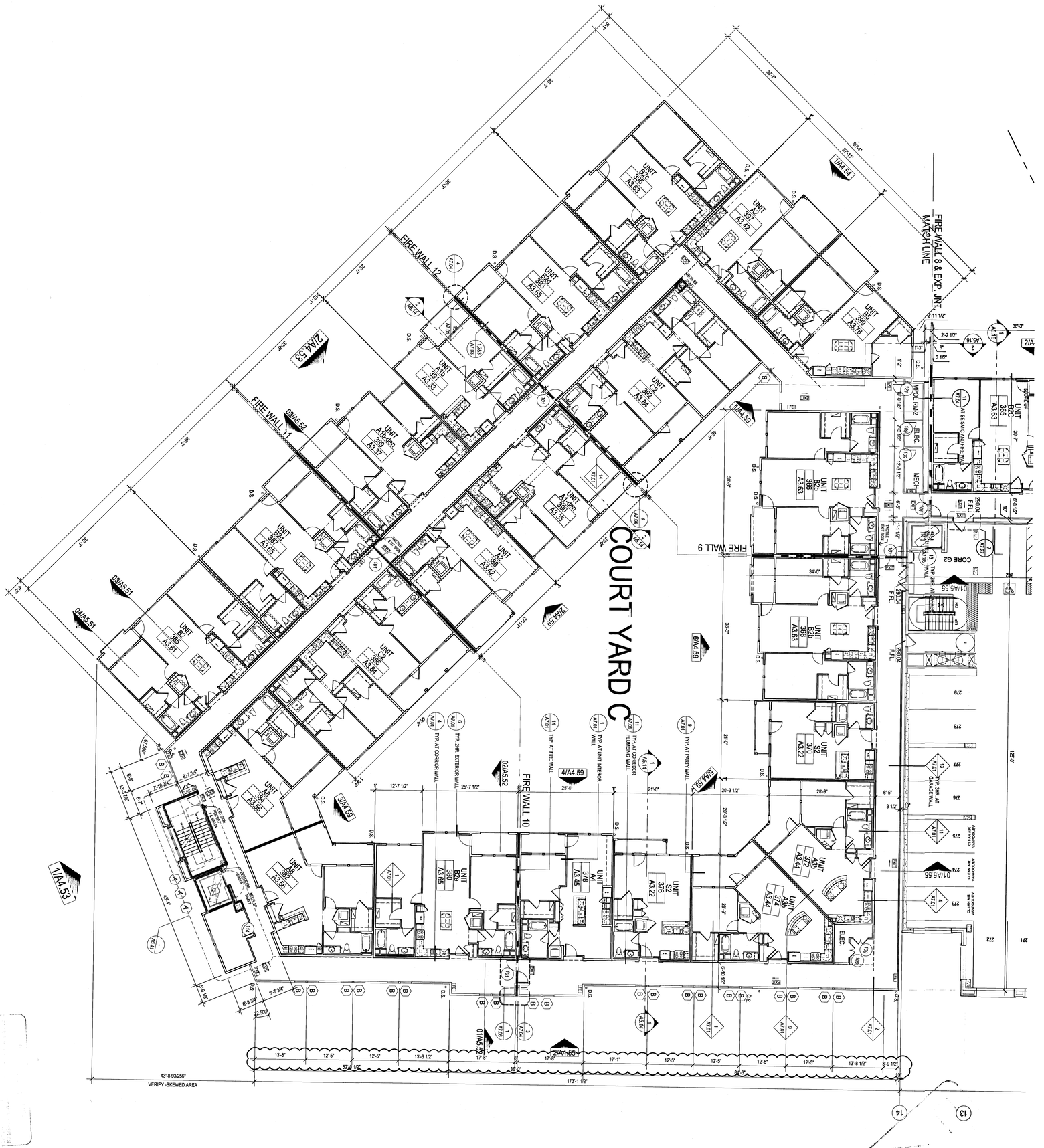

01 THIRD LEVEL AREA "D"
SCALE: 3/32" = 1'-0"

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SHEET CONTENTS: THIRD LEVEL AREA "D"
SHEET NO.: A4.13D

20112364

05-19-16 CITY SUBMITTAL

TRASH STAGING AREA
VERIFY PER CIVIL DWG.
COURT YARD A
COURT YARD B
COURT YARD C
PARKING STRUCTURE
FIRE WALL 1
FIRE WALL 2
FIRE WALL 3
FIRE WALL 4
FIRE WALL 5
FIRE WALL 6
FIRE WALL 7
FIRE WALL 8
FIRE WALL 9
FIRE WALL 10
FIRE WALL 11
FIRE WALL 12
FIRE WALL 13
FIRE WALL

05-19-16 CITY SUBMITTAL

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SHEET CONTENTS:
FOURTH LEVEL AREA "A"

SHEET NO. A4.14A

2012364

GATEWAY VILLAGE
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01 FOURTH LEVEL AREA "A"
SCALE: 3/32" = 1'-0"

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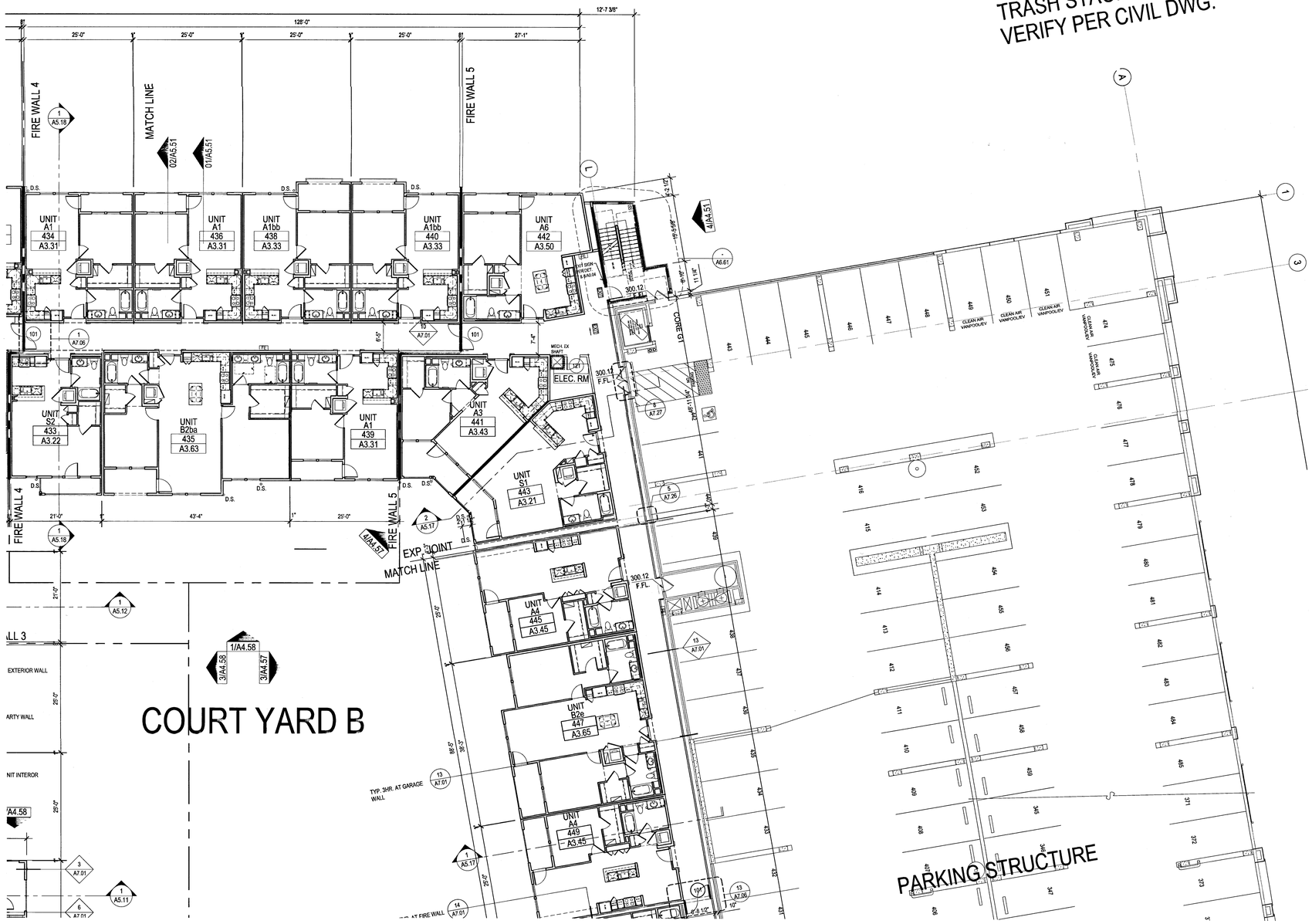

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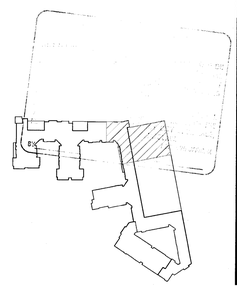

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SHEET CONTENTS:
FOURTH LEVEL AREA "B"

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A4.14B

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05-19-16 CITY SUBMITTAL

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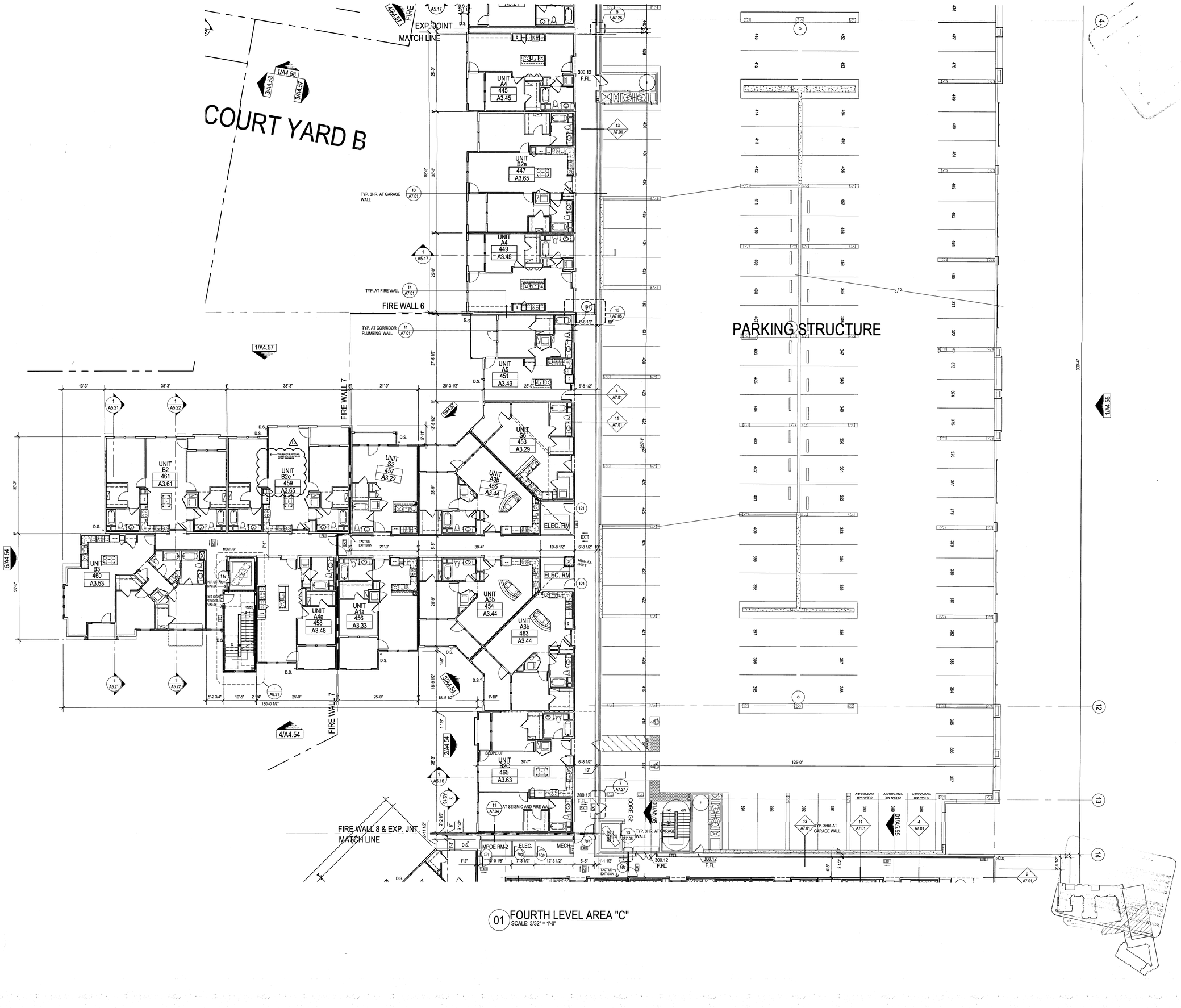

01 FOURTH LEVEL AREA "C"
SCALE: 3/32" = 1'-0"

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GATEWAY VILLAGE

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SHEET CONTENTS:
FOURTH LEVEL AREA "C"

SHEET NO.
A4.14C

2012364

05-19-16 CITY SUBMITTAL

05-19-16 CITY SUBMITTAL

2012364

A4.14D

SHEET NO.

SHEET CONTENTS:
FOURTH LEVEL
AREA "D"

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GATEWAY VILLAGE

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Drawn By:	
Designed by:	
Architect of Record	VINCE CHUPKA
Registration Status	

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COURT YARD C
FIRE WALL 9
FIRE WALL 10
FIRE WALL 11
FIRE WALL 12
FIRE WALL 8 & EXP. JNT.
MATCH LINE
CORE G2
UNIT A3b 474 A3.44
UNIT S2 476 A3.22
UNIT A4 478 A3.45
UNIT B2b 468 A3.63
UNIT B2c 465 A3.63
UNIT A3a 469 A3.52
UNIT A3a-rev 469 A3.53
UNIT A3a-alt 469 A3.54
UNIT A3a-alt2 469 A3.55
UNIT A3a-alt3 469 A3.56
UNIT A3a-alt4 469 A3.57
UNIT A3a-alt5 469 A3.58
UNIT A3a-alt6 469 A3.59
UNIT A3a-alt7 469 A3.60
UNIT A3a-alt8 469 A3.61
UNIT A3a-alt9 469 A3.62
UNIT A3a-alt10 469 A3.63
UNIT A3a-alt11 469 A3.64
UNIT A3a-alt12 469 A3.65
UNIT A3a-alt13 469 A3.66
UNIT A3a-alt14 469 A3.67
UNIT A3a-alt15 469 A3.68
UNIT A3a-alt16 469 A3.69
UNIT A3a-alt17 469 A3.70
UNIT A3a-alt18 469 A3.71
UNIT A3a-alt19 469 A3.72
UNIT A3a-alt20 469 A3.73
UNIT A3a-alt21 469 A3.74
UNIT A3a-alt22 469 A3.75
UNIT A3a-alt23 469 A3.76
UNIT A3a-alt24 469 A3.77
UNIT A3a-alt25 469 A3.78
UNIT A3a-alt26 469 A3.79
UNIT A3a-alt27 469 A3.80
UNIT A3a-alt28 469 A3.81
UNIT A3a-alt29 469 A3.82
UNIT A3a-alt30 469 A3.83
UNIT A3a-alt31 469 A3.84
UNIT A3a-alt32 469 A3.85
UNIT A3a-alt33 469 A3.86
UNIT A3a-alt34 469 A3.87
UNIT A3a-alt35 469 A3.88
UNIT A3a-alt36 469 A3.89
UNIT A3a-alt37 469 A3.90
UNIT A3a-alt38 469 A3.91
UNIT A3a-alt39 469 A3.92
UNIT A3a-alt40 469 A3.93
UNIT A3a-alt41 469 A3.94
UNIT A3a-alt42 469 A3.95
UNIT A3a-alt43 469 A3.96
UNIT A3a-alt44 469 A3.97
UNIT A3a-alt45 469 A3.98
UNIT A3a-alt46 469 A3.99
UNIT A3a-alt47 469 A3.100
UNIT A3a-alt48 469 A3.101
UNIT A3a-alt49 469 A3.102
UNIT A3a-alt50 469 A3.103
UNIT A3a-alt51 469 A3.104
UNIT A3a-alt52 469 A3.105
UNIT A3a-alt53 469 A3.106
UNIT A3a-alt54 469 A3.107
UNIT A3a-alt55 469 A3.108
UNIT A3a-alt56 469 A3.109
UNIT

TRASH STAGING AREA
VERIFY PER CIVIL DWG.
COURT YARD A
COURT YARD B
COURT YARD C
PARKING STRUCTURE
FIRE WALL 1
FIRE WALL 2
FIRE WALL 3
FIRE WALL 4
FIRE WALL 5
FIRE WALL 6
FIRE WALL 7
FIRE WALL 8
FIRE WALL 9
FIRE WALL 10
FIRE WALL 11
FIRE WALL 12
FIRE WALL 13
FIRE WALL

05-19-16 CITY SUBMITTAL

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SHEET CONTENTS
FIFTH LEVEL
AREA "A"

SHEET NO.
A4.15A

2012364

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
JOHN C. HUMPHREYS
No. C20572
Exp. 7-31-17
STATE OF CALIFORNIA

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Plot / Print Date:	
Registration:	

#	DATE	COMMENTS
1	11/09/15	

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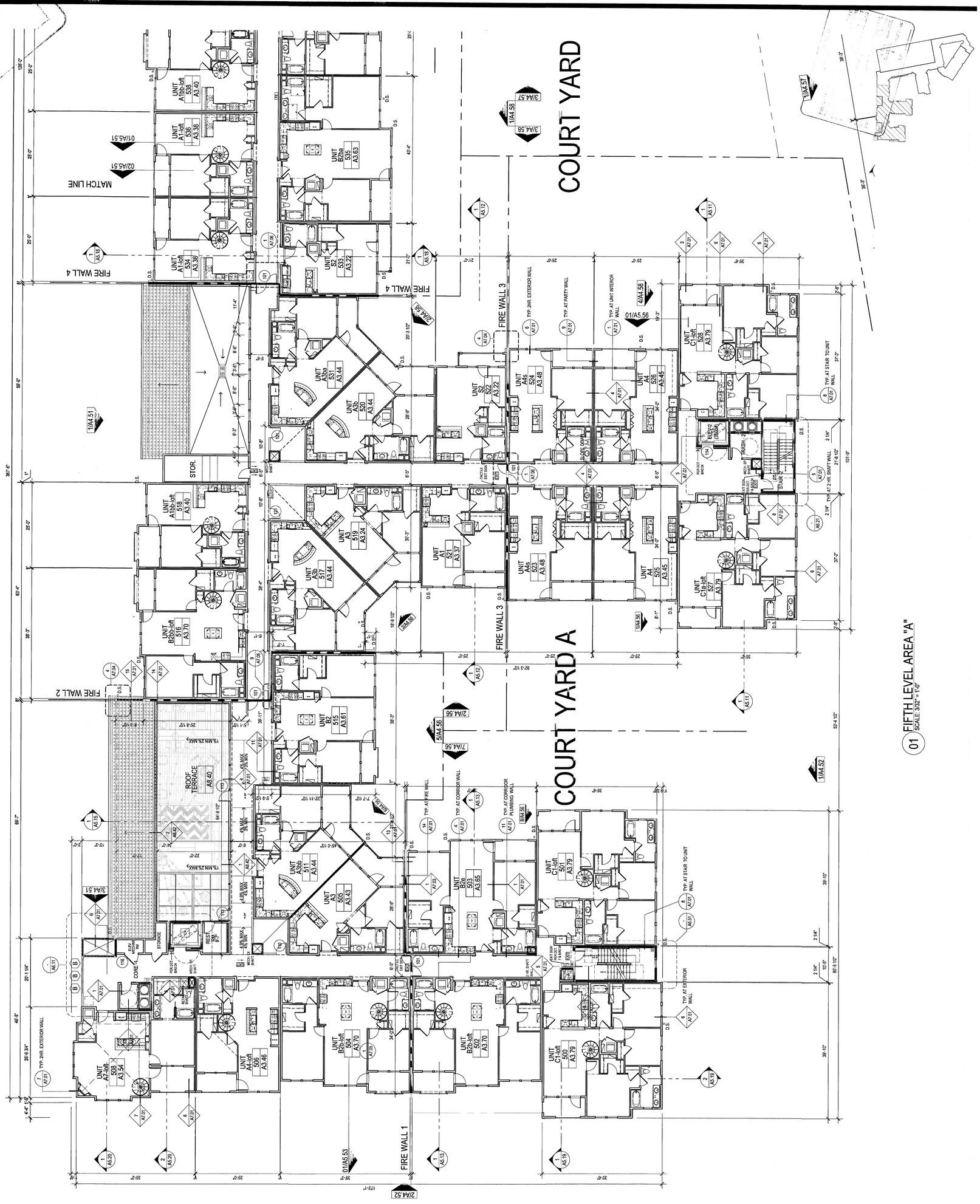
COURT YARD
COURT YARD
FIRE WALL 4
FIRE WALL 3
FIRE WALL 2
FIRE WALL 1
MATCH LINE
ROOF TERRACE
STOR.
STORAGE
TYP. 2HR EXTERIOR WALL
TYP. AT PARTY WALL
TYP. AT UNIT INTERIOR WALL
TYP. AT CORRIDOR WALL
TYP. AT CORRIDOR PLUMBING WALL
TYP. AT FIRE WALL
TYP. AT EXTERIOR WALL
TYP. AT STAIR TO UNIT WALL
TYP. AT 2 HR. SHAFT WALL
UNIT A1-loft 536 A3.38
UNIT A1bbi-loft 538 A3.40
UNIT A1-loft 534 A3.38
UNIT A2 533 A3.22
UNIT A2bb 535 A3.63
UNIT A3bb 522 A3.22
UNIT A4bb 524 A3.48
UNIT A4 526 A3.45
UNIT C1-loft 528 A3.79
UNIT A1bbi-loft 516 A3.40
UNIT A3 519 A3.24
UNIT A3 517 A3.44
UNIT 521 A3.37
UNIT A4bb 523 A3.48
UNIT A4 525 A3.45
UNIT C1bi-loft 527 A3.79
UNIT B2bbi-loft 514 A3.70
UNIT B2 515 A3.61
UNIT A3bb 511 A3.44
UNIT A3 513 A3.43
UNIT B2e 503 A3.65
UNIT C1-loft 501 A3.79
UNIT A7-loft 508 A3.54
UNIT A4-loft 506 A3.46
UNIT B2bb-loft 504 A3.70
UNIT B2bb-loft 502 A3.70
UNIT C1-loft 500 A3.79
ROOF TERRACE A8.40
ELEV 2 MACHINE ROOM
ELEV 1 MACHINE ROOM
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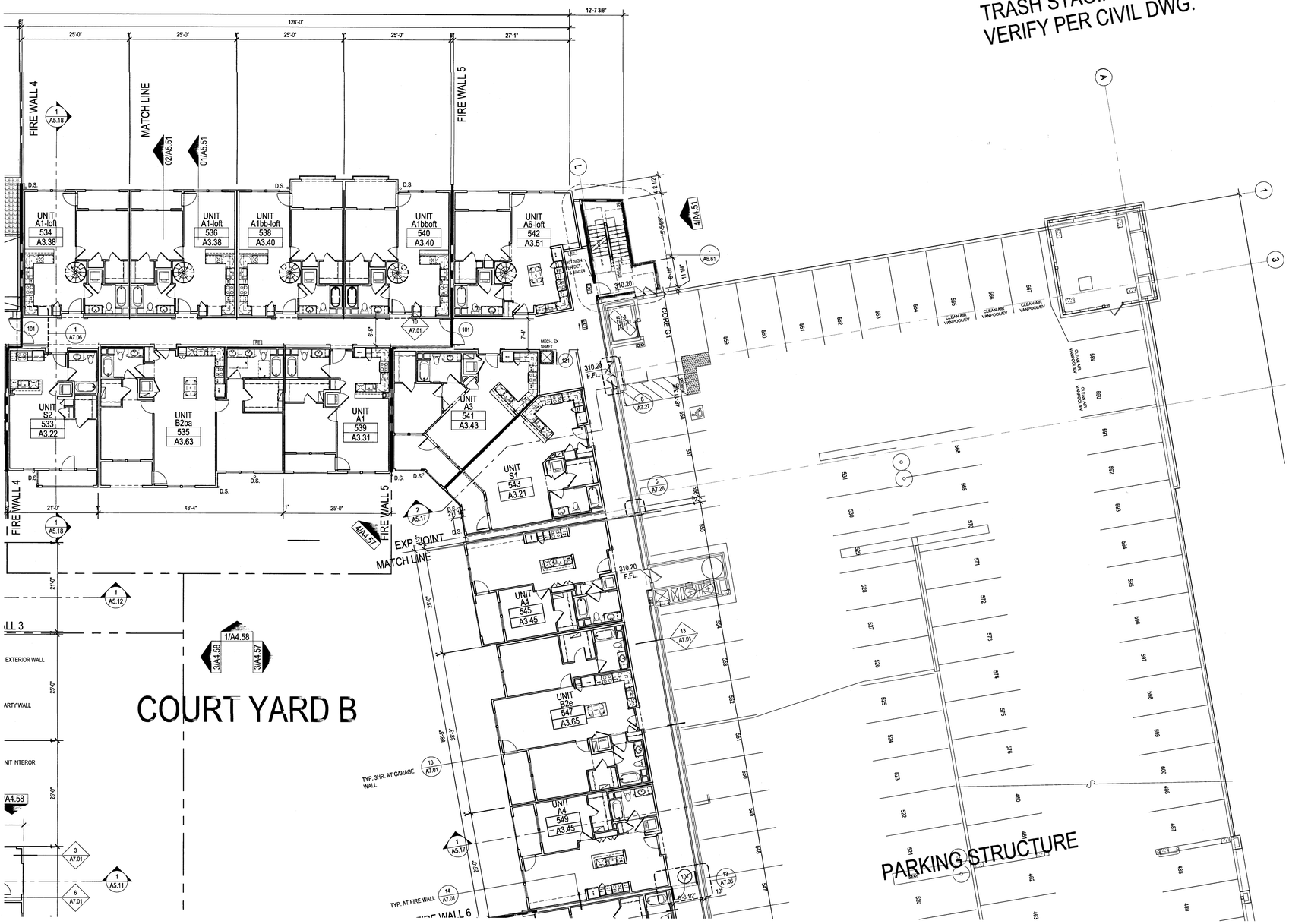
SHAFT
RISER
SHAFT
MECH. SHAFT
ELEC. SHAFT
SHAFT
SHAFT



01 FIFTH LEVEL AREA "B"
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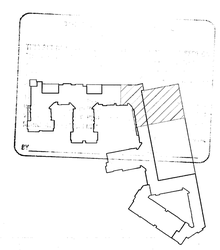

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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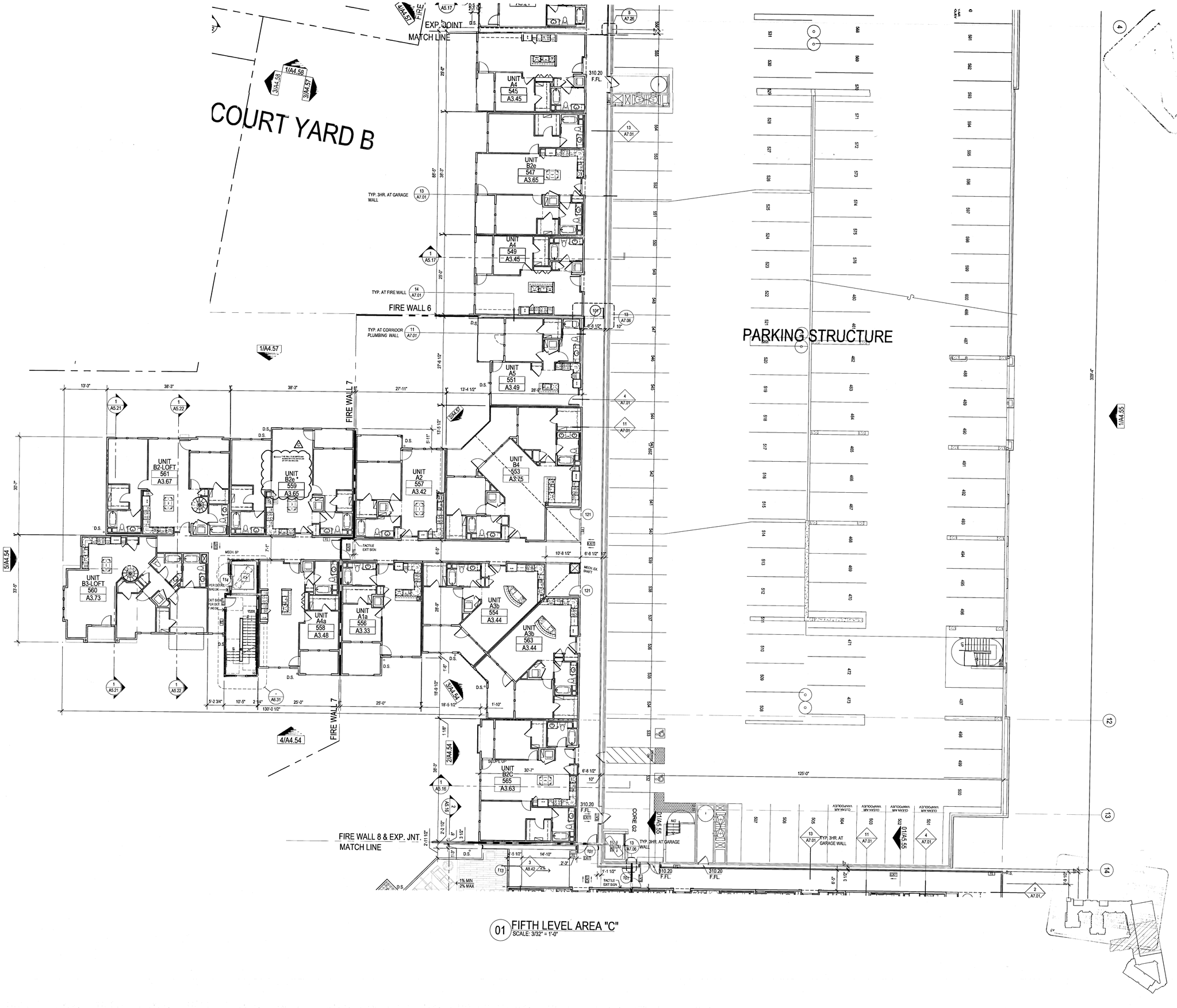
SHEET CONTENTS:
FIFTH LEVEL
AREA "B"

SHEET NO.
A4.15B

2012364

05-19-16 CITY SUBMITTAL

FILE: M11284_Wharf Partners Laguna Niguel\4-DRAWS\WHERRY-BLDG.dwg
USER: sbissig@pmt DATE/TIME: May 18, 2016 - 8:53am
SCALE: 128 LAYOUT: A4.15B



01 FIFTH LEVEL AREA "C"
SCALE: 3/32" = 1'-0"

FILE: M113364_Wood Partners Laguna Niguel-CD\ACD\JOBSFBX-BLDG.dwg
USER: sabdigram DATE/TIME: May 18, 2016 - 8:52am
SCALE: 1:29 LAYOUT: A4.15C

Drawn By:
Designed By:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

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2	11/09/15	
1	01/21/16	

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SHEET CONTENTS:
FIFTH LEVEL AREA "C"

SHEET NO.
A4.15C

2012364

05-19-16 CITY SUBMITTAL

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SHEET CONTENTS:
FIFTH LEVEL
AREA 'D'

SHEET NO.
A4.15D

2012364

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
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ALLIANCE RESIDENTIAL COMPANY

Drawn By:	
Designed by:	
Architect of Record	VINCE CHUPKA
Original Date/ Patent Revisions:	

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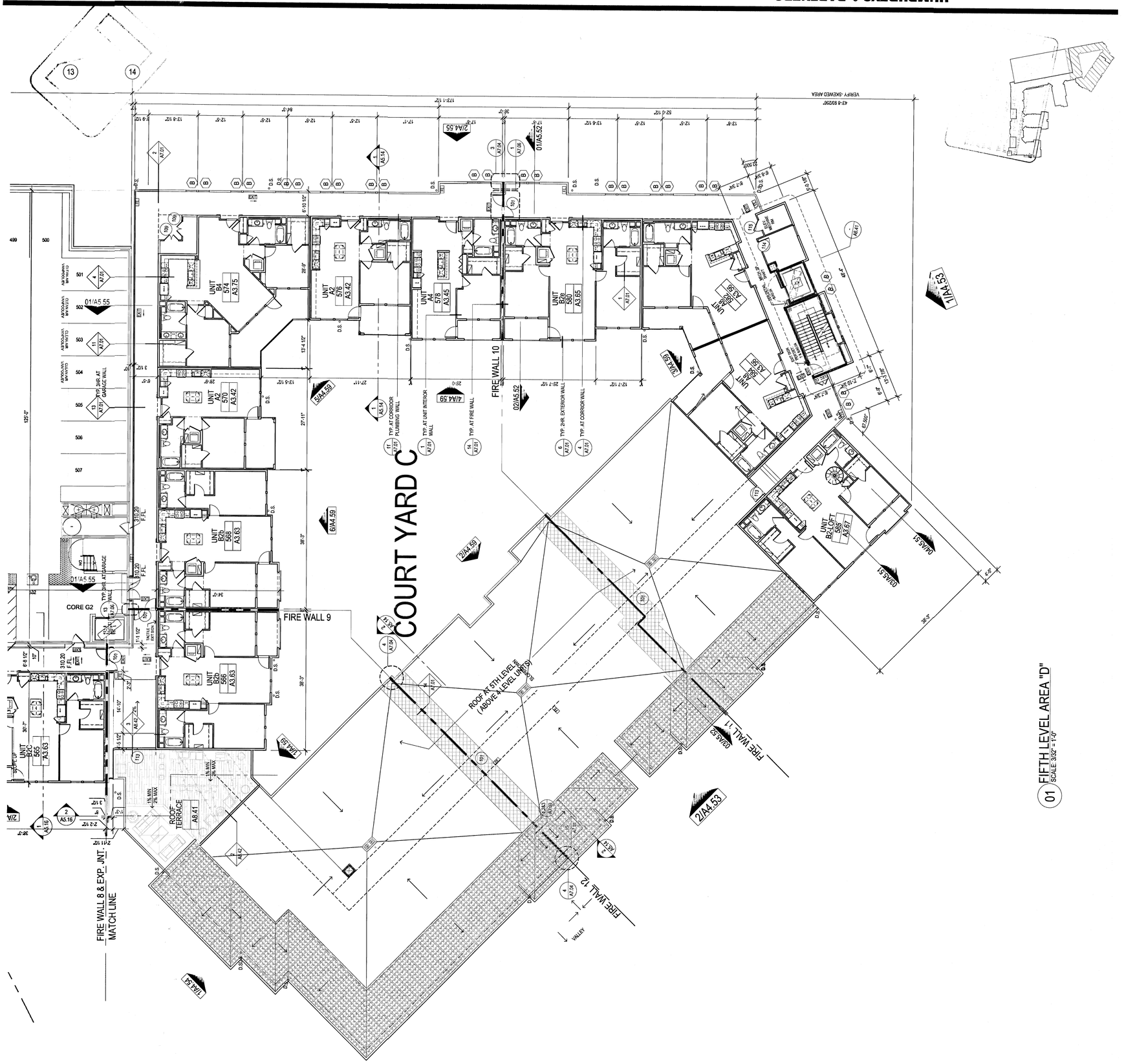

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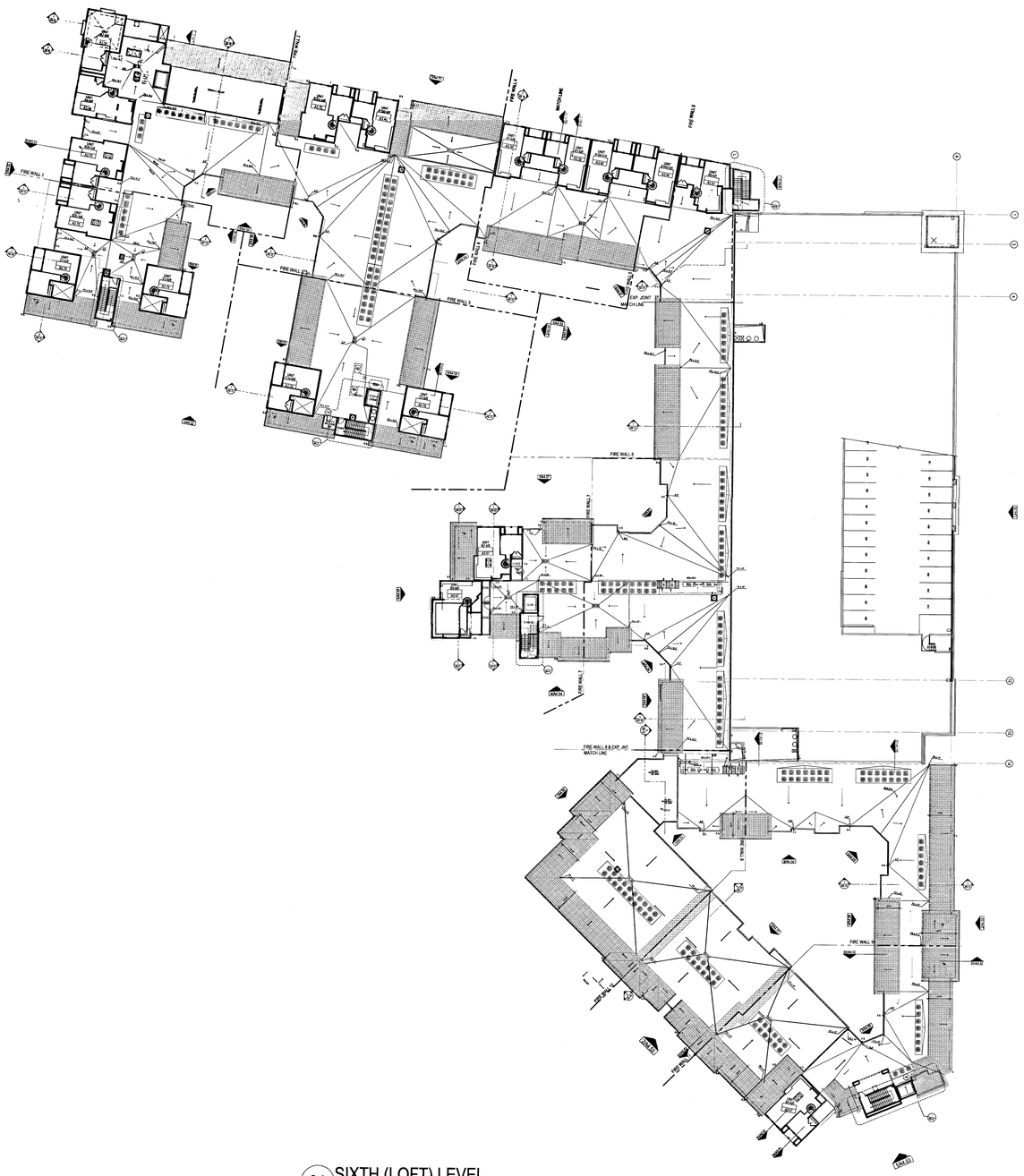
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FIRE WALL 5
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FIRE WALL 7
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FIRE WALL 10
FIRE WALL & EXP. JNT MATCH LINE
EXP. JOINT MATCH LINE
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GATEWAY VILLAGE
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ALLIANCE RESIDENTAL COMPANY

SHEET CONTENTS
SIXTH (LOFT) LEVEL AREA "A"
SHEET NO.
A4.16A
2012364

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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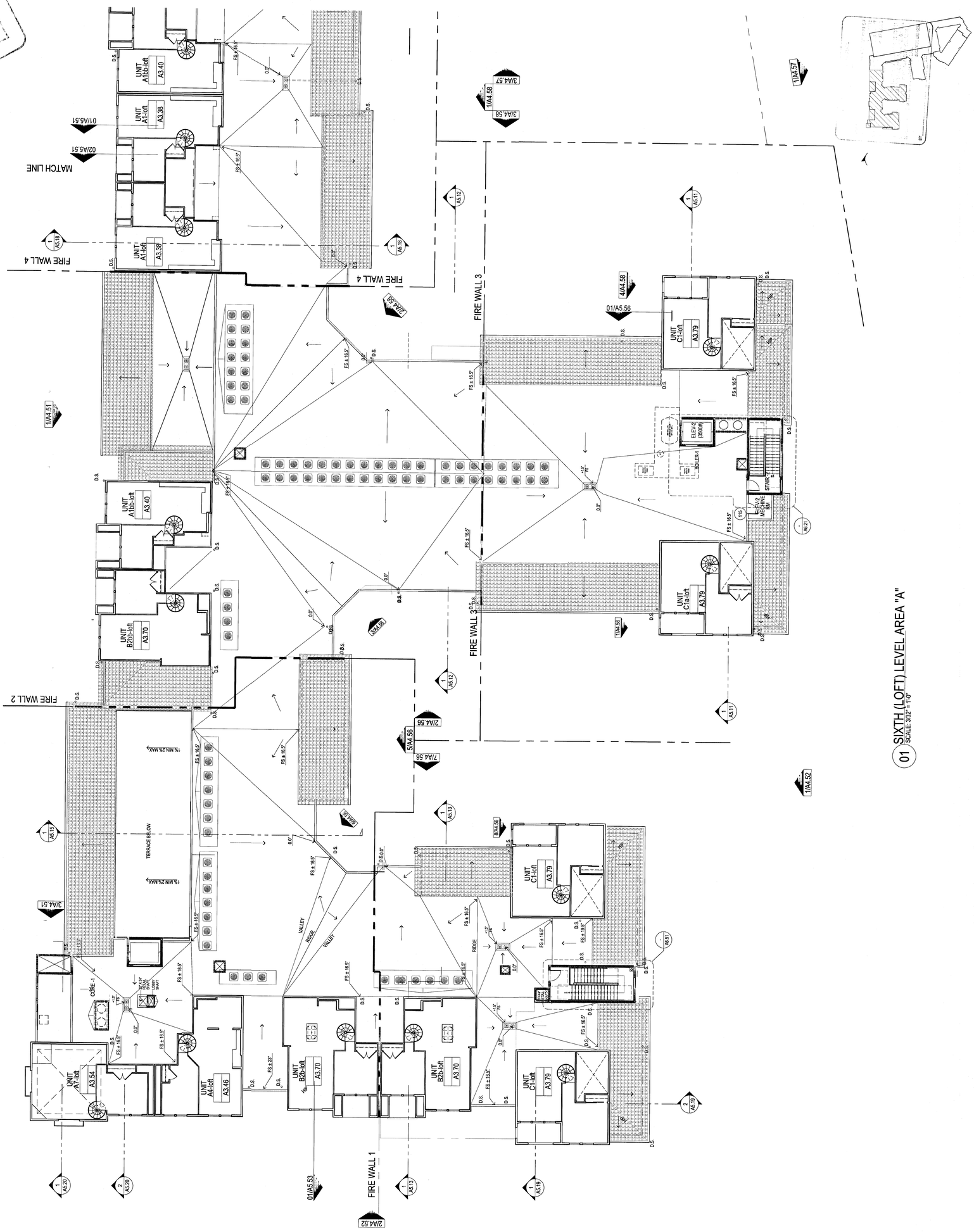

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USER: alexeigurs DATE/TIME: May 18, 2016 - 8:53am
SCALE: 1:1 LAYOUT: A4.16A

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SHEET CONTENTS:
SIXTH (LOFT) LEVEL AREA "B"

SHEET NO.
A4.16B

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Drawn By:	
Designed by:	
Architect of Record:	VINCI CHOPRA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	11/09/15	

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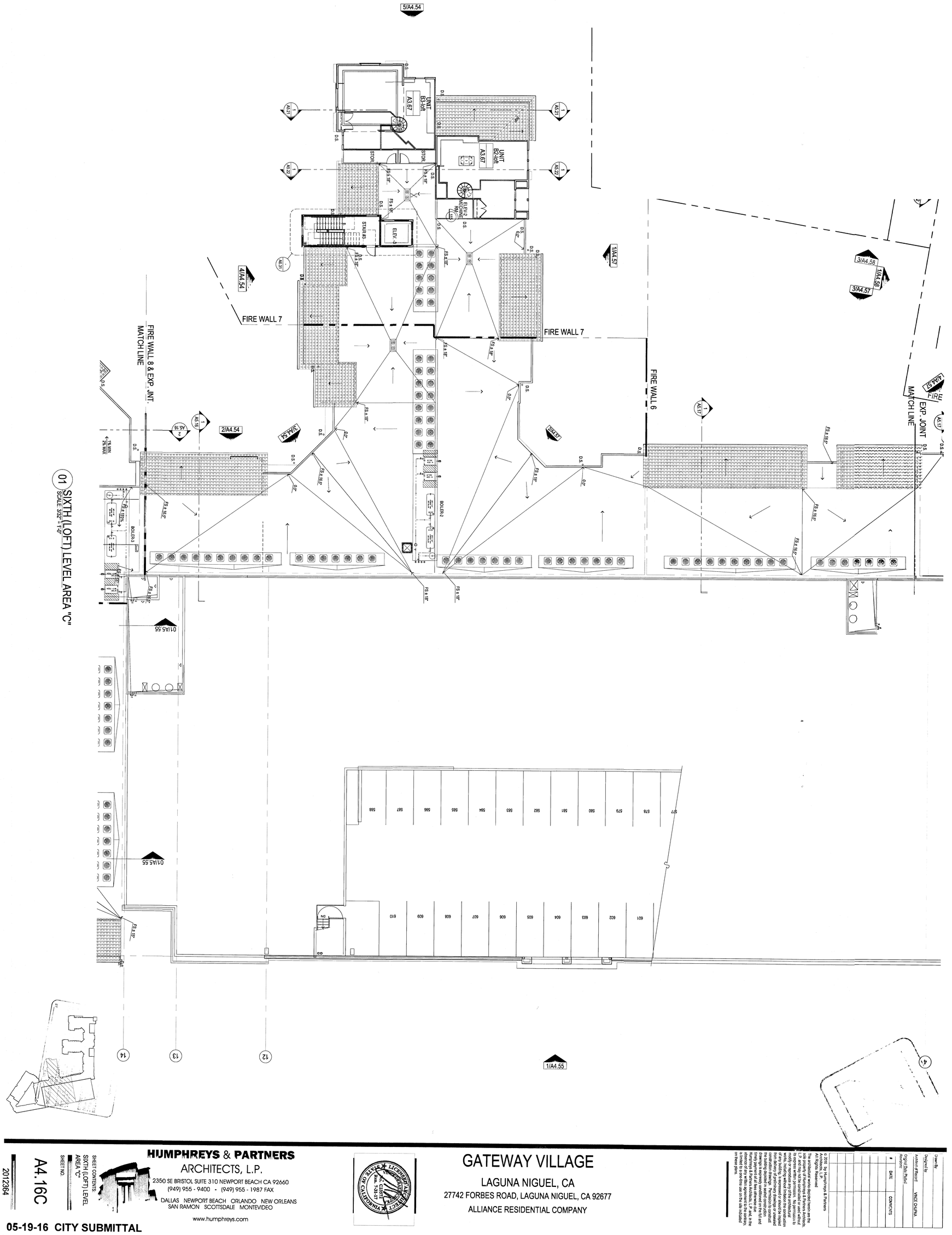

01 SIXTH (LOFT) LEVEL AREA "C"
SCALE: 1/32" = 1'-0"

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#	DATE	COMMENTS

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Number of Record VINCE CHUPKA
Original Date Plotted
Revisions

A4.16C
SHEET NO.
SHEET CONTENTS
SIXTH (LOFT) LEVEL AREA "C"
2012364

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SHEET CONTENTS
SIXTH LEVEL
AREA "D"

SHEET NO.
A4.16D

20123364

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Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Published:	

#	DATE	COMMENTS

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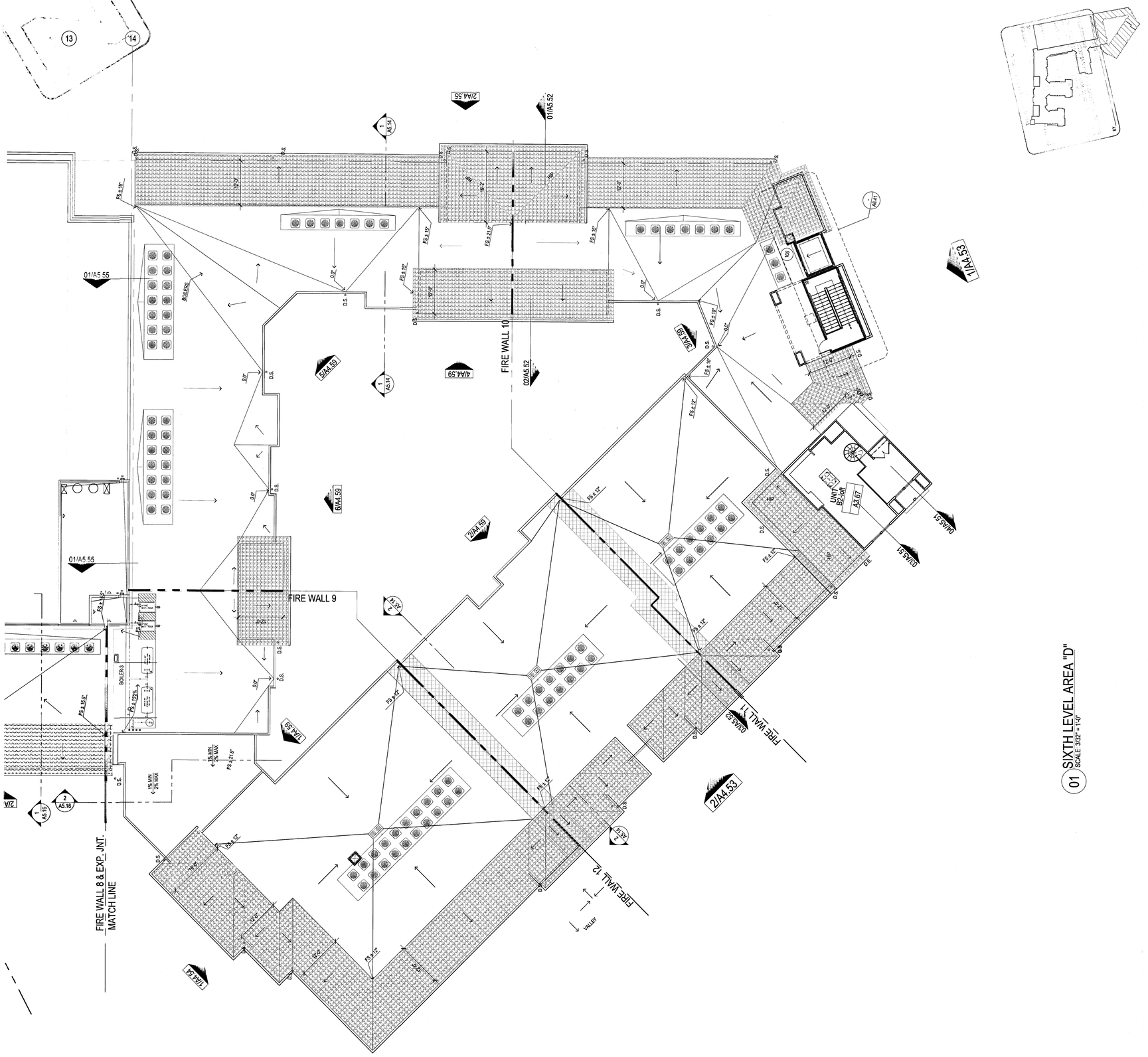

01 SIXTH LEVEL AREA "D"
SCALE: 3/32" = 1'-0"

FILE: M12364 Wood Partners Laguna Niguel\4-CD\CD_XREFS\X-BLDG.dwg
USER: sadogyuru DATE/TIME: May 18, 2016 - 8:50am
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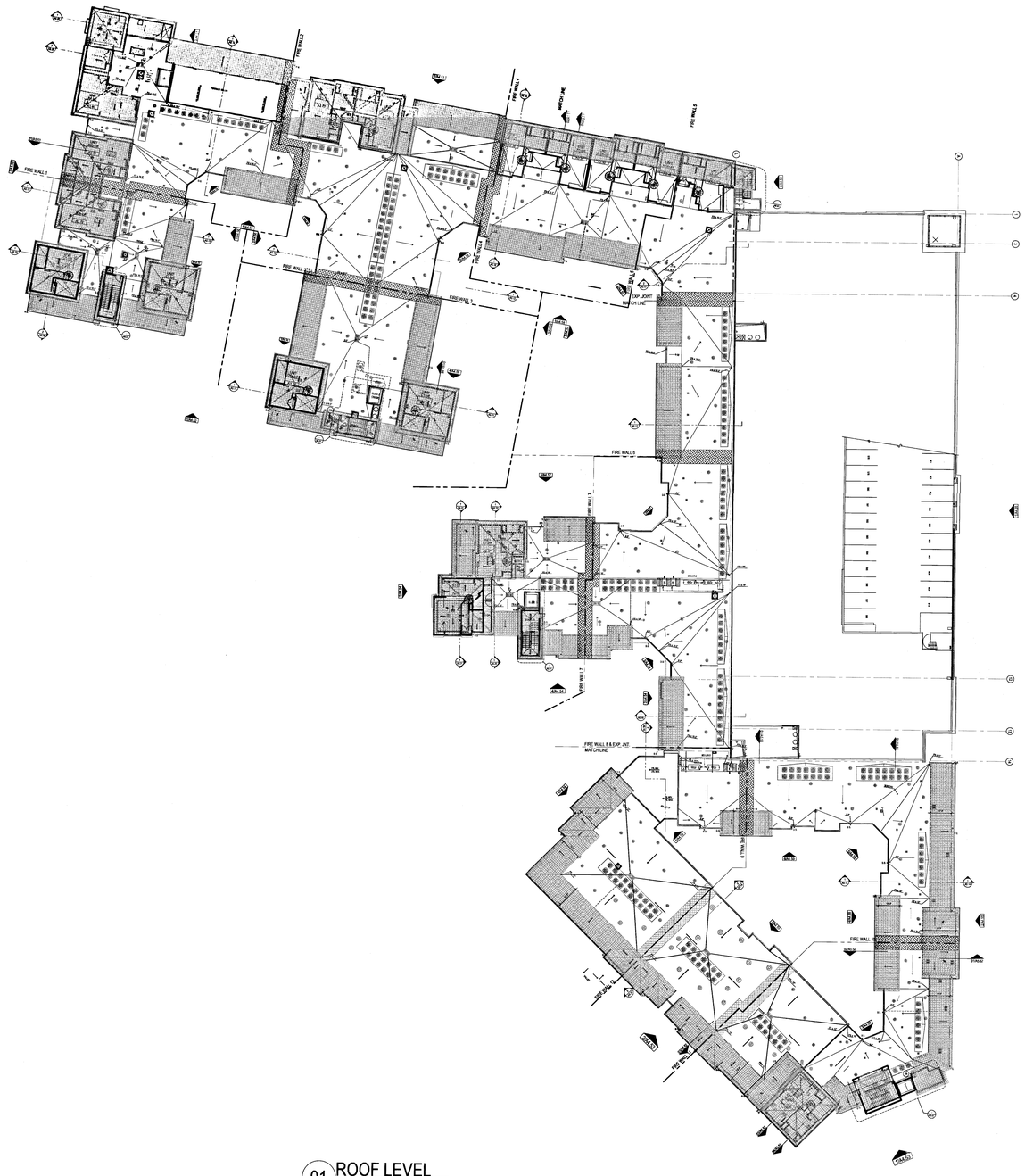


01 ROOF LEVEL
SCALE: 1" = 30'-0"

ROOF LEGEND

- DENOTES ROOF AND OVERFLOW DRAIN SET IN TWO INCH DEEP SUMP AS SHOWN ON DETAIL 1 ON SHEET A7.84
- DENOTES FINISHED ELEVATION OF PLYWOOD DECK. MEASURED FROM THE TOP OF STRUCTURAL SHEATHING - SEE DETAILS 1 & 3 ON SHEET A7.84 TO OBTAIN ELEVATION
- 2'-0" X 4'-0" — TERMINATIONS OF FIRE WALLS: FIRE WALL TERMINATIONS PER C.B.C. SECTION 706.6 EXCEPTION 4: WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED:
  4.1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL
  4.2. THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING, AND
  4.3 THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET (1220 MM) ON BOTH SIDES OF THE WALL
- MUSHROOM VENT (144 SQ. INCHES FREE VENT AREA) SEE DETAIL 6 SHEET A7.83
- CONDENSATE LINE - MULTI PIPE ENCLOSURE SEE DETAIL 2 SHEET A7.83
- A.A.&R.V. — ROOF VENT / ATTIC ACCESS PANEL (24" X 30" PANEL WITH 300 SQ. INCHES FREE VENT AREA SEE DETAIL 10 SHEET A7.83.
- ROOF VENT 150 SQ. INCHES FREE VENT AREA SEE DETAIL 10 SHEET A7.83.
- R.A.P. — ROOF ACCESS PANEL, PER DETAIL 3/A7.05
- CONDENSOR, SEE DETAIL 5 / A7.85
- ROOF ANCHORS FOR WINDOW WASHING SEE DETAIL 10/A7.84
- DRAFT STOPS: IN ACCORDANCE WITH CBC SECTIONS 804.4 EXCEPTION 6 AND 818.4.2 EXCEPTION 2 WHEN AN NFPA 13 SYSTEM PER SECTION 903.1.1.1 IS PROVIDED. DRAFTSTOPS ARE NOT REQUIRED.
- DS — DOWNSPOUT CONNECT TO CIVIL STORM SYSTEM, SEE PLUMBING AND CIVIL DRAWINGS, SEE DETAIL 8 SHEET A7.45
- O'HAGEN VENT (97.5 sq. inch FREE VENT AREA) SEE DETAIL 12 SHEET A7.81

GENERAL NOTES

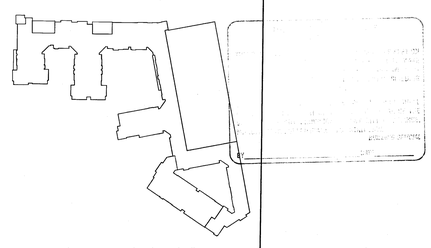
ROOFING NOTES

1. SEE SHEETS A7.81 TO A7.84 FOR TYPICAL FLASHING AT PENETRATION AND OTHER ROOF AREAS.
2. ALL BUILT-UP ROOFS TO BE CLASS 'A' BUILT-UP ROOFING WITH A MINERAL CAP SHEET. UL CLASSIFICATION, CLASS 'A' ESR 1306 INSTALLATION PER MANUFACTURER'S SPECIFICATION SEE DETAIL 1 / A7.82
3. ALL BUILT UP ROOFS TO HAVE A MINIMUM 1/4" PER FOOT SLOPES IN ALL DIRECTIONS INCLUDING CRICKETS AND VALLEYS.
4. SEE PLUMBING AND CIVIL PLANS FOR ROOF DRAIN TERMINATIONS.
5. SEE DETAILS ON SHEET A7.00 FOR ROOF ASSEMBLIES.
6. VERIFY MANUFACTURERS REQUIRED CLEARANCES FOR CONDENSERS PRIOR TO LOCATING PLATFORMS. CONDENSATE LINES AND PLUMBING PIPES CANNOT PENETRATE ROOF WITH IN 4'-0" OF FIRE WALLS PER CBC SECTION 706.6 EXCEPTION 4 FOR FIRE WALLS AT LOBBY. SEE ROOF PLANS FOR HATCHING REPRESENTING AREAS TO REMAIN FREE OF PENETRATIONS.
7. SEE CIVIL PLANS FOR DRAIN DOWNSPOUT TIE-INS.
8. TOP OF ALL SKYLIGHTS AND ROOF-MOUNTED EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, EXHAUST VENTS, MECHANICAL EQUIPMENT, SATELLITE DISHES, AND TELEVISION / RADIO / INTERNET ANTENNAS, NOT TO BE VISIBLE FROM THE STREET.
9. AT LEAST 50 PERCENT OF ALL RESIDENTIAL SHALL BE PRE-WIRED FOR OPTIONAL PHOTOVOLTAIC ROOF ENERGY SYSTEM AND /OR SOLAR WATER HEATING

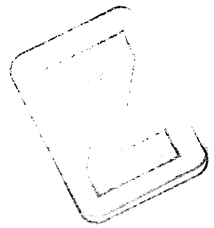
CONCRETE TILE ROOFING NOTES

1. ROOF PITCH 4:12 STANDARD, VERIFY WITH ROOF PLANS
2. UL 90 CLASSIFICATION 'CLASS A' INSTALLATION PER MANUFACTURERS SPECIFICATIONS. TO COMPLY WITH CHAPTER 15 OF C.B.C. SEE CBC SECTION 1511 FOR SEISMIC REQUIREMENTS.
3. ROOFING TILE TO BE 'SCC5830 CAPISTRANO ALBUQUERQUE (EAGLE ROOFING) (COLOR PER OWNER) MEETING REQUIREMENTS OF ASTM C-1492. INSTALLED IN ACCORDANCE WITH ICC-ES ESR1900 PROVIDE MIN. 3" LAP AT ALL FIELD TILE. CEMENT SHALL BE TYPE 'M' BY PROPORTIONS PER C.B.C. TABLE 21A.
4. LAY TWO LAYERS OF 30# FELT, LAY WITH 4" MIN HEAD LAP AND A 6" MIN SIDE LAP, NAIL TO SECURE. SEE DETAILS SHEET A7.80.
5. PROVIDE ROOF FASTENERS TO RESIST A WIND FORCE OF 85 MPH PER CITY of LAGUNA NIGUEL BUILDING ORDINANCE; FASTENERS TO BE INSTALLED PER PRODUCT SPECIFICATIONS USING APPLICABLE TILE NAILS AS RECOMMENDED BY THE MANUFACTURER, PER I.C.C. ESR 1900. CONSULT FACTORY REGARDING APPLICABLE DECK ATTACHMENT AND ACCESSORIES. FASTENERS SHALL BE LONG ENOUGH TO PENETRATE INTO THE SHEATHING 3/4" OR THROUGH THE SHEATHING, WHICHEVER IS LESS.
6. ALL PLUMBING VENTS TO BE GANGED AND LOCATED AWAY FROM THE PRIMARY ELEVATIONS OF STRUCTURE (STREET SIDE) SEE DETAILS 10 ON SHEET A7.81 & DETAIL 8 & 12 ON A7.83.
7. PROVIDE 22"X30" MINIMUM HOLE IN SHEATHING BELOW CALIFORNIA FRAMING TO ALLOW FOR VENTILATION AND ATTIC ACCESS.
8. HEEL HEIGHT IS MEASURED FROM TOP OF PLATE AT EXTERIOR FACE OF WALL. SEE ELEVATIONS FOR HEEL HEIGHTS: SEE DETAILS ON A7.80 FOR STANDARD HEEL.
9. SEE SHEETS A7.80 & A7.81 FOR TYPICAL FLASHING DETAILS.
10. PROVIDE CONNECTIONS TO SPLASH BLOCKS AT ALL DOWNSPOUT DISCHARGE LOCATIONS - SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.

KEY PLAN



KEY NOTES



Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions.

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA

27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677

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SHEET CONTENTS:
ROOF LEVEL
OVERALL PLAN

SHEET NO.
A4.17

2012364

05-19-16 CITY SUBMITTAL

FILE: M11256_Wood Partners Laguna Niguel\4-CD\4CD-XREFS\A1-BLDG.dwg
USER: aadcahgham DATE/TIME: May 18, 2016 - 8:53am
SCALE: 1:28 LAYOUT: A4.17

Drawn By:
Designed by:
Architect of Record: VINCE DiLIPPA
Original Date Plotted: Revisions

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05-19-16 CITY SUBMITTAL

SHEET CONTENTS
ROOF LEVEL
AREA "A"

SHEET NO.
A4.17A

2012364

ROOF
1. AREA CHECK
2. ADD SKYLIGHTS
3. SPLASH BLOCK AT ROOF
4.UPDATE MECH. UNIT PER MECH.

01 ROOF LEVEL AREA "A"
SCALE: 3/32" = 1'-0"

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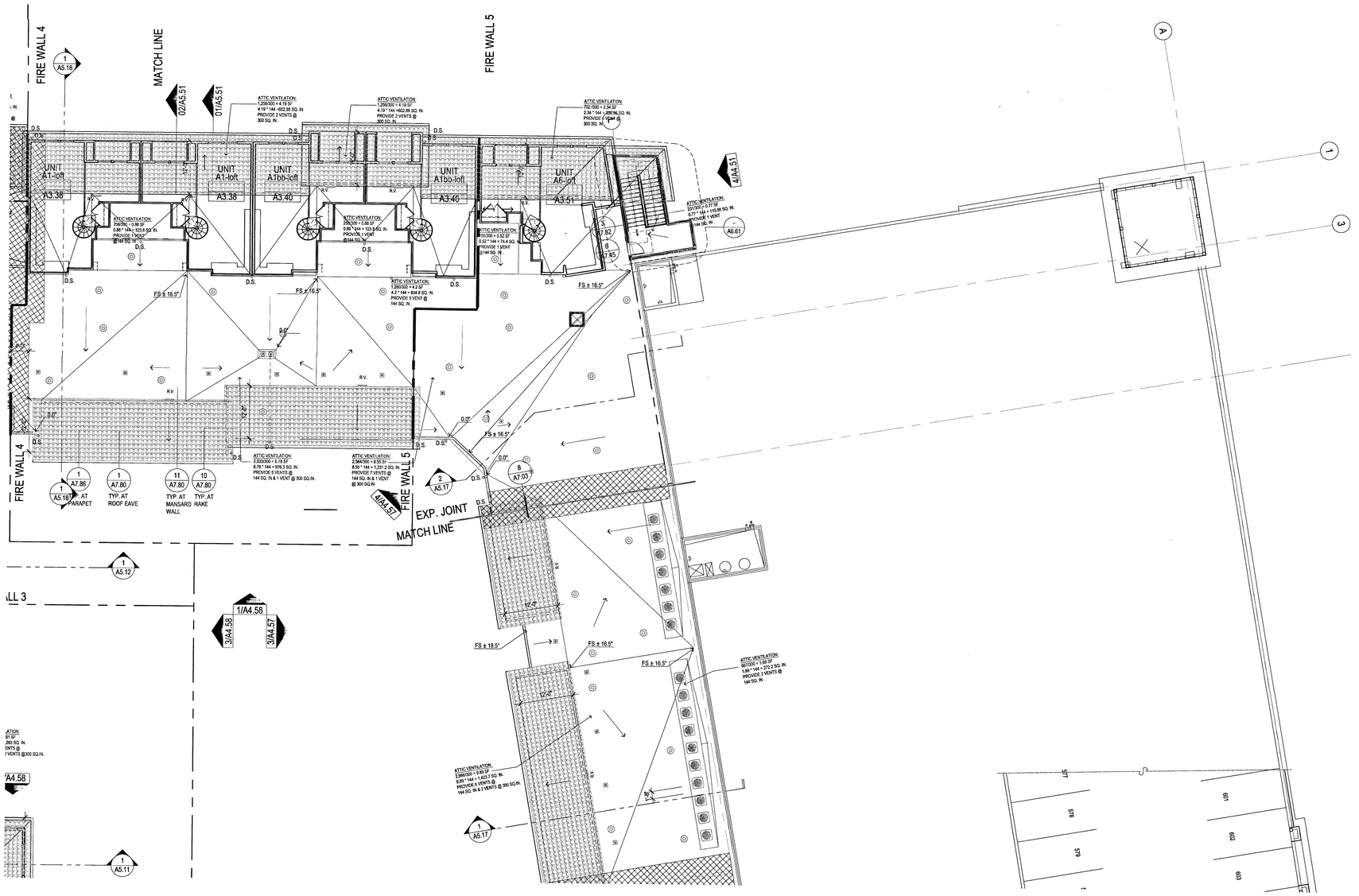
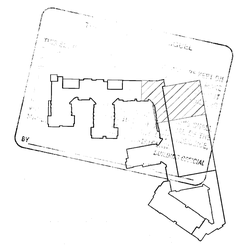


01 ROOF LEVEL AREA "B"
SCALE: 3/32" = 1'-0"



Drawn By:

Designed by:

Architect of Record: VINCE CHUPKA

Original Date: Plotted:

Revisions:

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SHEET CONTENTS:
ROOF LEVEL AREA "B"

SHEET NO.
A4.17B

2012364

05-19-16 CITY SUBMITTAL

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USER: sabdelghani DATE/TIME: May 18, 2016 - 8:53am
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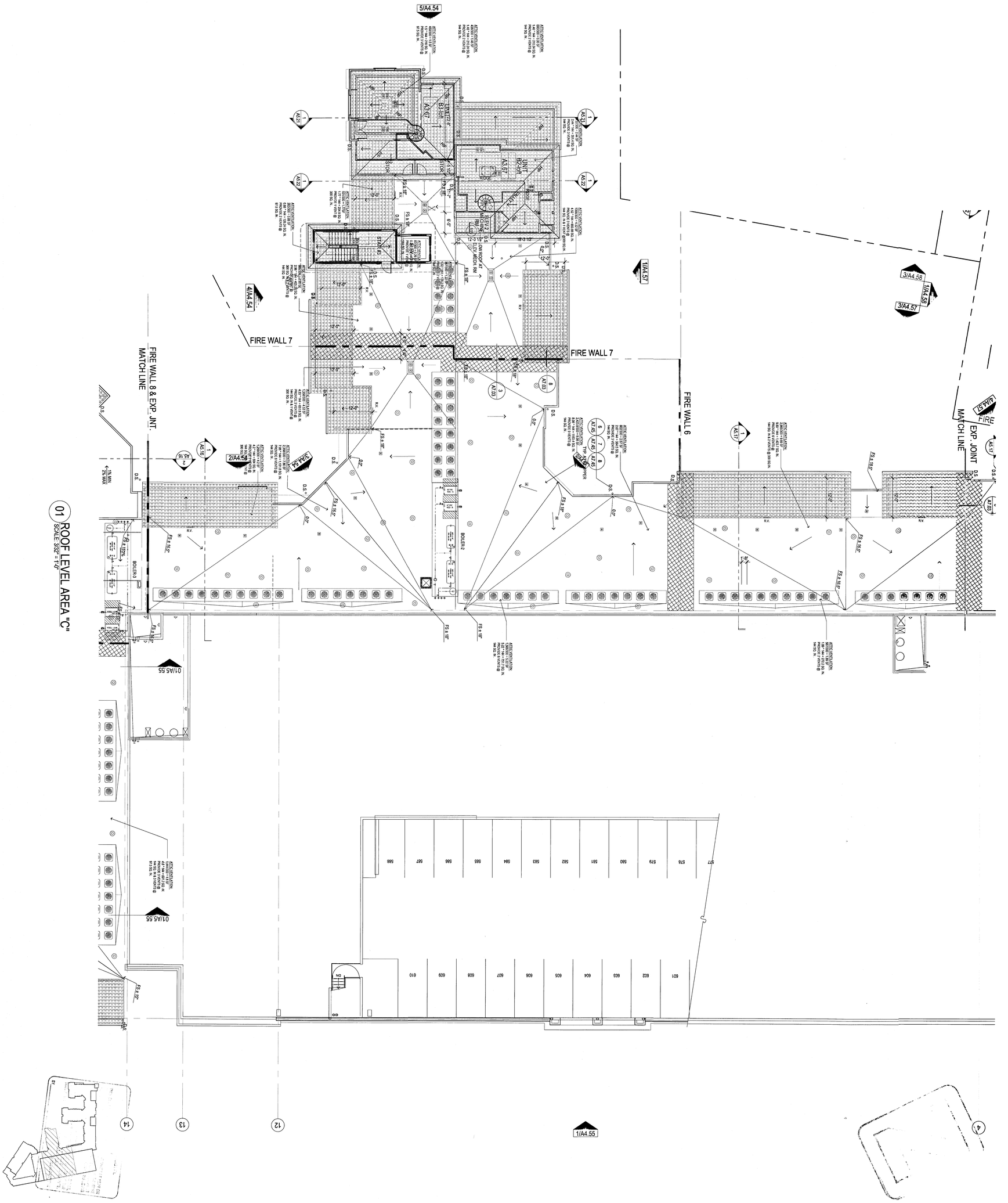

01 ROOF LEVEL AREA "C"
SCALE: 3/32" = 1'-0"

20123364

A4.17C

SHEET NO.

SHEET CONTENTS:
ROOF LEVEL
AREA "C"

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Drawn By:
Designed By:
Architect of Record: VINCE CHUPKA
Original Date Printed: 05/19/2016

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SHEET CONTENTS:
ROOF LEVEL
AREA "D"

SHEET NO.
A4.17D

2012364

GATEWAY VILLAGE
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ELEVATION MATERIAL LEGEND

* EXTERIOR FACE FINISH MATERIAL ALWAYS RETURN ON SIDE UP TO INSIDE CORNER PER PLAN U.N.O.

- THIN BRICK VENEER
- CLAY TILE ROOF
- STUCCO FINISH

BUILDING ELEVATION LEGEND

COLOR SCHEME

ELEVATION NOTES

1. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12
2. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
3. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES AT 6'-8" A.F.F.
4. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 6 TO 8 INCHES BELOW THE FINISH FLOOR AND GRADE IS TO SLOPE AWAY FOR THE BUILDING.
5. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, INTERSECTION OF CHIMNEYS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
6. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
7. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR BUILDING LIGHT LOCATIONS.
8. ALL PATIOS, PORCHES AND, BALCONIES TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
9. SIGNS TO BE INSTALLED BY LICENSED SIGN CONTRACTOR UNDER SEPARATE PERMIT.
10. ALL GRILLS, VENTS, AND LOUVERS TO BE PAINTED TO MATCH ADJACENT FIELD COLOR.
11. SEE UNIT AND BUILDING PLANS FOR DOOR AND WINDOW CALLOUTS.

WINDOW/DOOR

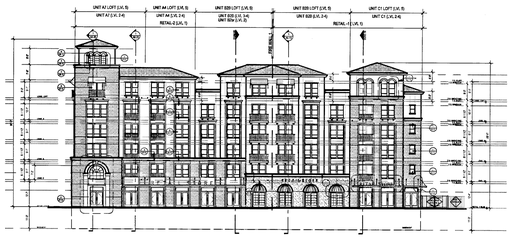
PER ACCOUSTICAL REPORT:

WINDOW : 30 STC

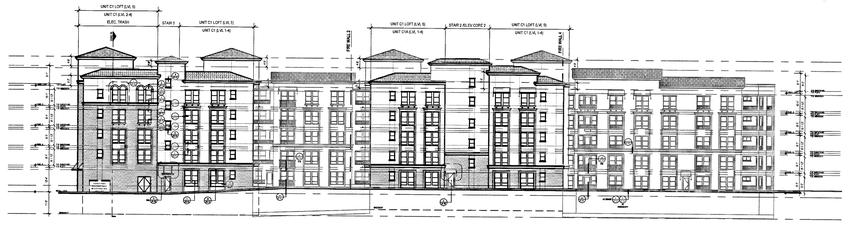
T - TEMPERED GLASS

SYMBOL LEGEND - EXTERIOR ELEVATION

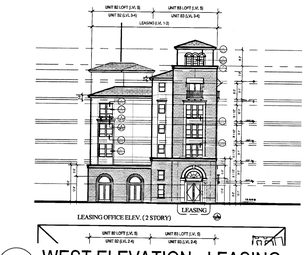
- XXAXXX — WALL SECTION TAG — ELEV. 1XX'-X" T.O.SHTG. — TOP OF SHEATHING
- X / AX.XX — BUILDING SECTION TAG — ELEV. 1XX'-X" T.O.P. — TOP OF PLATE
- X / AX.XX — DETAIL TAG — ELEV. 1XX'-X" T.O.WINDOOR — TOP OF WINDOW DOOR



11 WEST ELEVATION-ALONG FORBES ROAD
SCALE: 1" = 30'-0" (SEE ELEVATION 2 ON A4.52)



10 SOUTH ELEVATION-ALONG CAPE DRIVE
SCALE: 1" = 30'-0" (SEE ELEVATION 1 ON A4.52)



09 WEST ELEVATION - LEASING
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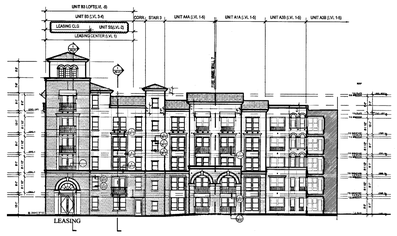

08 SOUTH ELEVATION - LEASING
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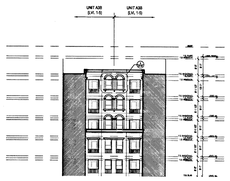
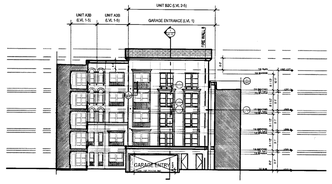
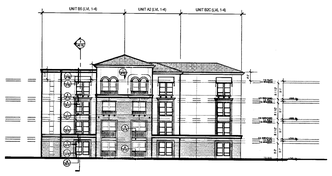


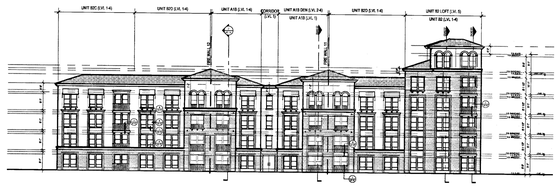
07 CORNER ELEVATION
SCALE: 1" = 30'-0" (SEE ELEVATION 3 ON A4.54)



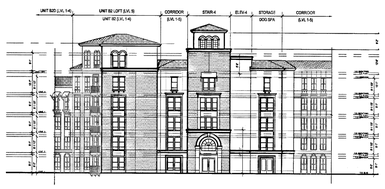
06 GARAGE ENTRANCE ELEVATION
SCALE: 1" = 30'-0" (SEE ELEVATION 2 ON A4.54)



05 SOUTH SIDE OF GARAGE ENTRY
SCALE: 1" = 30'-0" (SEE ELEVATION 1 ON A4.54)



04 SOUTHWEST ELEVATION
SCALE: 1" = 30'-0" (SEE ELEVATION 2 ON A4.53)



03 SOUTHEAST ELEVATION
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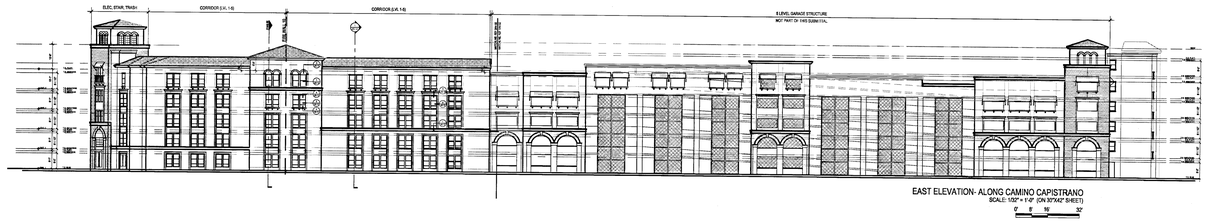

02 EAST ELEVATION-ALONG CAMINO CAPISTRANO
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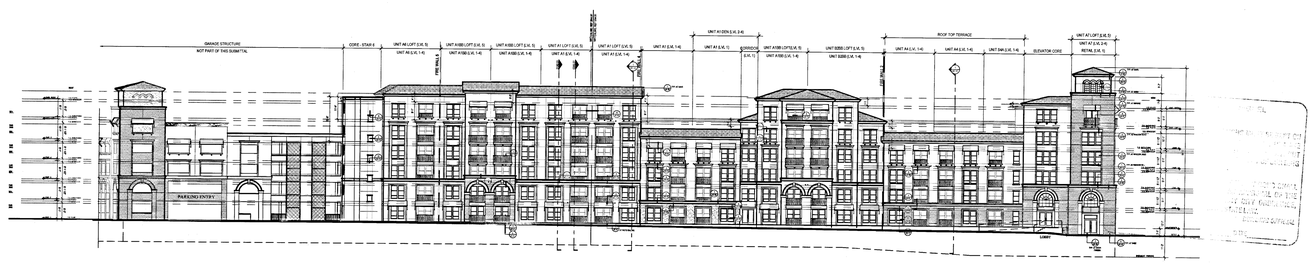

01 NORTH ELEVATION-ALONG GETTY DRIVE
SCALE: 1" = 30'-0" (SEE ELEVATIONS 1 AND 2 ON A4.51)

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Original Date Plotted
Revisions:

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GATEWAY VILLAGE

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
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SHEET CONTENTS:
EXTERIOR ELEVATIONS OVERALL

SHEET NO.
A4.50

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\1\2364.Wood-Partners Laguna Niguel\A-CD\A50 PLAN-ELEVATIONS.dwg
USER: sabolaghani DATE/TIME: May 19, 2016 - 11:24am
SCALE: 1 LAYOUT: A4.50

ELEVATION MATERIAL LEGEND

* EXTERIOR FACE FINISH MATERIAL ALWAYS RETURN ON SIDE UP TO INSIDE CORNER PER PLAN U.N.O.

- THIN BRICK VENEER
- CLAY TILE ROOF
- STUCCO FINISH

BUILDING ELEVATION LEGEND

COLOR SCHEME

ELEVATION NOTES

1. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12
2. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
3. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES AT 6'-8" A.F.F.
4. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 6 TO 8 INCHES BELOW THE FINISH FLOOR AND GRADE IS TO SLOPE AWAY FOR THE BUILDING.
5. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, INTERSECTION OF CHIMNEYS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
6. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
7. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR BUILDING LIGHT LOCATIONS.
8. ALL PATIOS, PORCHES AND, BALCONIES TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
9. SIGNS TO BE INSTALLED BY LICENSED SIGN CONTRACTOR UNDER SEPARATE PERMIT.
10. ALL GRILLS, VENTS, AND LOUVERS TO BE PAINTED TO MATCH ADJACENT FIELD COLOR.
11. SEE UNIT AND BUILDING PLANS FOR DOOR AND WINDOW CALLOUTS

WINDOW/DOOR

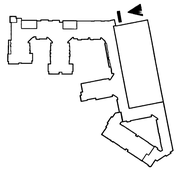
PER ACCOUSTICAL REPORT:

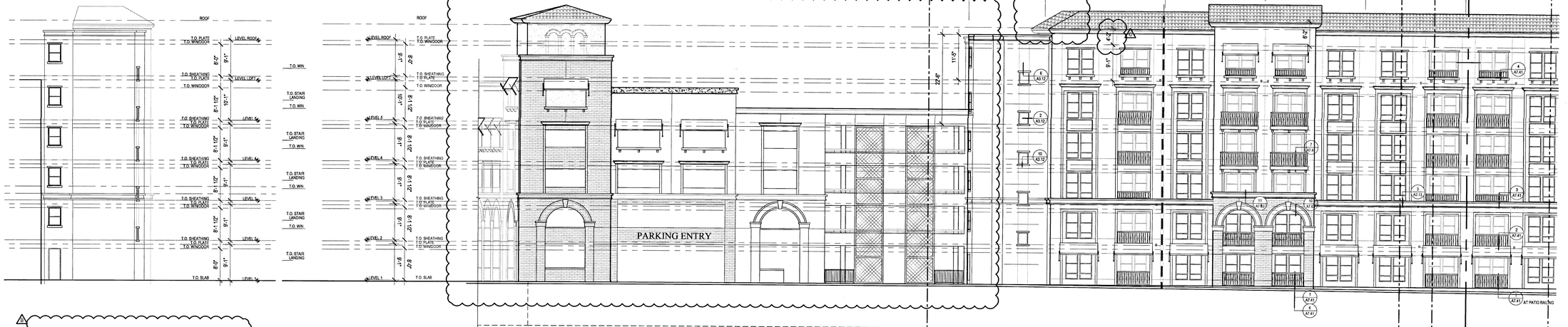
WINDOW : 30 STC

T - TEMPERED GLASS

SYMBOL LEGEND - EXTERIOR ELEVATION

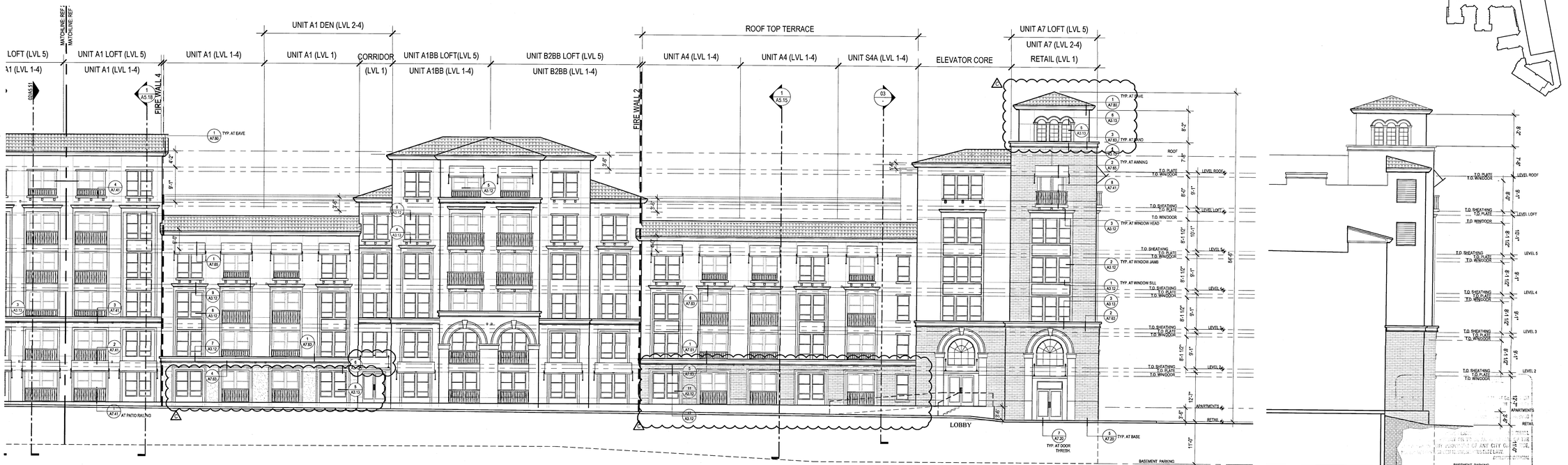
- XXAXXX — WALL SECTION TAG
- X / AX.XX — BUILDING SECTION TAG
- X / AX.XX — DETAIL TAG
- ELEV. 1XX'-X" T.O.SHTG. — TOP OF SHEATHING
- ELEV. 1XX'-X" T.O.P. — TOP OF PLATE
- ELEV. 1XX'-X" T.O.WIN/DOOR — TOP OF WINDOW/ DOOR



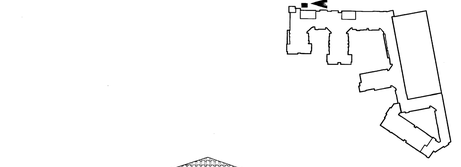


04 EAST ELEVATION-PARTIAL
SCALE: 3/32" = 1'-0"

01 NORTH ELEVATION-PARTIAL ALONG GETTY DRIVE (CONTINUE)
SCALE: 3/32" = 1'-0"



01 (CONTINUE) NORTH ELEVATION-PARTIAL ALONG GETTY DRIVE
SCALE: 3/32" = 1'-0"



03 EAST SIDE OF TOWER
SCALE: 3/32" = 1'-0"

Drawn By:

Designed by:

Architect of Record: VINCE CHUPKA

Original Date Plotted:

Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	01-21-16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C34972 Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
EXTERIOR ELEVATIONS OVERALL

SHEET NO.
A4.51

2012364

05-19-16 CITY SUBMITTAL

FILE: M1123B4_Wood Partners Laguna Niguel\4-CD\M3-PLAN-ELEVATIONS.dwg
USER: sabolaghani DATE/TIME: May 19, 2016 - 11:27am
SCALE: 1 LAYOUT: A4.51

ELEVATION MATERIAL LEGEND

* EXTERIOR FACE FINISH MATERIAL ALWAYS RETURN ON SIDE UP TO INSIDE CORNER PER PLAN U.N.O.

- THIN BRICK VENEER
- CLAY TILE ROOF
- STUCCO FINISH

BUILDING ELEVATION LEGEND

COLOR SCHEME

ELEVATION NOTES

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2. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
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11. SEE UNIT AND BUILDING PLANS FOR DOOR AND WINDOW CALLOUTS

WINDOW/DOOR

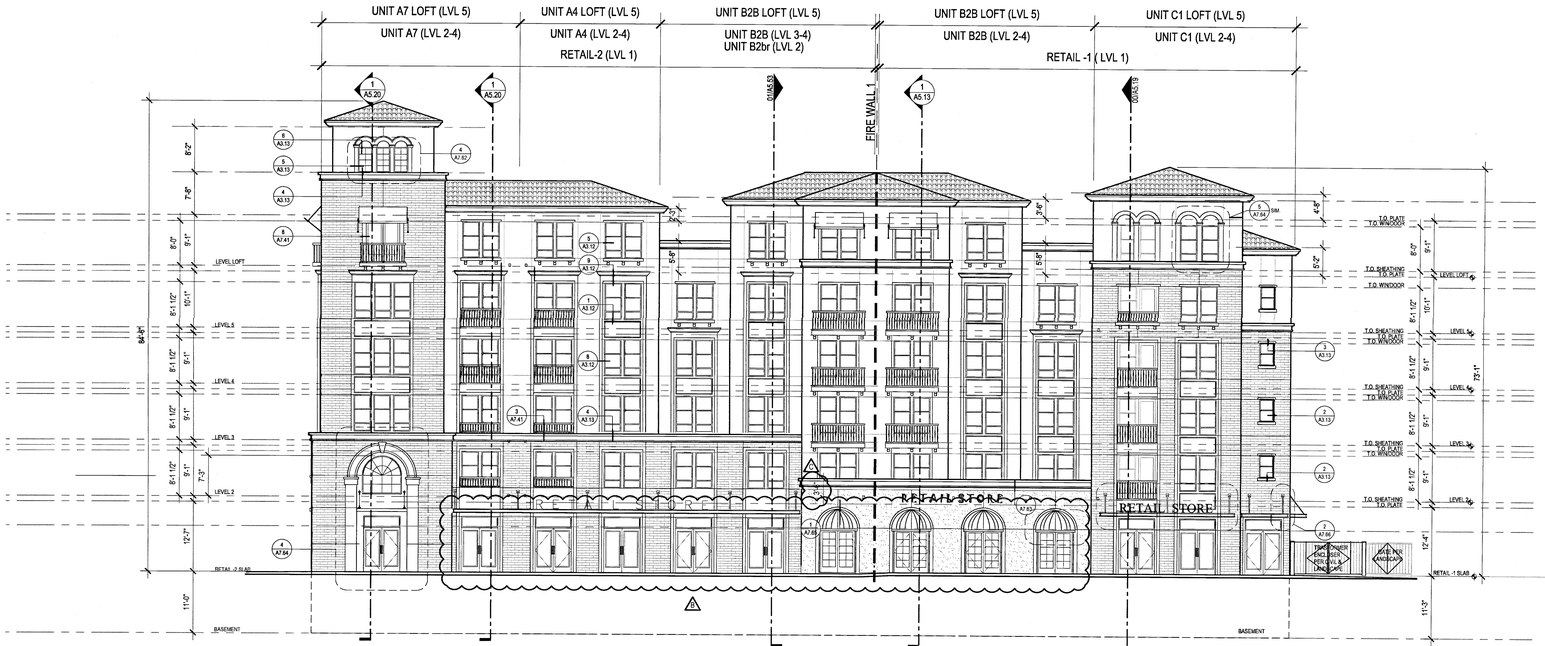
PER ACCOUSTICAL REPORT:

WINDOW : 30 STC

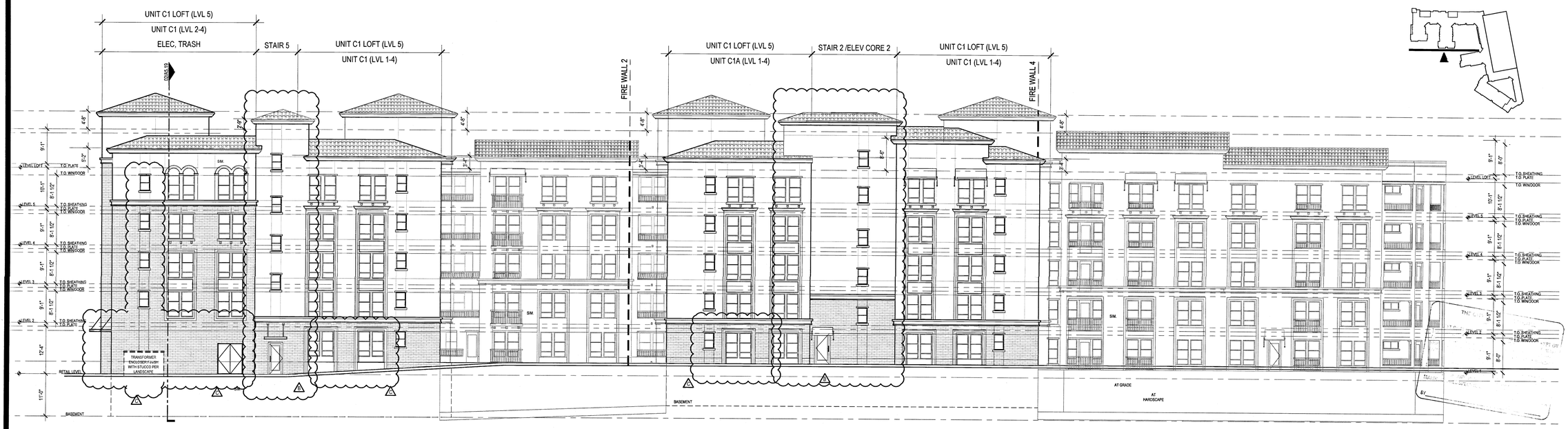
T - TEMPERED GLASS

SYMBOL LEGEND - EXTERIOR ELEVATION

- XXXXX — WALL SECTION TAG — ELEV. 1XX'-X" T.O.SHTG. — TOP OF SHEATHING
- X / AX.XX — BUILDING SECTION TAG — ELEV. 1XX'-X" T.O.P. — TOP OF PLATE
- X / AX.XX — DETAIL TAG — ELEV. 1XX'-X" T.O.WINDOOR — TOP OF WINDOW/ DOOR



02 WEST ELEVATION-ALONG FORBES ROAD
SCALE: 3/32" = 1'-0"



01 SOUTH ELEVATION-ALONG CAPE DRIVE
SCALE: 3/32" = 1'-0"

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USER: MARIANNE.BUTLER Aug 16, 2016 - 1:12pm
SCALE: 1:1 LAYOUT: A4.52

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMM NTS
1	11/09/15	
2	01/21/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA

27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677

ALLIANCE RESIDENTIAL COMPANY

REGISTERED PROFESSIONAL ENGINEER — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
EXTERIOR ELEVATIONS
OVERALL

SHEET NO.
A4.52

05-19-16 CITY SUBMITTAL

2012364

ELEVATION MATERIAL LEGEND

* EXTERIOR FACE FINISH MATERIAL ALWAYS RETURN ON SIDE UP TO INSIDE CORNER PER PLAN U.N.O.

- THIN BRICK VENEER
- CLAY TILE ROOF
- STUCCO FINISH

BUILDING ELEVATION LEGEND

COLOR SCHEME

ELEVATION NOTES

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WINDOW/DOOR

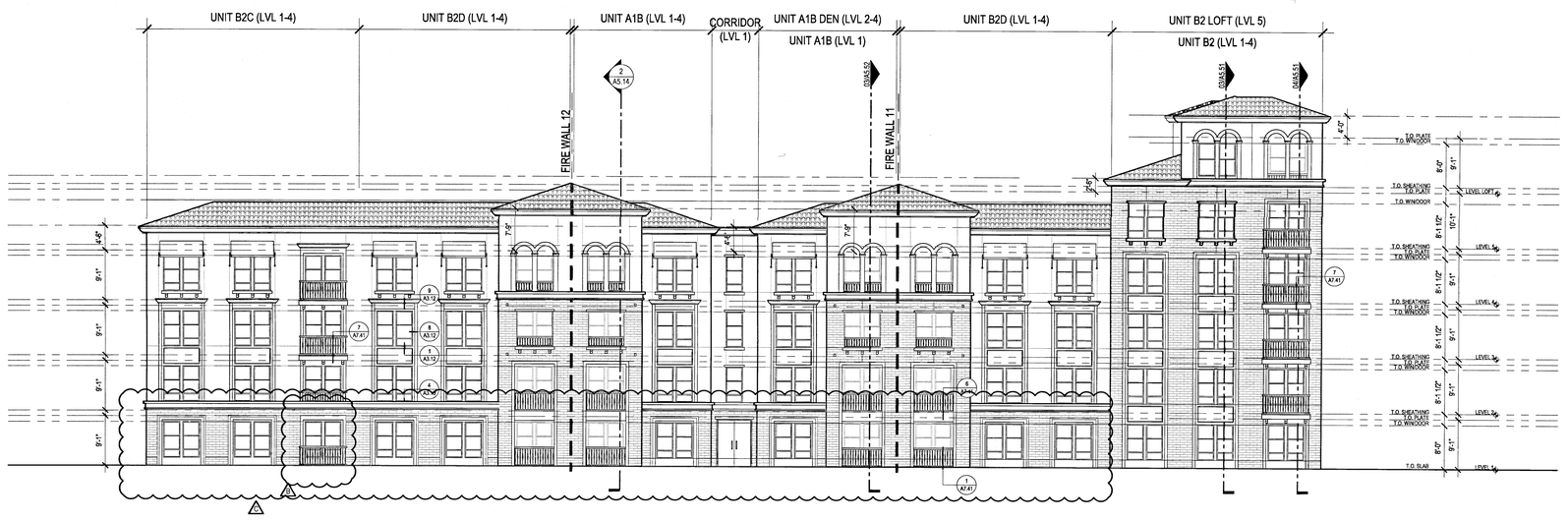
PER ACCOUSTICAL REPORT:

WINDOW : 30 STC

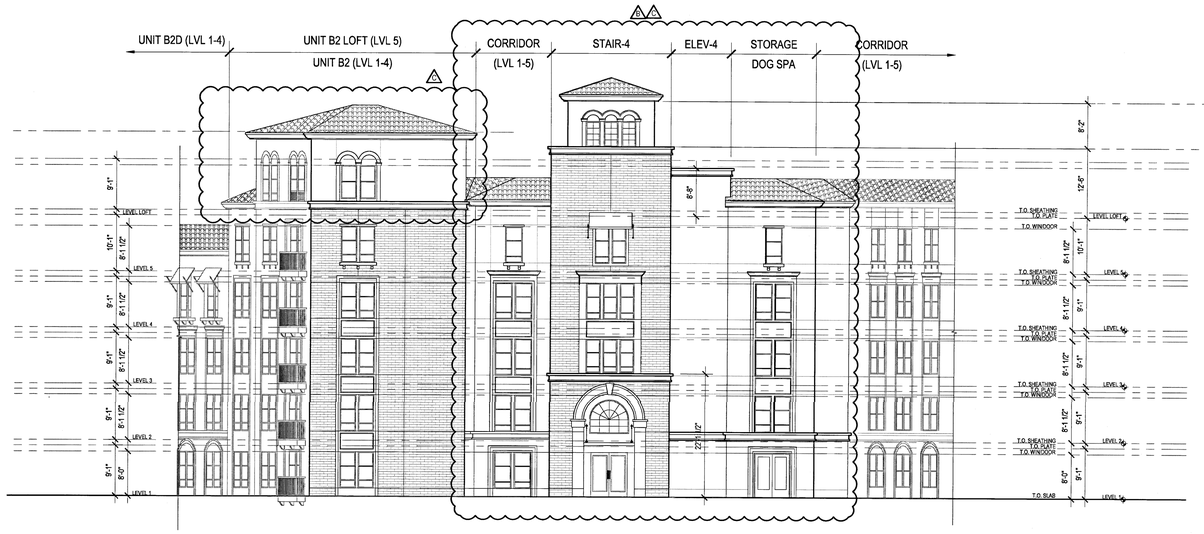
T - TEMPERED GLASS

SYMBOL LEGEND - EXTERIOR ELEVATION

- XXXXXX — WALL SECTION TAG
- X / AX.XX — BUILDING SECTION TAG
- X / AX.XX — DETAIL TAG
- ELEV. 1XX'-X" T.O.SHTG. — TOP OF SHEATHING
- ELEV. 1XX'-X" T.O.P. — TOP OF PLATE
- ELEV. 1XX'-X" T.O.WIN/DOOR — TOP OF WINDOW/ DOOR



02 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



01 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

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Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUNG
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	11/09/15	
2	01/21/16	

GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — VINCENT CHUNG — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
EXTERIOR ELEVATIONS OVERALL

SHEET NO.
A4.53

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\400-PLAN-ELEVELEVATIONS.dwg
USER: sasko@hpi DATE/TIME: May 18, 2016 - 11:28am
SCALE: 1 - ARCH E1 ANSI

ELEVATION MATERIAL LEGEND

* EXTERIOR FACE FINISH MATERIAL ALWAYS RETURN ON SIDE UP TO INSIDE CORNER PER PLAN U.N.O.

- THIN BRICK VENEER
- CLAY TILE ROOF
- STUCCO FINISH

BUILDING ELEVATION LEGEND

COLOR SCHEME

ELEVATION NOTES

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11. SEE UNIT AND BUILDING PLANS FOR DOOR AND WINDOW CALLOUTS.

WINDOW/DOOR

PER ACCOUSTICAL REPORT:

WINDOW : 30 STC

T - TEMPERED GLASS

SYMBOL LEGEND - EXTERIOR ELEVATION

- XXXXX — WALL SECTION TAG
- X / AX.XX — BUILDING SECTION TAG
- X / AX.XX — DETAIL TAG
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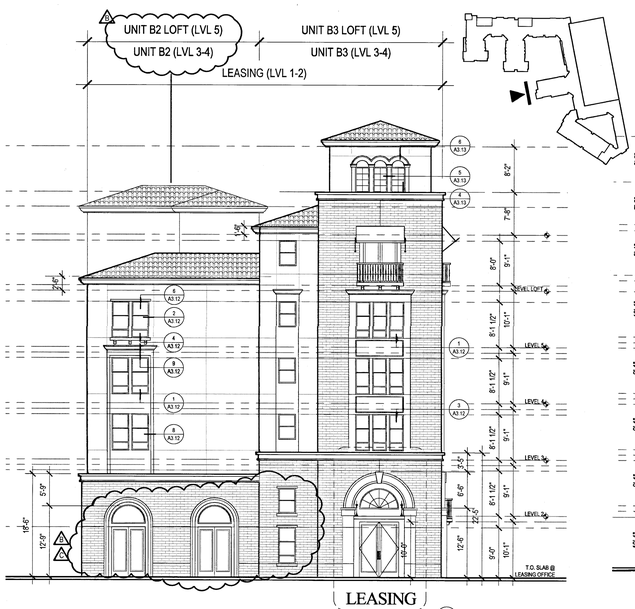
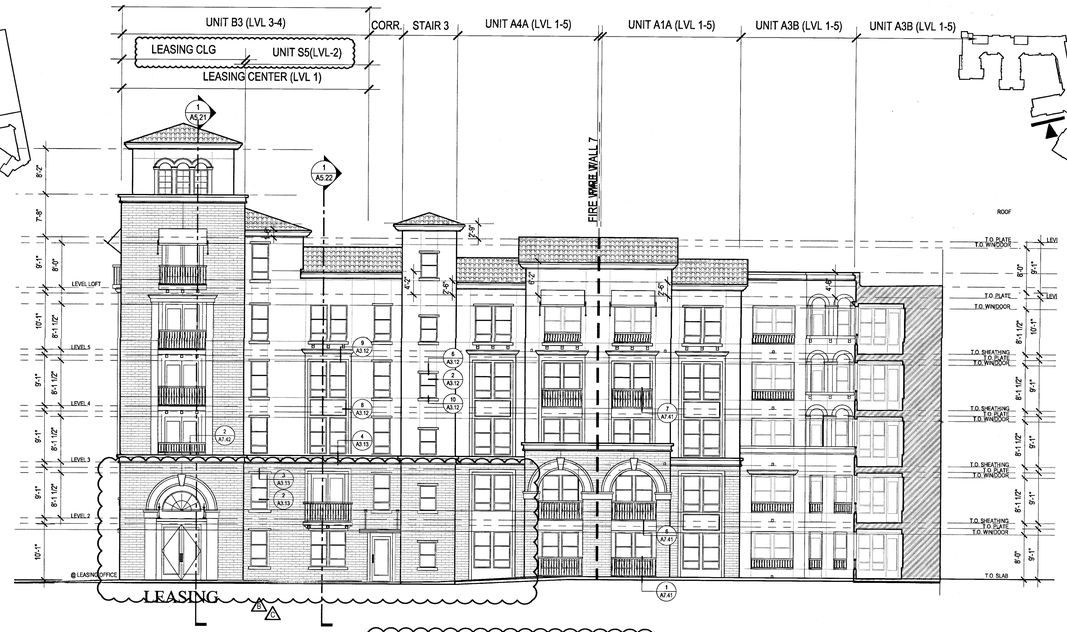
- ELEV. 1XX'-X" T.O.P. — TOP OF PLATE
- ELEV. 1XX'-X" T.O.WIN/DOOR — TOP OF WINDOW/ DOOR

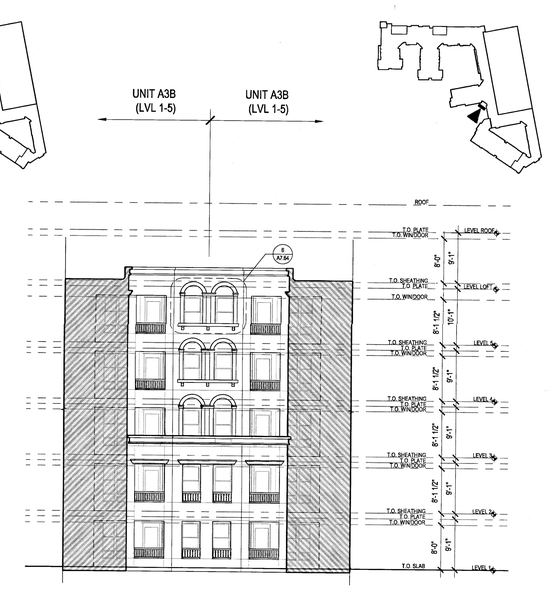


LEASING OFFICE ELEV. (2 STORY)

05 WEST ELEVATION - LEASING
SCALE: 3/32" = 1'-0"



04 SOUTH ELEVATION - LEASING
SCALE: 3/32" = 1'-0"



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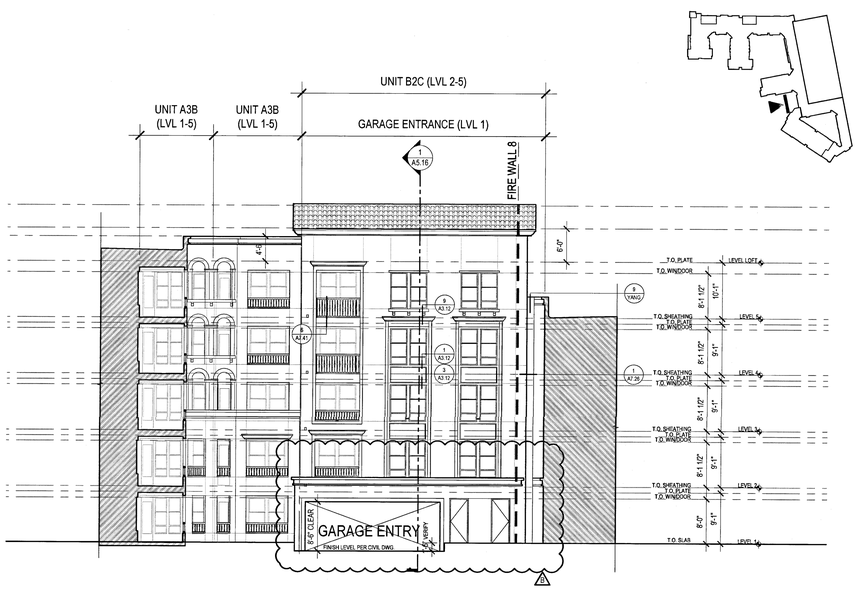
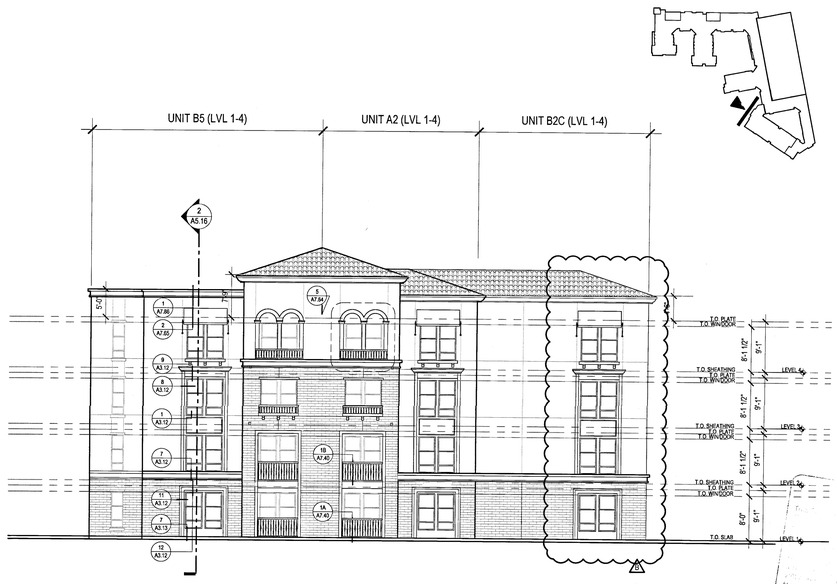


02 GARAGE ENTRANCE ELEVATION
SCALE: 3/32" = 1'-0"



01 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUENA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
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SHEET CONTENTS:
EXTERIOR ELEVATIONS OVERALL

SHEET NO.
A4.54

2012364

05-19-16 CITY SUBMITTAL

BY _____ DATE _____ BUILDING OFFICIAL

FILE: M:\1\2364_Wood Partners Laguna Niguel\A-4\2364D-PLAN-ELEVELEVATIONS.dwg
USER: rabolaghan DATE/TIME: May 19, 2016 - 11:29am
SCALE: 1 LAYOUT: A4.54

ELEVATION MATERIAL LEGEND

* EXTERIOR FACE FINISH MATERIAL ALWAYS RETURN ON SIDE UP TO INSIDE CORNER PER PLAN U.N.O.

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BUILDING ELEVATION LEGEND

COLOR SCHEME

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WINDOW/DOOR

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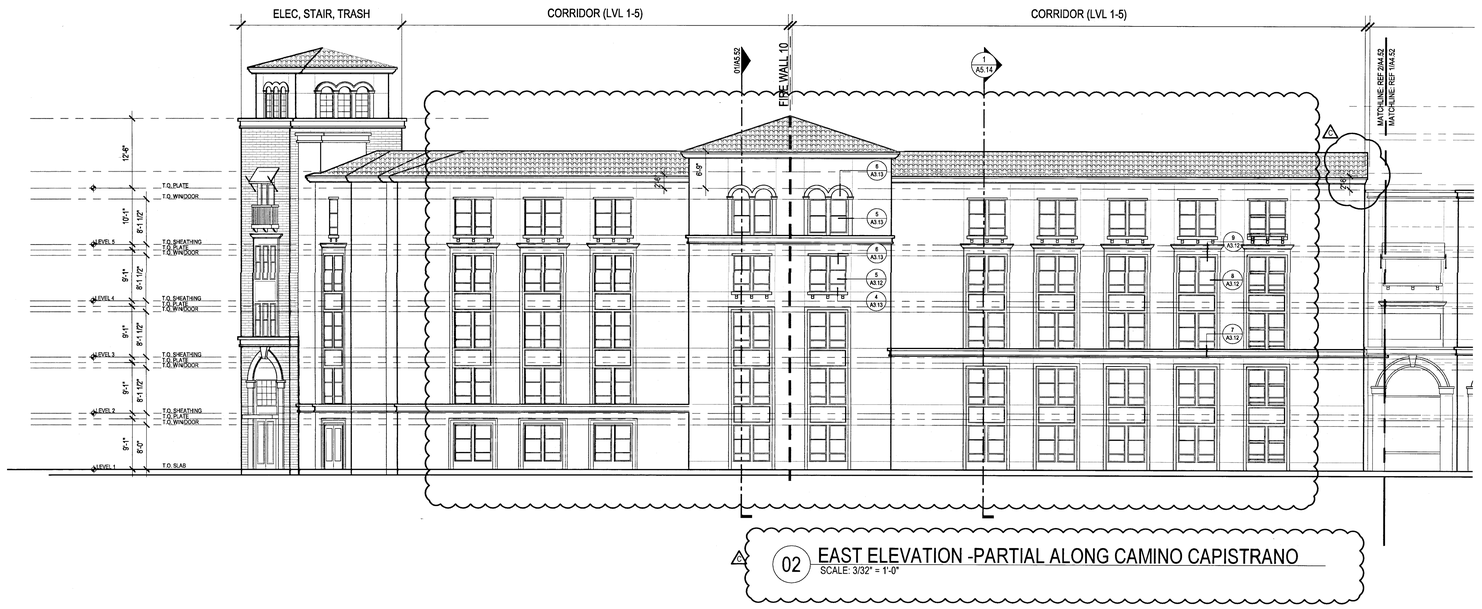
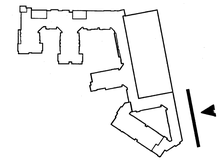
T - TEMPERED GLASS

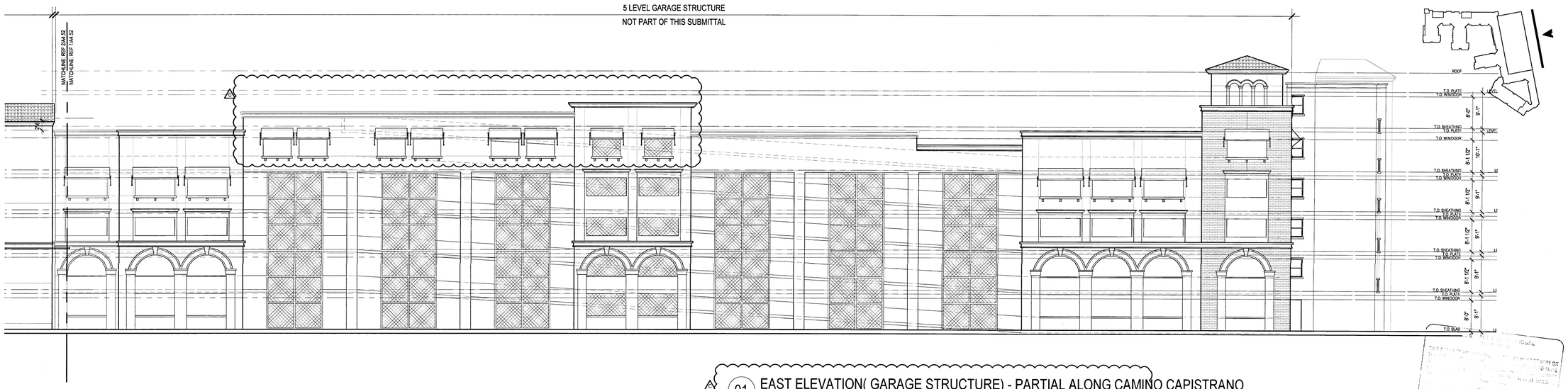
SYMBOL LEGEND - EXTERIOR ELEVATION

- XXAXXX — WALL SECTION TAG
- X / AX.XX — BUILDING SECTION TAG
- X / AX.XX — DETAIL TAG
- ELEV. 1XX'-X" T.O.SHTG. — TOP OF SHEATHING
- ELEV. 1XX'-X" T.O.P. — TOP OF PLATE
- ELEV. 1XX'-X" T.O.WIN/DOOR — TOP OF WINDOW/ DOOR

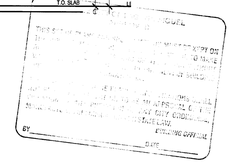


02 EAST ELEVATION -PARTIAL ALONG CAMINO CAPISTRANO
SCALE: 3/32" = 1'-0"





01 EAST ELEVATION(GARAGE STRUCTURE) - PARTIAL ALONG CAMINO CAPISTRANO
SCALE: 3/32" = 1'-0"



Drawn By:

Designed By:

Architect of Record: VINCE CHUPKA

Original Date Plotted:

Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	01/21/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
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SHEET CONTENTS:
EXTERIOR ELEVATIONS OVERALL

SHEET NO.
A4.55

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\ACD\WD PLAN\ELEVATIONS.dwg
USER: rabodoghaei DATE/TIME: May 18, 2016 - 11:29am
SCALE: 1 LAYOUT: A4.55

ELEVATION MATERIAL LEGEND

* EXTERIOR FACE FINISH MATERIAL ALWAYS RETURN ON SIDE UP TO INSIDE CORNER PER PLAN U.N.O.

- THIN BRICK VENEER
- CLAY TILE ROOF
- STUCCO FINISH

BUILDING ELEVATION LEGEND

COLOR SCHEME

ELEVATION NOTES

1. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12
2. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
3. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES AT 6'-8" A.F.F.
4. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 6 TO 8 INCHES BELOW THE FINISH FLOOR AND GRADE IS TO SLOPE AWAY FOR THE BUILDING.
5. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, INTERSECTION OF CHIMNEYS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
6. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
7. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR BUILDING LIGHT LOCATIONS.
8. ALL PATIOS, PORCHES AND, BALCONIES TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
9. SIGNS TO BE INSTALLED BY LICENSED SIGN CONTRACTOR UNDER SEPARATE PERMIT.
10. ALL GRILLS, VENTS, AND LOUVERS TO BE PAINTED TO MATCH ADJACENT FIELD COLOR.
11. SEE UNIT AND BUILDING PLANS FOR DOOR AND WINDOW CALLOUTS.

WINDOW/DOOR

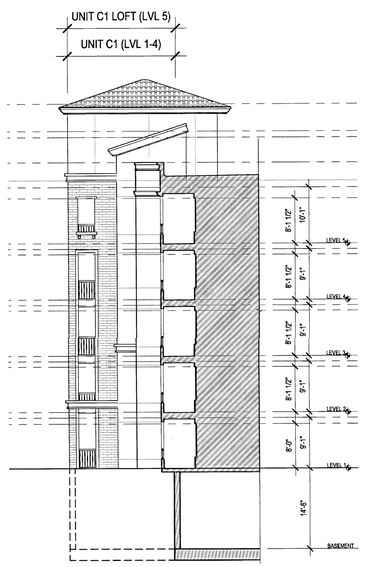
PER ACCOUSTICAL REPORT

WINDOW : 30 STC

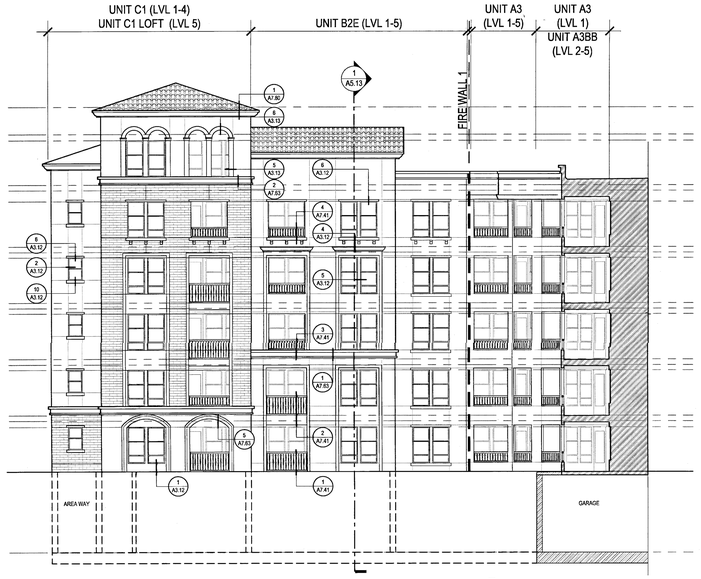
T - TEMPERED GLASS

SYMBOL LEGEND - EXTERIOR ELEVATION

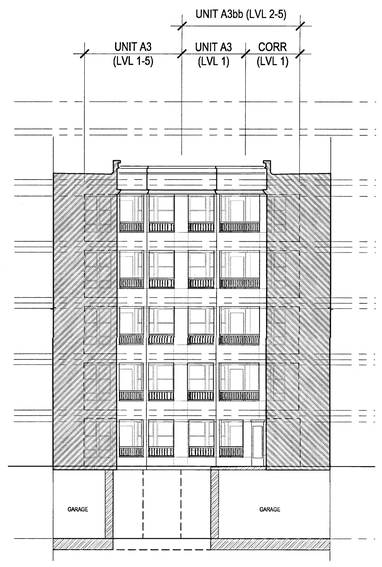
- XXAXXX — WALL SECTION TAG
- X / AX.XX — BUILDING SECTION TAG
- X / AX.XX — DETAIL TAG
- ELEV. 1XX'-X" T.O.SHTG. — TOP OF SHEATHING
- ELEV. 1XX'-X" T.O.P. — TOP OF PLATE
- ELEV. 1XX'-X" T.O.WINDOOR — TOP OF WINDOW/ DOOR



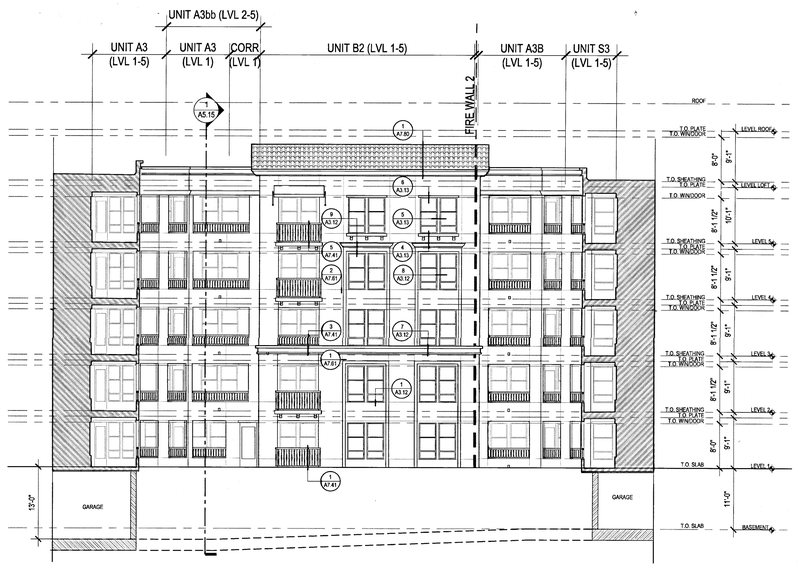
08 ELEVATION
SCALE: 3/32" = 1'-0"



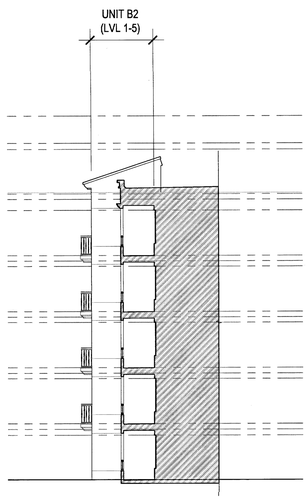
07 ELEVATION - FACING EAST
SCALE: 3/32" = 1'-0"



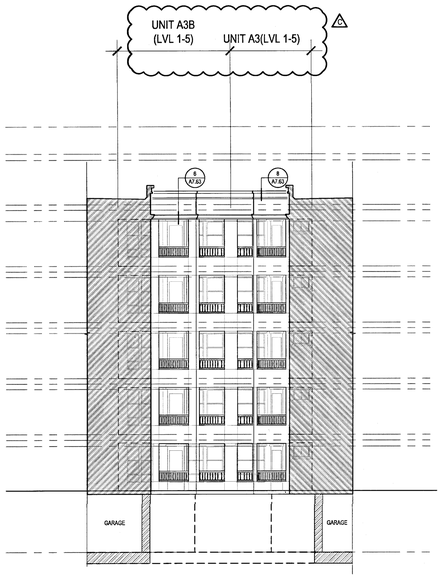
06 ELEVATION - CORNER
SCALE: 3/32" = 1'-0"



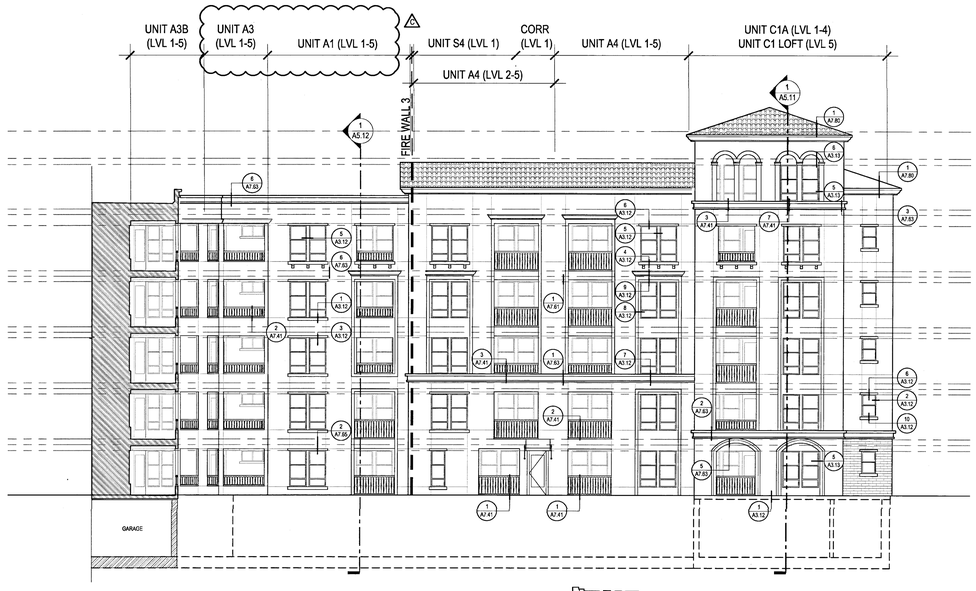
05 ELEVATION - FACING SOUTH
SCALE: 3/32" = 1'-0"



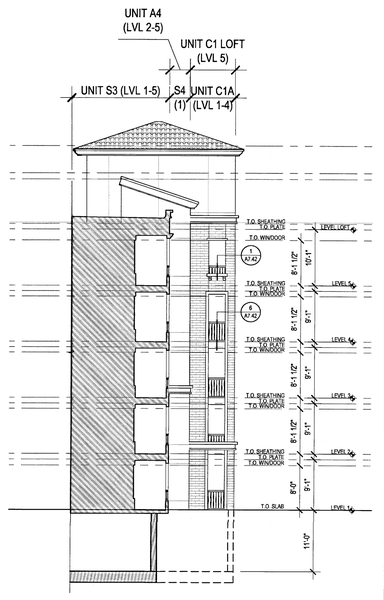
04 ELEVATION
SCALE: 3/32" = 1'-0"



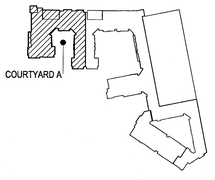
03 ELEVATION - CORNER
SCALE: 3/32" = 1'-0"



02 ELEVATION - FACING WEST
SCALE: 3/32" = 1'-0"



01 ELEVATION
SCALE: 3/32" = 1'-0"



COURTYARD "A" ELEVATIONS
SCALE: 3/32" = 1'-0"

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USER: wdodington DATE/TIME: May 19, 2016 - 9:22am
SCALE: 1 UNIT = 24.00

Drawn By:

Designed by:

Architect of Record: VINCE CHUPKA

Original Date Plotted:

Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	01/21/16	
3		
4		
5		
6		
7		

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LICENSED ARCHITECT
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

SHEET CONTENTS:
COURTYARD A ELEVATIONS

SHEET NO.
A4.56

2012364

05-19-16 CITY SUBMITTAL

ELEVATION MATERIAL LEGEND

* EXTERIOR FACE FINISH MATERIAL ALWAYS RETURN ON SIDE UP TO INSIDE CORNER PER PLAN U.N.O.

- THIN BRICK VENEER
- CLAY TILE ROOF
- STUCCO FINISH

BUILDING ELEVATION LEGEND

COLOR SCHEME

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WINDOW/DOOR

PER ACCOUSTICAL REPORT

WINDOW : 30 STC

T - TEMPERED GLASS

SYMBOL LEGEND - EXTERIOR ELEVATION

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- X / AX.XX — BUILDING SECTION TAG
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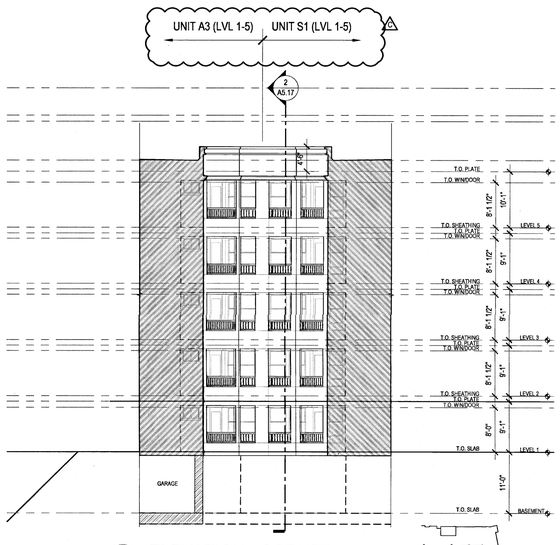
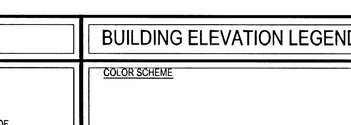
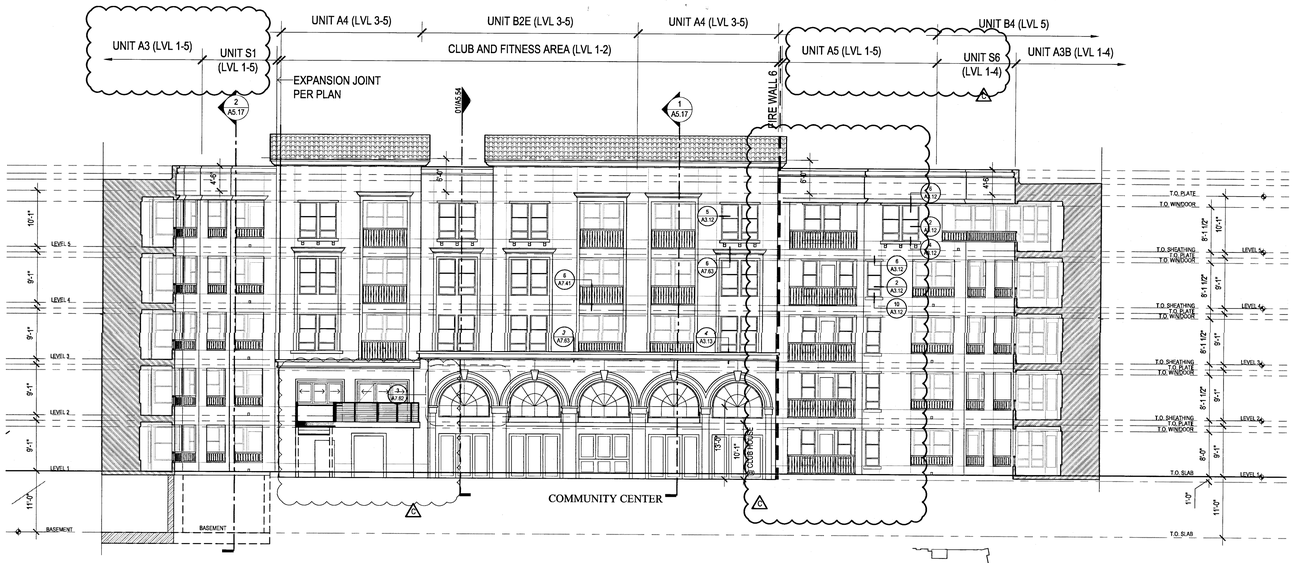
- ELEV. 1XX'-X" — T.O.P. — TOP OF PLATE
- ELEV. 1XX'-X" — T.O.WINDOOR — TOP OF WINDOW/ DOOR



04 ELEVATION - CORNER
SCALE: 3/32" = 1'-0"





03 ELEVATION - FACING WEST
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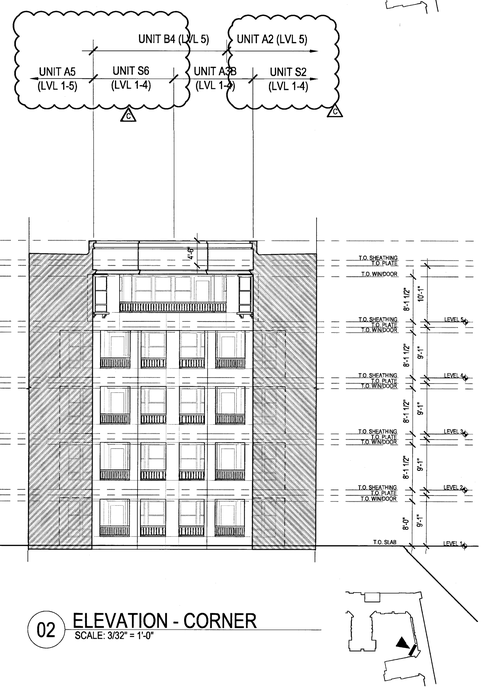

02 ELEVATION - CORNER
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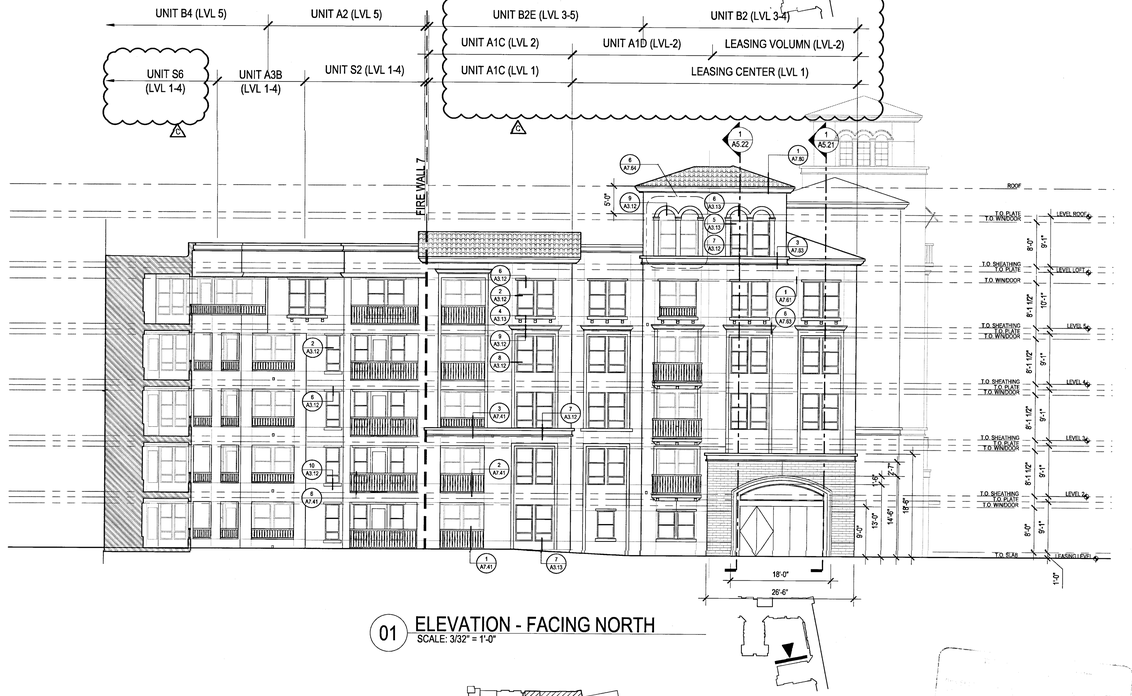

01 ELEVATION - FACING NORTH
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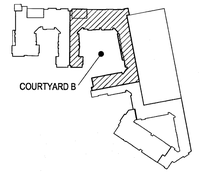
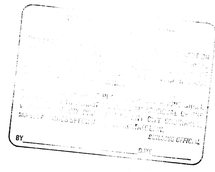
COURTYARD "B" ELEVATIONS
SCALE: 3/32" = 1'-0"





Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/27/16	

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SHEET CONTENTS:
COURTYARD B ELEVATIONS

SHEET NO.
A4.57

2012364

05-19-16 CITY SUBMITTAL

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USER: Mark Hutchinson - MH TIME: May 18, 2016 - 9:22am
SCALE: 1 LAYOUT: A4.57

ELEVATION MATERIAL LEGEND

* EXTERIOR FACE FINISH MATERIAL ALWAYS RETURN ON SIDE UP TO INSIDE CORNER PER PLAN U.N.O.

- THIN BRICK VENEER
- CLAY TILE ROOF
- STUCCO FINISH

BUILDING ELEVATION LEGEND

COLOR SCHEME

ELEVATION NOTES

1. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12
2. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS
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11. SEE UNIT AND BUILDING PLANS FOR DOOR AND WINDOW CALLOUTS

WINDOW/DOOR

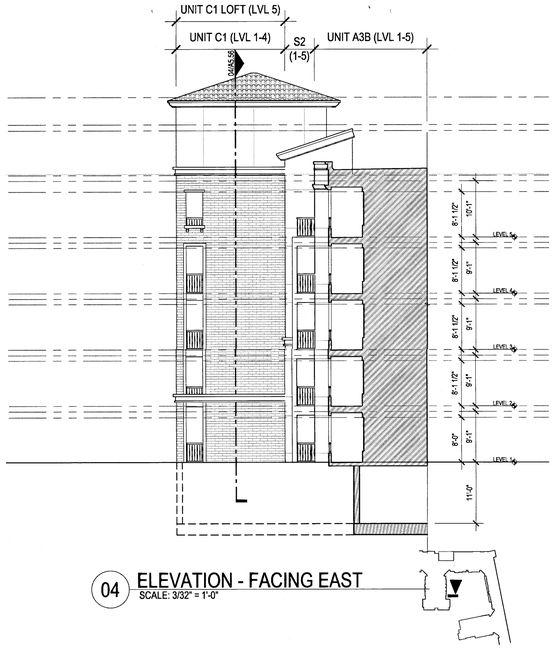
PER ACCOUSTICAL REPORT:

WINDOW - 30 STC

T - TEMPERED GLASS

SYMBOL LEGEND - EXTERIOR ELEVATION

- XXXXX — WALL SECTION TAG
- 3 / AX.XX — BUILDING SECTION TAG
- X / AX.XX — DETAIL TAG
- ELEV. 1XX'-X" T.O.SHTG. — TOP OF SHEATHING
- ELEV. 1XX'-X" T.O.P. — TOP OF PLATE
- ELEV. 1XX'-X" T.O.WIN/DOOR — TOP OF WINDOW/ DOOR



04 ELEVATION - FACING EAST
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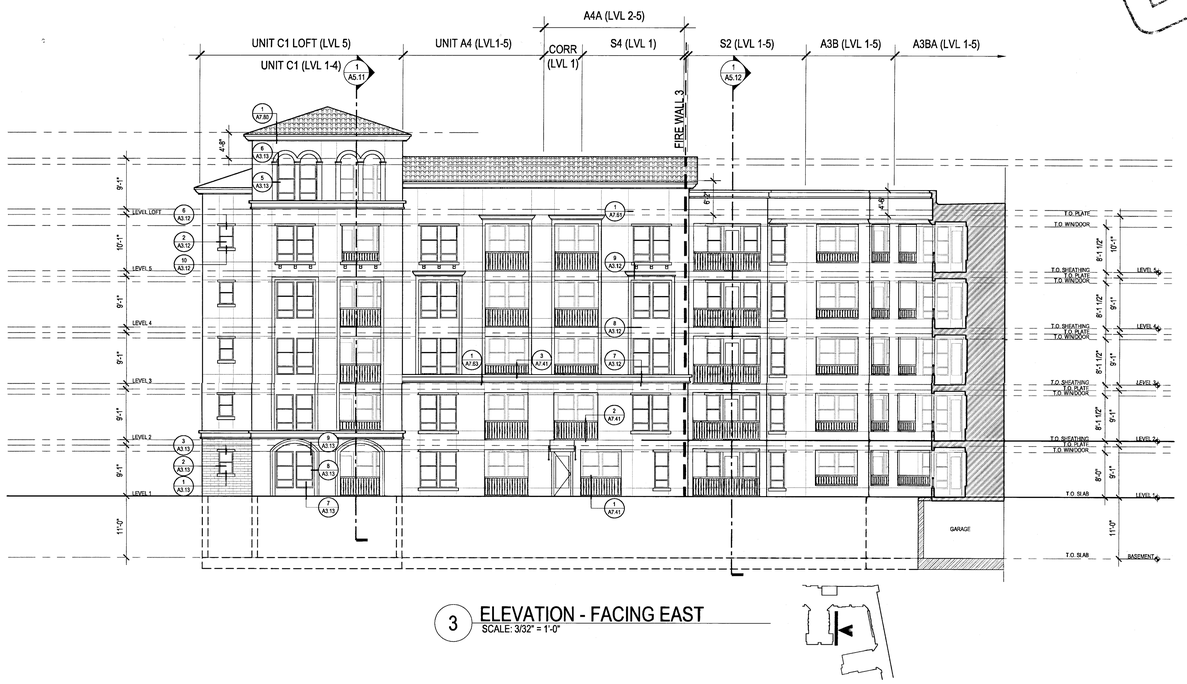

3 ELEVATION - FACING EAST
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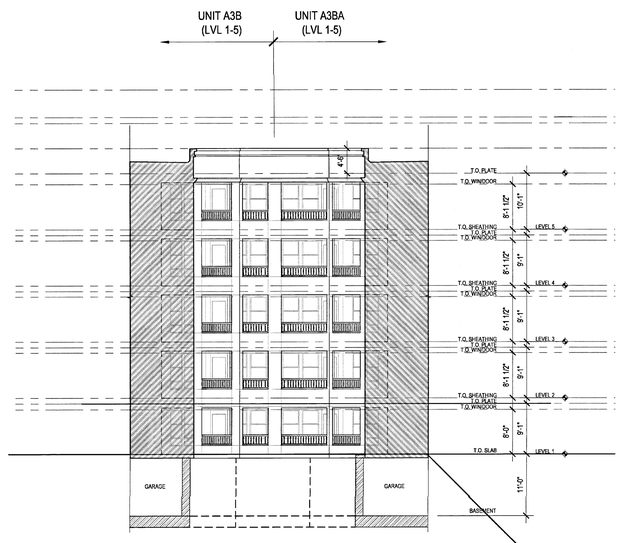
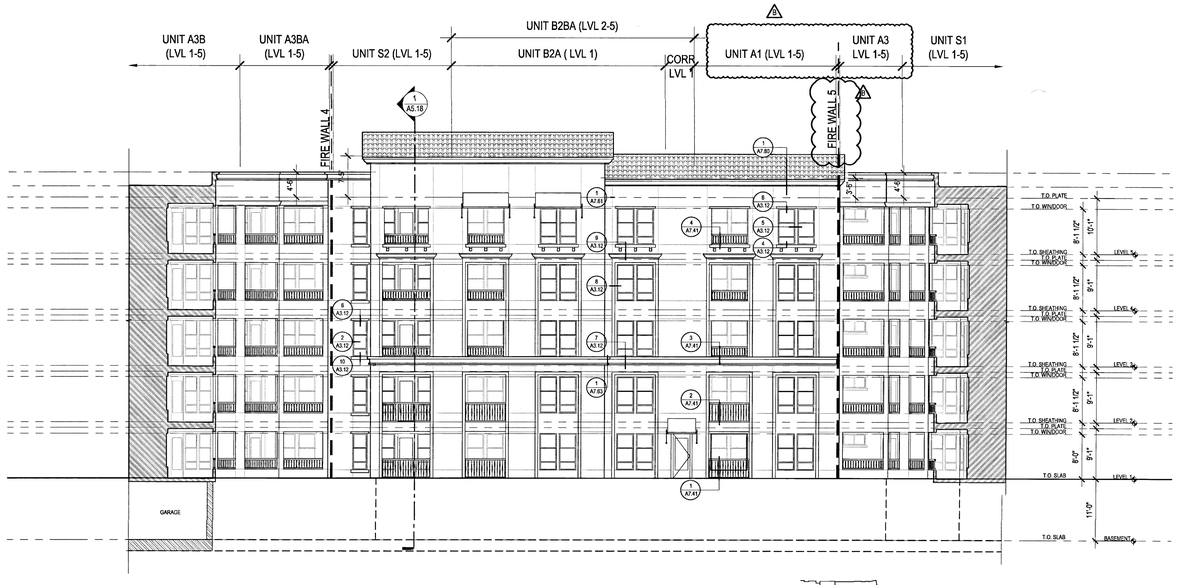
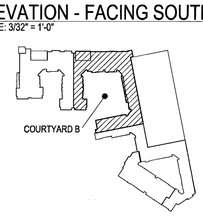


02 ELEVATION - CORNER
SCALE: 3/32" = 1'-0"



01 ELEVATION - FACING SOUTH
SCALE: 3/32" = 1'-0"

COURTYARD "B" ELEVATIONS
SCALE: 3/32" = 1'-0"



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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL, SUITE 310 NEWPORT BEACH, CA 92660
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SHEET CONTENTS:
COURTYARD B ELEVATIONS

SHEET NO.
A4.58

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4.CD\4D PLAN-ELEVELEVATIONS CY.dwg
USER: Michael Wood PLOT TIME: May 19, 2016 - 9:23am
SCALE: 1" LAYOUT: A4.58

ELEVATION MATERIAL LEGEND

* EXTERIOR FACE FINISH MATERIAL ALWAYS RETURN ON SIDE UP TO INSIDE CORNER PER PLAN U.N.O.

- THIN BRICK VENEER
- CLAY TILE ROOF
- STUCCO FINISH

BUILDING ELEVATION LEGEND

COLOR SCHEME

ELEVATION NOTES

1. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12.
2. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS
3. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES AT 6'-8" A.F.F.
4. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 6 TO 8 INCHES BELOW THE FINISH FLOOR AND GRADE IS TO SLOPE AWAY FOR THE BUILDING
5. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, INTERSECTION OF CHIMNEYS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
6. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
7. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR BUILDING LIGHT LOCATIONS
8. ALL PATIOS, PORCHES AND, BALCONIES TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
9. SIGNS TO BE INSTALLED BY LICENSED SIGN CONTRACTOR UNDER SEPARATE PERMIT.
10. ALL GRILLS, VENTS, AND LOUVERS TO BE PAINTED TO MATCH ADJACENT FIELD COLOR.
11. SEE UNIT AND BUILDING PLANS FOR DOOR AND WINDOW CALLOUTS

WINDOW/DOOR

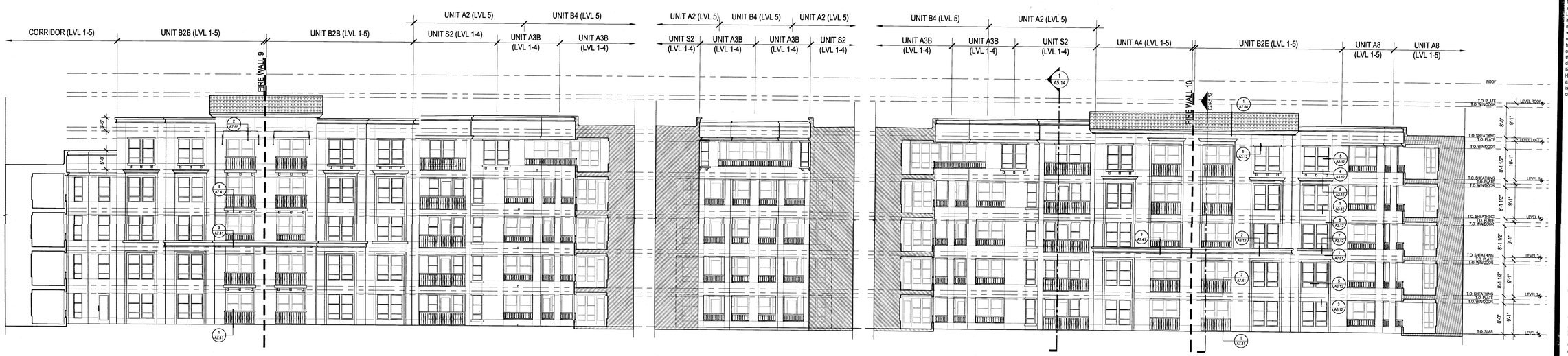
PER ACCOUSTICAL REPORT:

WINDOW - 30 STC

T - TEMPERED GLASS

SYMBOL LEGEND - EXTERIOR ELEVATION

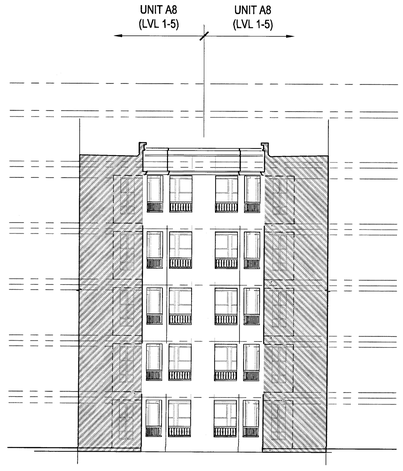
- XXXXX — WALL SECTION TAG
- X / AX.XX — BUILDING SECTION TAG
- X / AX.XX — DETAIL TAG
- ELEV. 1XX'-X" T.O.SHTG. — TOP OF SHEATHING
- ELEV. 1XX'-X" T.O.P. — TOP OF PLATE
- ELEV. 1XX'-X" T.O.WINDOOR — TOP OF WINDOW/ DOOR



05 ELEVATION - FACING SOUTH
SCALE: 3/32" = 1'-0"

05 ELEVATION - CORNER
SCALE: 3/32" = 1'-0"

04 ELEVATION - WEST
SCALE: 3/32" = 1'-0"



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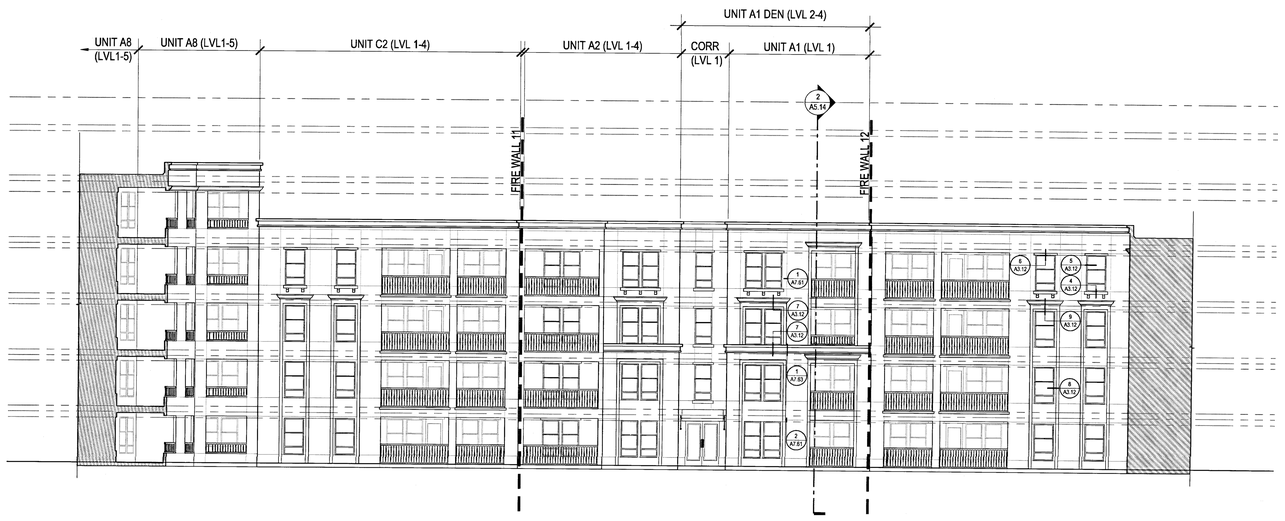

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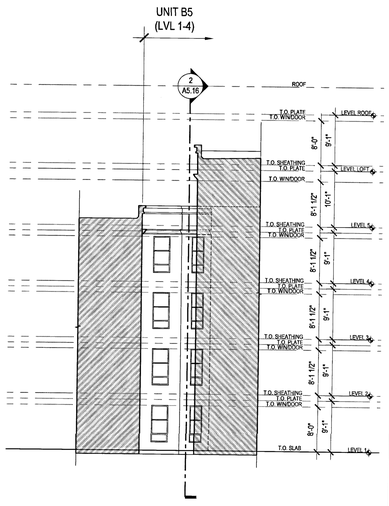
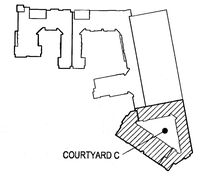


01 ELEVATION - CORNER
SCALE: 3/32" = 1'-0"

COURTYARD "C" ELEVATIONS
SCALE: 3/32" = 1'-0"



Drawn By:

Designed by:

Architect of Record: VINCE CHUPKA

Original Date Plotted:

Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
COURTYARD C ELEVATIONS

SHEET NO.
A4.59

2012364

05-19-16 CITY SUBMITTAL

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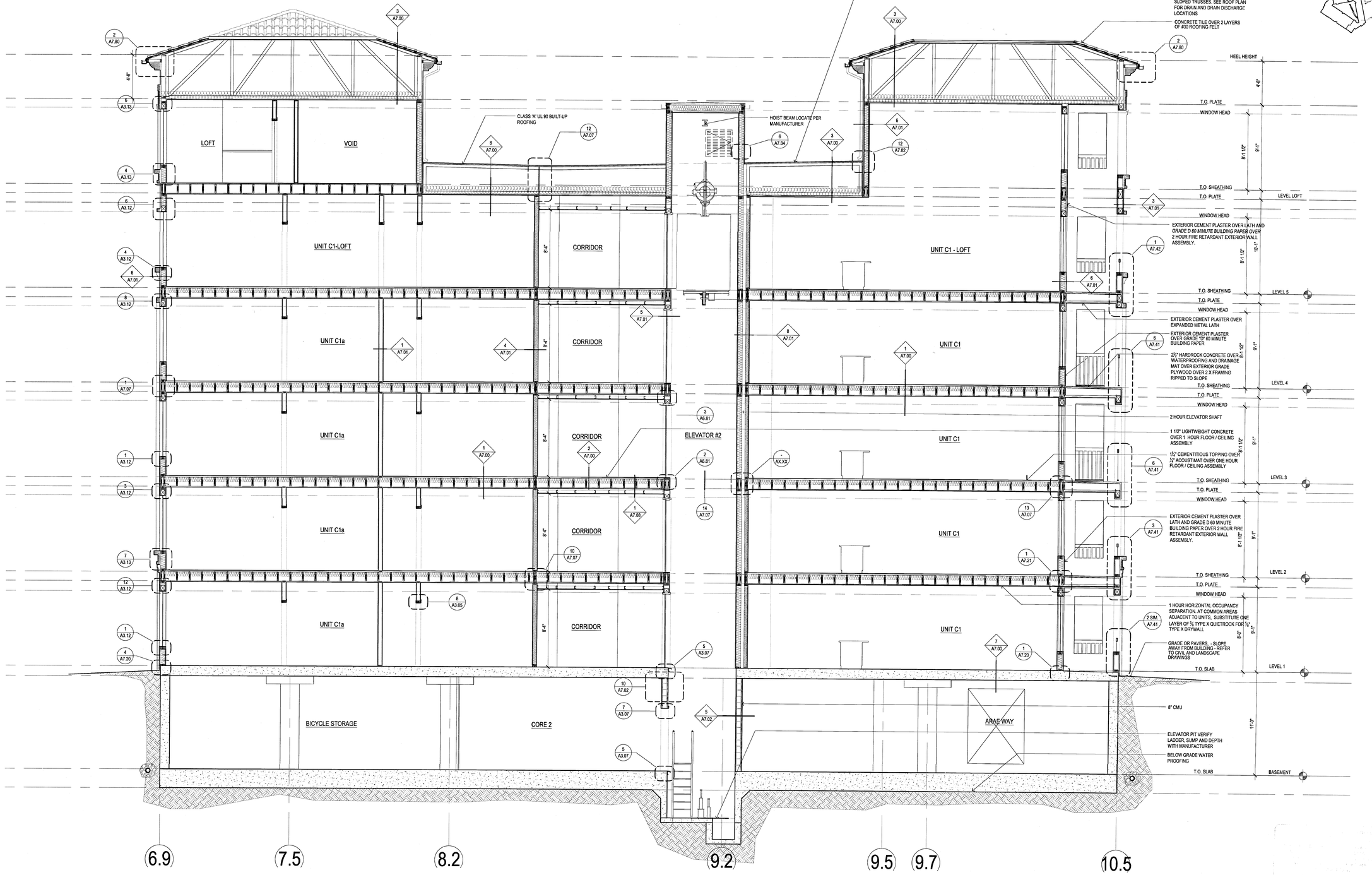

01 BUILDING SECTION
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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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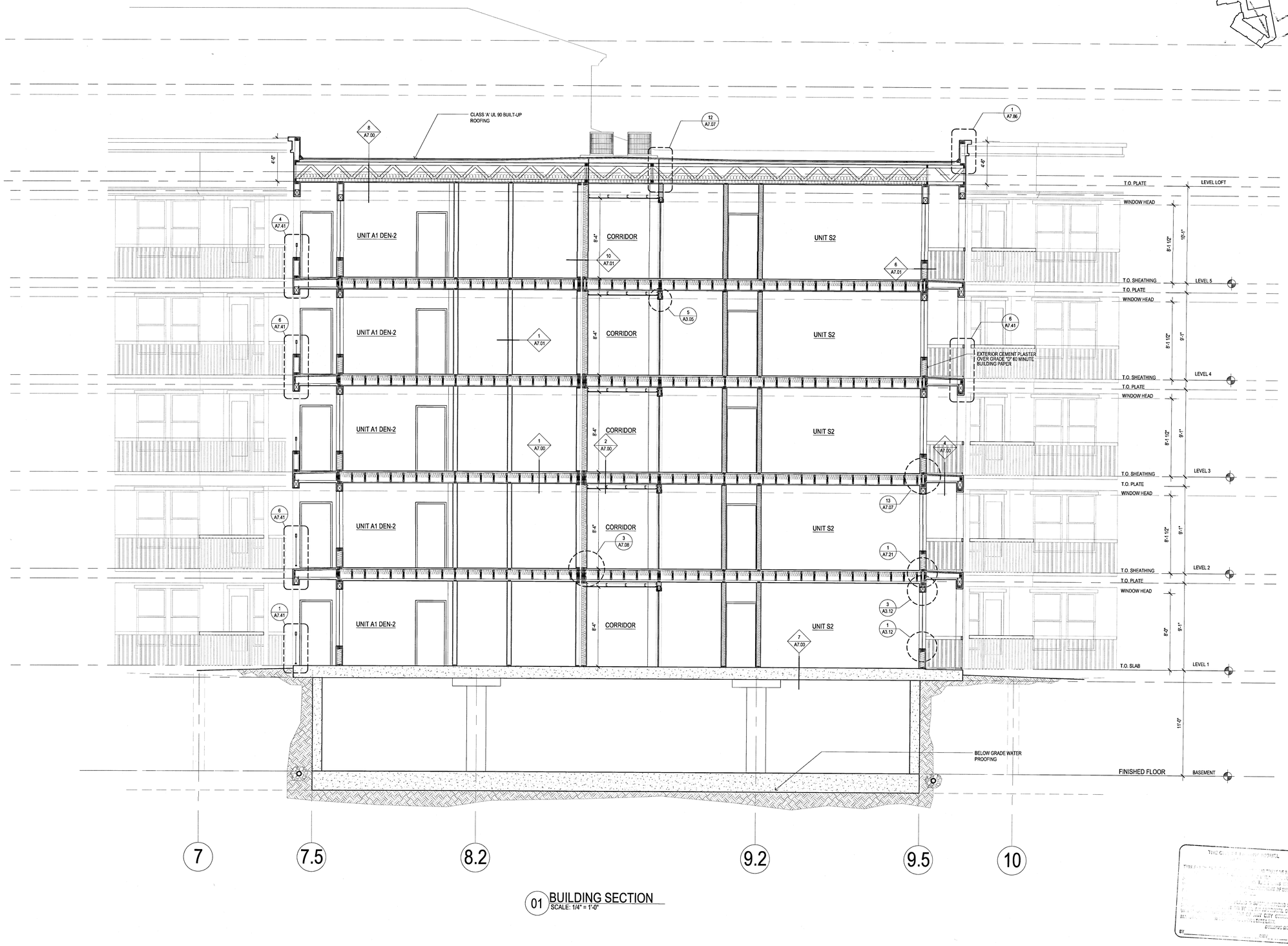
SHEET CONTENTS:
BLDG SECTIONS

SHEET NO.
A5.11

2012364

05-19-16 CITY SUBMITTAL



01 BUILDING SECTION
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Drawn By:

Designed by:

Architect of Record: VINCE CHUPKA

Original Date Plotted:

Revisions:

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No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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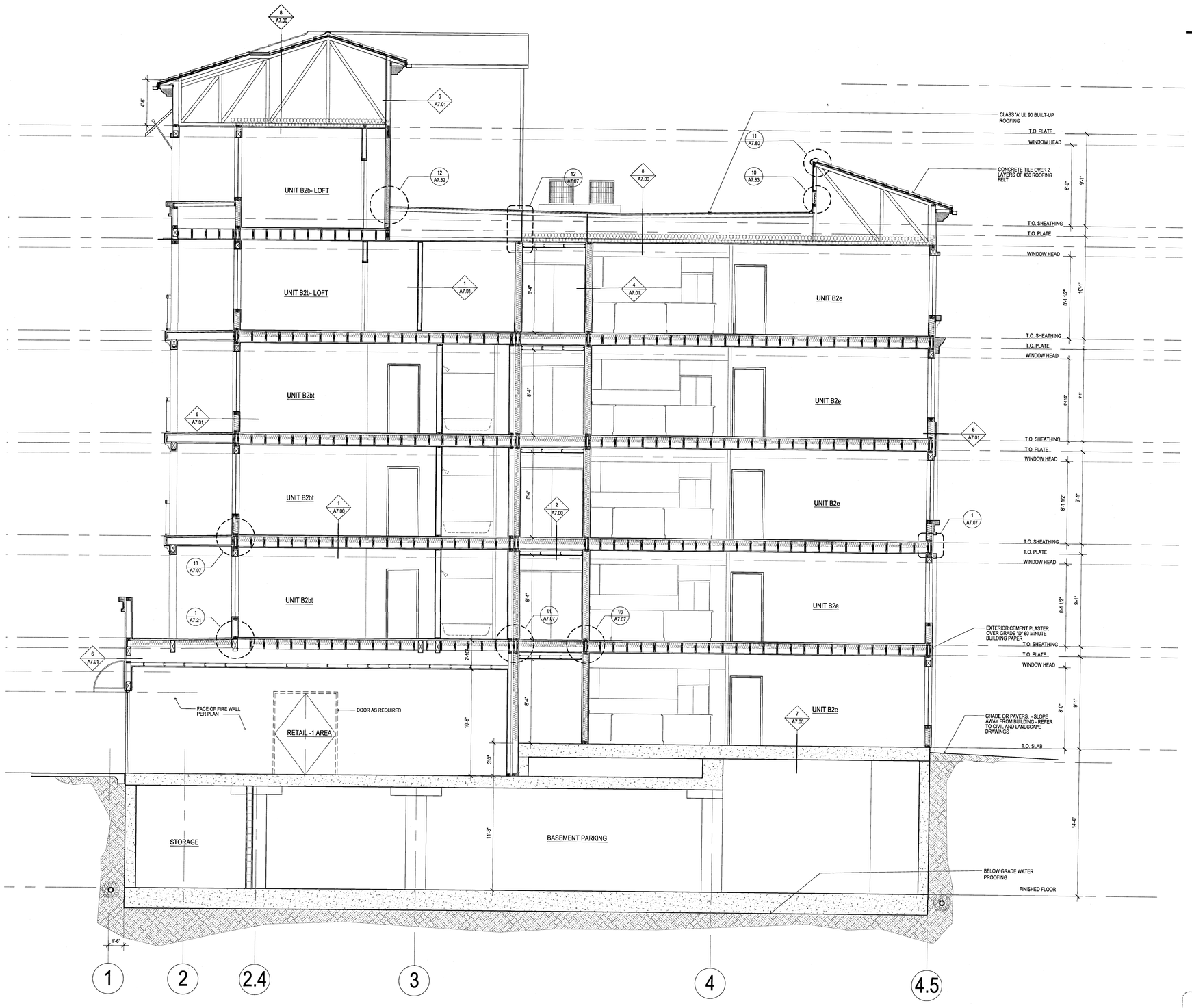
SHEET CONTENTS:
BLDG SECTIONS

SHEET NO.
A5.12

2012364

05-19-16 CITY SUBMITTAL



01 BUILDING SECTION
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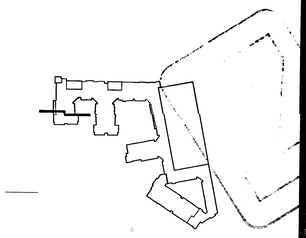

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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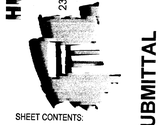

SHEET CONTENTS:
BLDG SECTIONS

SHEET NO.
A5.13

2012364

05-19-16 CITY SUBMITTAL

ALL PLANS & SPECIFICATIONS SHALL COMPLY WITH THE 2013 CBC AS AMENDED BY THE CITY OF LAGUNA NIGUEL AND ANY OTHER APPLICABLE CITY ORDINANCE, STATE AND FEDERAL LAWS.
BY: _____ DATE: _____

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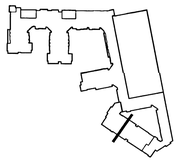

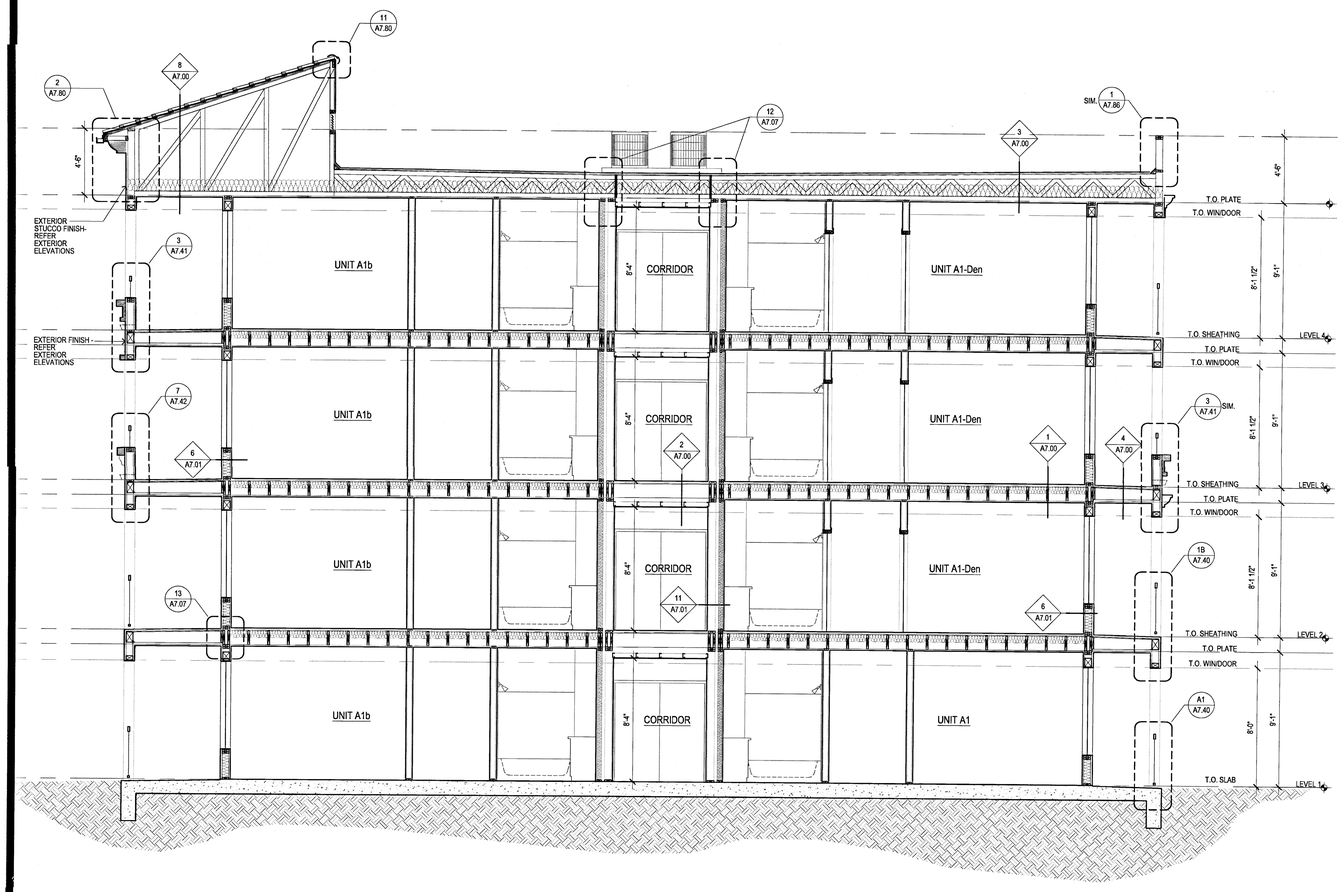

02 BUILDING SECTION
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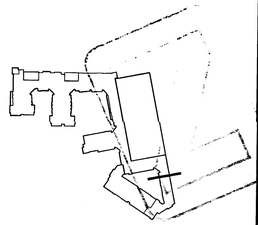

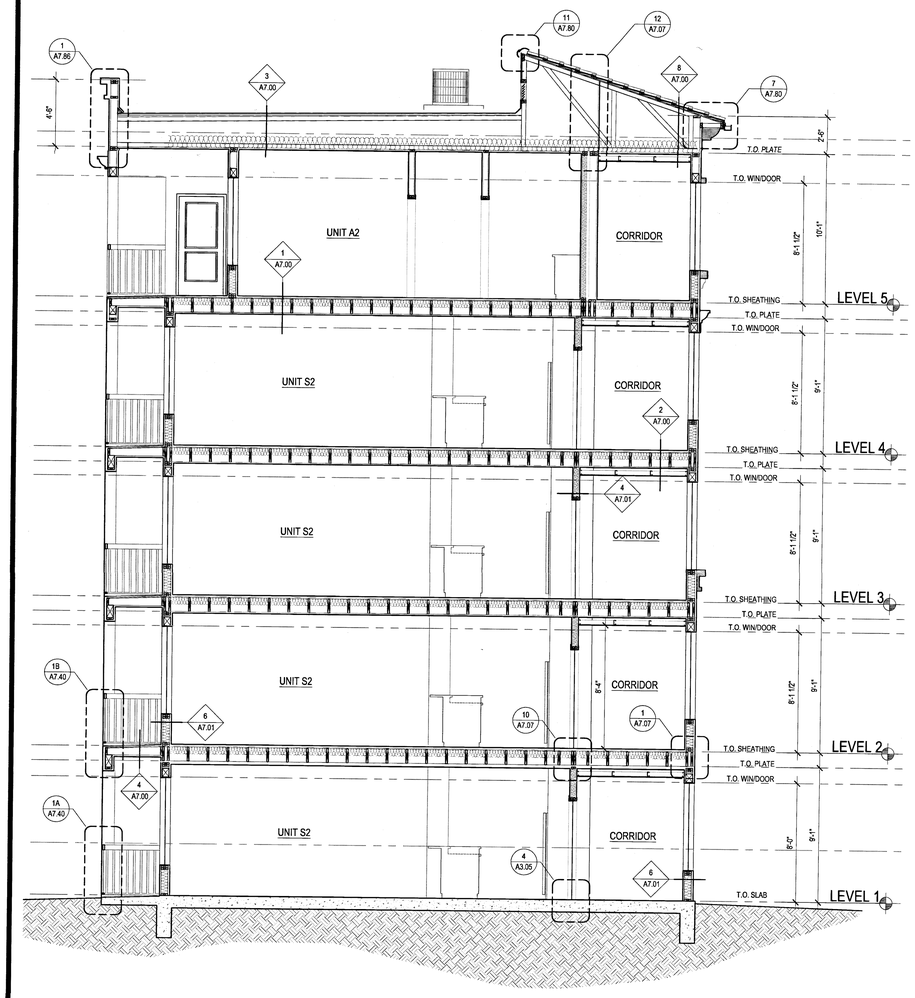

01 BUILDING SECTION
SCALE: 1/4" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1		

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27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C33572
Ren. 7-31-17
STATE OF CALIFORNIA

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ARCHITECTS, L.P.
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SHEET CONTENTS:
BLDG SECTIONS

SHEET NO.
A5.14

2012364

05-19-16 CITY SUBMITTAL

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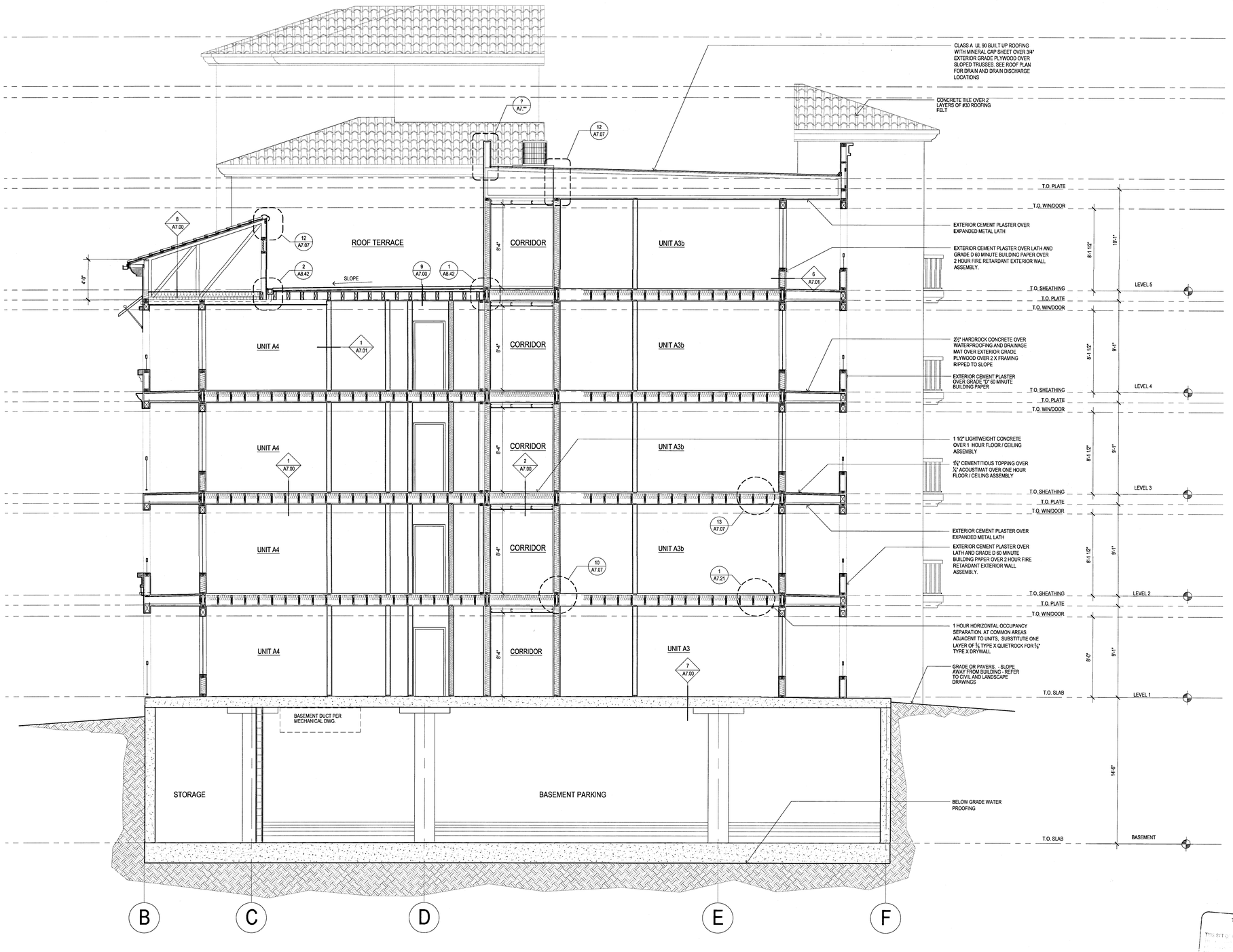

01 BUILDING SECTION
SCALE: 1/4" = 1'-0"

THE CITY OF LAGUNA NIGUEL
APPROVED
THIS SET OF ... IS ON FILE IN THE OFFICE OF THE ... OF THE CITY OF LAGUNA NIGUEL
BY ... DATE ...

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

THOMAS J. HUMPHREYS, No. C25572, Ren. 7-31-17, REGISTERED ARCHITECT, STATE OF CALIFORNIA

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ARCHITECTS, L.P.
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SHEET CONTENTS:
BLDG SECTIONS

SHEET NO.
A5.15

2012364

05-19-16 CITY SUBMITTAL

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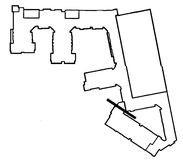
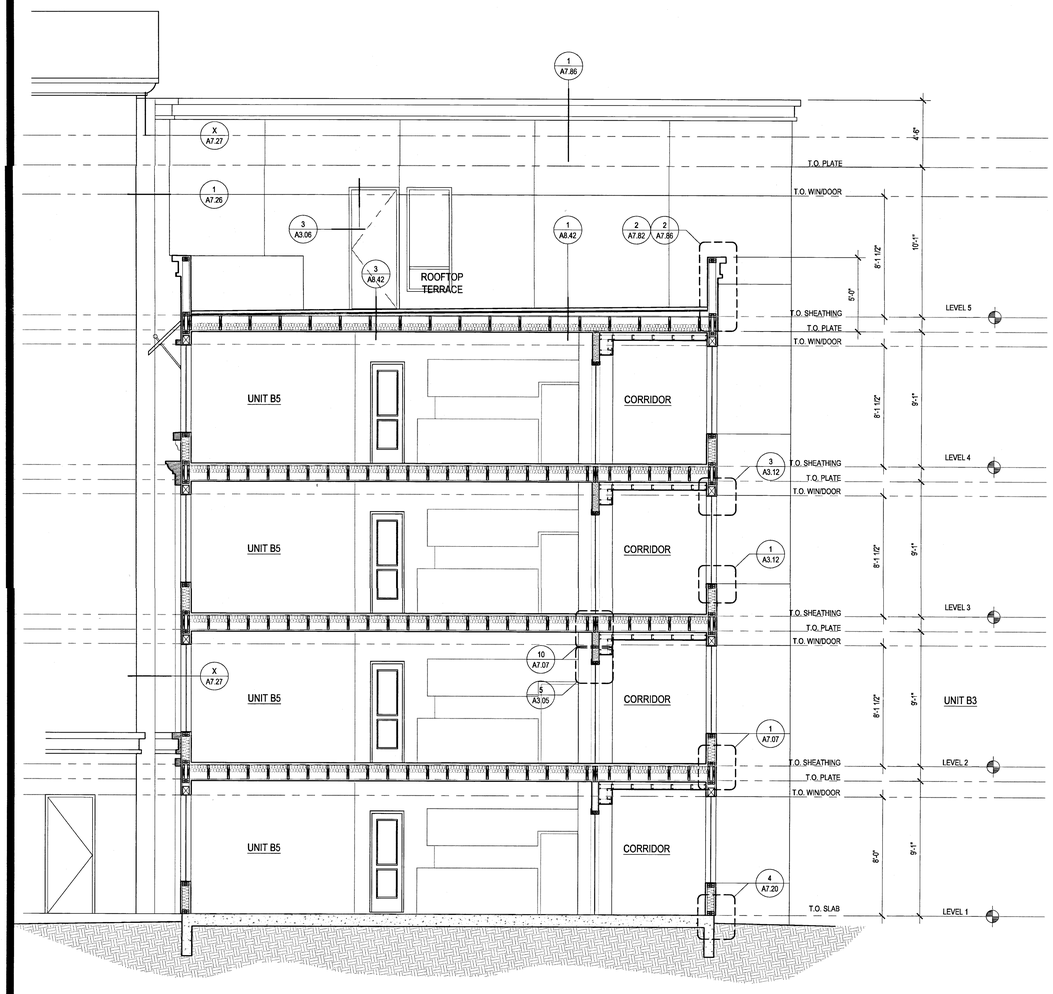
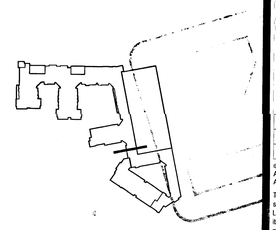
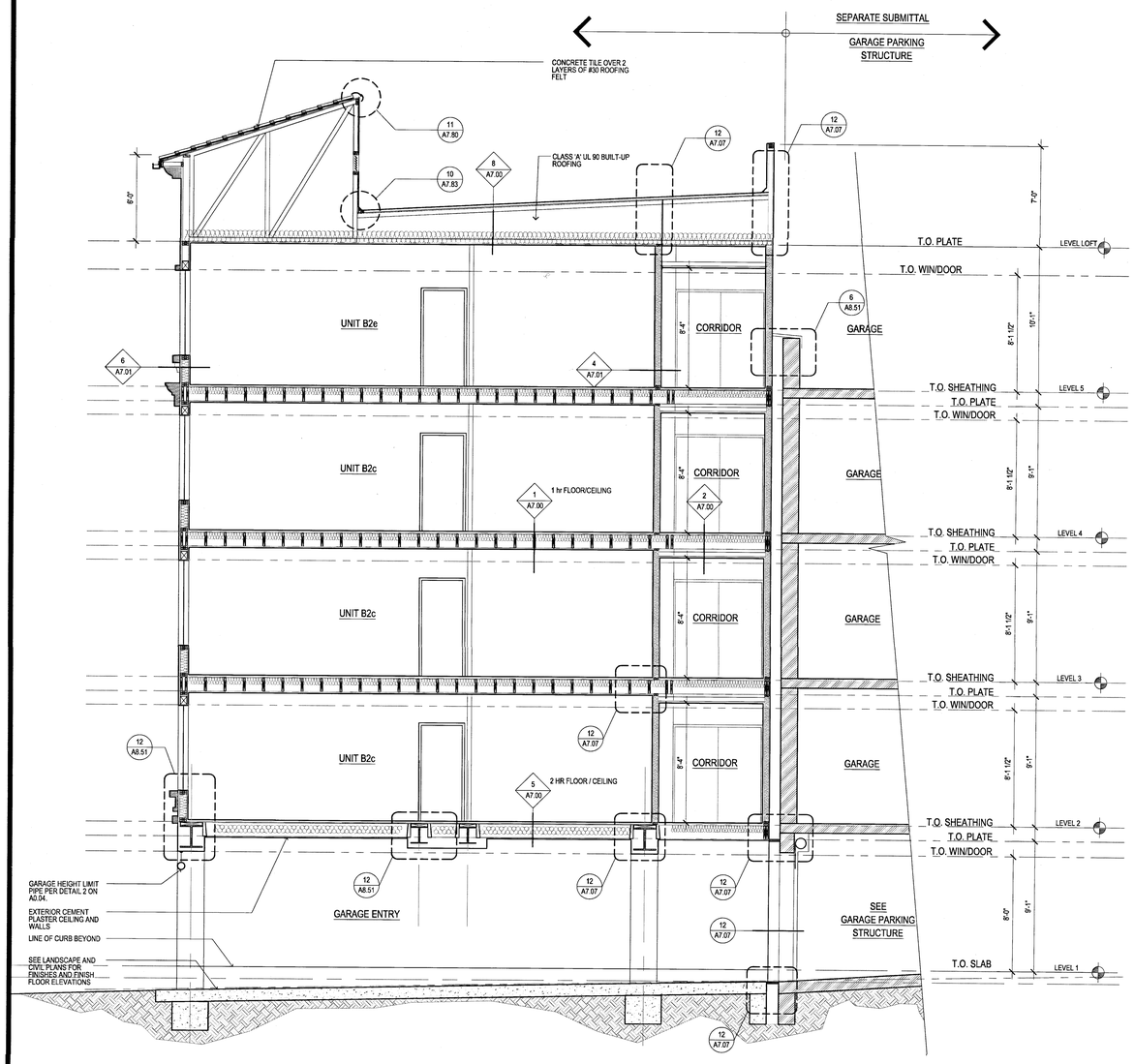




02 BUILDING SECTION
SCALE: 1/4" = 1'-0"





01 BUILDING SECTION
SCALE: 1/4" = 1'-0"

THE CITY OF LAGUNA NIGUEL
APPROVED
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND IT IS UNLAWFUL FOR ANY PERSON TO REMOVE THIS SET OF PLANS AND SPECIFICATIONS FROM THE JOB SITE BEFORE FINAL INSPECTION HAS BEEN MADE AND APPROVED BY THE BUILDING OFFICIAL.
BUILDING OFFICIAL
BY: _____ DATE: _____

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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SHEET CONTENTS:
BLDG SECTIONS

SHEET NO.
A5.16

2012364

05-19-16 CITY SUBMITTAL

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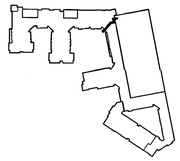
SCALE: 48 LAYOUT: A5.16



SEPARATE SUBMITTAL
GARAGE PARKING STRUCTURE

8 A7.00
12 A7.07
4 A7.01
6 A7.01
1 A7.00
2 A7.00
13 A7.07
1 A7.21

UNIT S1
CORRIDOR
GARAGE

T.O. PLATE
T.O. WIN/DOOR
T.O. SHEATHING
T.O. SLAB

LEVEL 6 LOFT
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
BASEMENT

8'-1 1/2"
10'-1"
8'-1"
9'-1"
8'-0"
11'-0"

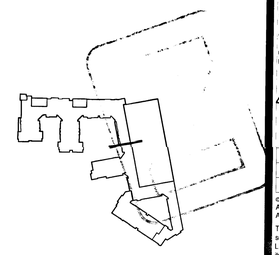
BASEMENT PARKING

SEE GARAGE PARKING STRUCTURE

T.O. SLAB

2'-6" 2" SEP PERMIT

02 BUILDING SECTION
SCALE: 1/4" = 1'-0"



SEPARATE SUBMITTAL
GARAGE PARKING STRUCTURE
ROOF

CONCRETE TILE OVER 2 LAYERS OF #30 ROOFING FELT
CLASS 'A' UL 90 BUILT-UP ROOFING

11 A7.80
11 A7.80
10 A7.83
8 A7.00
12 A7.07
4 A7.01
6 A8.51
6 A7.01
13 A7.07
1 A7.21
1 A7.00
2 A7.00
1 A8.26

UNIT A4
CORRIDOR
GARAGE
MEZZANINE
CLUB AND FITNESS

7'-0"
8'-1 1/2"
10'-1"
9'-1"
8'-0"
10'-1"
11'-1"

T.O. WIN/DOOR
T.O. SHEATHING
T.O. PLATE
T.O. WIN/DOOR
T.O. SLAB

LEVEL 6 LOFT
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1

SEE GARAGE PARKING STRUCTURE

CONCRETE FOOTING OR SLURRY AT THE GAP
BELOW GRADE WATER PROOFING

01 BUILDING SECTION
SCALE: 1/4" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

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SHEET CONTENTS:
BLDG SECTIONS

SHEET NO.
A5.17

2012364

05-19-16 CITY SUBMITTAL

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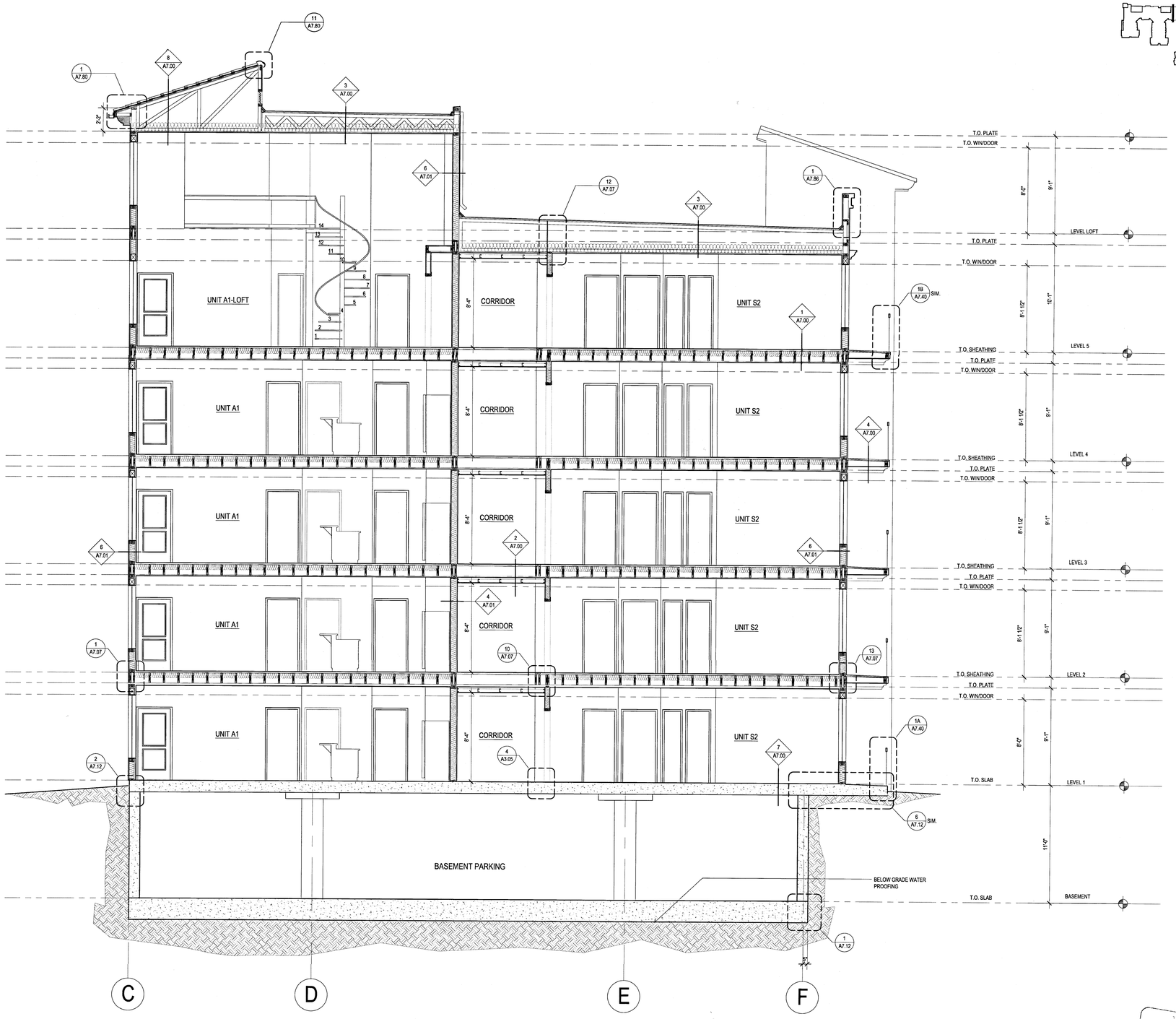

01 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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SCALE: 48 LAYOUT: A5.18

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE

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LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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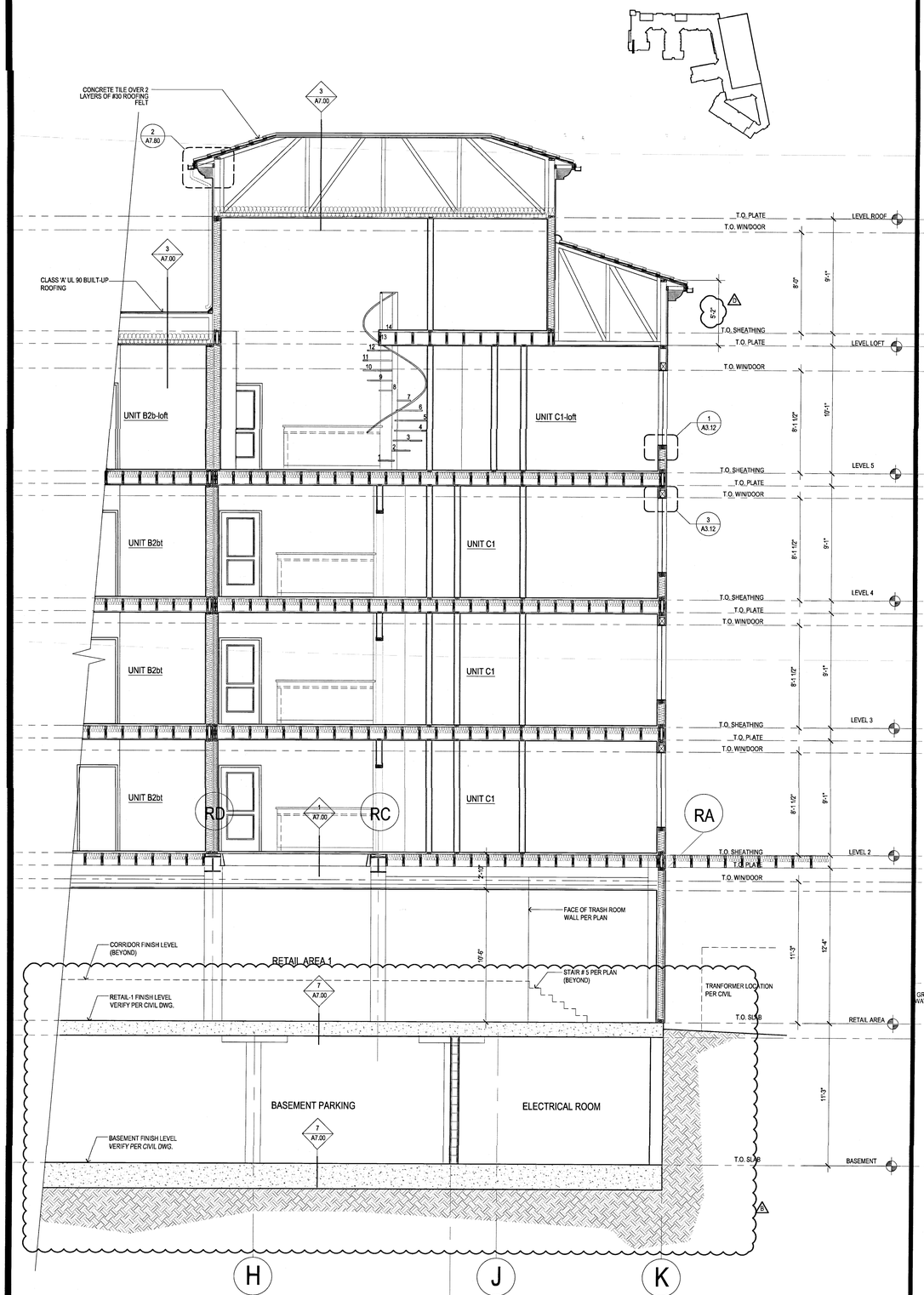
SHEET CONTENTS:
BLDG SECTIONS

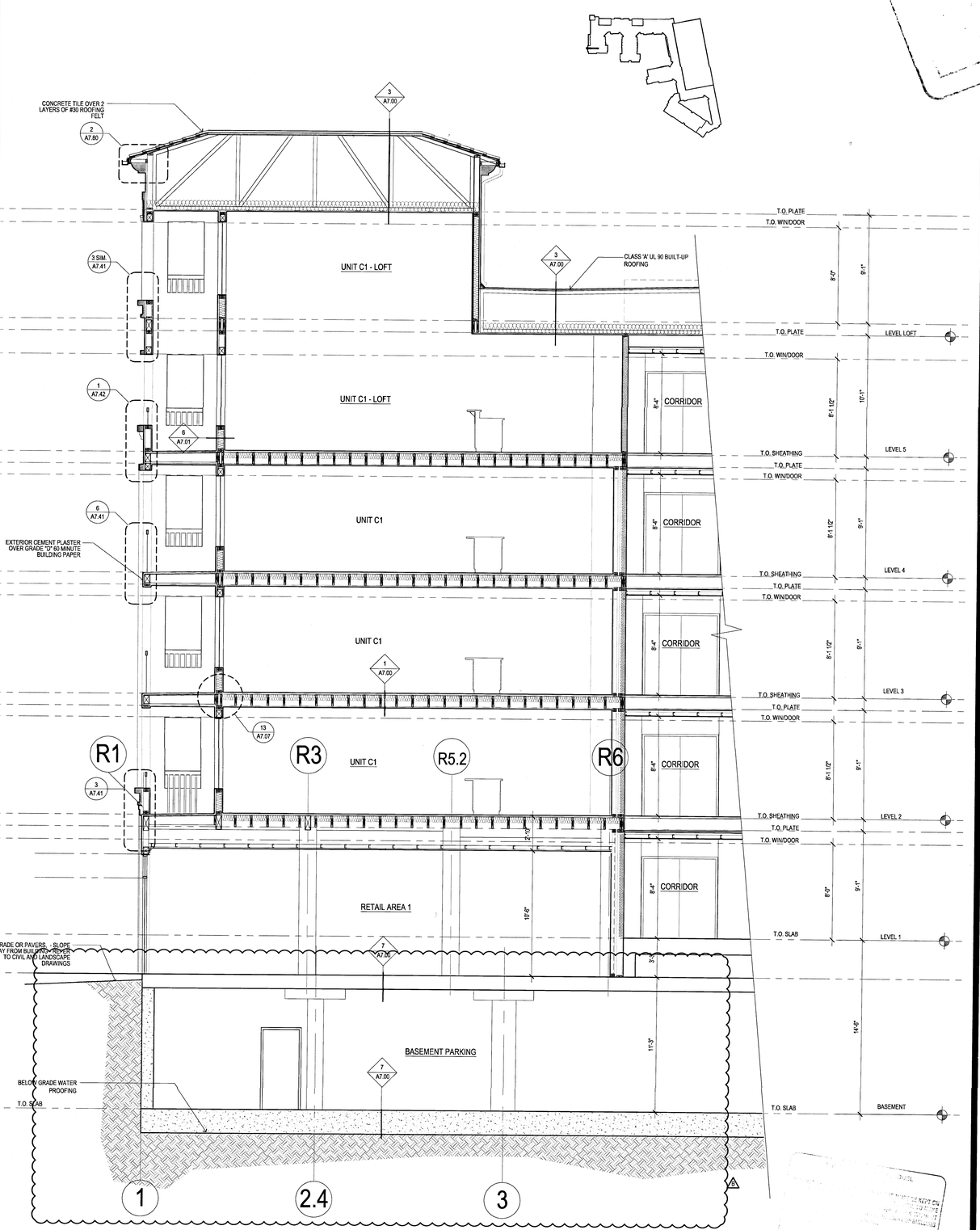
SHEET NO.
A5.18

2012364

05-19-16 CITY SUBMITTAL



02 BUILDING SECTION - PARTIAL
SCALE: 1/4" = 1'-0"



01 BUILDING SECTION - PARTIAL
SCALE: 1/4" = 1'-0"

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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	
2	03/15/16	

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SHEET CONTENTS:
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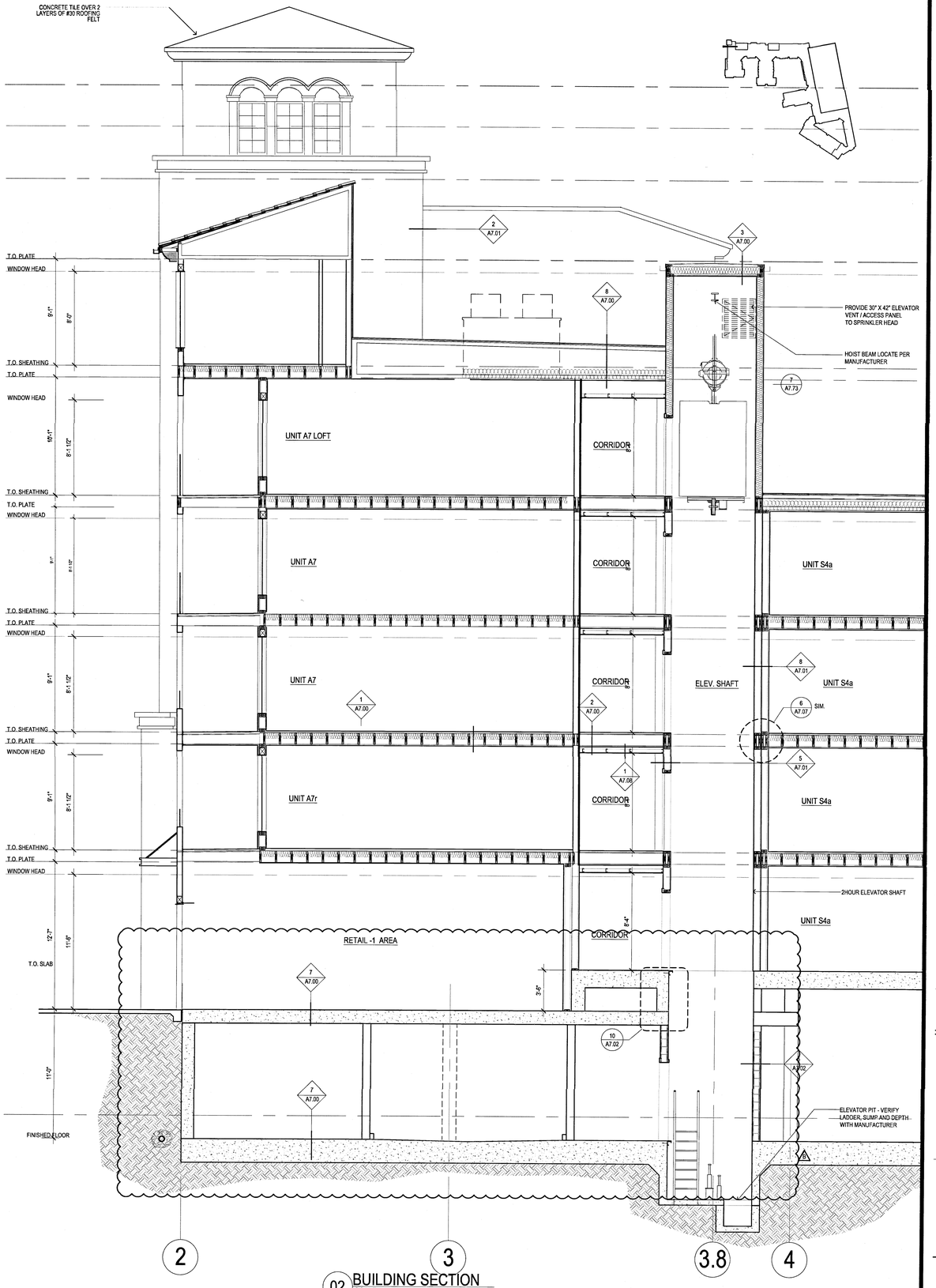
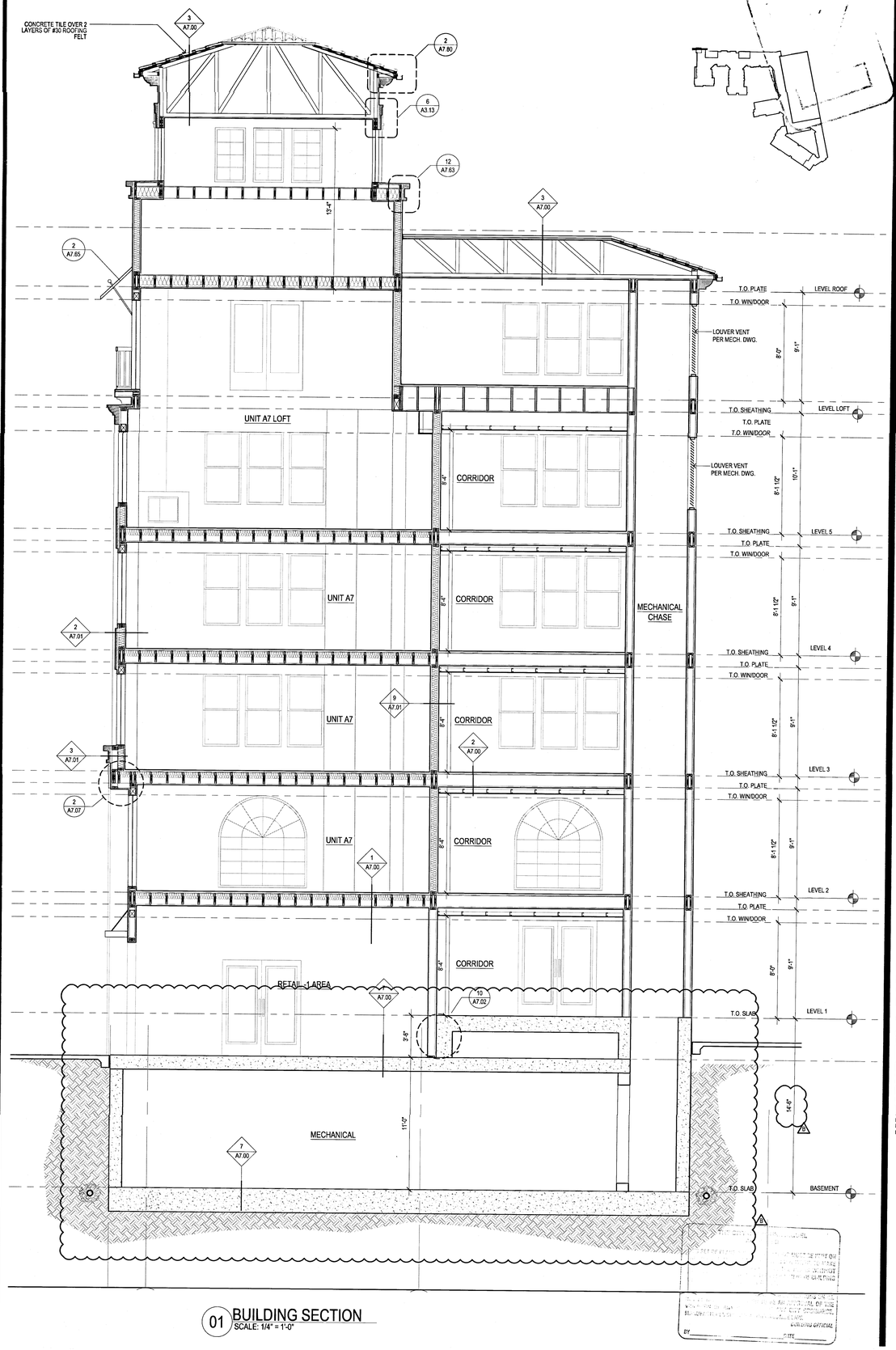
SHEET NO.
A5.19

2012364

05-19-16 CITY SUBMITTAL



02 BUILDING SECTION
SCALE: 1/4" = 1'-0"



01 BUILDING SECTION
SCALE: 1/4" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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SHEET CONTENTS:
BLDG SECTIONS

SHEET NO.
A5.20

2012364

05-19-16 CITY SUBMITTAL

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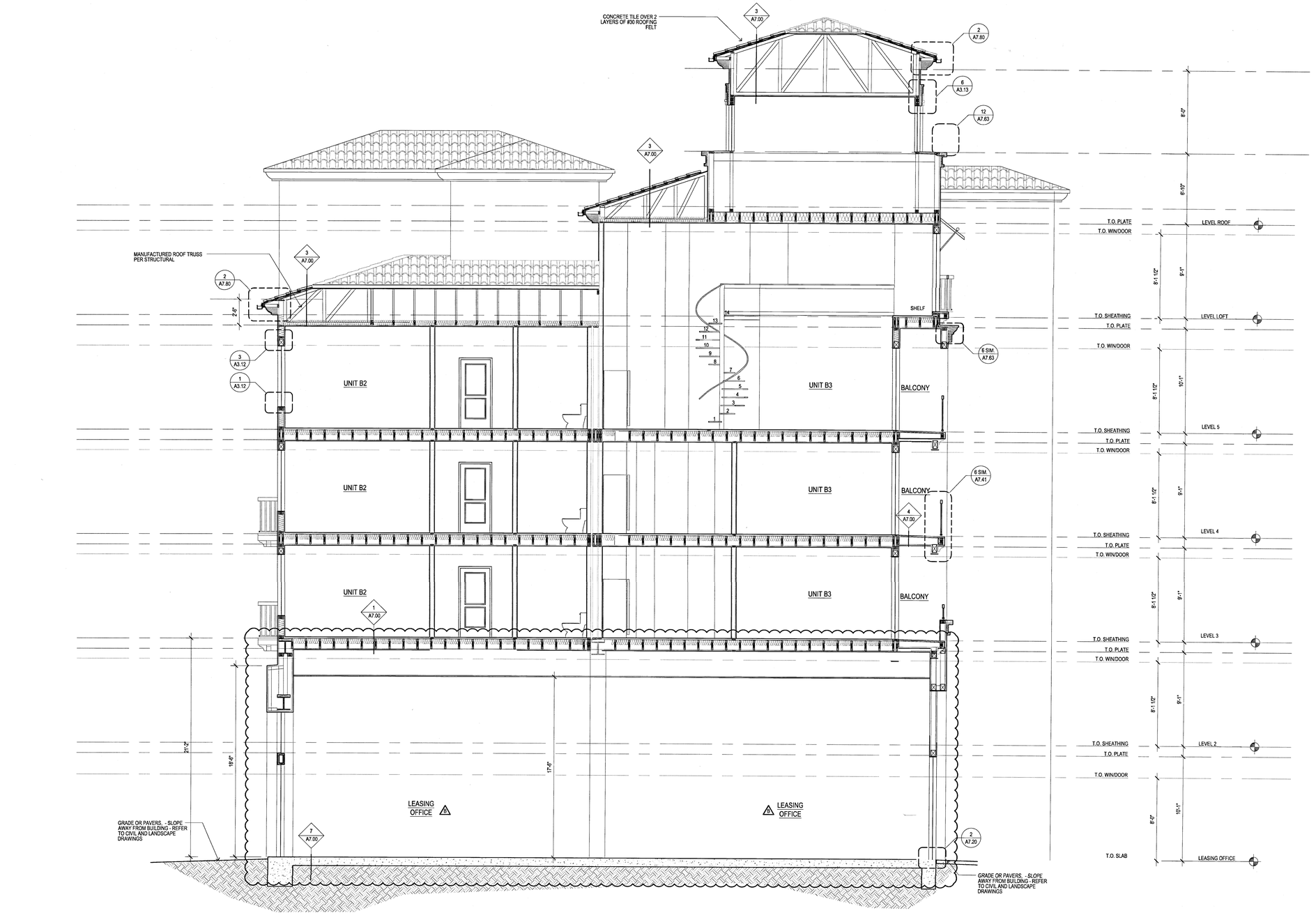

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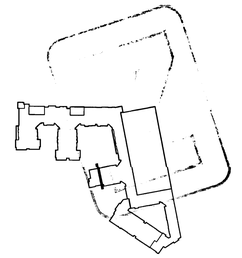

Drawn By:

Designed by:

Architect of Record: VINCE CHUPKA

Original Date: Plotted:

Revisions:

#	DATE	COMMENTS
6	11/09/15	

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GATEWAY VILLAGE

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SHEET CONTENTS:
BLDG SECTIONS

SHEET NO.
A5.21

2012364

05-19-16 CITY SUBMITTAL

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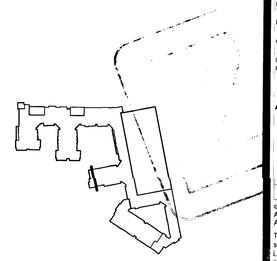

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
5	11/09/15	

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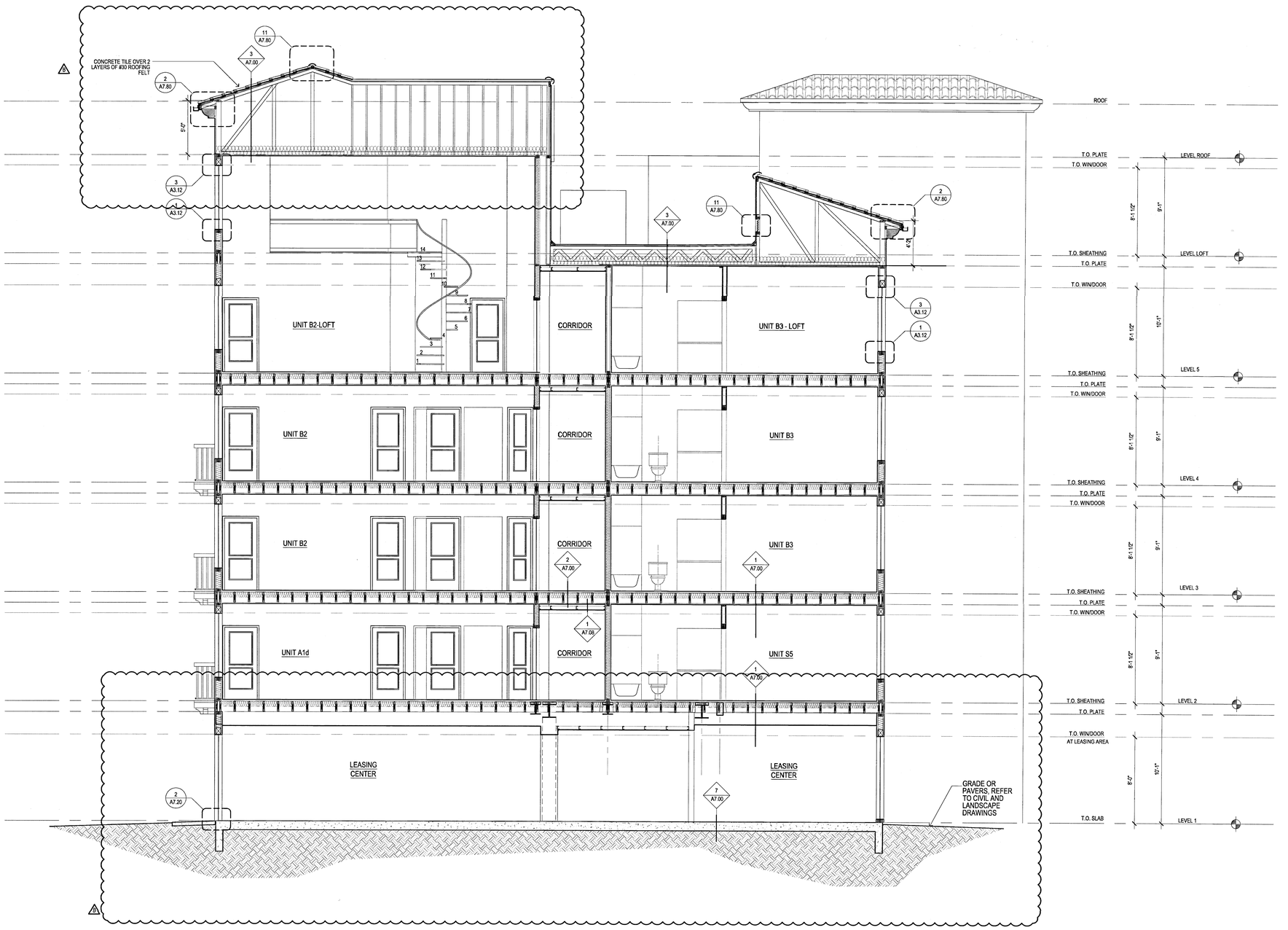

01 BUILDING SECTION
SCALE: 1/4" = 1'-0"

GATEWAY VILLAGE

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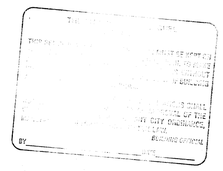
SHEET CONTENTS:
BLDG SECTIONS

SHEET NO.
A5.22

2012364

05-19-16 CITY SUBMITTAL



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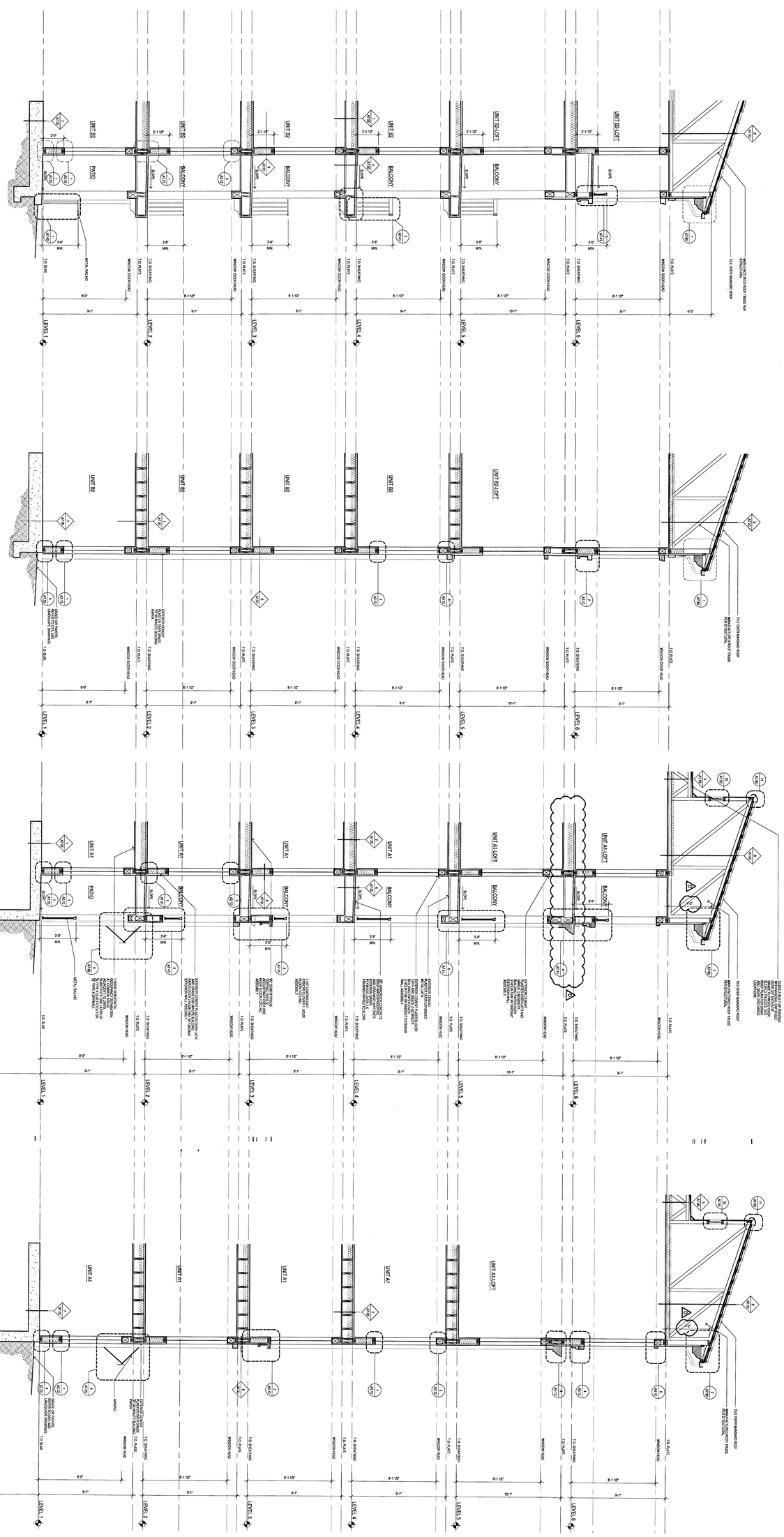

02 WALL SECTION
SCALE: 1/4" = 1'-0"

01 WALL SECTION
SCALE: 1/4" = 1'-0"

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LICENSED ARCHITECT — STATE OF CALIFORNIA — Rex. 7-31-17

GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

Drawn By: XX
Designed By:
Architect of Record: VINCE DAZPOL
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	03/15/16	

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SHEET CONTENTS: WALL SECTIONS
SHEET NO. A5.51
2012364

05-19-16 CITY SUBMITTAL

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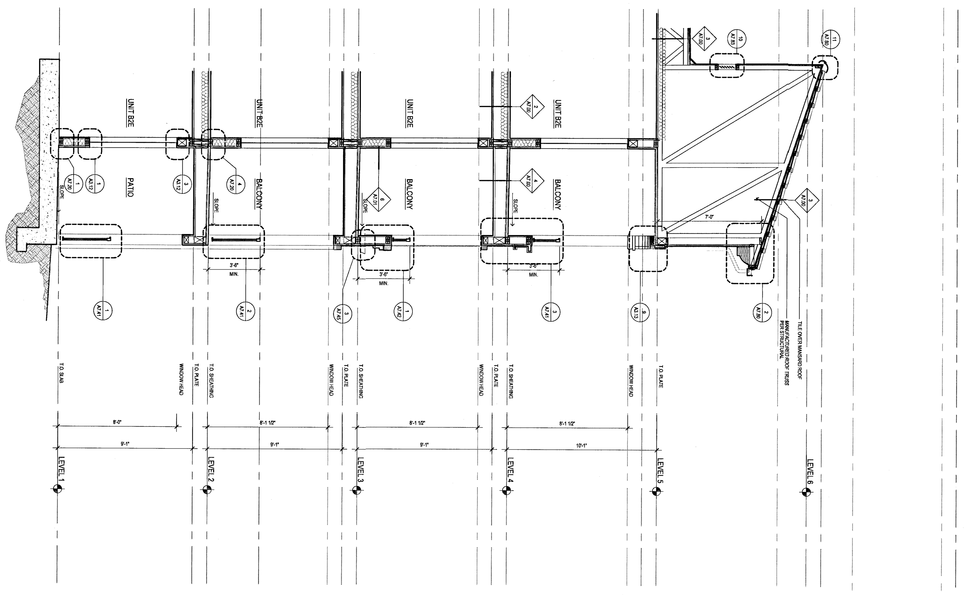

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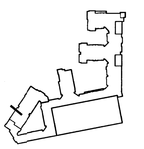

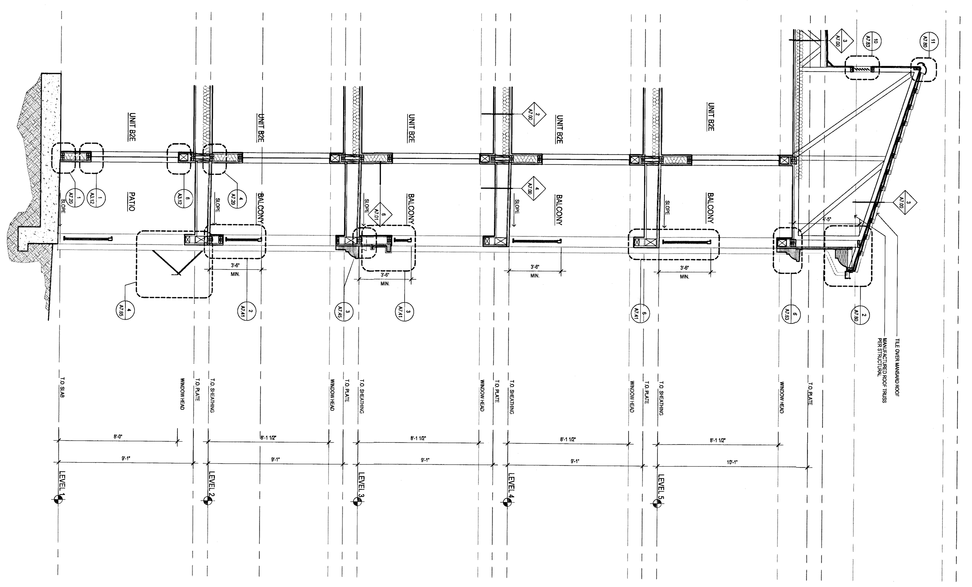

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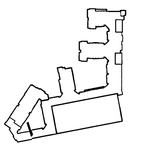

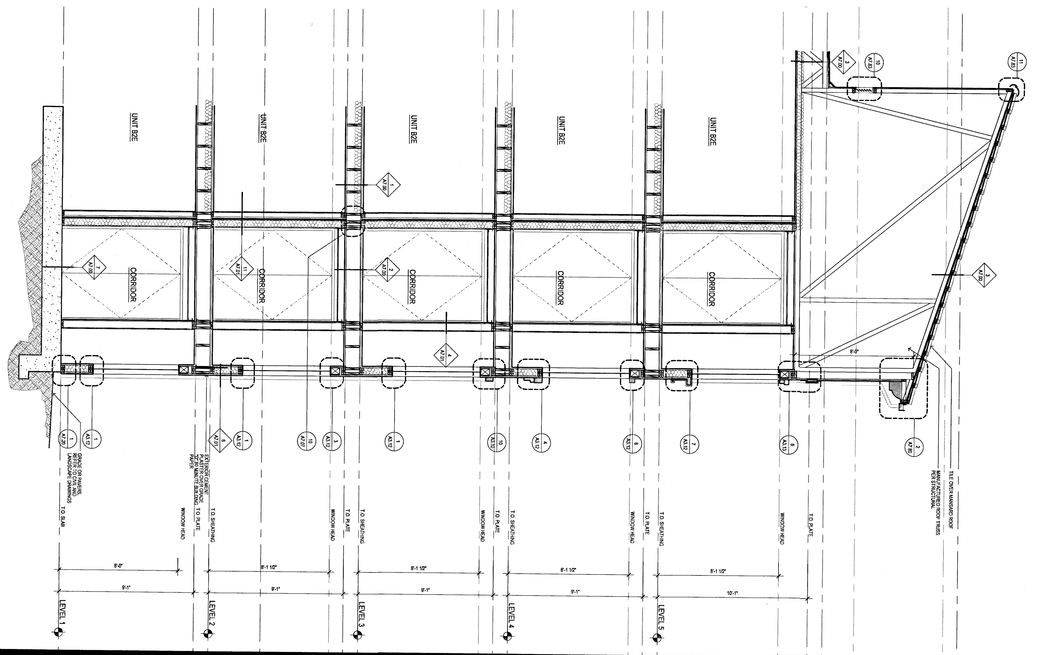

01 WALL SECTION
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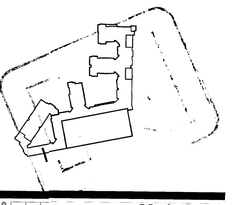

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SHEET CONTENTS: WALL SECTIONS
SHEET NO.: A5.52
2012364

05-19-16 CITY SUBMITTAL

GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

Drawn By: KK
Designed by:
Architect of Record: VINCE CHUNG
Original Date Project Revisions

#	DATE	COMMENTS

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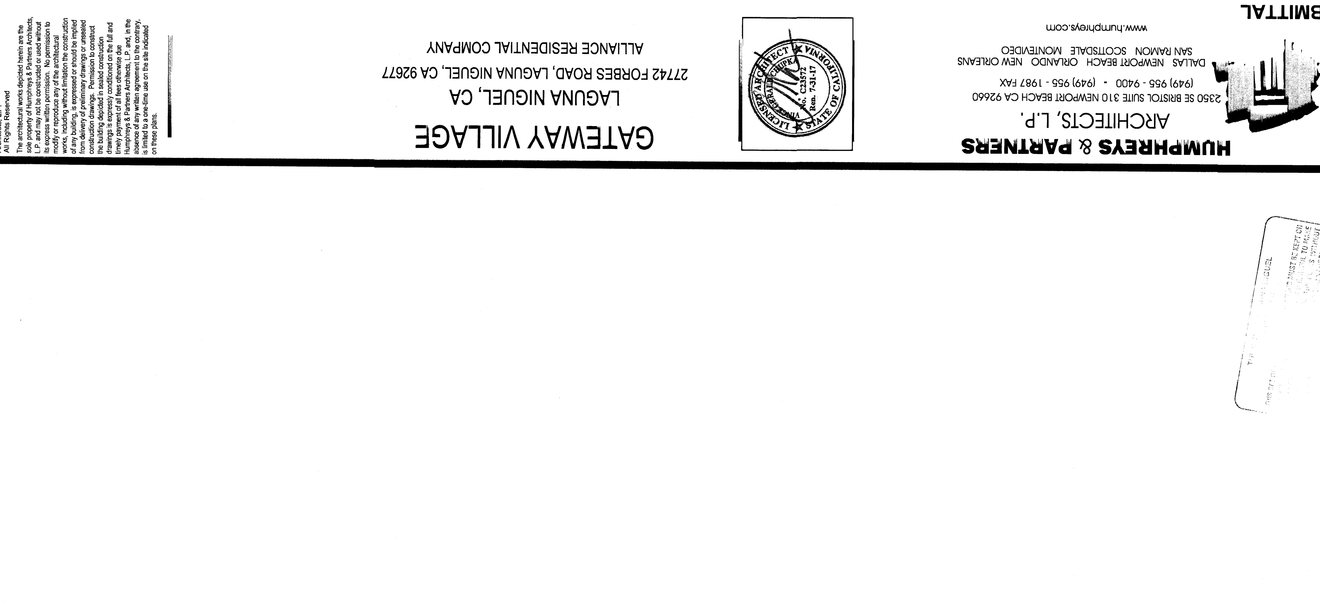

04 WALL SECTION
SCALE: 1/4" = 1'-0"

01 WALL SECTION (NOT USED)
SCALE: 1/4" = 1'-0"

05-19-16 CITY SUBMITTAL

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SHEET CONTENTS:
WALL SECTIONS

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A5.53

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GATEWAY VILLAGE
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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C25572
Exp. 7-31-17
STATE OF CALIFORNIA

#	DATE	COMMENTS
1	11/09/15	

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Plotter Passed Registration:

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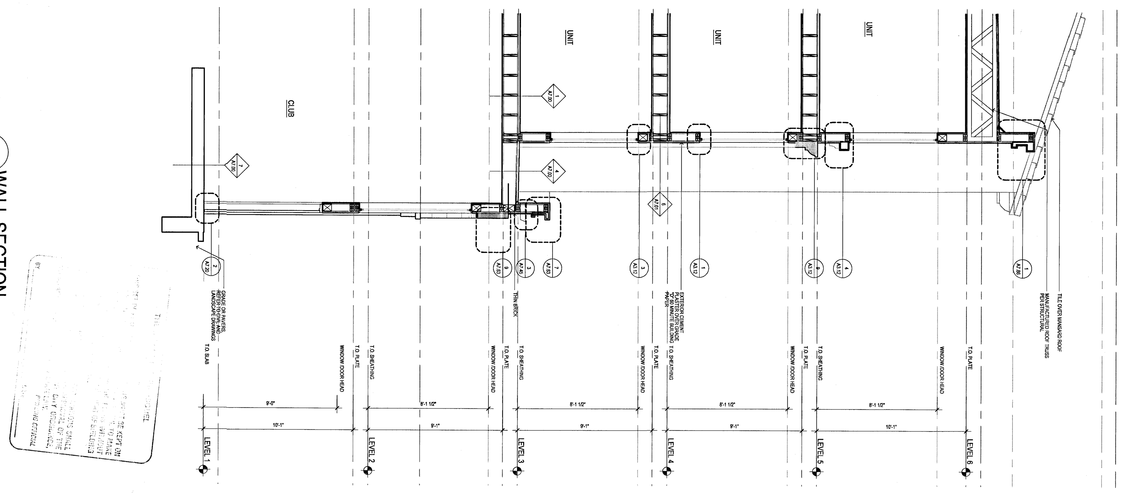

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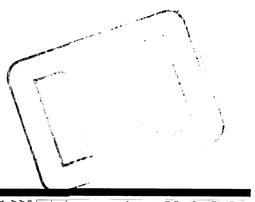

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STATE LICENSED ARCHITECT
No. C31177
Exp. 7-31-17
STATE OF CALIFORNIA

GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

#	DATE	COMMENTS
1	11/03/15	

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Username:

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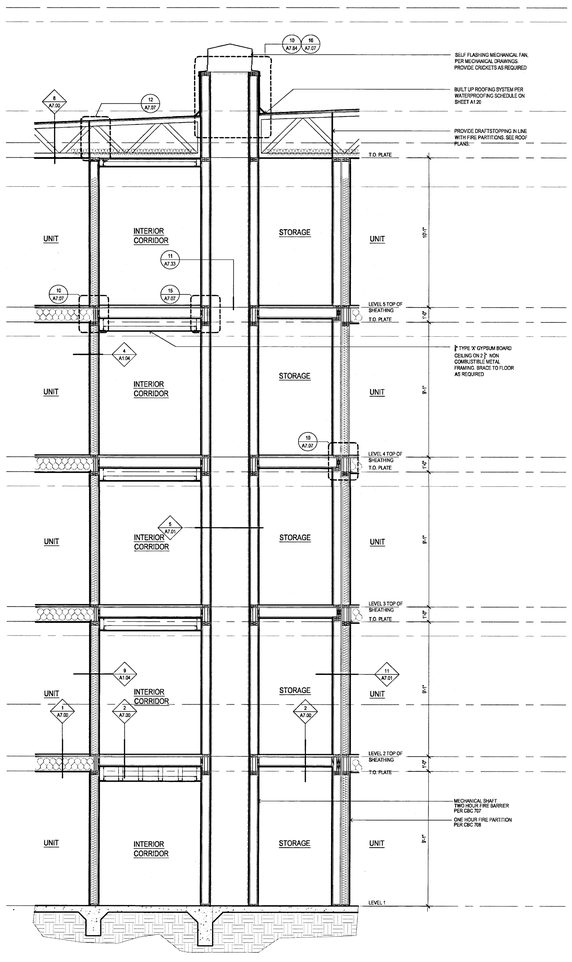
2012364

A5.54
SHEET NO.

SHEET CONTENTS
WALL SECTIONS

05-19-16 CITY SUBMITTAL



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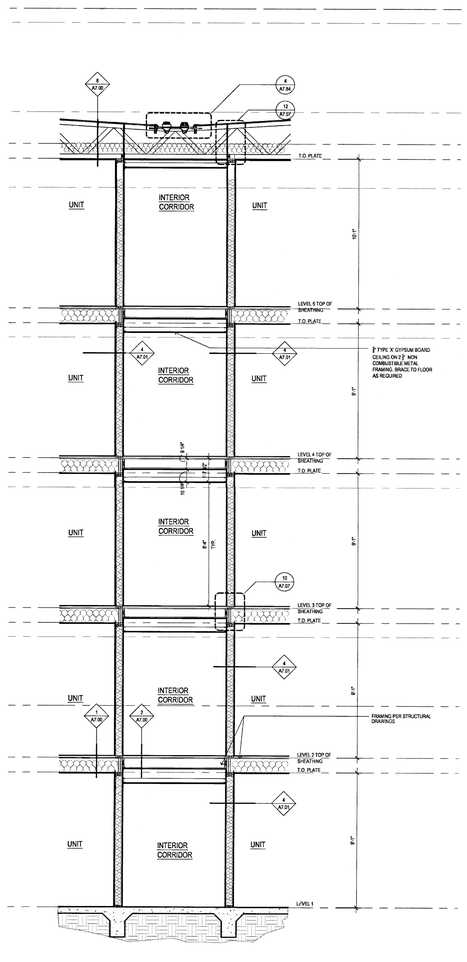

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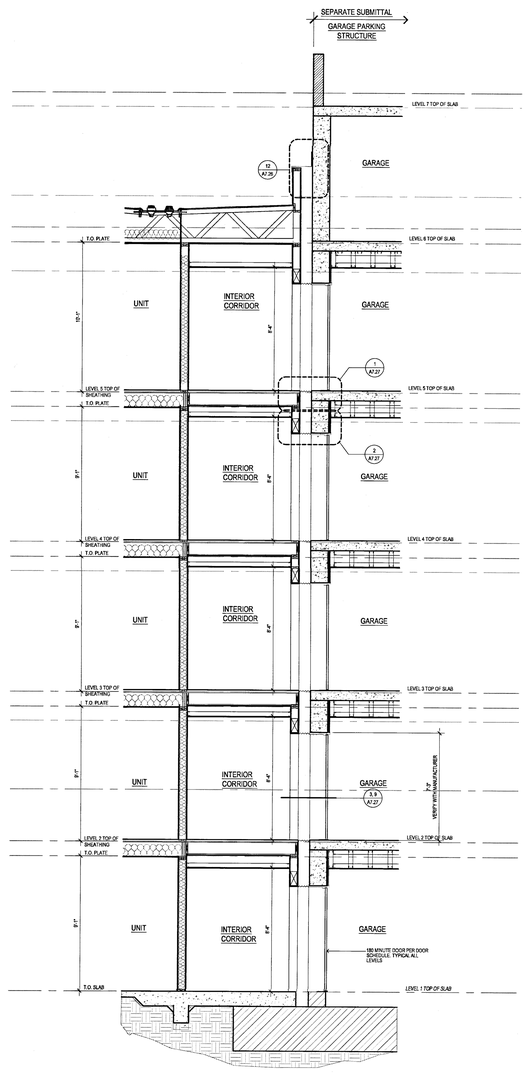

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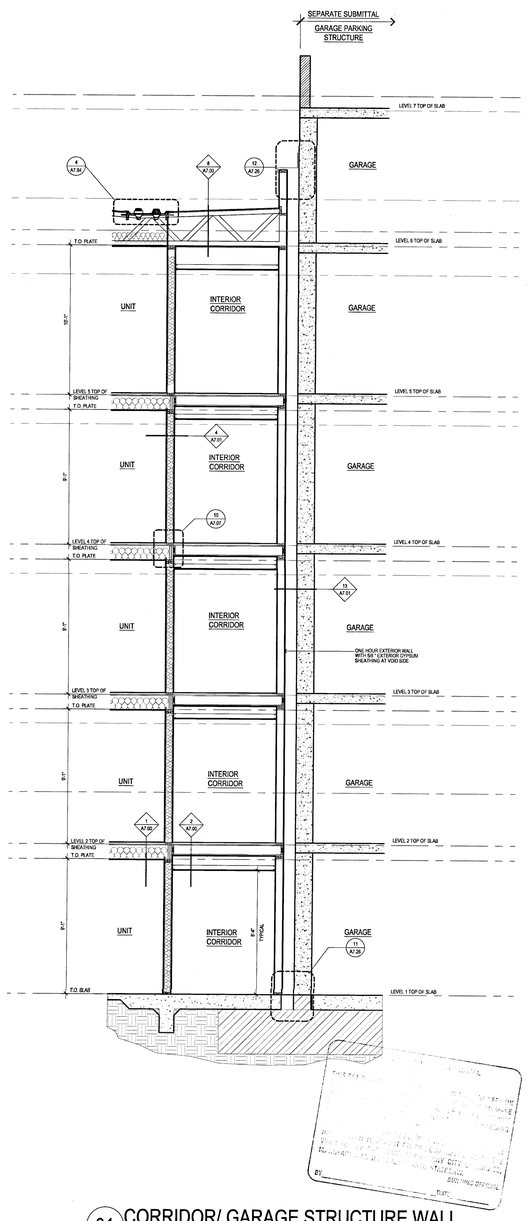

01 CORRIDOR/ GARAGE STRUCTURE WALL
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[ISSUED] Monday, May 16, 2016 - 8:48am
SCALE: 48 LAYOUT: A5.55

Drawn By: KK
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE

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LICENSED ARCHITECT
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
PARTIAL SECTIONS

SHEET NO.
A5.55

2012364

05-19-16 CITY SUBMITTAL

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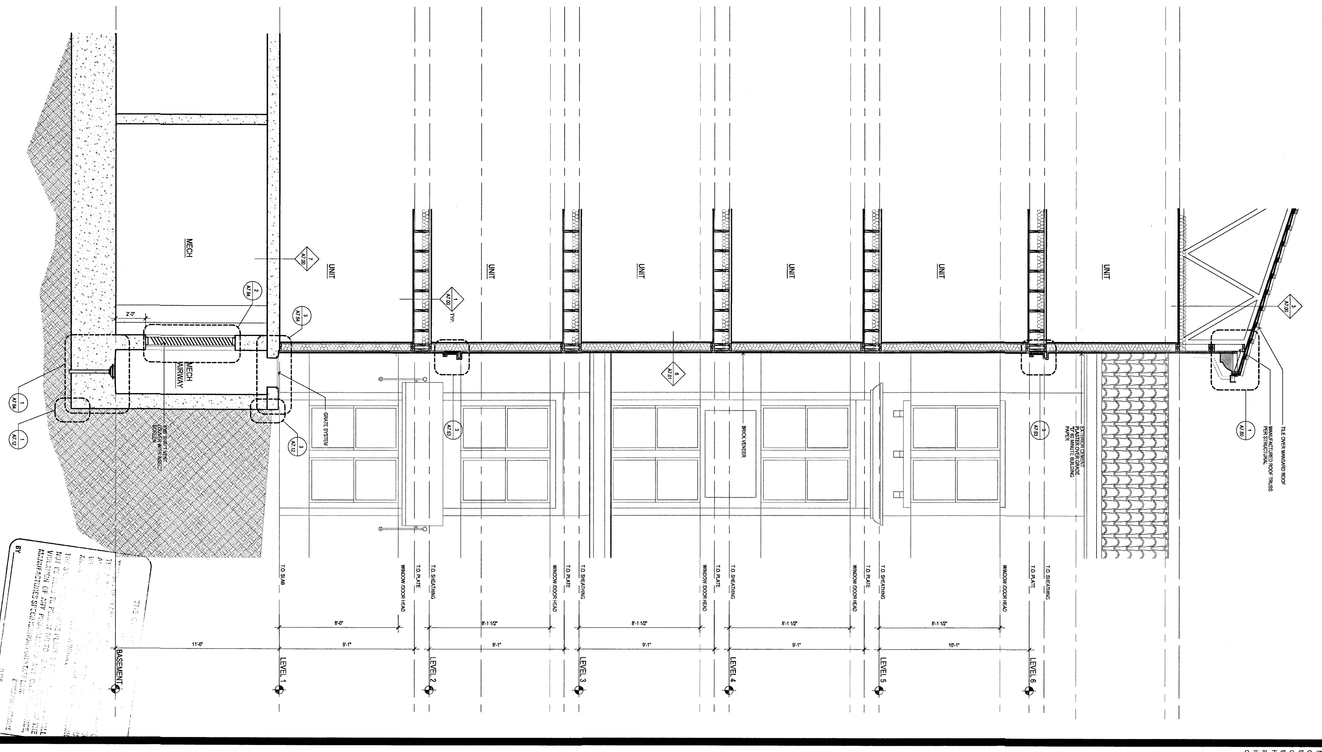

01 WALL SECTION
SCALE: 1/4" = 1'-0"

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Exp. 7-31-17

GATEWAY VILLAGE

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SHEET CONTENTS: WALL SECTIONS
SHEET NO. A5.56
2012364

05-19-16 CITY SUBMITTAL

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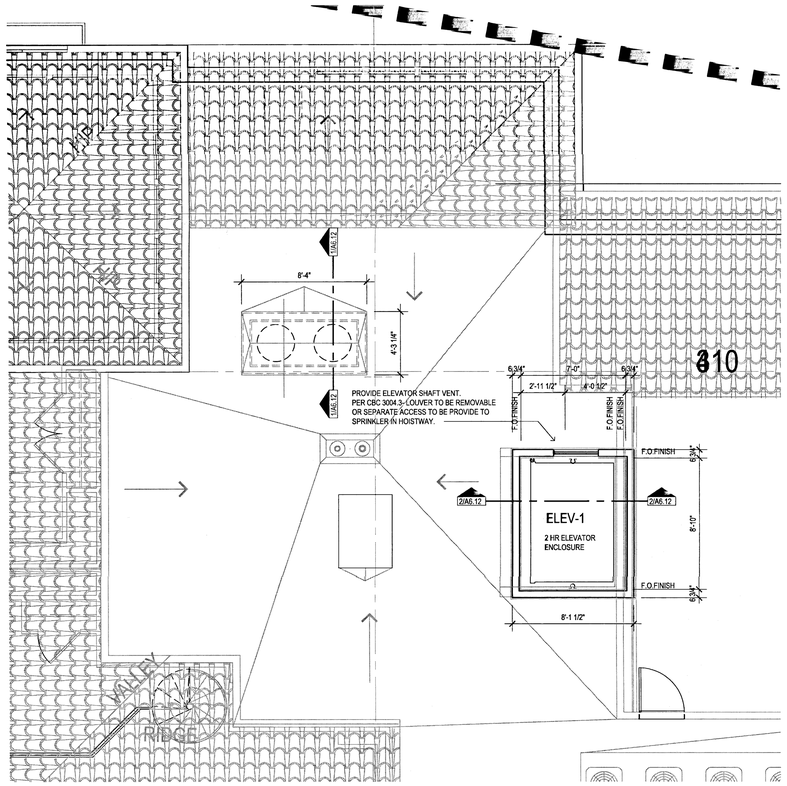
#	DATE	COMMENTS

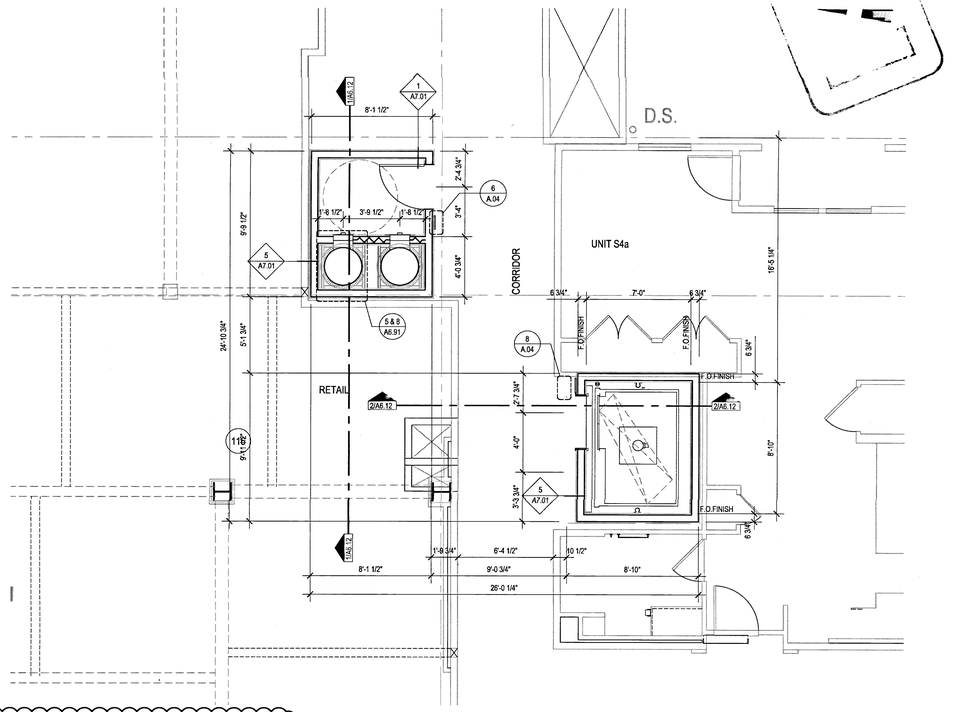
Drawn By: KK
Architect of Record: VINCE CHUNG
Original Date Plotted:
Revisions:



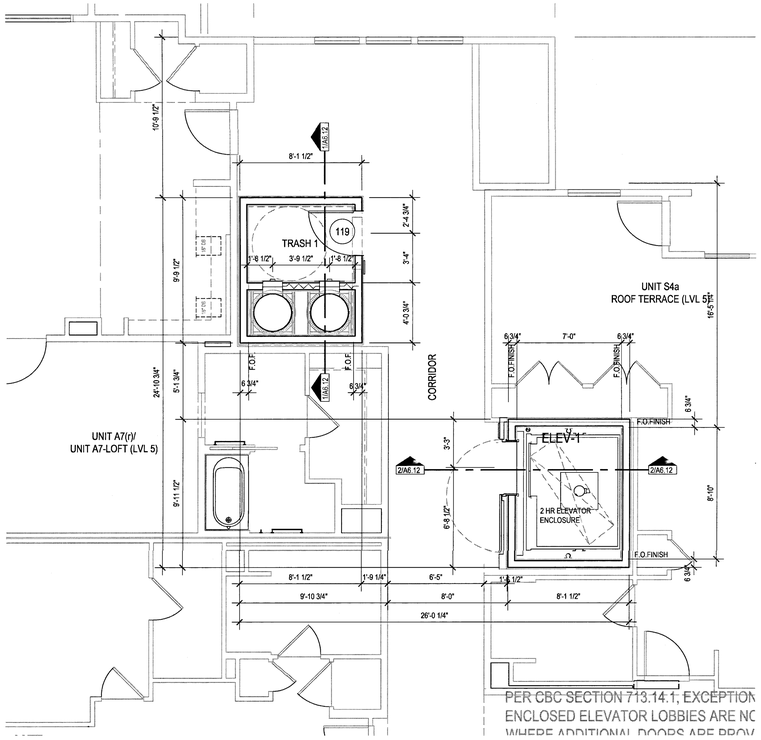
04 CORE 1 - LEVEL 6 LOFT/ROOF
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

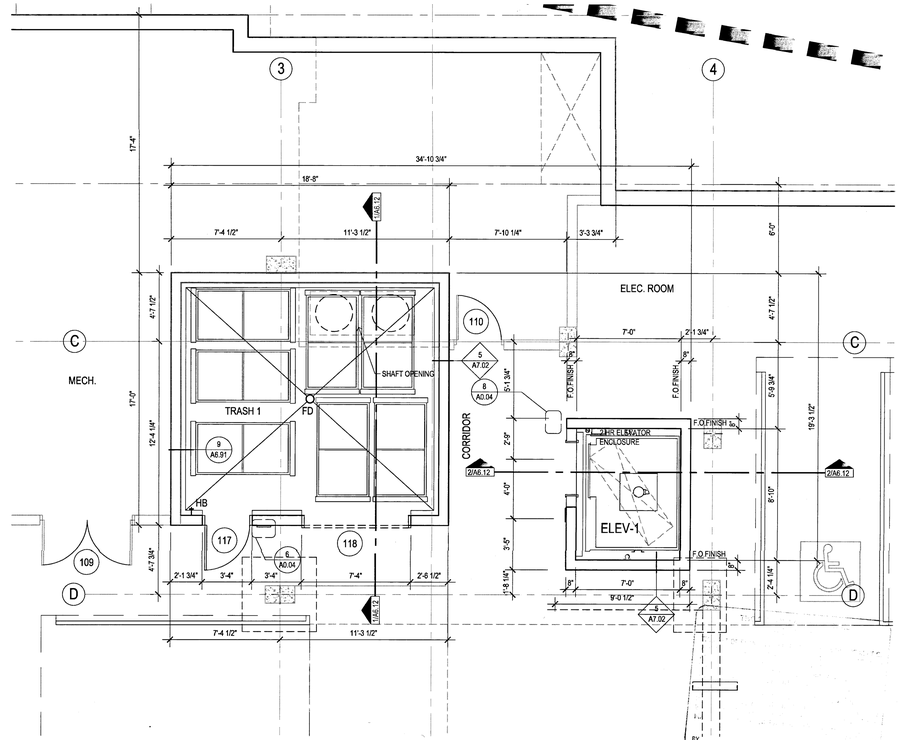
1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL ROOMS TO BE POURED LEVEL. SEE BUILDING PLANS FOR FINISH FLOOR ELEVATIONS
3. ALL DOORS TO HAVE LEVEL SLABS AT THRESHOLDS.
4. SEE STRUCTURAL PLANS FOR LOCATIONS OF C.M.U. OR CONCRETE CONSTRUCTION. VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION OF WALL AND SLABS.
5. SEE SHEET A1.22,A1.26 FOR PENETRATION DETAILS INTO OR THROUGH FIRE RATED ASSEMBLIES.
6. SEE SHEET A7.00 & A7.01 FOR FIRE RATED FLOOR & WALL CONSTRUCTION DETAILS.
7. SEE SHEET A6.95 FOR CAB PLANS AND ELEVATIONS.
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 717.5
   A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 717.5.1
   B) DUCT PENETRATIONS OF FIRE PER 717.5.2
   C) ELEVATOR LOBBIES REQUIRED BY SECTION 3002
   D) DUCTS PENETRATING SHAFTS PER 717.5.3
   E) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS PER 717.5.4
   F) DUCTS PENETRATING SMOKE BARRIERS PER 717.5.5
   G) DUCTS PENETRATING HORIZONTAL ASSEMBLIES PER 717.6
9. PER CBC SECTION 1007.8
   A TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE COMPLYING WITH SECTIONS 1007.8.1 & 1007.8.2.
   THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS. DIRECTIONS FOR THE USE OF THE TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED.
10. PER CBC 707.7 PENETRATIONS OF FIRE BARRIERS SHALL COMPLY WITH SECTION 714. PER CBC 707.7.1 PROHIBITED PENETRATIONS: PENETRATIONS INTO AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE ALLOWED ONLY WHEN PERMITTED BY SECTION 1022.5 OR 1023.6 RESPECTIVELY.
11. SIGNAGE SHALL BE PROVIDED PER 1007.9 AT EACH EXIT ENCLOSURE
12. SHUNT TRIP (CBC 3006.5) :ELEVATOR MACHINE ROOM CONTAIN ELEVATOR CONTROL EQUIPMENT TO BE PROTECTED WITH AUTOMATIC SPRINKLER AND TO BE INSTALLED IN ACCORDANCE WITH NFPA 72, SECTION 6.16.
13. REFER TO MEP DRAWINGS



02 CORE 1 - LEVEL 1
SCALE: 1/4" = 1'-0"



03 CORE 1 - LEVEL 2-5
SCALE: 1/4" = 1'-0"



01 CORE 1 - BASEMENT LEVEL
SCALE: 1/4" = 1'-0"

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USER: Vince Chupka PLOTTED: May 19, 2016 - 9:43am
SCALE: 48 LAYOUT: A6.11

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/21/16	

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SHEET CONTENTS:
CORE-1
PLANS

SHEET NO.
A6.11

2012364

05-19-16 CITY SUBMITTAL

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL ROOMS TO BE POURED LEVEL. SEE BUILDING PLANS FOR FINISH FLOOR ELEVATIONS
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6. SEE SHEET A7.00 & A7.01 FOR FIRE RATED FLOOR & WALL CONSTRUCTION DETAILS.
7. SEE SHEET A6.86 FOR CAB PLANS AND ELEVATIONS.
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 717.5
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   C) ELEVATOR LOBBIES REQUIRED BY SECTION 3002.
   D) DUCTS PENETRATING SHAFTS PER 717.5.3
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   F) DUCTS PENETRATING SMOKE BARRIERS PER 717.5.5
   G) DUCTS PENETRATING HORIZONTAL ASSEMBLIES PER 717.6
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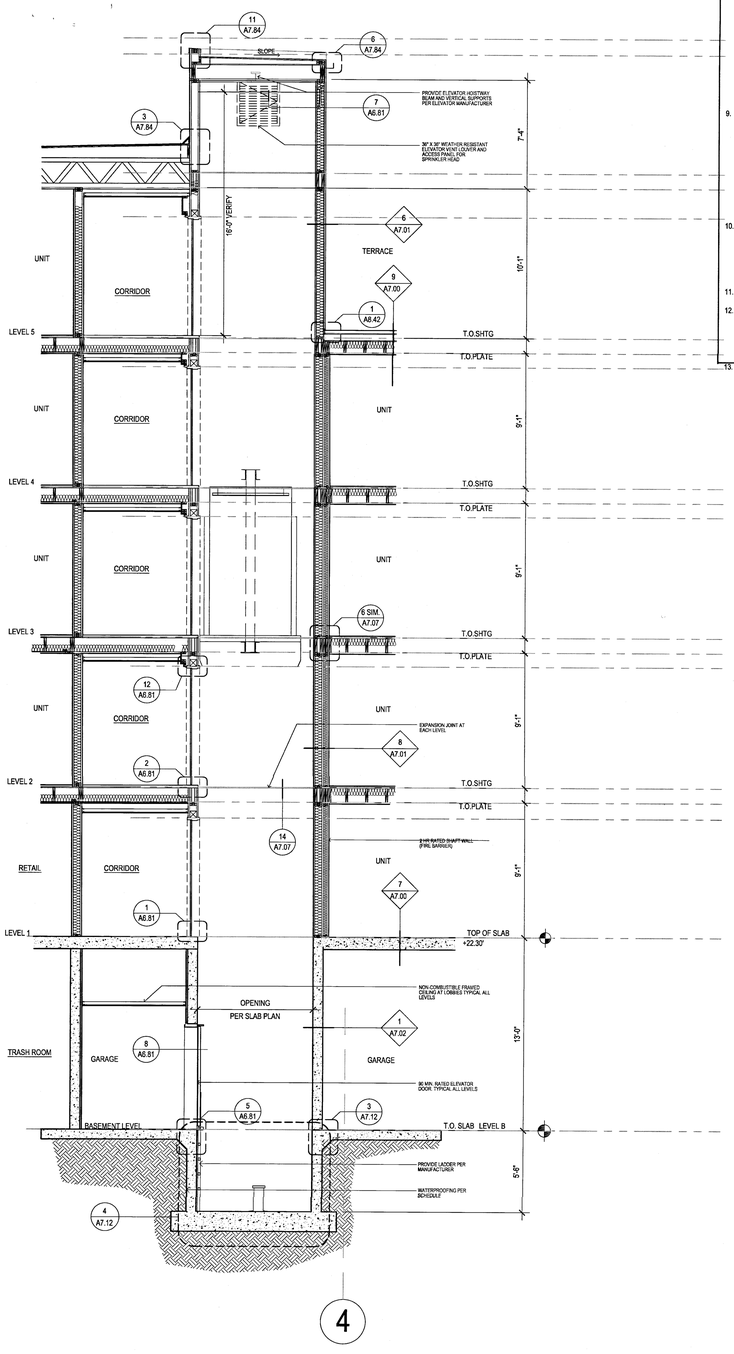
13. REFER TO MEP DRAWINGS



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02 CORE 1 - ELEVATOR SECTION
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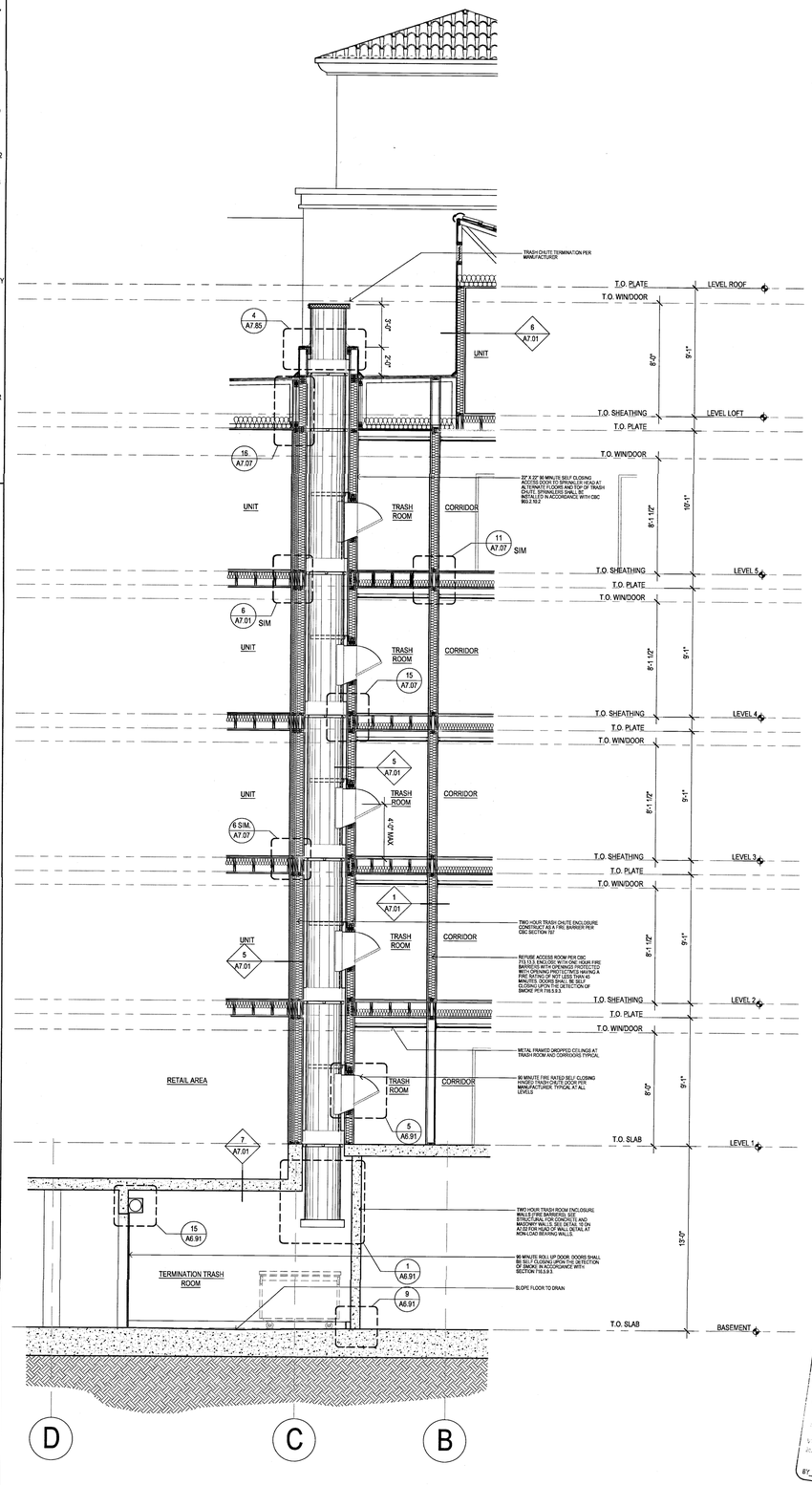

D C B

01 CORE 1 - TRASHCHUTE SECTION
SCALE: 1/4" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
CORE-1
SECTION

SHEET NO.
A6.12

2012364

05-19-16 CITY SUBMITTAL

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USER: sabolig0ani DATE/TIME: May 19, 2016 - 9:42am
SCALE: 48 LAYOUT: A6.12

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL ROOMS TO BE POURED LEVEL. SEE BUILDING PLANS FOR FINISH FLOOR ELEVATIONS
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   D) DUCTS PENETRATING SHAFTS PER 717.5.3
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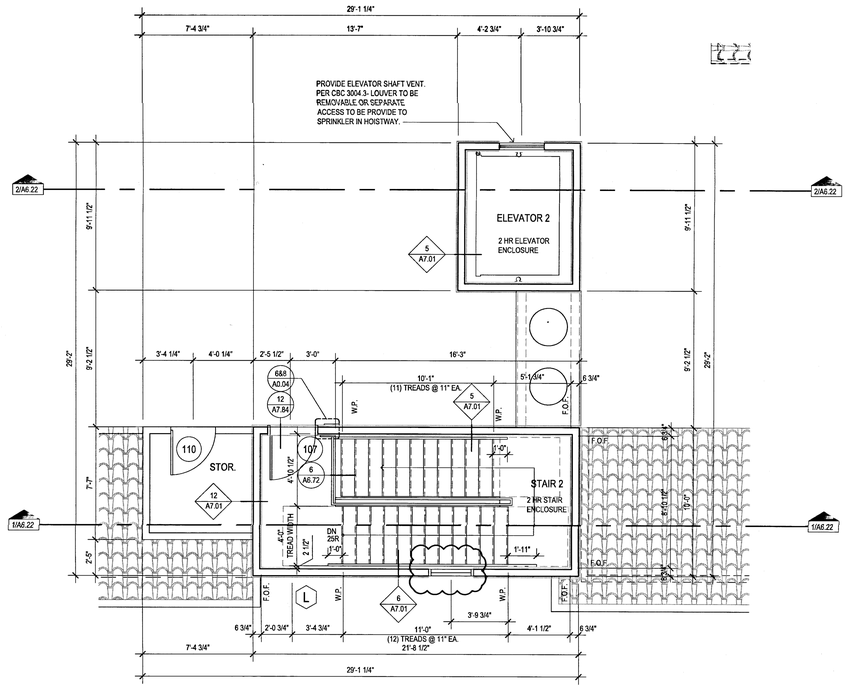

04 CORE 2 - LEVEL 6 PLAN
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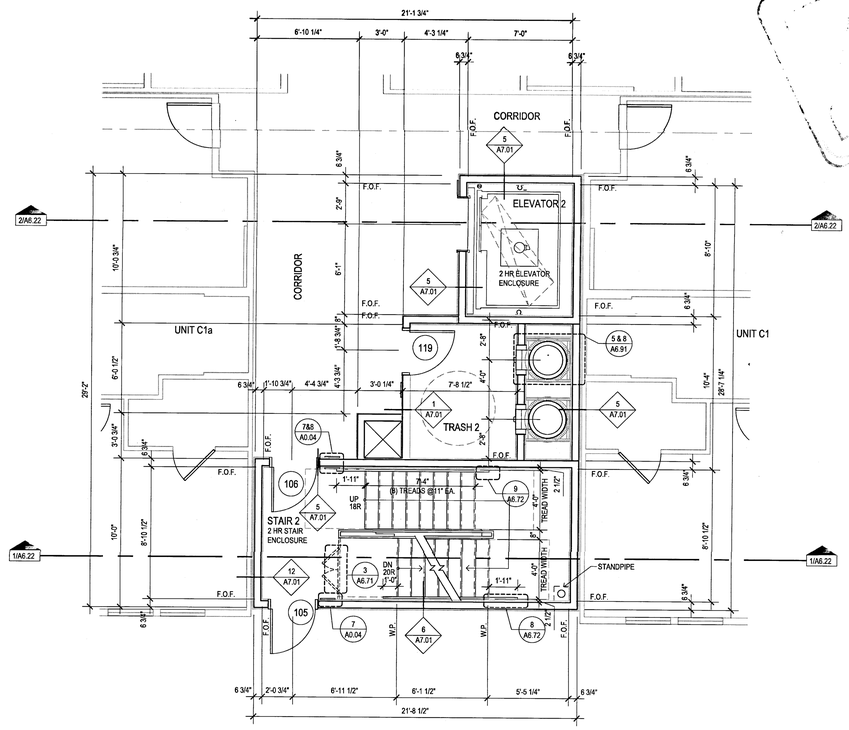
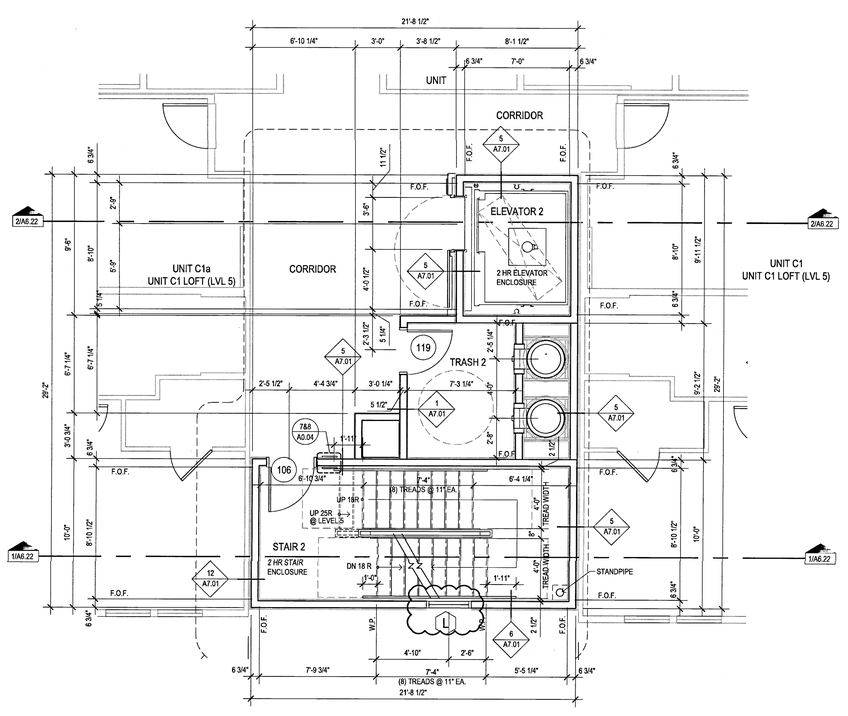
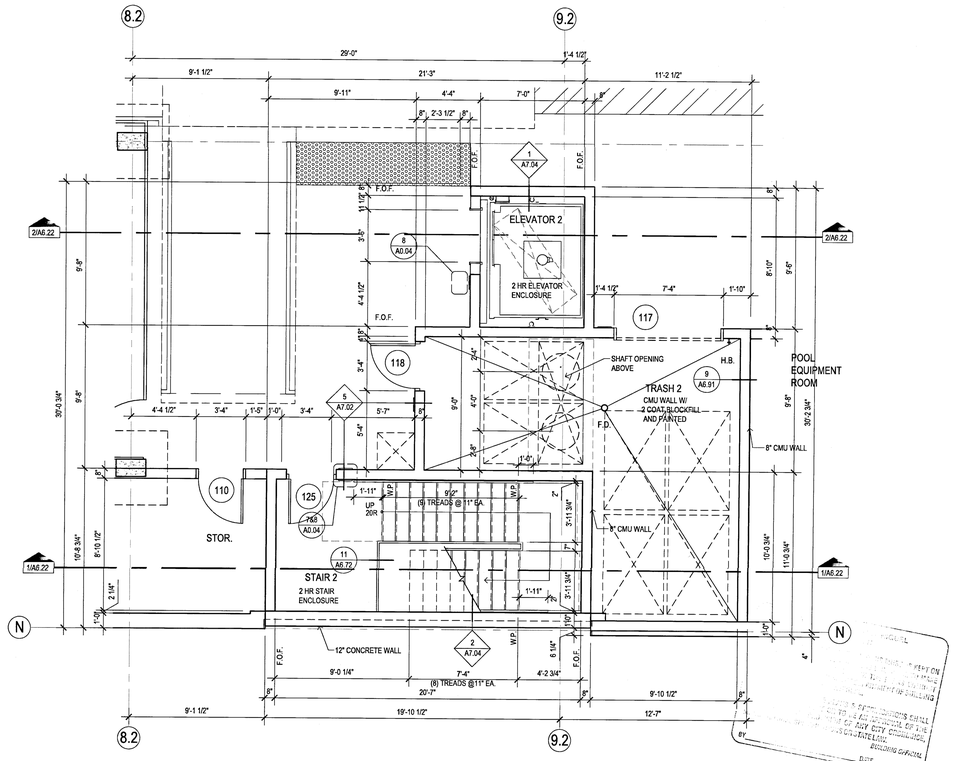


02 CORE 2 - LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



03 CORE 2 - LEVEL 2-5 PLAN
SCALE: 1/4" = 1'-0"



01 CORE 2 - BASEMENT PLAN
SCALE: 1/4" = 1'-0"

DELTA B REVISION
1. STAIRS-EVACUATION SIGNAGE LOCATED PER OCFA COMMENTS
2. DIMENSIONS AND DETAIL REFERENCES ARE ADDED.

Drawn By:	FA
Designed by:	
Architect of Record:	VINCT CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	11/09/15	
2	01/21/16	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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(949) 955 - 9400 • (949) 955 - 1987 FAX
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LICENSED ARCHITECT
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

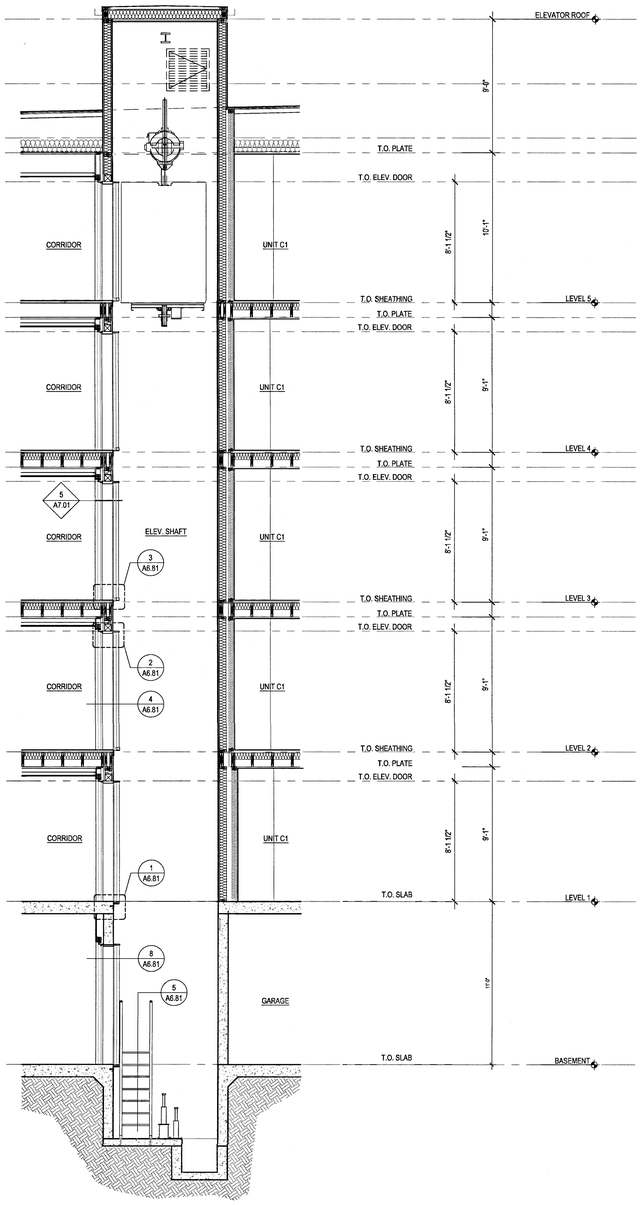
SHEET CONTENTS:
CORE 2 PLANS

SHEET NO.
A6.21

2012364

05-19-16 CITY SUBMITTAL

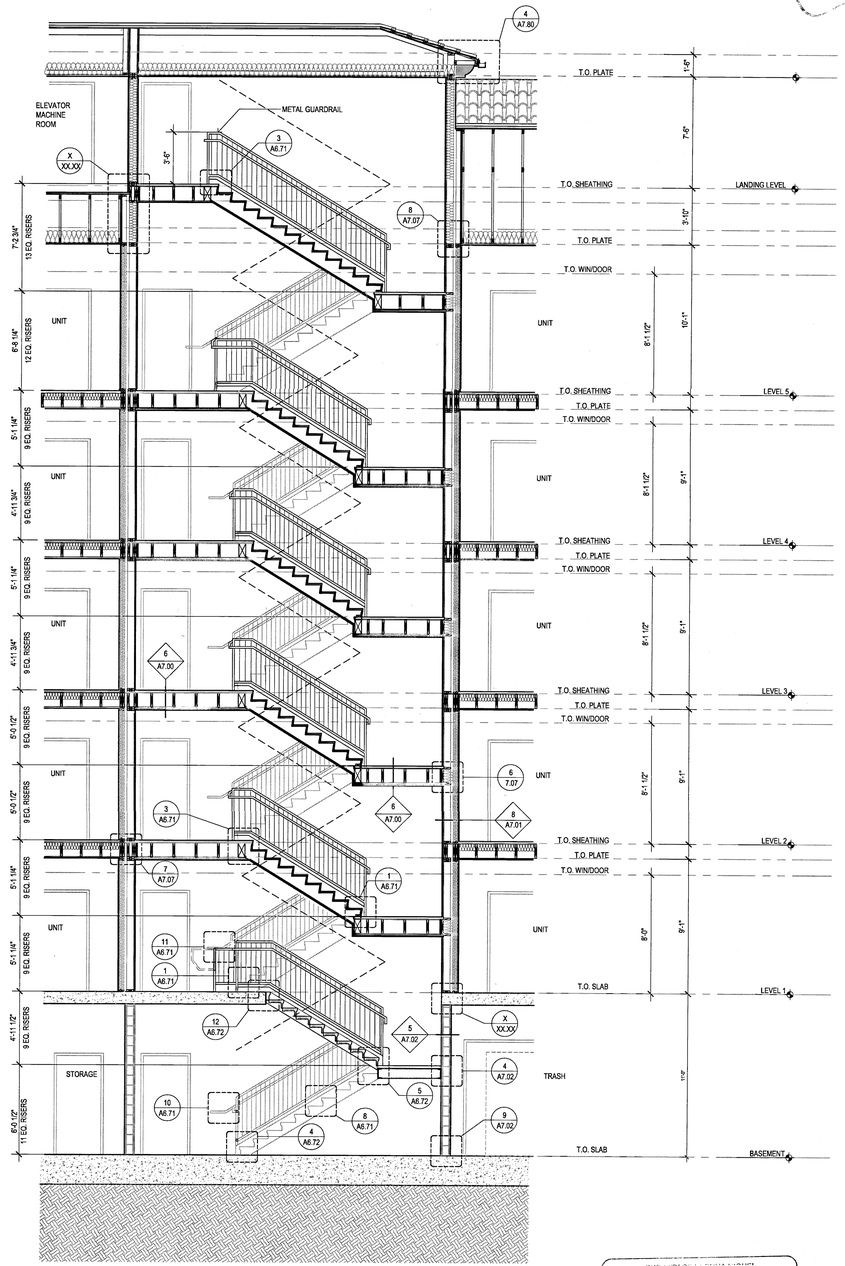
FILE: M:\12364_Wood Partners-Laguna Niguel\4-CD\60 CORE PLANS\A6.21-CORE2.dwg
USER: Nicholas Rodriguez DATE/TIME: May 16, 2016 - 11:56am
SCALE: 48 LAYOUT: A6.21



02 CORE 2 - SECTION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL ROOMS TO BE POURED LEVEL. SEE BUILDING PLANS FOR FINISH FLOOR ELEVATIONS
3. ALL DOORS TO HAVE LEVEL SLABS AT THRESHOLDS.
4. SEE STRUCTURAL PLANS FOR LOCATIONS OF C.M.U. OR CONCRETE CONSTRUCTION. VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION OF WALL AND SLABS.
5. SEE SHEET A1.22,A1.26 FOR PENETRATION DETAILS INTO OR THROUGH FIRE RATED ASSEMBLIES.
6. SEE SHEET A7.00 & A7.01 FOR FIRE RATED FLOOR & WALL CONSTRUCTION DETAILS.
7. SEE SHEET A6.86 FOR CAB PLANS AND ELEVATIONS.
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 717.5
   A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 717.5.1
   B) DUCT PENETRATIONS OF FIRE PER 717.5.2
   C) ELEVATOR LOBBIES REQUIRED BY SECTION 3002.
   D) DUCTS PENETRATING SHAFTS PER 717.5.3
   E) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS PER 717.5.4
   F) DUCTS PENETRATING SMOKE BARRIERS PER 717.5.5
   G) DUCTS PENETRATING HORIZONTAL ASSEMBLIES PER 717.6
9. PER CBC SECTION 1007.8
   A TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE COMPLYING WITH SECTIONS 1007.8.1 & 1007.8.2.
   THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS. DIRECTIONS FOR THE USE OF THE TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED
10. PER CBC 707.7 PENETRATIONS OF FIRE BARRIERS SHALL COMPLY WITH SECTION 714. PER CBC 707.7.1 PROHIBITED PENETRATIONS: PENETRATIONS INTO AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE ALLOWED ONLY WHEN PERMITTED BY SECTION 1022.5 OR 1023.6 RESPECTIVELY.
11. SIGNAGE SHALL BE PROVIDED PER 1007.9 AT EACH EXIT ENCLOSURE
12. SHUNT TRIP (CBC 3006.5) :ELEVATOR MACHINE ROOM CONTAIN ELEVATOR CONTROL EQUIPMENT TO BE PROTECTED WITH AUTOMATIC SPRINKLER AND TO BE INSTALLED IN ACCORDANCE WITH NFPA 72, SECTION 6.16.
13. REFER TO MEP DRAWINGS



01 CORE 2 - SECTION
SCALE: 1/4" = 1'-0"

THE CITY OF IRVINE APPROVAL

BY _____ DATE _____

Drawn By:	FA
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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GATEWAY VILLAGE

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LICENSED ARCHITECT — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
CORE 2 SECTION

SHEET NO.
A6.22

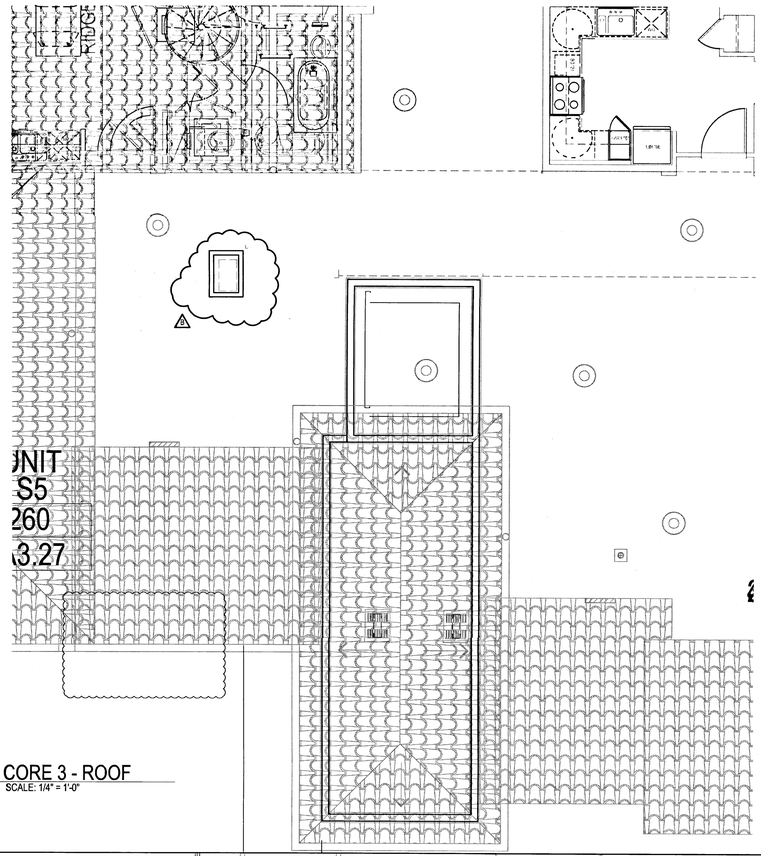
2012364

05-19-16 CITY SUBMITTAL

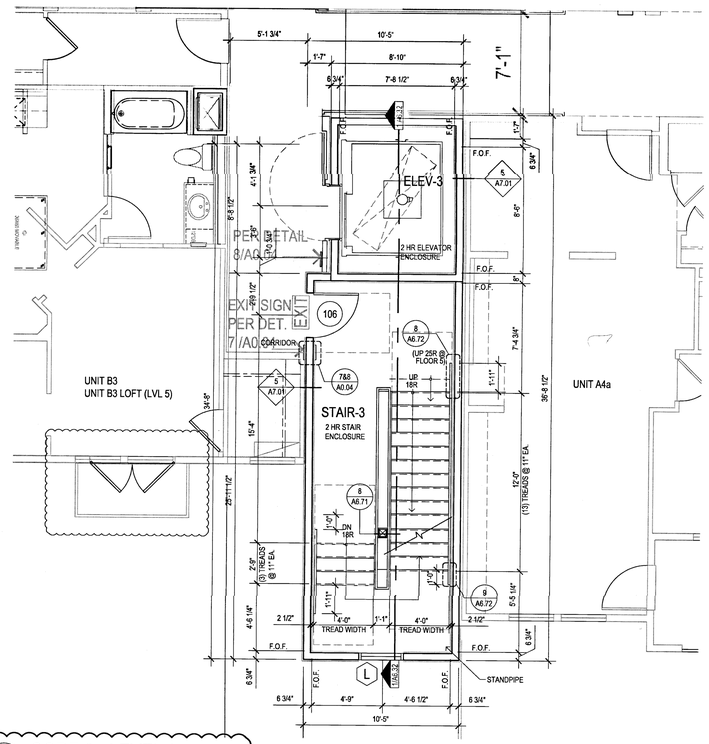
FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\800 CORE PLANS\8 21-CORE 2.dwg
USER: mdodaghan DATE/TIME: May 18, 2016 - 9:41am
SCALE: 48 LAYOUT: A6.22

GENERAL NOTES:

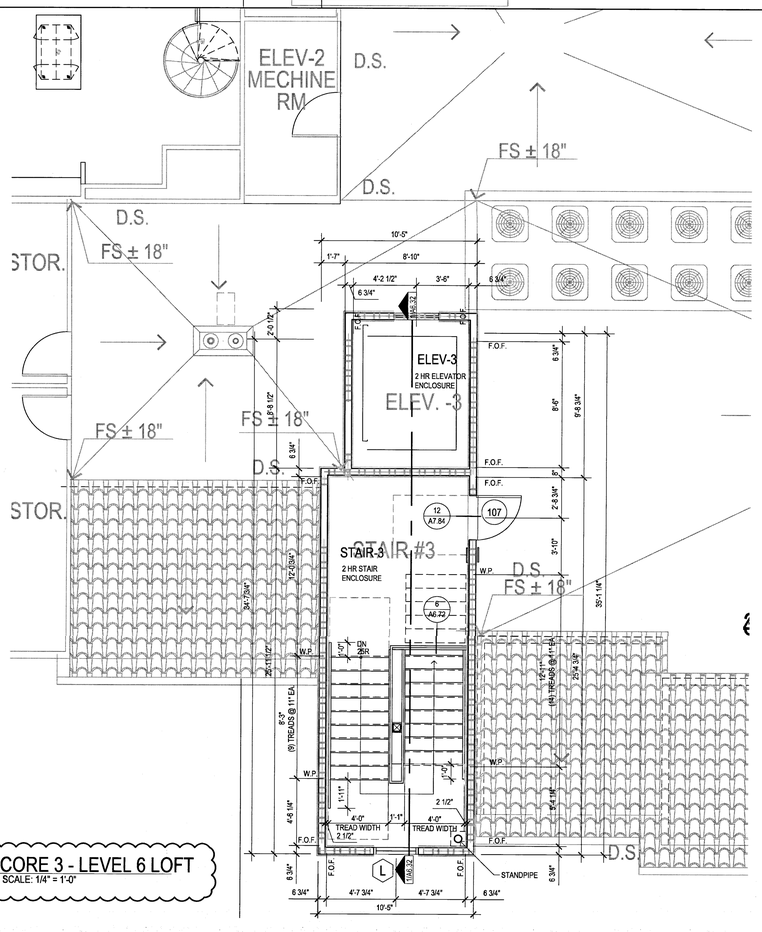
1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL ROOMS TO BE POURED LEVEL. SEE BUILDING PLANS FOR FINISH FLOOR ELEVATIONS.
3. ALL DOORS TO HAVE LEVEL SLABS AT THRESHOLDS.
4. SEE STRUCTURAL PLANS FOR LOCATIONS OF C.M.U. OR CONCRETE CONSTRUCTION. VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION OF WALL AND SLABS.
5. SEE SHEET A1.22,A1.26 FOR PENETRATION DETAILS INTO OR THROUGH FIRE RATED ASSEMBLIES.
6. SEE SHEET A7.00 & A7.01 FOR FIRE RATED FLOOR & WALL CONSTRUCTION DETAILS.
7. SEE SHEET A6.95 FOR CAB PLANS AND ELEVATIONS.
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 717.5
   A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 717.5.1
   B) DUCT PENETRATIONS OF FIRE PER 717.5.2
   C) ELEVATOR LOBBIES REQUIRED BY SECTION 3002.
   D) DUCTS PENETRATING SHAFTS PER 717.5.3
   E) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS PER 717.5.4
   F) DUCTS PENETRATING SMOKE BARRIERS PER 717.5.5
   G) DUCTS PENETRATING HORIZONTAL ASSEMBLIES PER 717.6
9. PER CBC SECTION 1007.8
   A TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE COMPLYING WITH SECTIONS 1007.8.1 & 1007.8.2.
   THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS. DIRECTIONS FOR THE USE OF THE TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED.
10. PER CBC 707.7 PENETRATIONS OF FIRE BARRIERS SHALL COMPLY WITH SECTION 714. PER CBC 707.7.1 PROHIBITED PENETRATIONS: PENETRATIONS INTO AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE ALLOWED ONLY WHEN PERMITTED BY SECTION 1022.5 OR 1023.6 RESPECTIVELY.
11. SIGNAGE SHALL BE PROVIDED PER 1007.9 AT EACH EXIT ENCLOSURE
12. SHUNT TRIP (CBC 3006.5) -ELEVATOR MACHINE ROOM CONTAIN ELEVATOR CONTROL EQUIPMENT TO BE PROTECTED WITH AUTOMATIC SPRINKLER AND TO BE INSTALLED IN ACCORDANCE WITH NFPA 72, SECTION 6.16.
13. *REFER TO MEP DRAWINGS*



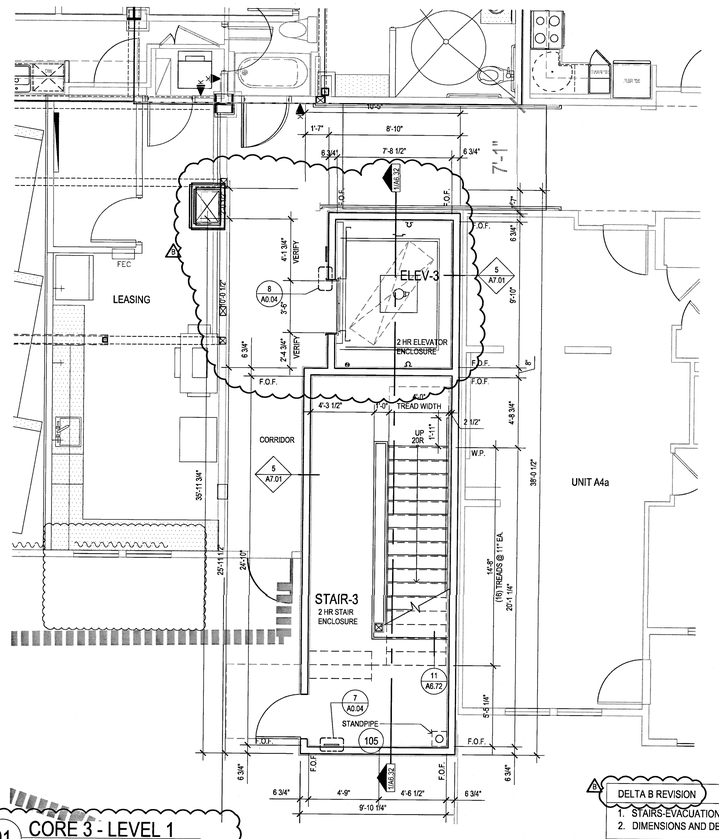
04 CORE 3 - ROOF
SCALE: 1/4" = 1'-0"



02 CORE 3 - LEVEL 2-5
SCALE: 1/4" = 1'-0"



03 CORE 3 - LEVEL 6 LOFT
SCALE: 1/4" = 1'-0"



01 CORE 3 - LEVEL 1
SCALE: 1/4" = 1'-0"

THE CITY OF LAGUNA NIGUEL
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS ON THE SAME, OR TO DEVIATE THEREFROM WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL. ALL WORK SHALL CONFORM TO THE LATEST APPLICABLE CODES AND ORDINANCES.
BUILDING OFFICIAL

DELTA B REVISION
1. STAIRS-EVACUATION SIGNAGE LOCATED PER OCFA COMMENTS
2. DIMENSIONS AND DETAIL REFERENCES ARE ADDED.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions

#	DATE	COMMENTS
1	11/09/15	

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ALLIANCE RESIDENTIAL COMPANY

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VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
CORE-3
PLANS

SHEET NO.
A6.31

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CONDO CORE PLANS\A6.31-CORE-3.dwg
USER: aabdagha/and DATE/TIME: May 18, 2016 - 9:42am
SCALE: 48 LAYOUT: A6.31

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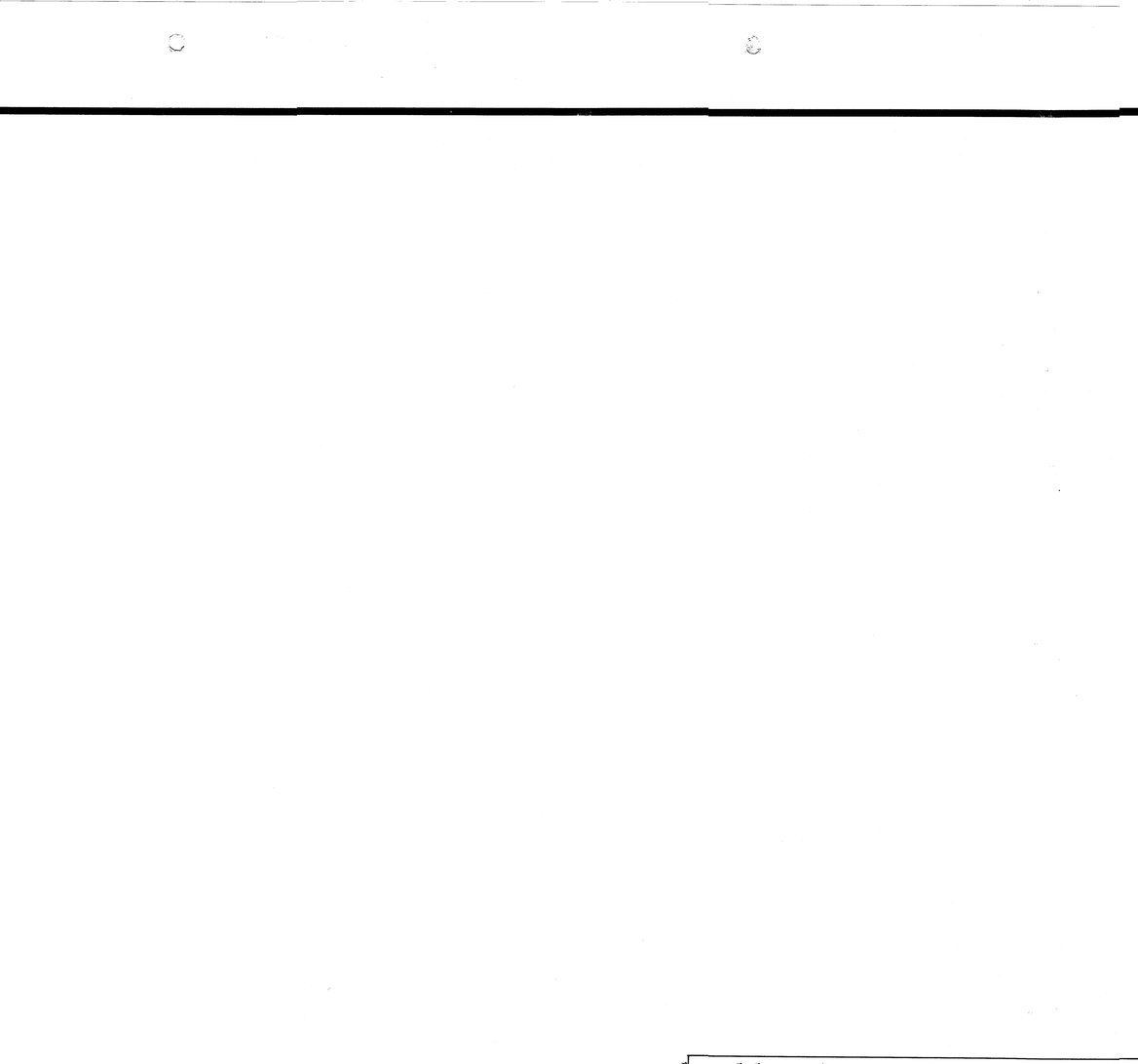
USER: sabdelghani DATE/TIME: May 18, 2016 - 9:42am
SCALE: 48 LAYOUT: A6.32

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL ROOMS TO BE POURED LEVEL. SEE BUILDING SECTIONS AND FOR FINISH FLOOR ELEVATIONS.
3. ALL DOORS TO HAVE LEVEL SILLS AT THRESHOLDS.
4. SEE STRUCTURAL PLANS FOR LOCATIONS OF C.M.U. OR CONCRETE CONSTRUCTION. VERIFY CONSTRUCTION OF WALLS AND SLABS PRIOR TO INSTALLATION OF ANY ASSEMBLIES OR THROUGH-FIRE RATED PENETRATIONS.
5. SEE SHEET A1.2/A1.2E FOR PENETRATION ASSEMBLIES OR THROUGH-FIRE RATED PENETRATIONS.
6. SEE SHEET A1.0/ A1.01 FOR FIRE RATED WALLS.
7. SEE SHEET A9.80 FOR CAB PLANS AND ELEVATIONS
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 717.3:
   A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 717.5.1
   B) DUCTS PENETRATING SHAFTS PER 717.5.2 C) ELEVATOR LOBBIES REQUIRED BY SECTION 3002.
   D) DUCTS PENETRATING SHAFTS PER 717.5.3
   E) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS PER 717.5.4
   F) DUCTS PENETRATING SMOKE BARRIERS PER 717.5.5
   G) DUCTS PENETRATING HORIZONTAL ASSEMBLIES PER 717.5.6
9. PER CBC SECTION 1007.8 A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT EACH ELEVATOR LANDING. EACH ACCESSIBLE FLOOR THAT IS NOT ONE OR MORE STORIES ABOVE OR BELOW THE STORY CONTAINING AN EXIT PASSAGEWAY SHALL BE ALLOWED TO BE SERVED BY SECTION 1022.2 OR 1009.8. WHERE PERMITTED BY SECTION 1022.2 OR 1009.8, THE TWO-WAY COMMUNICATION SYSTEM SIGNALS SHALL BE ACCESSIBLE FROM THE AREA OF REFUGE FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM SHALL COMPLY WITH SECTION 1007.8.
10. PER CBC 717 PENETRATIONS OF FIRE BARRIERS SHALL COMPLY WITH SECTION 714. PENETRATIONS INTO RATED PENETRATIONS PENETRATIONS INTO RATED CORRIDORS OR AN EXIT PASSAGEWAY SHALL BE ALLOWED
11. SIGNAGE SHALL BE PROVIDED PER 1007.9 AT ELEVATOR LANDINGS.
12. SMART TIER PACKAGE ELEVATOR MACHINE ROOM CONTAIN ELEVATOR CONTROL EQUIPMENT TO BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 72.
13. REFER TO MEP DRAWINGS

01 CORE 3 - SECTION
SCALE: 1/4" = 1'-0"



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GATEWAY VILLAGE

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27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

#	DATE	COMMENTS

Drawn By:
Designed By:
Architect of Record: VINCE CHUPKA
Original Date Plotted: 5/18/2016

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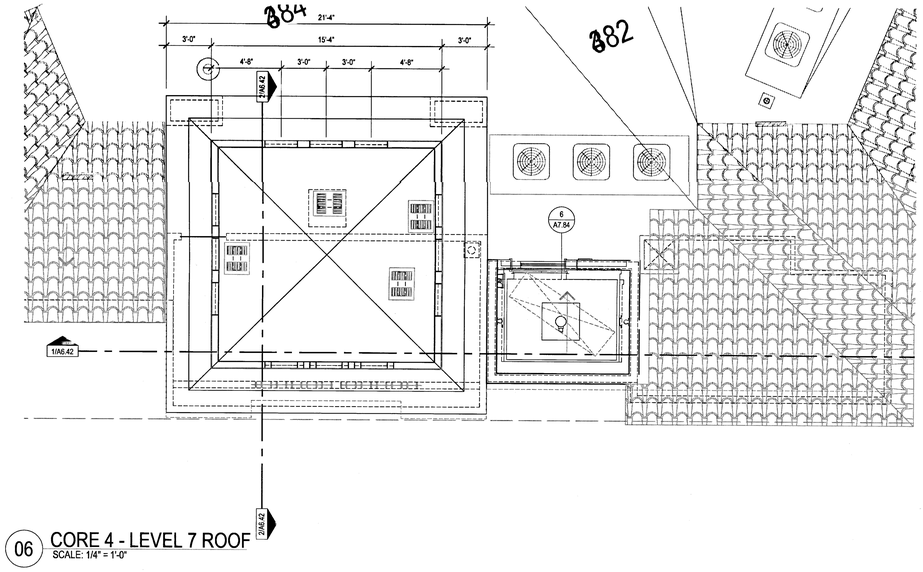
SHEET CONTENTS: CORE-3 SECTION
SHEET NO. A6.32
2012364

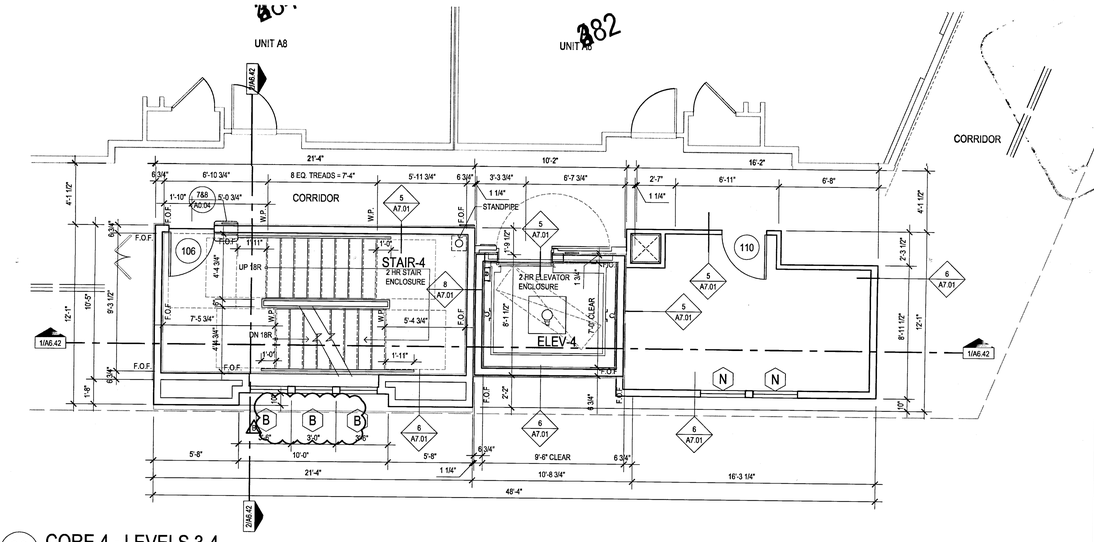
05-19-16 CITY SUBMITTAL



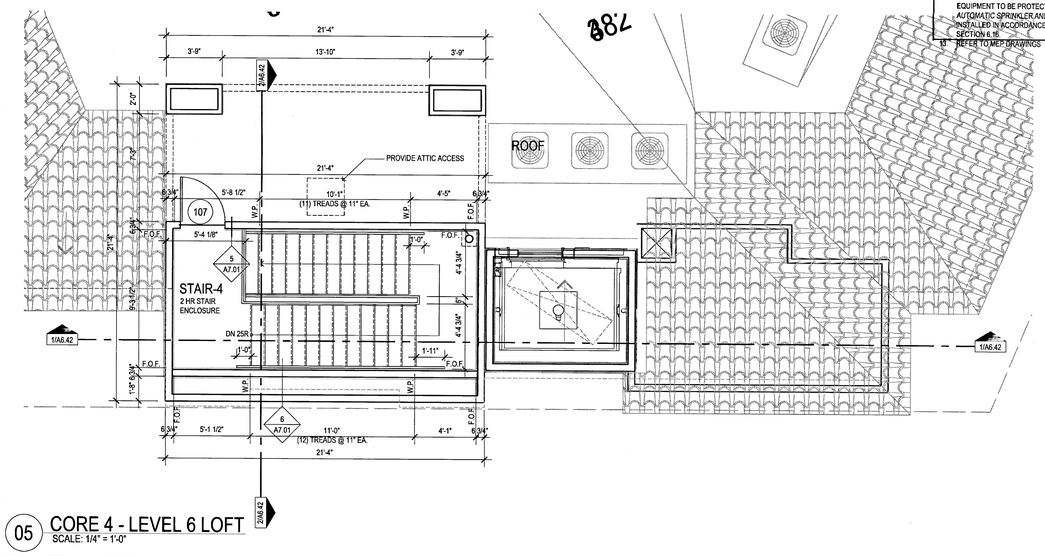
06 CORE 4 - LEVEL 7 ROOF
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

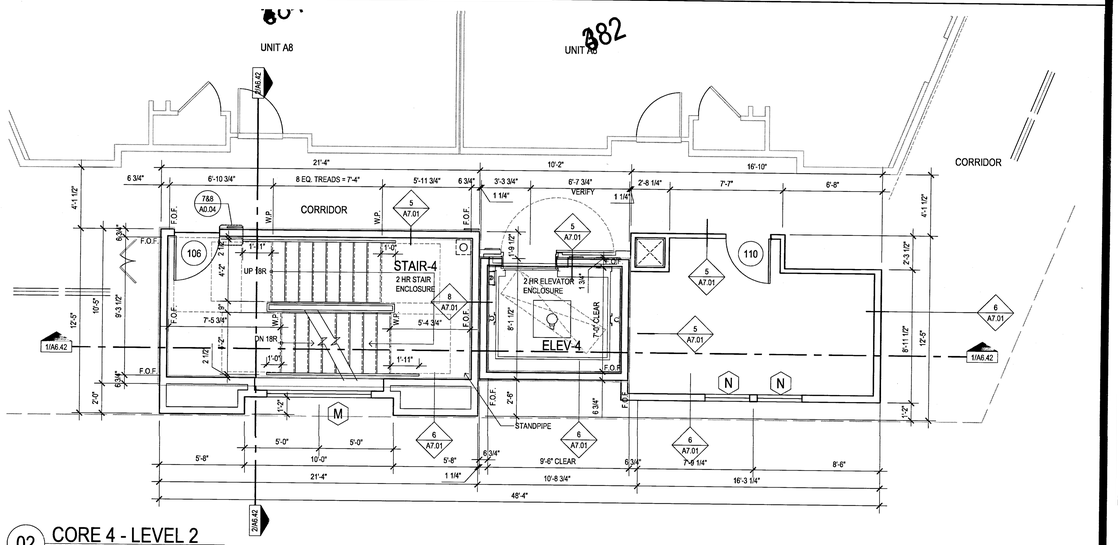
1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL ROOMS TO BE POURED LEVEL. SEE BUILDING PLANS FOR FINISH FLOOR ELEVATIONS.
3. ALL DOORS TO HAVE LEVEL SLABS AT THRESHOLDS.
4. SEE STRUCTURAL PLANS FOR LOCATIONS OF C.M.U. OR CONCRETE CONSTRUCTION. VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION OF WALL AND SLABS.
5. SEE SHEET A1.22,A1.26 FOR PENETRATION DETAILS INTO OR THROUGH FIRE RATED ASSEMBLIES.
6. SEE SHEET A7.00 & A7.01 FOR FIRE RATED FLOOR & WALL CONSTRUCTION DETAILS.
7. SEE SHEET A6.86 FOR CAB PLANS AND ELEVATIONS.
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 717.5
   A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 717.5.1
   B) DUCT PENETRATIONS OF FIRE PER 717.5.2
   C) ELEVATOR LOBBIES REQUIRED BY SECTION 3002
   D) DUCTS PENETRATING SHAFTS PER 717.5.3
   E) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS PER 717.5.4
   F) DUCTS PENETRATING SMOKE BARRIERS PER 717.5.5
   G) DUCTS PENETRATING HORIZONTAL ASSEMBLIES PER 717.6
9. PER CBC SECTION 1007.8
   A TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE COMPLYING WITH SECTIONS 1007.8.1 & 1007.8.2
   THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS. DIRECTIONS FOR THE USE OF THE TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED.
10. PER CBC 707.7 PENETRATIONS OF FIRE BARRIERS SHALL COMPLY WITH SECTION 714. PER CBC 707.7.1 PROHIBITED PENETRATIONS: PENETRATIONS INTO AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE ALLOWED ONLY WHEN PERMITTED BY SECTION 1022.5 OR 1023.6 RESPECTIVELY.
11. SIGNAGE SHALL BE PROVIDED PER 1007.9 AT EACH EXIT ENCLOSURE
12. SHUNT TRIP (CBC 3006.5) -ELEVATOR MACHINE ROOM CONTAIN ELEVATOR CONTROL EQUIPMENT TO BE PROTECTED WITH AUTOMATIC SPRINKLER AND TO BE INSTALLED IN ACCORDANCE WITH NFPA 72, SECTION 6.16.
13. REFER TO MEP DRAWINGS



03 CORE 4 - LEVELS 3-4
SCALE: 1/4" = 1'-0"



05 CORE 4 - LEVEL 6 LOFT
SCALE: 1/4" = 1'-0"



02 CORE 4 - LEVEL 2
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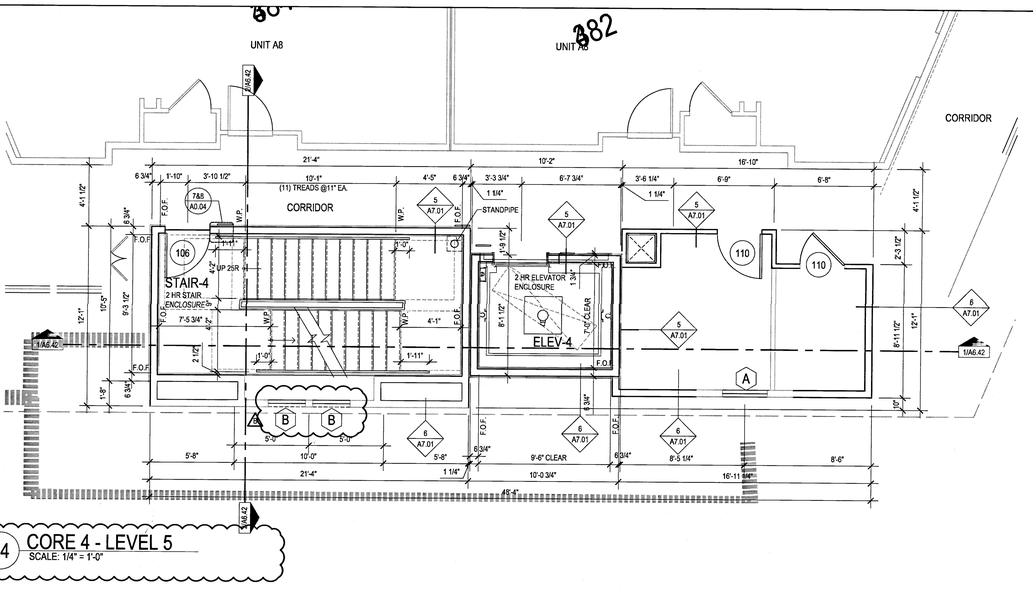
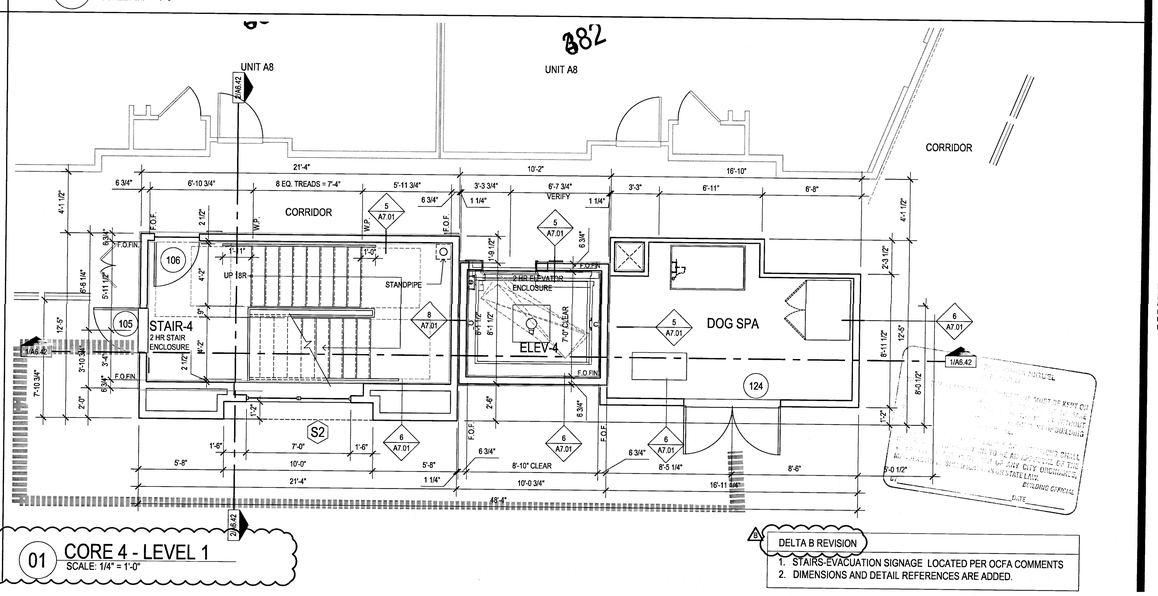


04 CORE 4 - LEVEL 5
SCALE: 1/4" = 1'-0"



01 CORE 4 - LEVEL 1
SCALE: 1/4" = 1'-0"

DELTA B REVISION
1. STAIRS-EVACUATION SIGNAGE LOCATED PER OCFA COMMENTS
2. DIMENSIONS AND DETAIL REFERENCES ARE ADDED.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions

#	DATE	COMMENTS
1	11/09/15	

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LICENSED ARCHITECT — VINCENT CHUPKA — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
CORE-4
PLANS

SHEET NO.
A6.41

2012364

05-19-16 CITY SUBMITTAL

FILE: M111264_Wood Partners Laguna Niguel\4-CD\SD\ CORE PLANS\A6.41-CORE-4.dwg
USER: sstoldghart DATE/TIME: May 18, 2016 - 9:43am
SCALE: 1 LAYOUT: A6.41

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL ROOMS TO BE POURED LEVEL. SEE BUILDING PLANS FOR FINISH FLOOR ELEVATIONS
3. ALL DOORS TO HAVE LEVEL SLABS AT THRESHOLDS.
4. SEE STRUCTURAL PLANS FOR LOCATIONS OF C.M.U. OR CONCRETE CONSTRUCTION. VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION OF WALL AND SLABS.
5. SEE SHEET A1.22,A1.26 FOR PENETRATION DETAILS INTO OR THROUGH FIRE RATED ASSEMBLIES.
6. SEE SHEET A7.00 & A7.01 FOR FIRE RATED FLOOR & WALL CONSTRUCTION DETAILS.
7. SEE SHEET A6.86 FOR CAB PLANS AND ELEVATIONS.
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 717.5
   A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 717.5.1
   B) DUCT PENETRATIONS OF FIRE PER 717.5.2
   C) ELEVATOR LOBBIES REQUIRED BY SECTION 3002.
   D) DUCTS PENETRATING SHAFTS PER 717.5.3
   E) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS PER 717.5.4
   F) DUCTS PENETRATING SMOKE BARRIERS PER 717.5.5.
   G) DUCTS PENETRATING HORIZONTAL ASSEMBLIES PER 717.6
9. PER CBC SECTION 1007.9 A TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE COMPLYING WITH SECTIONS 1007.8.1 & 1007.8.2. THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS. DIRECTIONS FOR THE USE OF THE TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED.
10. PER CBC 707.7 PENETRATIONS OF FIRE BARRIERS SHALL COMPLY WITH SECTION 714. PER CBC 707.7.1 PROHIBITED PENETRATIONS: PENETRATIONS INTO AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE ALLOWED ONLY WHEN PERMITTED BY SECTION 1022.5 OR 1023.6 RESPECTIVELY.
11. SIGNAGE SHALL BE PROVIDED PER 1007.9 AT EACH EXIT ENCLOSURE.
12. SHUNT TRIP (CBC 3006.5) ELEVATOR MACHINE ROOM CONTAIN ELEVATOR CONTROL EQUIPMENT TO BE PROTECTED WITH AUTOMATIC SPRINKLER AND TO BE INSTALLED IN ACCORDANCE WITH NFPA 72, SECTION 6.16.
13. REFER TO MEP DRAWINGS

02 CORE 4 - SECTION
SCALE: 1/4" = 1'-0"

01 CORE 4 - SECTION
SCALE: 1/4" = 1'-0"

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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
No. C23572
Exp. 7-31-17
STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 • (949) 955 - 1987 FAX
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SHEET CONTENTS:
CORE-4
SECTION

SHEET NO.
A6.42

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\03 CORE PLANS\A1-CORE-2.dwg
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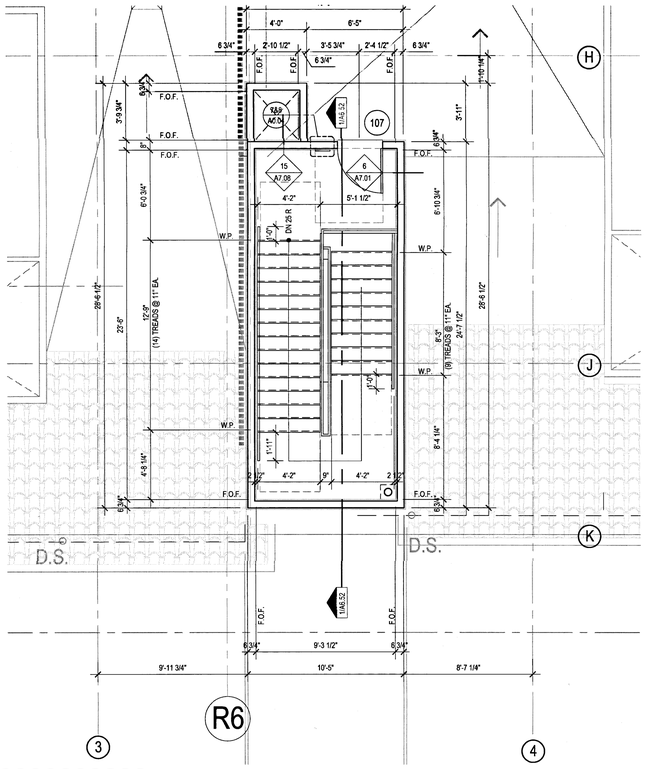
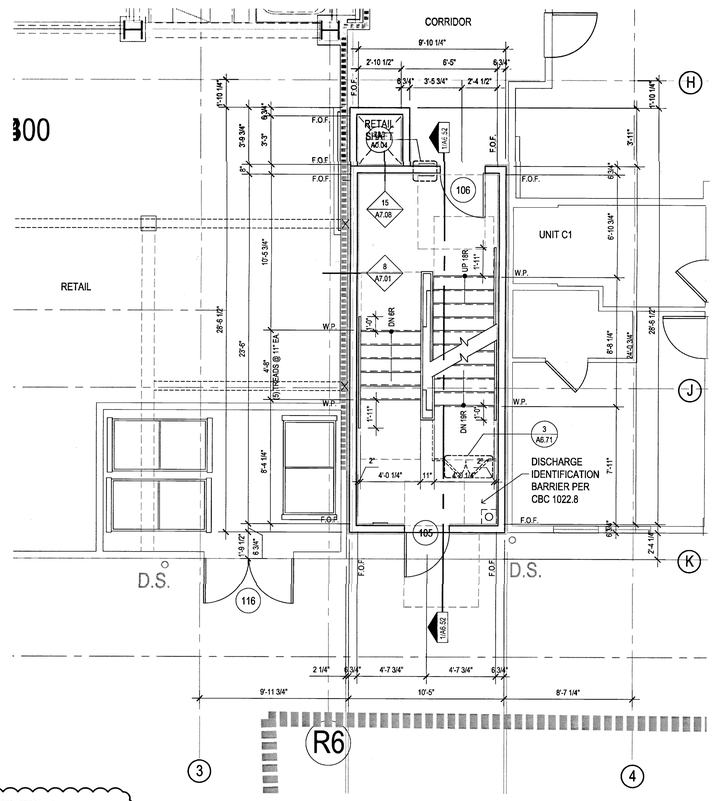
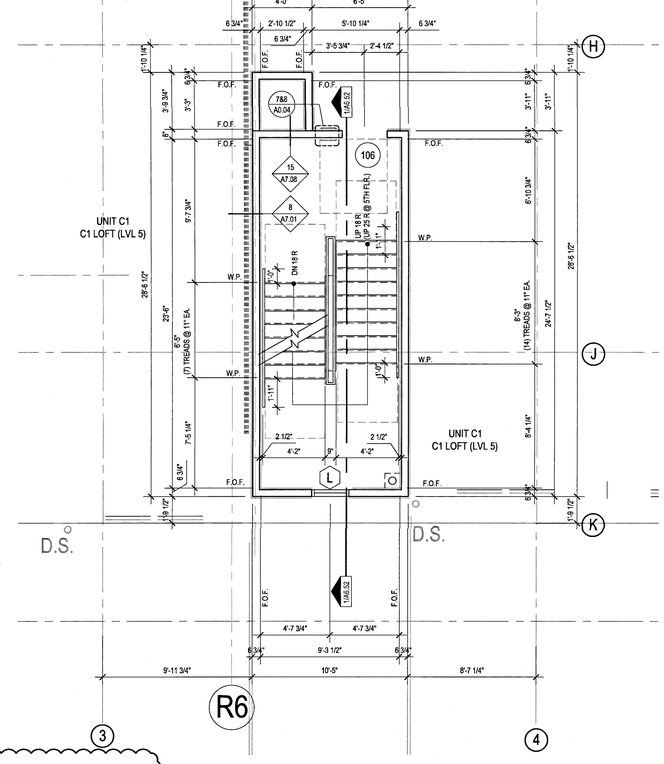


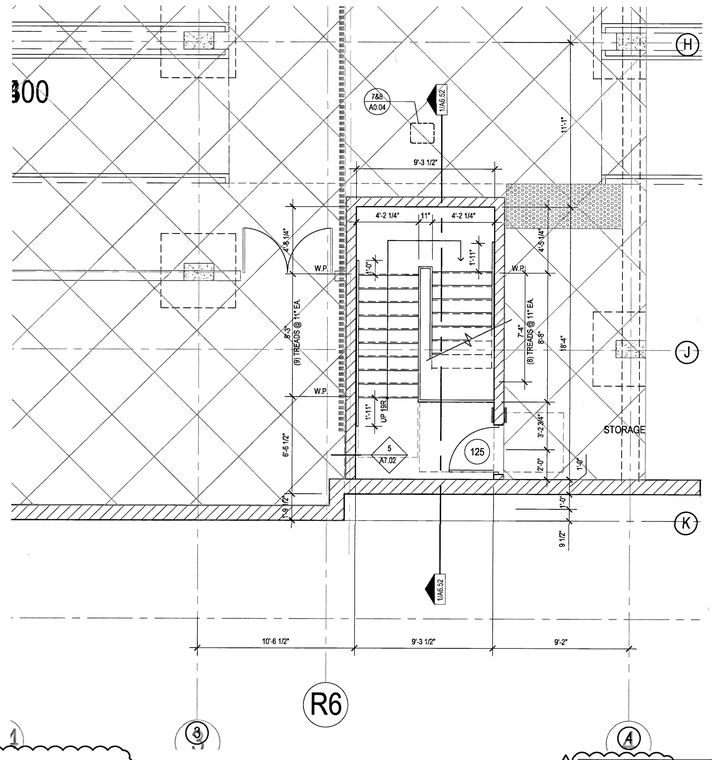
04 STAIR-5 - LEVEL 6 LOFT/ROOF
SCALE: 1/4" = 1'-0"



02 STAIR-5 - LEVEL 1
SCALE: 1/4" = 1'-0"



03 STAIR-5 - LEVEL 2-5
SCALE: 1/4" = 1'-0"



01 STAIR-5 - BASEMENT LEVEL
SCALE: 1/4" = 1'-0"

GENERAL NOTES

STAIR NOTES:

1. STAIRS ARE A DESIGN BUILD COMPONENT PROVIDE PLANS AND ENGINEERING CALCULATIONS FOR ENCLOSED EXIT STAIRS FOR REVIEW AND APPROVAL OF THE ENGINEER OF RECORD.
2. VERIFY STANDPIPE LOCATIONS WITH THE SPRINKLER CONTRACTOR.
3. SEE SHEET A1.22, A1.26 FOR PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
4. SEE SHEET A0.04, A0.05 FOR TYPICAL SIGNAGE. VERIFY WITH SIGNAGE CONSULTANT.
5. SEE FINISH SCHEDULE FOR FINISH INFORMATION.
6. AT WALL WITH ADJACENT UNITS SET STUD WALL IN 5/8" TO FLUSH FINISHES WITH ADJACENT UNIT FINISHES.
7. PROVIDE SMOKE DETECTORS AT THE TOP COMMON STAIRWELLS SERVING TWO OR MORE TENANTS. SEE FIRE ALARM CONTRACTOR FOR LOCATIONS.
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED PER MEP DRAWINGS.
9. SEE SHEET A0.03 FOR ACCESSIBILITY NOTES
10. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 716.3.1
    A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 715.11
    B) DUCT PENETRATIONS OF FIRE BARRIERS.
    C) DUCTS PENETRATING SHAFTS PER 716.5.3
    D) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS
    E) DUCTS PENETRATING SMOKE BARRIERS
    F) DUCTS PENETRATING HORIZONTAL ASSEMBLIES.
    REFER TO MEP DRAWINGS
11. PER CBC 707.7 PENETRATIONS OF FIRE BARRIERS SHALL COMPLY WITH SECTION 713. PER CBC 707.7.1 PROHIBITED PENETRATIONS PENETRATIONS INTO AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE ALLOWED ONLY WHEN PERMITTED BY SECTION 1022.4 OR 1023.6 RESPECTIVELY.
12. VENT LOUVER PER MECHANICAL PLANS CBC 716.5.3 SHAFT ENCLOSURES, EXCEPTION: FIRE DAMPERS ARE NOT REQUIRED AT PENETRATIONS OF SHAFTS WHERE:
    1.4 THE PENETRATIONS ARE IN PARKING GARAGE EXHAUST OR SUPPLY SHAFTS THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2-HOUR FIRE RESISTANCE-RATED CONSTRUCTION.
13. PROVIDE STRIPING FOR VISUALLY IMPAIRED AT TOP AND BOTTOM TREADS OF EACH FLIGHT OF STAIRS.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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LICENSED ARCHITECT
VINCENT ARCHIBECK CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

SHEET CONTENTS:
STAIR-5
PLANS

SHEET NO.
A6.51

2012364

05-19-16 CITY SUBMITTAL

DELTA B REVISION
1. STAIRS-EVACUATION SIGNAGE LOCATED PER OCFA COMMENTS
2. DIMENSIONS AND DETAIL REFERENCES ARE ADDED.

FILE: M:\1230A_Wood Partners Laguna Niguel\4-CD\600 CORE PLANS\A5.51-STAIR-5.dwg
LAST SAVED: Thursday, May 12, 2016 9:44am
SCALE: 48 LAYOUT: A5.51

GENERAL NOTES

STAIR NOTES:

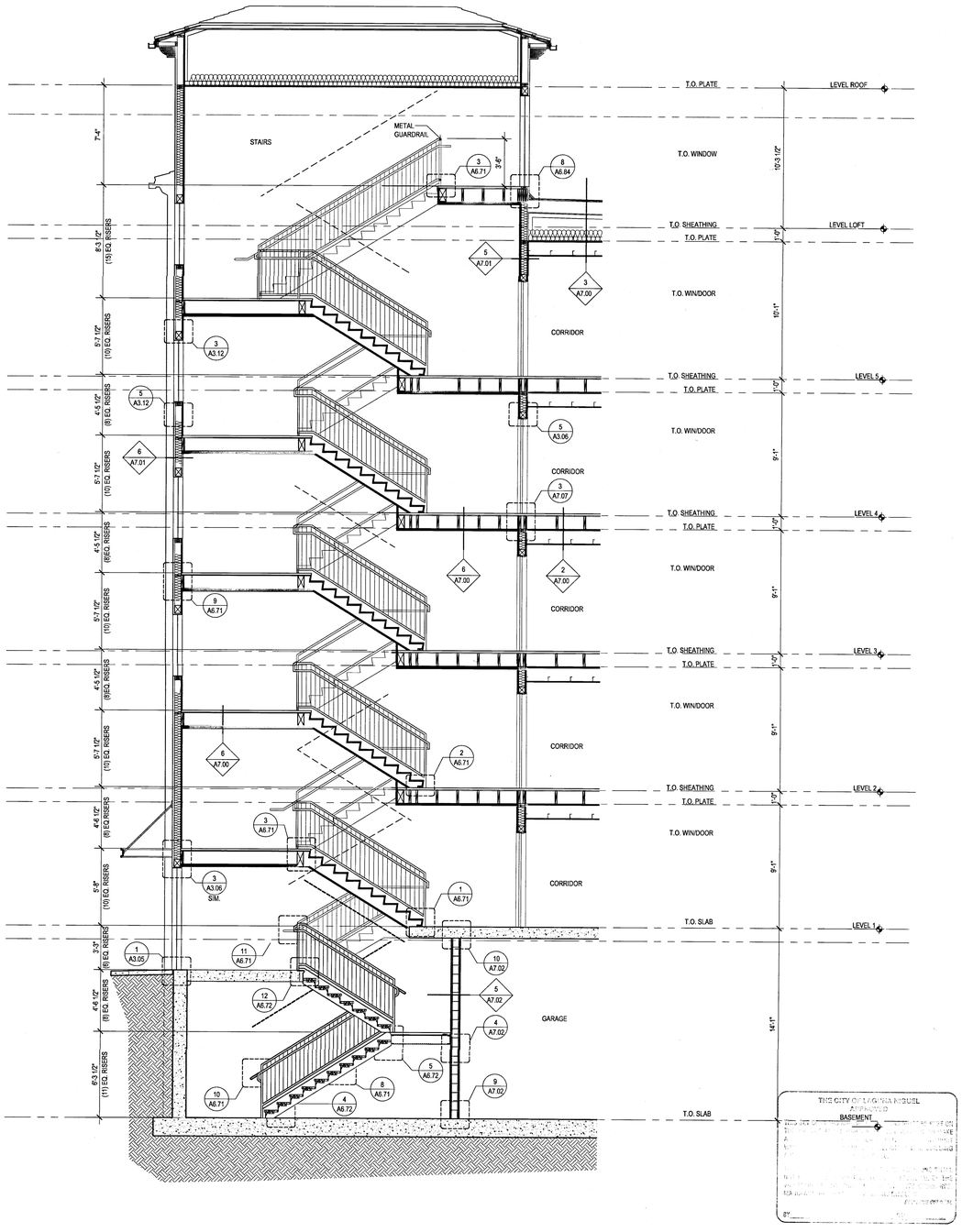
1. STAIRS ARE A DESIGN BUILD COMPONENT PROVIDE PLANS AND ENGINEERING CALCULATIONS FOR ENCLOSED EXIT STAIRS FOR REVIEW AND APPROVAL OF THE ENGINEER OF RECORD.
2. VERIFY STANDPIPE LOCATIONS WITH THE SPRINKLER CONTRACTOR.
3. SEE SHEET A1.22, A1.26 FOR PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
4. SEE SHEET A0.04, A0.05 FOR TYPICAL SIGNAGE. VERIFY WITH SIGNAGE CONSULTANT.
5. SEE FINISH SCHEDULE FOR FINISH INFORMATION.
6. AT WALL WITH ADJACENT UNITS SET STUD WALL IN 5/8" TO FLUSH FINISHES WITH ADJACENT UNIT FINISHES.
7. PROVIDE SMOKE DETECTORS AT THE TOP COMMON STAIRWELLS SERVING TWO OR MORE TENANTS. SEE FIRE ALARM CONTRACTOR FOR LOCATIONS.
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED PER MEP DRAWINGS.
9. SEE SHEET A0.03 FOR ACCESSIBILITY NOTES

10 FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 716.3.1
A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 715.11
B) DUCT PENETRATIONS OF FIRE BARRIERS.
C) DUCTS PENETRATING SHAFTS PER 716.5.3
D) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS.
E) DUCTS PENETRATING SMOKE BARRIERS
F) DUCTS PENETRATING HORIZONTAL ASSEMBLIES.
REFER TO MEP DRAWINGS

11. PER CBC 707.7 PENETRATIONS OF FIRE BARRIERS SHALL COMPLY WITH SECTION 713. PER CBC 707.7.1 PROHIBITED PENETRATIONS: PENETRATIONS INTO AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE ALLOWED ONLY WHEN PERMITTED BY SECTION 1022.4 OR 1023.6 RESPECTIVELY.

12. VENT LOUVER PER MECHANICAL PLANS CBC 716.5.3 SHAFT ENCLOSURES. EXCEPTION: FIRE DAMPERS ARE NOT REQUIRED AT PENETRATIONS OF SHAFTS WHERE:
1.4 THE PENETRATIONS ARE IN PARKING GARAGE EXHAUST OR SUPPLY SHAFTS THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2-HOUR FIRE RESISTANCE-RATED CONSTRUCTION.

13. PROVIDE STRIPING FOR VISUALLY IMPAIRED AT TOP AND BOTTOM TREADS OF EACH FLIGHT OF STAIRS.



01 STAIR-5 SECTION
SCALE: 1/4" = 1'-0"

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USER: abdelghani DATE/TIME: May 18, 2016 - 9:44am
SCALE: 48 LAYOUT: A6.52

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT VINCENT CHUPKA No. C23572 Ren. 7-31-17 STATE OF CALIFORNIA

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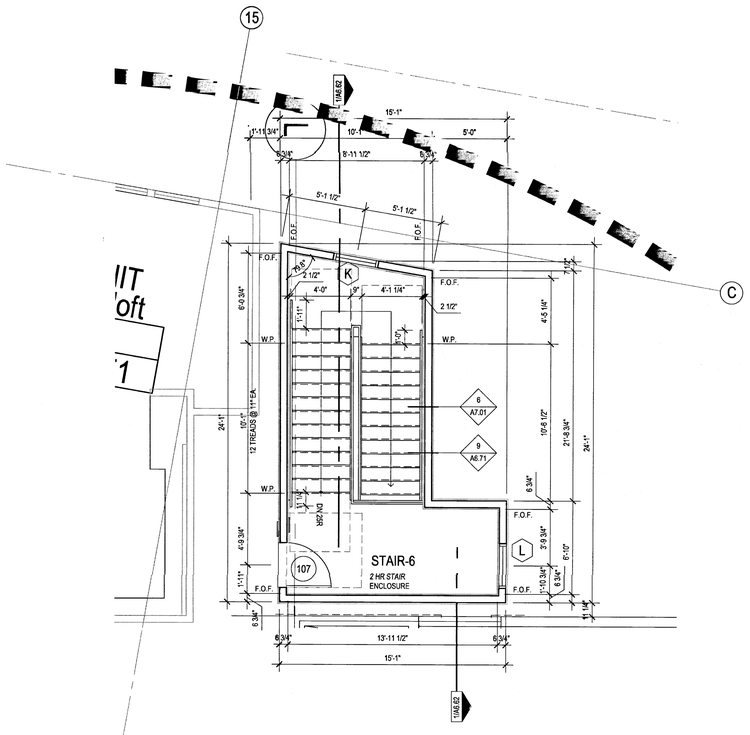
SHEET CONTENTS:
STAIR-5
SECTION

SHEET NO.
A6.52

2012364

05-19-16 CITY SUBMITTAL

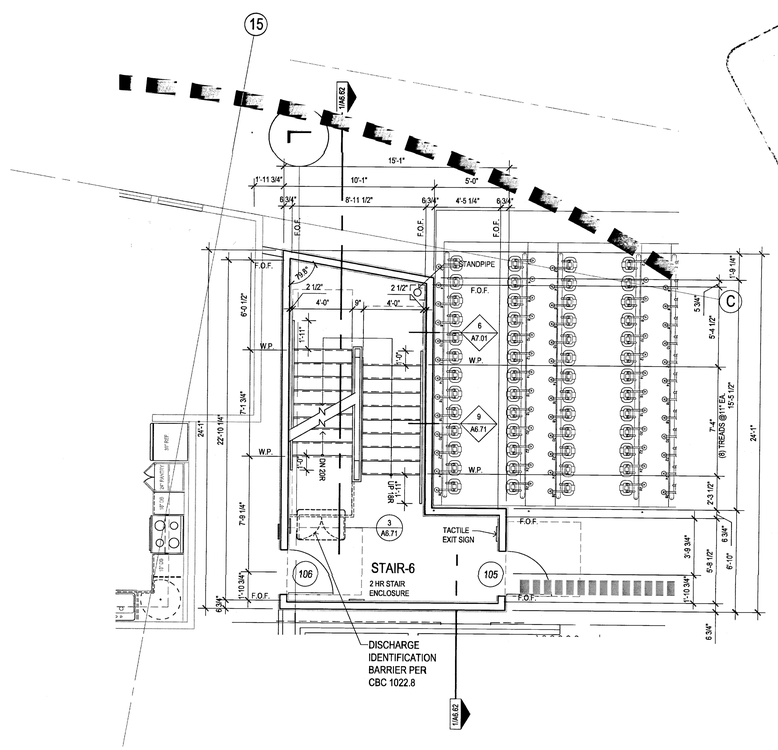


04 STAIR 6 - LEVEL 6 PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

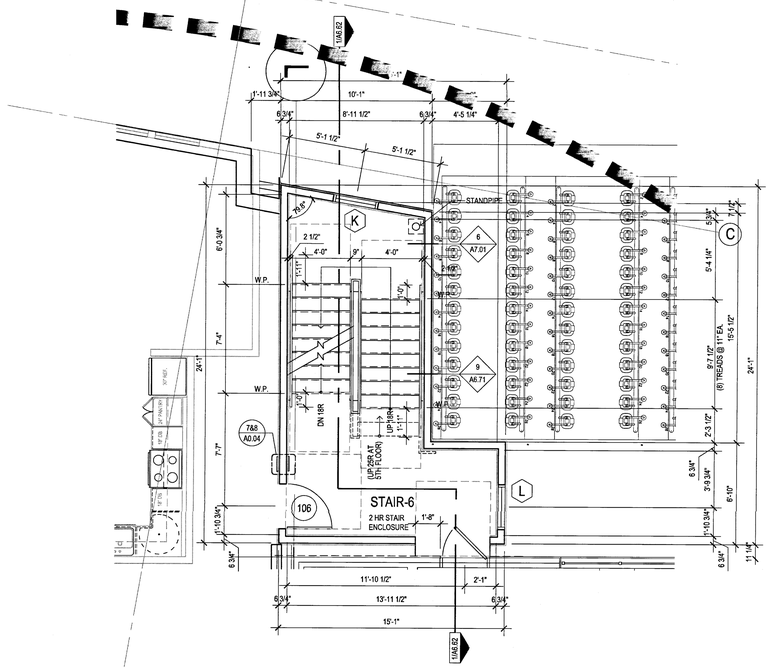
STAIR NOTES:

1. STAIRS ARE A DESIGN BUILD COMPONENT PROVIDE PLANS AND ENGINEERING CALCULATIONS FOR ENCLOSED EXIT STAIRS FOR REVIEW AND APPROVAL OF THE ENGINEER OF RECORD
2. VERIFY STANDPIPE LOCATIONS WITH THE SPRINKLER CONTRACTOR.
3. SEE SHEET A1.22, A1.26 FOR PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
4. SEE SHEET A0.04, A0.05 FOR TYPICAL SIGNAGE. VERIFY WITH SIGNAGE CONSULTANT.
5. SEE FINISH SCHEDULE FOR FINISH INFORMATION.
6. AT WALL WITH ADJACENT UNITS SET STUD WALL IN 5/8" TO FLUSH FINISHES WITH ADJACENT UNIT FINISHES.
7. PROVIDE SMOKE DETECTORS AT THE TOP COMMON STAIRWELLS SERVING TWO OR MORE TENANTS. SEE FIRE ALARM CONTRACTOR FOR LOCATIONS.
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED PER MEP DRAWINGS.
9. SEE SHEET A0.03 FOR ACCESSIBILITY NOTES
10. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 716.3.1
    A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 715.11
    B) DUCT PENETRATIONS OF FIRE BARRIERS.
    C) DUCTS PENETRATING SHAFTS PER 716.5.3
    D) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS.
    E) DUCTS PENETRATING SMOKE BARRIERS
    F) DUCTS PENETRATING HORIZONTAL ASSEMBLIES.
    REFER TO MEP DRAWINGS
11. PER CBC 707.7 PENETRATIONS OF FIRE BARRIERS SHALL COMPLY WITH SECTION 713. PER CBC 707.7.1 PROHIBITED PENETRATIONS: PENETRATIONS INTO AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE ALLOWED ONLY WHEN PERMITTED BY SECTION 1022.4 OR 1023.6 RESPECTIVELY.
12. VENT LOUVER PER MECHANICAL PLANS CBC 716.5.3 SHAFT ENCLOSURES. EXCEPTION: FIRE DAMPERS ARE NOT REQUIRED AT PENETRATIONS OF SHAFTS WHERE:
    1.4 THE PENETRATIONS ARE IN PARKING GARAGE EXHAUST OR SUPPLY SHAFTS THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2-HOUR FIRE RESISTANCE-RATED CONSTRUCTION.
13. PROVIDE STRIPING FOR VISUALLY IMPAIRED AT TOP AND BOTTOM TREADS OF EACH FLIGHT OF STAIRS.



DISCHARGE IDENTIFICATION BARRIER PER CBC 1022.8

02 STAIR 6 - LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



03 STAIR 6 - LEVEL 2-5 PLAN
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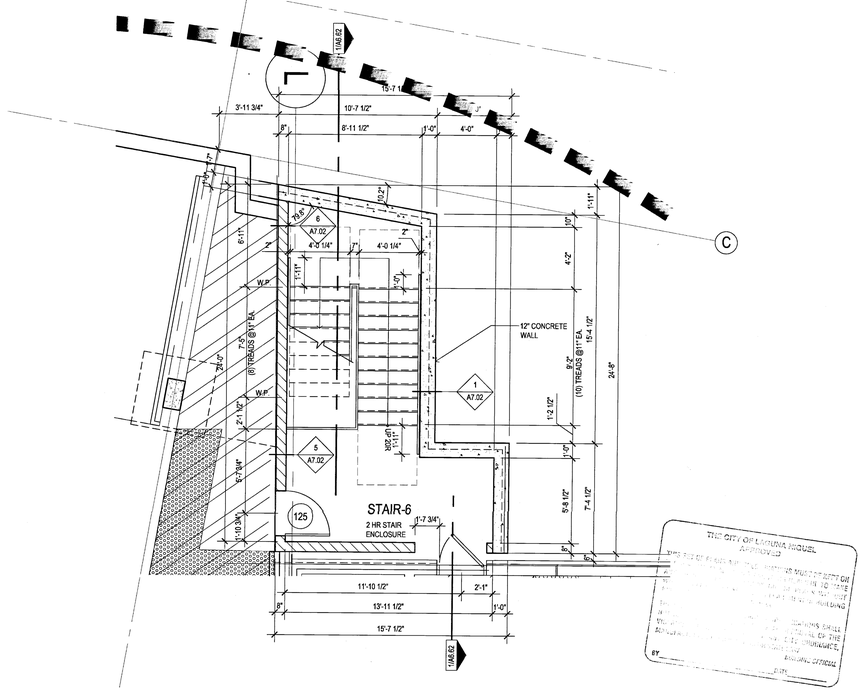

THE CITY OF LAGUNA NIGUEL
APPROVED
IN THE EVENT THAT ANY PORTION OF THE PLANS SHALL BE FOUND TO BE IN CONFLICT WITH ANY LAW, ORDINANCE, OR REGULATION OF THE CITY OF LAGUNA NIGUEL, THE PLANS SHALL BE CORRECTED TO COMPLY WITH SUCH LAW, ORDINANCE, OR REGULATION.
BY: _____ DATE: _____

01 STAIR 6 - BASEMENT PLAN
SCALE: 1/4" = 1'-0"

DELTA B REVISION
1. STAIRS-EVACUATION SIGNAGE LOCATED PER OCFA COMMENTS
2. DIMENSIONS AND DETAIL REFERENCES ARE ADDED.

Drawn By:	FA
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	

Revisions:

#	DATE	COMMENTS
1	11/09/15	

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LICENSED ARCHITECT
No. C23572
Rem. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
STAIR 6 PLANS

SHEET NO.
A6.61

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\A-CD\600 CORE PLANS\A6.61-STAIR-6.dwg
USER: sabolognani DATE/TIME: May 19, 2016 - 9:45am
SCALE: 48 LAYOUT: A6.61

GENERAL NOTES

STAIR NOTES:

1. STAIRS ARE A DESIGN BUILD COMPONENT PROVIDE PLANS AND ENGINEERING CALCULATIONS FOR ENCLOSED EXIT STAIRS FOR REVIEW AND APPROVAL OF THE ENGINEER OF RECORD.
2. VERIFY STANDPIPE LOCATIONS WITH THE SPRINKLER CONTRACTOR.
3. SEE SHEET A1.22, A1.26 FOR PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
4. SEE SHEET A0.04, A0.05 FOR TYPICAL SIGNAGE. VERIFY WITH SIGNAGE CONSULTANT.
5. SEE FINISH SCHEDULE FOR FINISH INFORMATION.
6. AT WALL WITH ADJACENT UNITS SET STUD WALL IN 5/8" TO FLUSH FINISHES WITH ADJACENT UNIT FINISHES.
7. PROVIDE SMOKE DETECTORS AT THE TOP COMMON STAIRWELLS SERVING TWO OR MORE TENANTS. SEE FIRE ALARM CONTRACTOR FOR LOCATIONS.
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED PER MEP DRAWINGS.
9. SEE SHEET A0.03 FOR ACCESSIBILITY NOTES
10. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 716.3.1
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    C) DUCTS PENETRATING SHAFTS PER 716.5.3
    D) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS.
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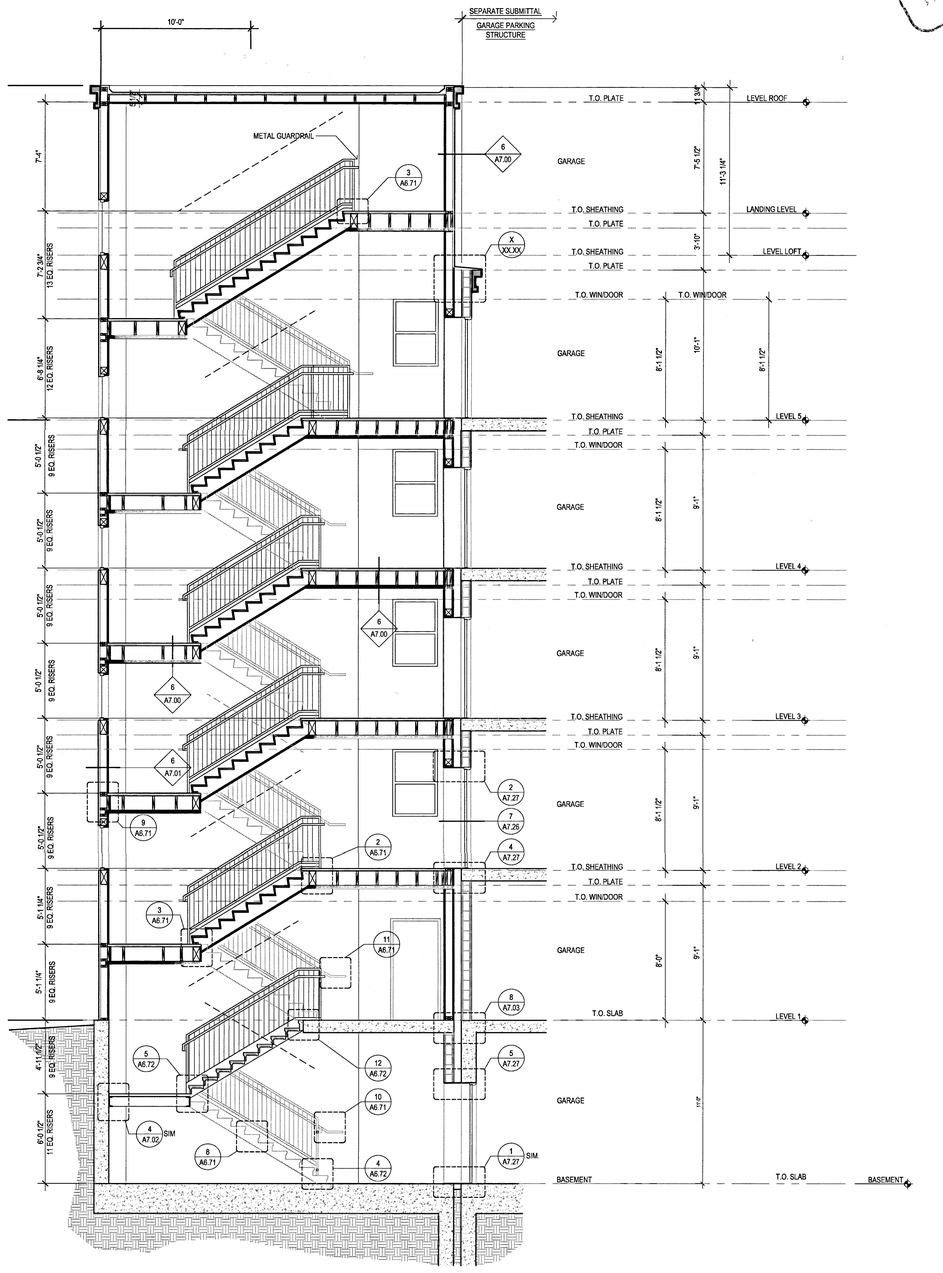
13. PROVIDE STRIPING FOR VISUALLY IMPAIRED AT TOP AND BOTTOM TREADS OF EACH FLIGHT OF STAIRS.



01 STAIR 6 - SECTION
SCALE: 1/4" = 1'-0"

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\6D CORE PLANS\A6.61-STAIR-6.dwg
USER: sabdaghiani DATE/TIME: May 18, 2016 - 9:45am
SCALE: 48 LAYOUT: A6.62

Drawn By: FA
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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LICENSED ARCHITECT — VINCENT CHUPKA — Reg. C28572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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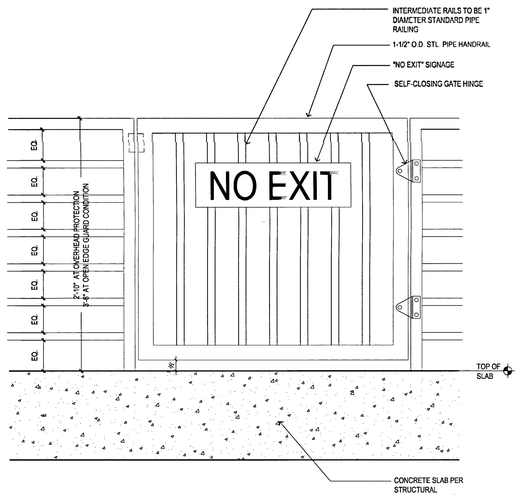
SHEET CONTENTS:
STAIR 6 SECTION

SHEET NO.
A6.62

2012364

05-19-16 CITY SUBMITTAL



12 EGRESS BARRIER BARRIER
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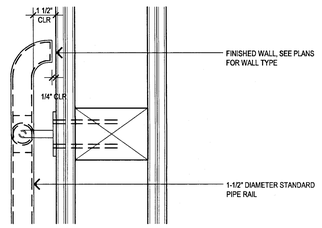

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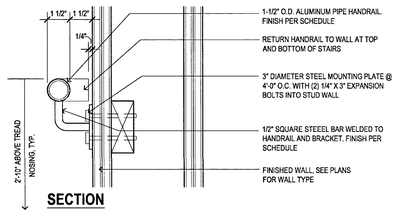

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11 HANDRAIL TO WOOD STUD WALL
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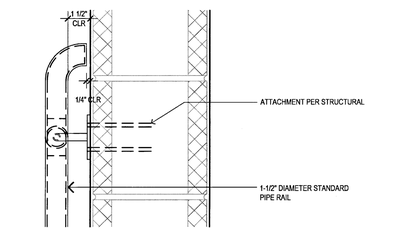

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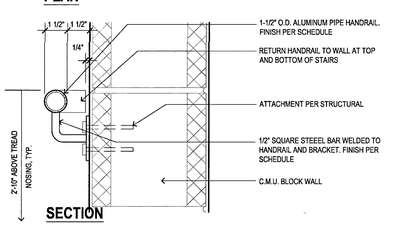

SECTION

10 HANDRAIL TO C.M.U. WALL
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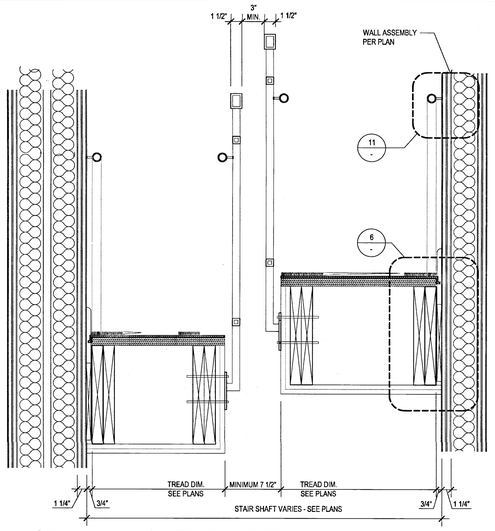
9 NOT USED
SCALE : 1 1/2" = 1'-0"



8 STAIR RAILING ATTACHMENT
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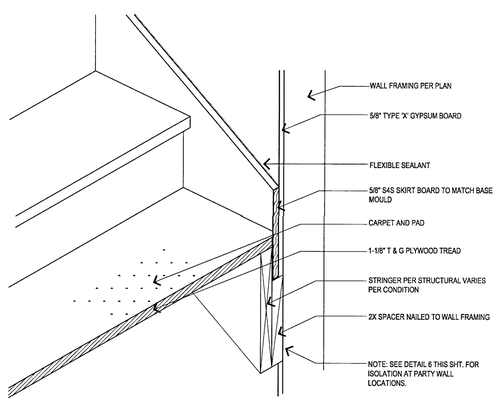
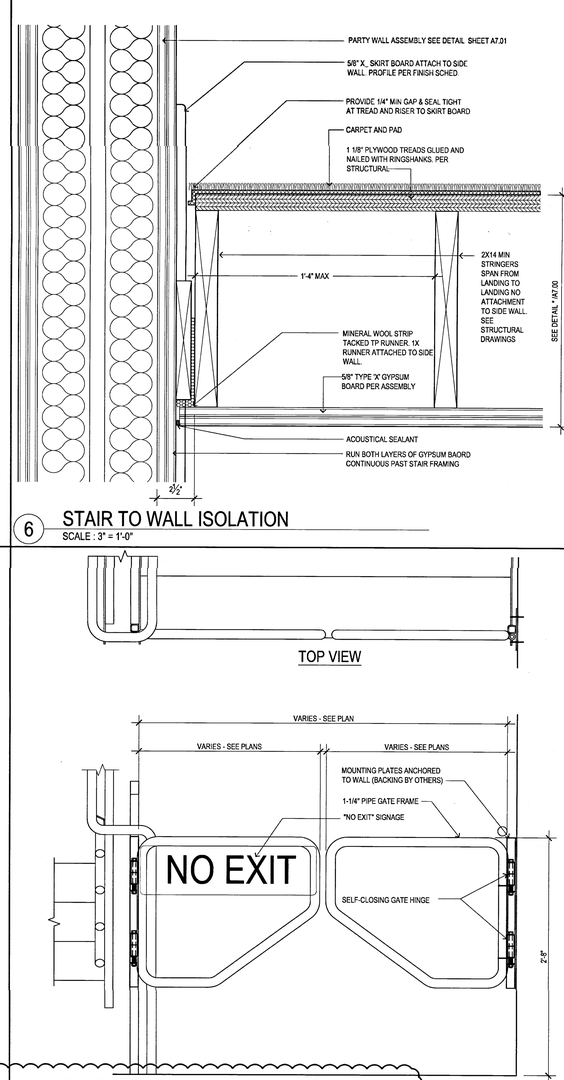


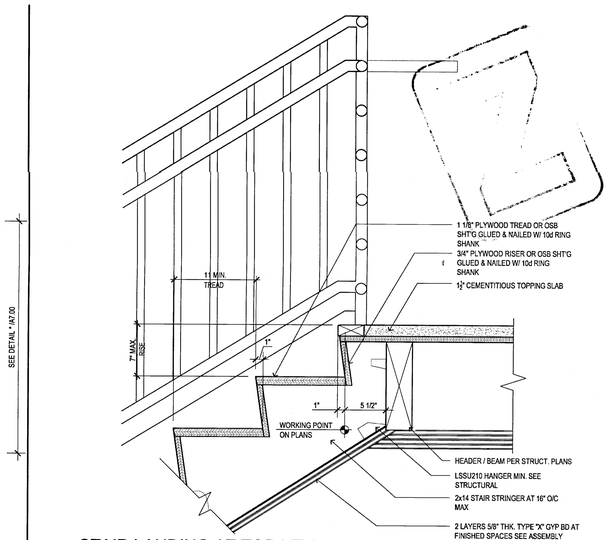
7 STAIR LANDING AT FIRST LEVEL
SCALE : 3" = 1'-0"



6 STAIR TO WALL ISOLATION
SCALE : 3" = 1'-0"

5 DOUBLE SWING EGRESS BARRIER
SCALE : N.T.S.

4 NOT USED
SCALE : 1 1/2" = 1'-0"



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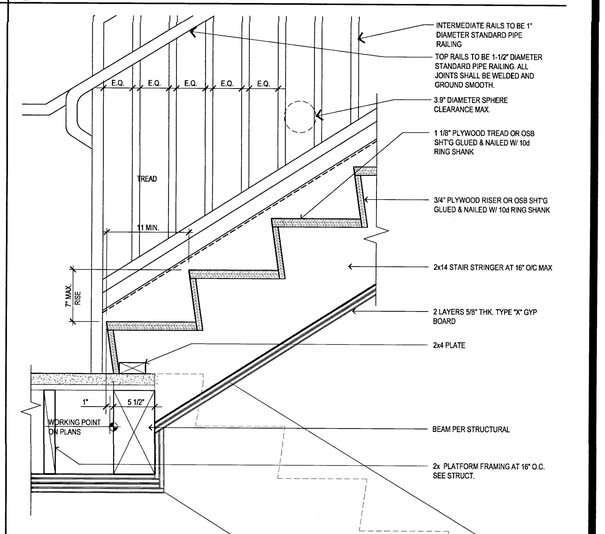

2 INTERMEDIATE LANDING
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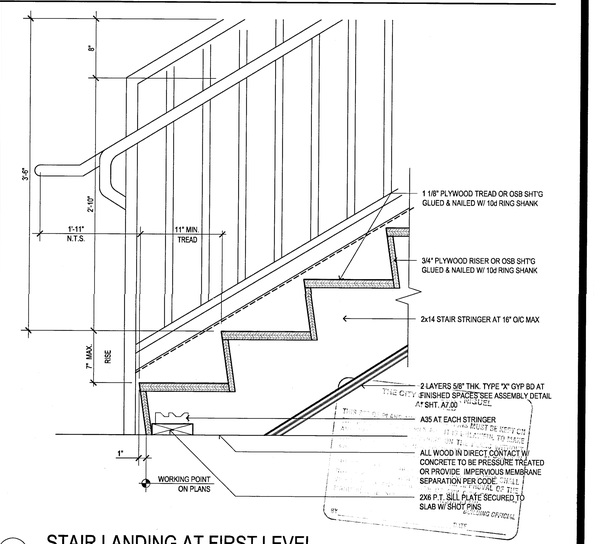

1 STAIR LANDING AT FIRST LEVEL
SCALE : 1 1/2" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT A. CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
STAIR DETAILS

SHEET NO.
A6.71

2012364

05-19-16 CITY SUBMITTAL

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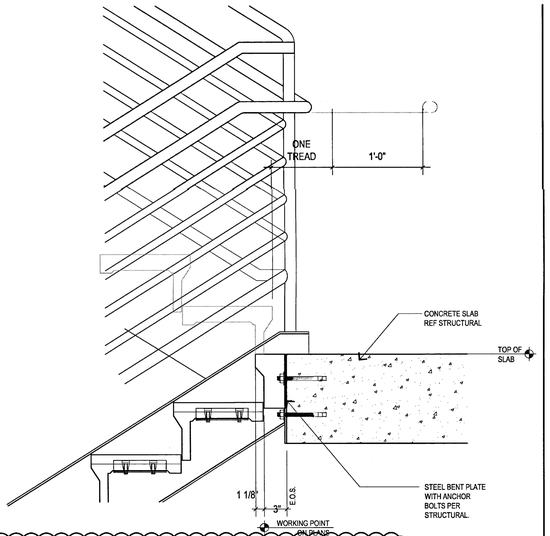
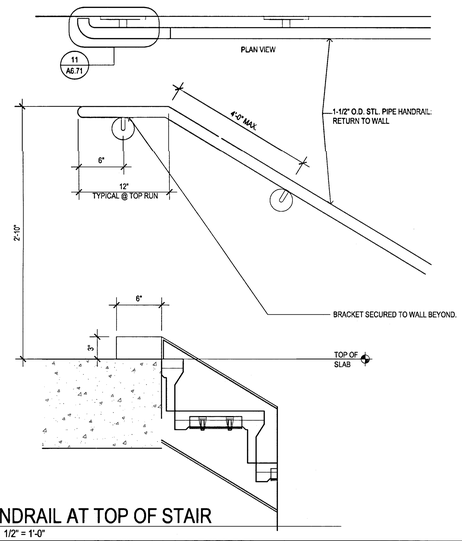
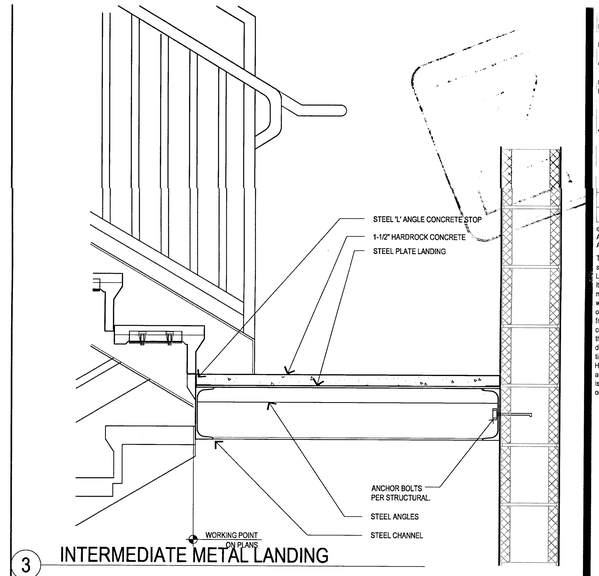


12 STAIR LANDING @ CONCRETE SLAB
1 1/2" = 1'-0"

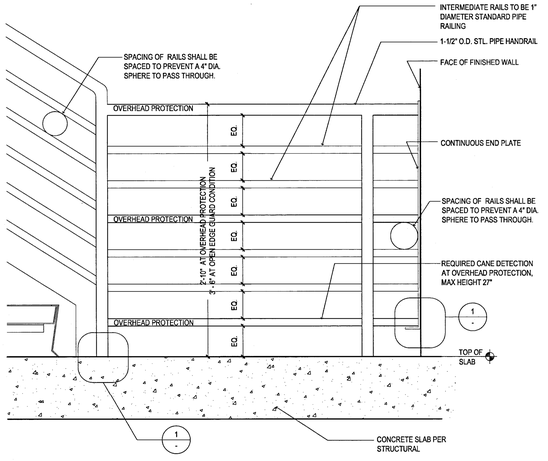


9 HANDRAIL AT TOP OF STAIR
1 1/2" = 1'-0"

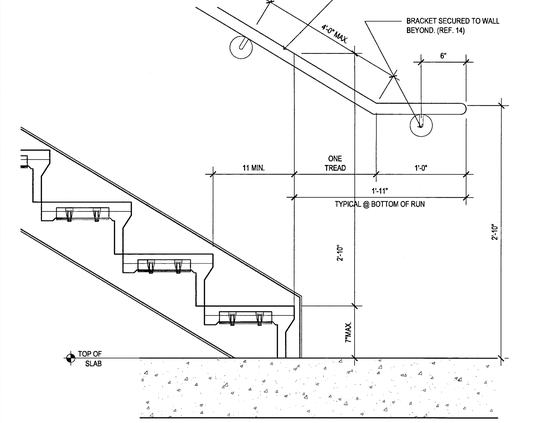
6 NOT USED
1 1/2" = 1'-0"



3 INTERMEDIATE METAL LANDING



11 GUARD RAIL OVER HEAD PROTECTION
1 1/2" = 1' - 0"



8 HANDRAIL AT BOTTOM OF STAIR
1 1/2" = 1'-0"

5 NOT USED
1 1/2" = 1'-0"

STAIRWAY ACCOUSTICAL NOTES:
5.0 STAIRWAY NOISE MITIGATION

EXTERNAL STAIRWAY CAN BE SOURCE OF NOISE, VIBRATION AND ANNOYANCE FOR THE RESIDENT OF THE UNITS ADJACENT TO THE STAIRWELLS. FOR THAT REASON, ATTENTION SHOULD BE PAID TO STAIRWELLS LOCATED ADJACENT TO LIVING UNITS. THE LOCATIONS WHERE THE EXTERIOR STAIR LANDINGS ARE LOCATED AT THE MIDPOINT OF AN EXTERIOR WALL COULD RESULT IN THE TRANSMISSION OF IMPACT NOISE INTO THE ROOM THROUGH THE WALL. IN ORDER TO REDUCE THE AMOUNT OF NOISE TRANSMITTED INTO THESE ROOMS, THE FOLLOWING RECOMMENDATIONS WILL HELP CONTROL THE TRANSMISSION OF NOISE AND VIBRATION INTO LIVING UNITS FROM STAIRWELLS.

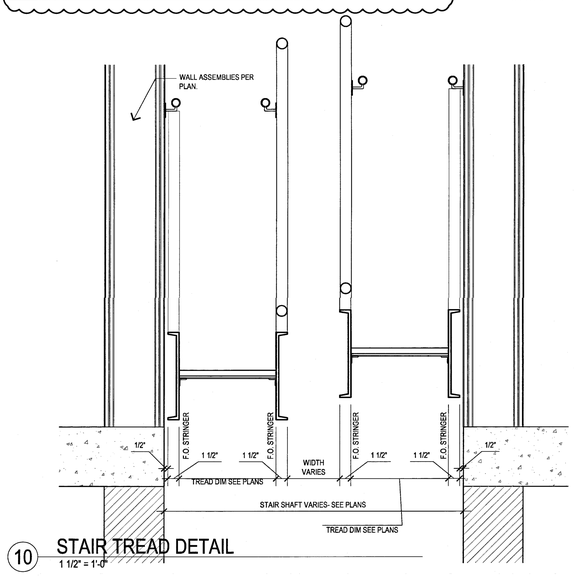
- ISOLATE THE STRINGERS AND TREADS FROM THE EXTERIOR WALLS.
- ISOLATED THE MID-WALL LANDINGS FROM THE EXTERIOR WALLS WHERE POSSIBLE.
- CONCRETE TREADS AND LANDINGS SHOULD BE USED INSTEAD OF STEEL IN COMMON STAIR AREAS TO REDUCE THE TRANSMISSION OF IMPACT NOISE AND VIBRATION.
- ATTACHING HANDRAIL TO COMMON WALLS SHOULD BE AVOIDED WHENEVER POSSIBLE.

IF THE LANDING MUST BE CONNECTED TO THE COMMON WALL, THEN THE CONSTRUCTION OF AN ISOLATION WALL 1" AWAY FROM THE COMMON WALL WOULD PROVIDE AN AIR GAP BETWEEN THE WALL CONNECTED TO THE LANDING AND THE WALL ADJACENT TO THE LIVING ROOM.

STAIRWAY ACCESSIBILITY NOTES:

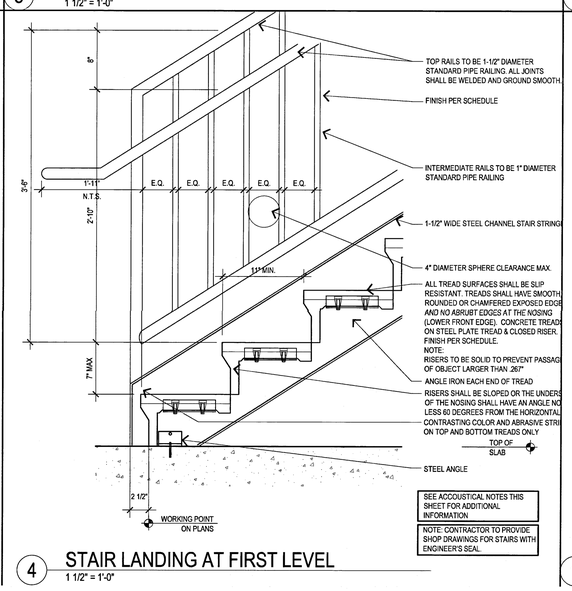
1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. A STAIRWAY MORE THAN 88" WIDE MUST HAVE AT LEAST ONE INTERMEDIATE RAIL FOR EACH 88" OF REQUIRED WIDTH . INTERMEDIATE HANDRAILS SHALL BE PLACED AT EQUAL INTERVALS WITHIN THE WIDTH OF THE STAIRWAY AND BE CONTINUOUS FOR THE ENTIRE LENGTH.
2. HANDRAILS MUST BE 34 TO 38 INCHES ABOVE THE NOSING OF THE TREADS AND MUST EXTEND IN THE DIRECTION OF THE STAIR RUN FOR AT LEAST 12" BEYOND THE TOP OF NOSING AND 12" PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING.
3. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE TERMINATION OF THE EXTENSION SHALL BE MADE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR WALL, OR POST. WHERE THE STAIRS ARE CONTINUOUS FROM LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING.
4. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN A NEWEL POST OR SAFETY TERMINAL.
5. HANDRAILS PROJECTING FROM THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. HANDRAIL MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTING.
6. THE HANDGRIP PORTION OF THE HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 1 ½ INCH IN CROSS SECTION DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE AND SHALL HAVE A SMOOTH SURFACE WITH NO SHARP OR ABRASIVE CORNERS AND ALL EDGES MUST HAVE A MINIMUM 1/8" RADIUS. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP AND ABRASIVE ELEMENTS.
7. THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE PLACE PARALLEL TO AND NOT MORE THAN 1 INCH FROM NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
8. WHERE STAIRWAYS OCCUR OUTSIDE A BUILDING THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE PLACE PARALLEL TO AND NOT MORE THAN 1 INCH FROM NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIP SHALL BE ACCEPTABLE.
9. ALL TREAD SURFACES SHALL BE SLIP RESISTANT.
10. TREADS SHALL HAVE A SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE)
11. NOSING SHALL NOT PROJECT MORE THAN 1-1/2 INCH PAST THE FACE OF THE RISER BELOW.
12. APPROVED STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN A BUILDING 2 OR MORE STORIES IN HEIGHT. FORE SPECIFIC REQUIREMENTS REGARDING SUBJECT MATTER OF THE SIGN, THE USE OF ARABIC AND BRAILLE SYMBOL, HEIGHT, VISIBILITY, ETC. SEE SECTION 3306 (Q) OF TITLE 24.
13. STAIR RISERS SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF OBJECTS LARGER THAN 0.267 INCHES.
14. OPEN RISERS ARE NOT PERMITTED.

2 STAIR NOTES
SCALE : NTS

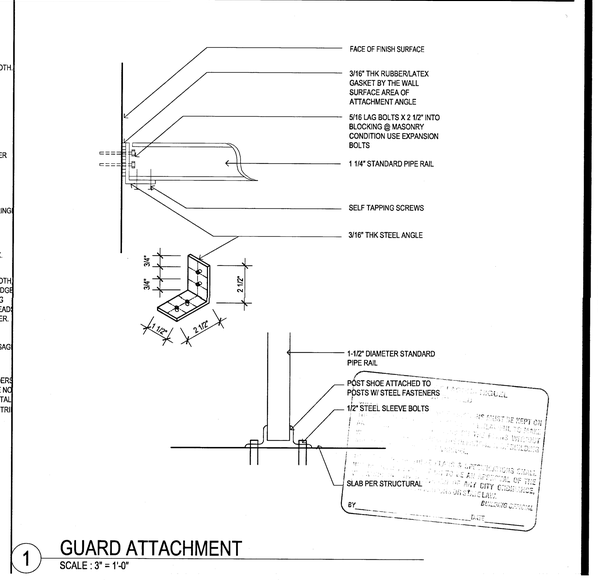


10 STAIR TREAD DETAIL
1 1/2" = 1'-0"

7 NOT USED
1 1/2" = 1'-0"



4 STAIR LANDING AT FIRST LEVEL
1 1/2" = 1'-0"



1 GUARD ATTACHMENT
SCALE : 3" = 1'-0"

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USER: wdodge3ati DATE/TIME: May 18, 2016 - 9:40am
SCALE: 96 LAYOUT: A6.72

Drawn By: SV
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
STAIR DETAILS

SHEET NO.
A6.72

2012364

05-19-16 CITY SUBMITTAL

16 NOT USED
SCALE : 3" = 1'-0"

15 NOT USED
SCALE : 3" = 1'-0"

14 NOT USED
SCALE : 3" = 1'-0"

13 NOT USED
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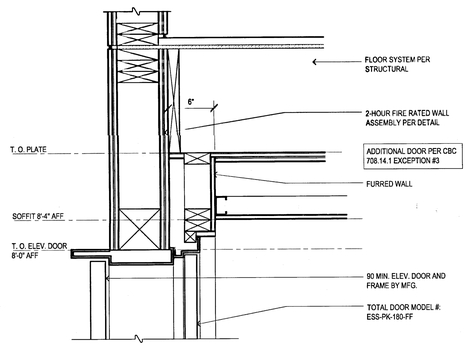
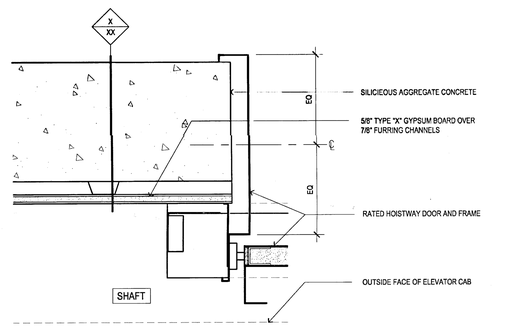


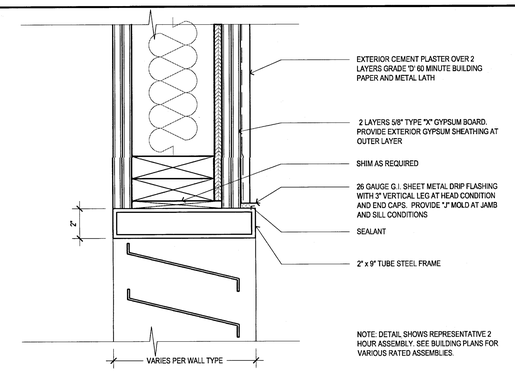
12 HEADER AT ELEVATOR
SCALE : 1 1/2" = 1'-0"

10 JAMB AT ELEVATOR
SCALE : 1 1/2" = 1'-0"

9 NOT USED
SCALE : 3" = 1'-0"



8 ELEVATOR DOOR JAMB AT CONCRETE WALL
SCALE : 3" = 1'-0"



7 VENT AT ELEVATOR SHAFT
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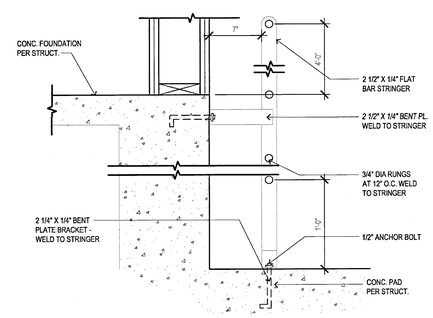
6 NOT USED
SCALE : 3" = 1'-0"



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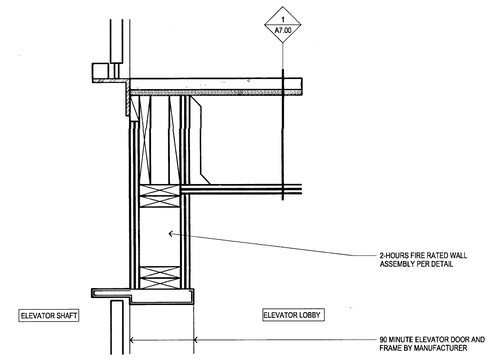

3 ELEVATOR DOOR HEAD
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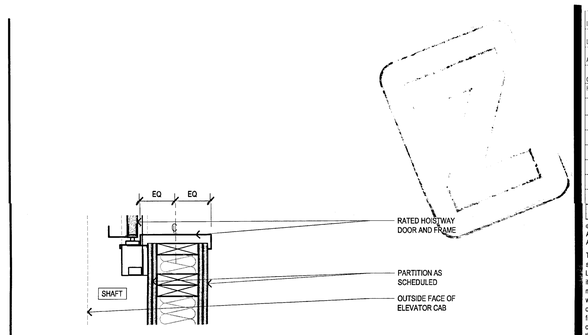

4 ELEVATOR DOOR JAMB AT WOOD STUD WALL
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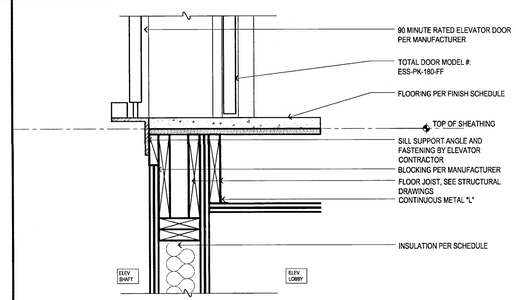
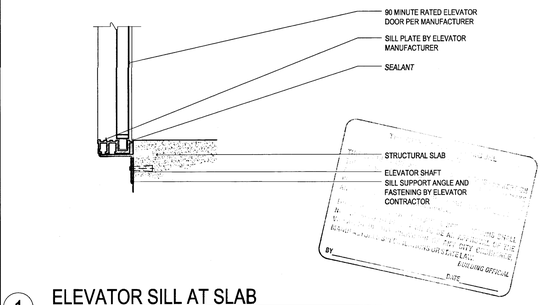


2 2 HOUR WALL AT ELEVATOR SILL
SCALE : 1 1/2" = 1'-0"



1 ELEVATOR SILL AT SLAB
SCALE : 3" = 1'-0"

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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SHEET CONTENTS:
ELEVATOR CORE DETAILS

SHEET NO.
A6.81

2012364

05-19-16 CITY SUBMITTAL

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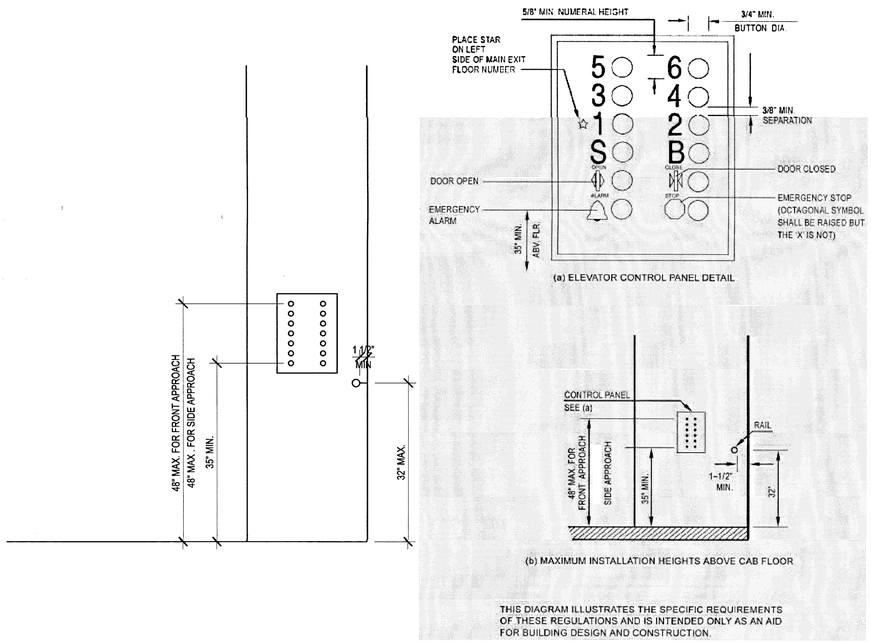
SCALE: as in LAYOUT at A1



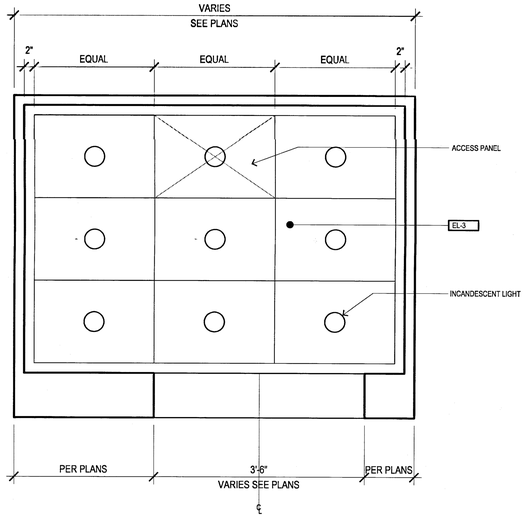
8 ACCESSIBILITY REQUIREMENTS
SCALE : 1" = 1'-0"

ELEVATORS, EGRESS AND AREAS FOR EVACUATION ASSISTANCE

4. PROVIDE THE FOLLOWING NOTE(S) OR DETAIL(S) ON THE PLANS:
   A. HANDRAIL SHALL BE PROVIDED ON ONE WALL OF THE CAR, PREFERABLY THE REAR. THE RAILS SHALL BE SMOOTH AND THE INSIDE SURFACE AT LEAST 1-1/2" CLEAR OF THE WALLS AT A NOMINAL HEIGHT OF 32" ABOVE THE FLOOR. (1124A.3.1, FIG 11A-7B)
   B. THE CENTERLINE OF ELEVATOR FLOOR BUTTONS SHALL BE NO HIGHER THAN 48" A.F.F. FOR SIDE APPROACH AND 48" A.F.F. FOR FRONT APPROACH. WHERE POSSIBLE A 48 INCH MAXIMUM HEIGHT FOR ELEVATOR FLOOR BUTTONS IS PREFERRED. (1124A.3.1, 11A-7B, ANSI.308)
   C. FLOOR BUTTONS SHALL BE PROVIDED WITH VISUAL INDICATIONS TO SHOW WHEN EACH CALL IS REGISTERED. THE VISUAL INDICATORS SHALL BE EXTINGUISHED WHEN EACH CALL IS ANSWERED. (1124A.3.3, 11A-7B)
   D. EXCEPT FOR PHOTO ELECTRIC TUBE BY PASS SWITCHES, EMERGENCY CONTROLS, INCLUDING THE EMERGENCY STOP AND ALARM, SHALL BE GROUPED IN OR ADJACENT TO THE BOTTOM OF THE PANEL AND SHALL BE NO LOWER THAN 2'-11" FROM THE FLOOR. FOR MULTIPLE CONTROLS ONLY, ONE SET MUST COMPLY WITH THESE HEIGHT REQUIREMENTS. (1124A.3.3, 11A-7B, ANSI.407.4.6.4.1)
   E. THE CENTERLINE OF THE HALL CALL BUTTONS SHALL BE NO HIGHER THAN 2'-6" OF THE FLOOR. THE BUTTONS SHALL BE A MINIMUM OF 3/4" IN SIZE AND HALL BE RAISED 1/8" + 1/32" ABOVE THE SURROUNDING SURFACE. VISUAL INDICATION SHALL BE PROVIDED TO SHOW EACH CALL REGISTERED AND EXTINGUISHED WHEN ANSWERED. OBJECTS ADJACENT TO AND BELOW HALL CALL BUTTONS SHALL NOT PROJECT MORE THAN 4" FROM THE WALL. (1124A.1.10, 11A-7B)
   F. THE EMERGENCY TELEPHONE HANDSET SHALL BE POSITIONED NO HIGHER THAN 4' ABOVE THE FLOOR, AND THE HANDSET CORD SHALL BE A MINIMUM OF 2'-5" IN LENGTH. (1124A.3.4, ANSI. 407.4.6.4)
   G. IF THE TELEPHONE SYSTEM IS LOCATED IN A CLOSED COMPARTMENT, THE COMPARTMENT DOOR HARDWARE SHALL COMPLY WITH SECTION 1126A.6.1. EMERGENCY INTERCOMMUNICATION SHALL NOT REQUIRE VOICE COMMUNICATION. (1124A.3.4)
   H. A CAR POSITION INDICATOR SHALL BE PROVIDED ABOVE THE CAR-OPERATING PANEL OR OVER THE OPENING OF EACH CAR TO SHOW THE POSITION OF THE CAR IN THE HOIST WAY BY ILLUMINATION OF THE INDICATION CORRESPONDING TO THE LANDING AT WHICH THE CAR IS STOPPED OR PASSING. (1116B.1.9)
   I. THE CAR POSITION INDICATOR NUMERALS SHALL BE MINIMUM OF 1/2" IN HEIGHT. (1116B.1.9)
   J. AN AUDIBLE VERBAL ANNOUNCEMENT OR SIGNAL SHALL SOUND TO TELL PASSENGERS THAT THE CAR IS STOPPING OR PASSING A FLOOR SERVED BY ELEVATOR. THE AUDIBLE SIGNAL SHALL BE NO LESS THAN 20 DECIBELS WITH A FREQUENCY NO HIGHER THAN 1500 HZ. (1116B.1.9)
   K. THE MINIMUM ILLUMINATION AT THE CAR CONTROLS, THRESHOLD, AND THE LANDING WHEN THE CAR AND LANDING DOORS ARE OPEN SHALL NOT BE LESS THAN 5 FOOT-CANDLES. (1124A.5)
   L. IDENTIFICATION FOR THE VISUALLY IMPAIRED SHALL BE AS FOLLOWS (1124A.3.3,1124A.4,FIG11A-7B):
      I. PASSENGER ELEVATOR CAR CONTROL SHALL HAVE A MINIMUM DIMENSION OF ¾" AND SHALL BE RAISED 1/8" + 1/32" ABOVE THE SURROUNDING SURFACE. (ANSI .407.2.1.2)
      II. CONTROL BUTTONS SHALL BE ILLUSTRATED, SHALL HAVE SQUARE SHOULDERS, AND SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE.
      III. ALL CONTROL BUTTONS SHALL BE DESIGNED BY A 5/6" MINIMUM, ARABIC NUMERAL, STANDARD ALPHABET CHARACTER, OR STANDARD SYMBOL IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON.
      IV. A BRAILLE SYMBOL, SHALL BE LOCATED IMMEDIATELY BELOW THE NUMERAL, CHARACTER, OR SYMBOL.
      V. A MINIMUM CLEAR SPACE OF 3/8" OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BOTTOMS.
      VI. THE RAISED CHARACTER SHALL BE WHITE ON A BLACK BACKGROUND.
      VII. CONTROLS AND EMERGENCY EQUIPMENT IDENTIFIED BY RAISED SYMBOLS SHALL INCLUDE, BUT NOT BE LIMITED TO, DOOR OPEN, DOOR CLOSE, ALARM BELL, EMERGENCY STOP, AND TELEPHONE.
      VIII. THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A RAISED STAR AT THE LEFT OF THE FLOOR DESIGNATION.
   M. A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE INDICATING TO THE PROSPECTIVE PASSENGER THE CAR ANSWERING THE CALL AND ITS DIRECTION OF TRAVEL, AS FOLLOWS (1124A.6)
      I. THE VISUAL SIGNAL FOR EACH DIRECTION SHALL BE A MINIMUM OF 2-1/2" HIGH BY 2/12" WIDE, AND VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTON.
      II. THE AUDIBLE SIGNAL SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION OR OF A CONFIGURATION, WHICH DISTINGUISHED BETWEEN UP AND DOWN ELEVATOR TRAVEL.
      III. THE CENTERLINE OF THE FIXTURE SHALL BE LOCATED A MINIMUM OF 6' IN HEIGHT FROM THE LOBBY FLOOR.
   N. THE USE OF IN-CAB LANTERNS, LOCATED IN OR ON THE CAR DOORJAMBS, VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTONS AND CONFORMING TO SECTIONS 1124A.6 OR 1116B.1.13 SHALL BE ACCEPTABLE.
   O. THE USE OF ARROW SHAPES IS PREFERRED FOR VISIBLE SIGNALS. (1124A.6, 1116B.1.13).
   P. PASSENGER ELEVATOR LANDING JAMBS ON ALL ELEVATOR FLOORS SHALL HAVE THE NUMBER OF THE FLOOR ON WHICH THE JAMB IS LOCATED DESIGNATED BY RAISED CHARACTERS THAT ARE A MINIMUM OF 2" IN HEIGHT AND CONFORM TO SECTION 1124A.5 OR ANSI.407.2.3.1 LOCATED 60" ON CENTER ABOVE THE FLOOR ON THE JAMB PANELS ON BOTH SIDES OF THE DOOR SO THAT THEY ARE VISIBLE FROM WITHIN THE ELEVATOR. CONTRACTED (GRADE 2) BRAILLE COMPLYING WITH SECTION 1117B.5.6 SHALL BE PLACED BELOW THE CORRESPONDING RAISED CHARACTERS. THE RAISED CHARACTERS SHALL OTHERWISE COMPLY WITH SECTIONS 1117B.5.2 AND 1117B.5.3, SEE FIGURE 11A-7C (1124A.8)
   Q. POWER-OPERATED HORIZONTALLY SLIDING CAN AND HOISTWAY DOORS OPENED AND CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED. (1116B.1.3, 3002.4.2A)
   R. DOORS CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED WITH A DOOR REOPENING DEVICE WHICH WILL FUNCTION TO STOP AND REOPEN A CAR DOOR AND ADJACENT HOISTWAY DOOR IN CASE THE CAR DOOR IS OBSTRUCTED WHILE CLOSING. THIS REOPENING DEVICE SHALL ALSO BE CAPABLE OF SENSING AN OBJECT OR PERSON IN THE PATH OF CLOSING DOOR WITHOUT REQUIRING CONTACT FOR ACTIVATION AT A NORMAL 5" AND 29" ABOVE THE FLOOR. DOOR REOPENING DEVICE SHALL REMAIN EFFECTIVE FOR A PERIOD OF NOT LESS THAN 20 SECONDS. AFTER SUCH AS INTERVAL THE DOORS MAY CLOSE IN ACCORDANCE WITH THE REQUIREMENTS OF ASME A17.1. (1124A.8, 11A-7B)
   S. THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL (LANTERN AND AUDIBLE SIGNAL) UNTIL THE DOORS OF THE CAR START TO CLOSE SHALL BE CALCULATED IN ACCORDANCE WITH SECTIONS 1124A.7.1, 11A-7D.
   T. FOR CARS WITH IN CAR LANTERNS, THE TOTAL TIME, T, AS CALCULATED IN ACCORDANCE WITH SECTION 1116.B.1.6, BEGINS WHEN THE LANTERN IS VISIBLE FROM THE VICINITY OF HALL CALL BUTTONS AND AN AUDIBLE SIGNAL IS SOUNDED. (1124A.7.1)
   U. THE MINIMUM ACCEPTABLE TIME FOR DOORS TO REMAIN FULLY OPEN SHALL NOT BE LESS THAN 5 SECONDS. (1124A.7.2)
   V. THE ELEVATOR SHALL BE AUTOMATIC AND BE PROVIDED WITH A SELFLEVELINGLY FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO THE FLOOR LANDINGS WITH A TOLERANCE OF + ½" UNDER NORMAL LOADING AND UNLOADING CONDITIONS. THIS SELF-LEVELING SHALL, WITHIN ITS ZONE, BE ENTIRELY AUTOMATIC AND INDEPENDENT OF THE OPENING DEVICE AND SHALL CORRECT THE OVERTRAVEL OR UNDERTRAVEL. THE CAR SHALL ALSO BE MAINTAINED APPROXIMATELY LEVEL WITH THE LANDING IRRESPECTIVE OF LOAD. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF THE HOISTWAY LANDING SHALL BE NO GREATER THAN 1-1/4". (1124A.10)

SEE SHEET A1.05 FOR ADDITIONAL NOTES AND INFORMATION REGARDING ELEVATORS

7 ACCESSIBILITY NOTES
SCALE : 1" = 1'-0"



4 REFLECTED CEILING PLAN
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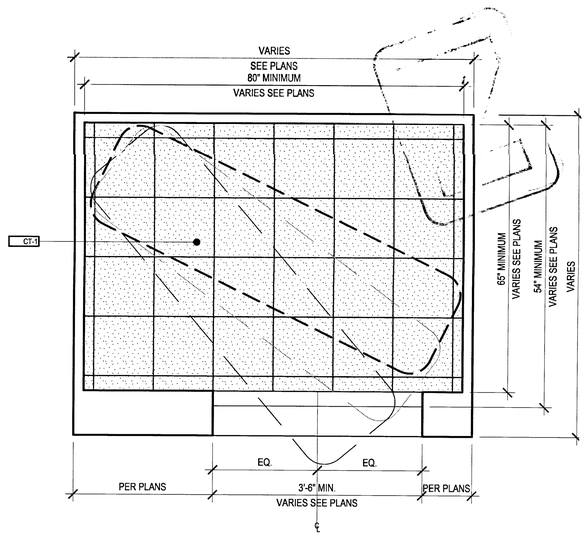

NOTE: ELEVATOR TO ACCOMMODATE EMERGENCY GURNEY (84" X 24" WITH 5" RADIUS AT CORNERS) AS REQUIRED PER CBC 3002.4.1a & 3002.4.3a.

2 ELEVATOR CAB PLAN
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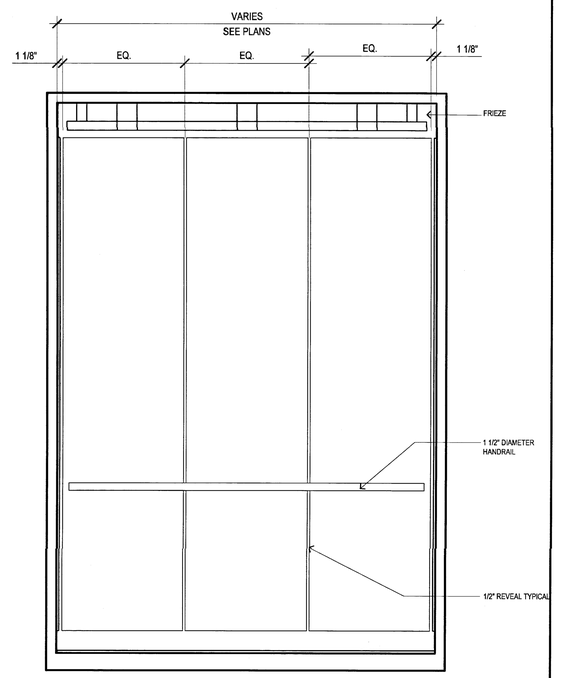

5 FRONT ELEVATION
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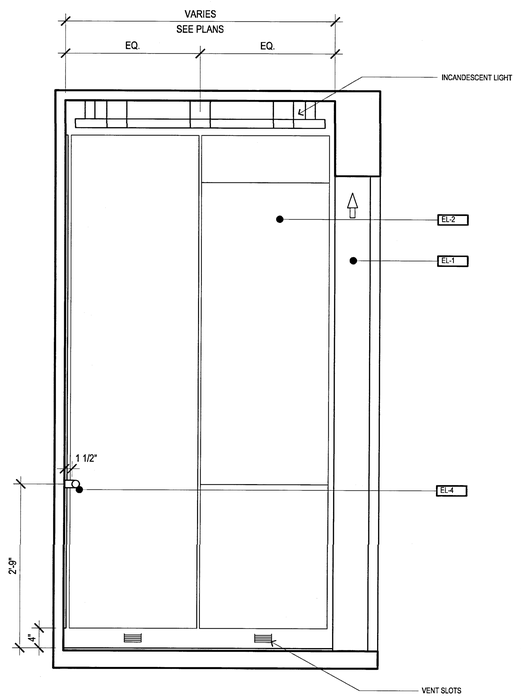

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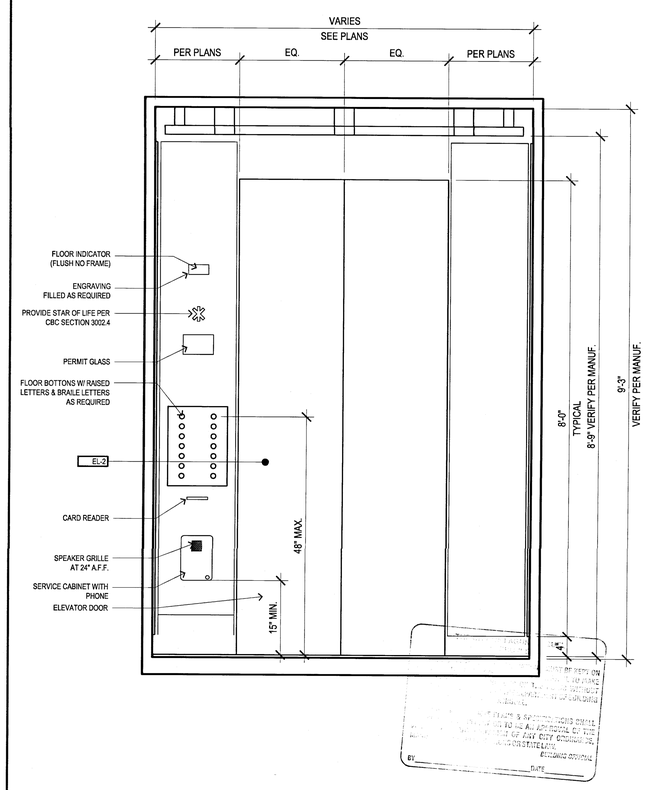

1 REAR ELEVATION
SCALE : 1" = 1'-0"

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Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

GATEWAY VILLAGE
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LICENSED ARCHITECT — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

SHEET CONTENTS:
ELEVATOR CAB, CONTROL DETAILS

SHEET NO.
A6.86

2012364

05-19-16 CITY SUBMITTAL

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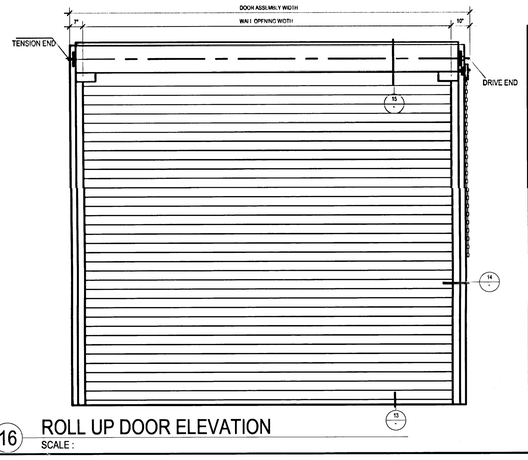

16 ROLL UP DOOR ELEVATION
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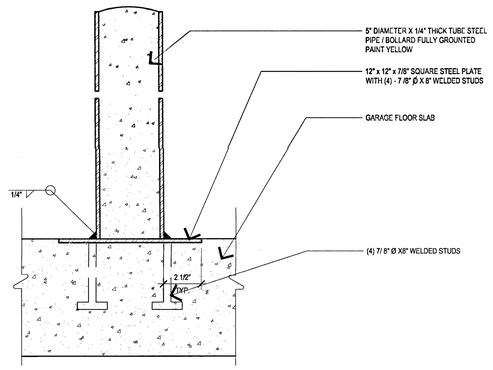

12 PIPE BOLLARD
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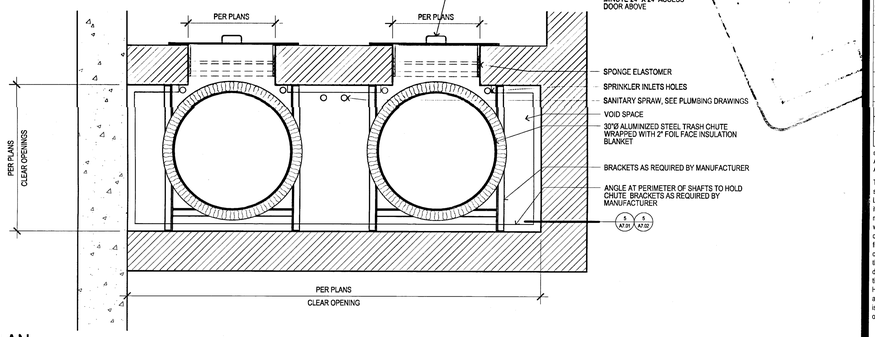

8 TRASH CHUTE INTAKE PLAN
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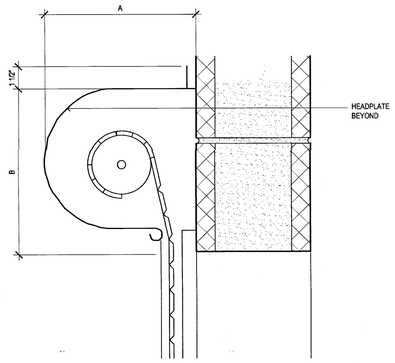

15 ROLL UP DOOR HEAD
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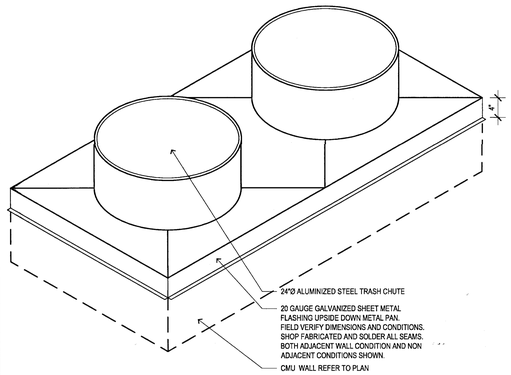

11 TRASH CHUTE METAL FLASHING CAP
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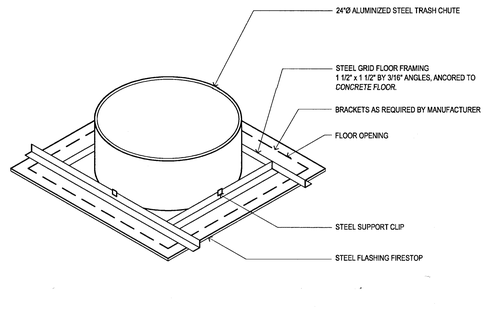
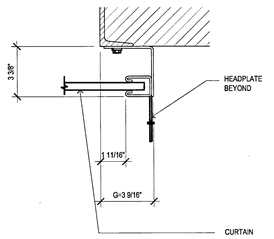


7 TRASH CHUTE FRAMING ASSEMBLY
SCALE : 1" = 1'-0"

3 NOT USED
-



14 ROLL UP DOOR JAMB
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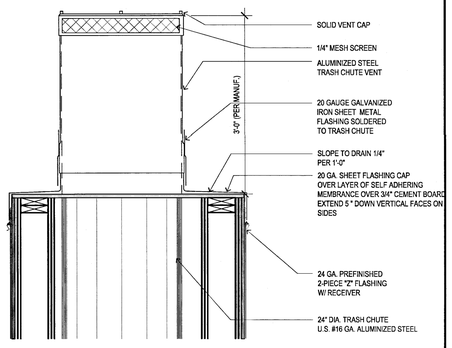

10 TRASH CHUTE CAP
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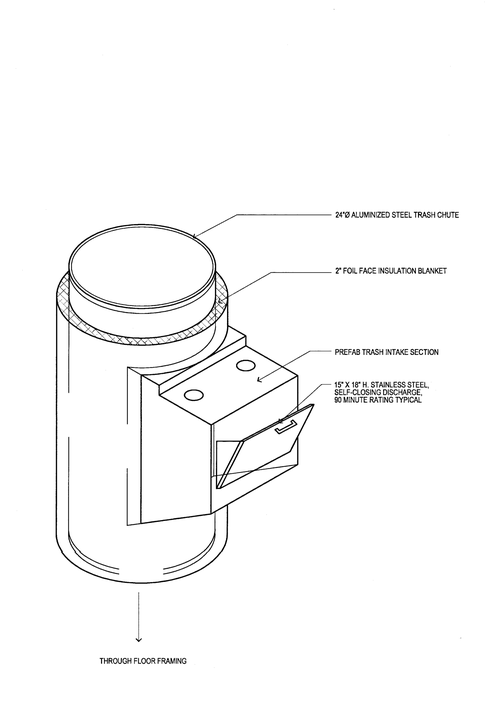

5 TRASH CHUTE INTAKE SECTION
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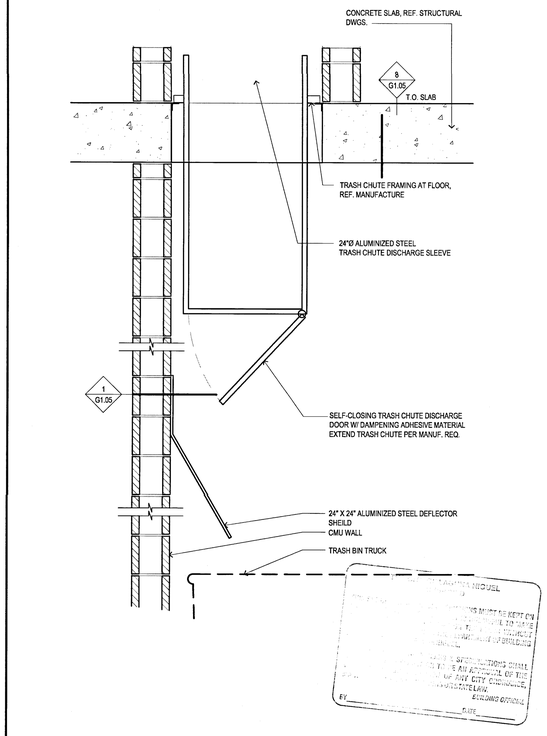

1 TRASH CHUTE SECTION
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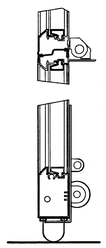
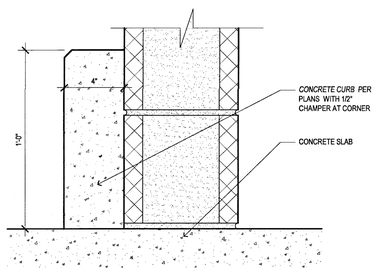


13 ROLL UP DOOR THRESHOLD
SCALE : NTS



9 CURB AT TRASH ROOM
SCALE : 3" = 1'-0"

FILE: M17204_Wood Partners Laguna Niguel-C26931 CORE PLANS 91.dwg
USER: mhoffman PLOTTED: May 16, 2016 - 9:54am
SCALE: 96 LAYOUT: A6.91

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE

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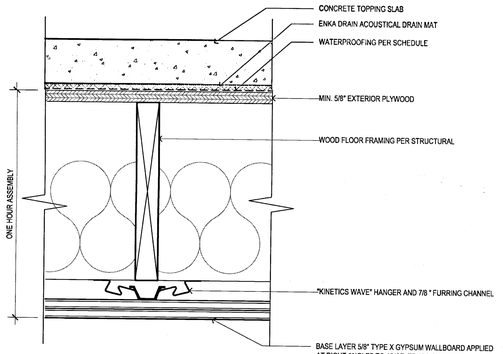
SHEET CONTENTS:
TRASH CHUTE DETAILS

SHEET NO.
A6.91

2012364

05-19-16 CITY SUBMITTAL



ASSEMBLY: CBC TABLE 721.1(3) 21-1.1
FIRE RATING: ONE HOUR
STC: 61 (RAL TL09-377) IIC 56 (RAL IN 09-055)

9 **1 HOUR ROOF AT ROOF TOP TERRACE**
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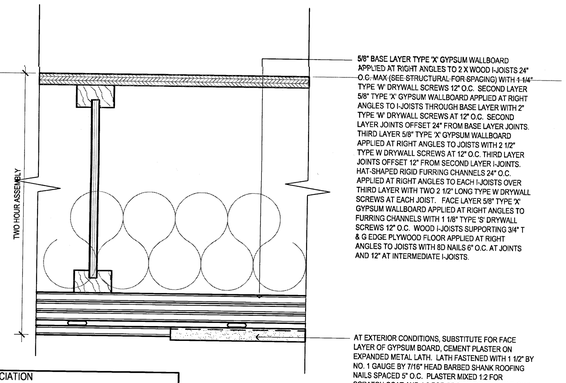

GYPSUM ASSOCIATION FILE NO. FC 5750
FIRE RATING: TWO HOUR

REFERENCE: GYPSUM ASSOCIATION FILE NO. FC 5750

6 **2 HOUR FLOOR FRAMING STAIRS/ 2HR PASSAGE WAYS**
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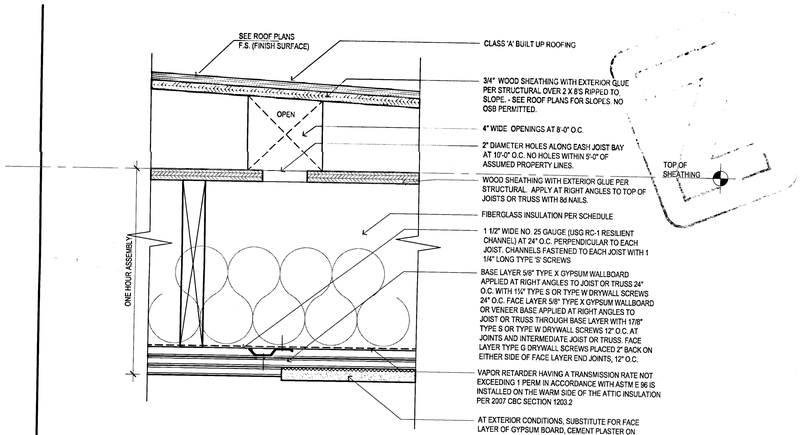

CBC TABLE 720.1(3) 21-1.1
FIRE RATING: ONE HOUR

3 **1 HOUR ROOF / CEILING ASSEMBLY**
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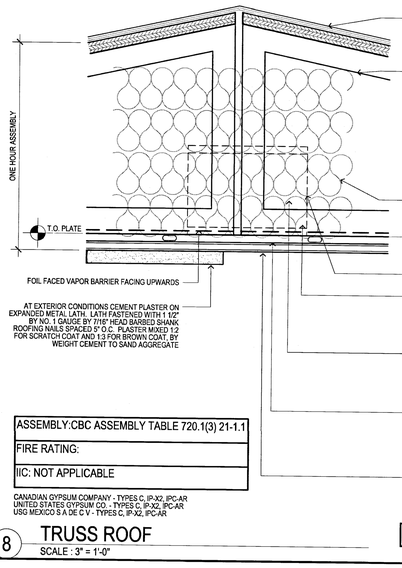


1. **ROOFING SYSTEM*** — ANY UL CLASS A, B OR C ROOFING SYSTEM **(TGFU)** OR PREPARED ROOF COVERING **(TFNC)** ACCEPTABLE FOR USE OVER NOM 15/32 IN. THICK WOOD STRUCTURAL PANELS. MIN. GRADE "C-D" OR "SHEATHING". NOM 15/32 IN. THICK WOOD STRUCTURAL PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6d RINGED SHANK NAILS. NAILS SPACED 12 IN. OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6d NAILS.

2. **TRUSSES** — PITCH OR PARALLEL CHORD TRUSSES, SPACED A MAX OF 24 IN. OC, FABRICATED FROM NOM 2 BY 4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OR HORIZONTALLY. TRUSS MEMBERS SECURED TOGETHER WITH 0.0356 IN. THICK GALV STEEL PLATES. PLATES HAVE 5/16 IN. LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE BY THE SAME PUNCH), FORMING A SPLIT TOOTH TYPE PLATE. EACH TOOTH HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THESE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROXIMATELY 7/8 IN. CENTERS WITH FOUR ROWS OF TEETH PER INCH OF PLATE WIDTH. WHERE THE TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS, THE MIN TRUSS DEPTH SHALL BE 5-1/4 IN. WITH A MIN ROOF SLOPE OF 3/12 AND A MIN. AREA IN THE PLANE OF THE TRUSS OF 21 SQFT. WHERE THE TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS, THE MIN TRUSS DEPTH MAY BE REDUCED TO 3 IN. IF THE BATTS AND BLANKETS (ITEM 3) ARE USED AS SHOWN IN THE ABOVE ILLUSTRATION (ALTERNATE INSULATION PLACEMENT) AND ARE FIRMLY PACKED AGAINST THE INTERSECTION OF THE BOTTOM CHORDS AND THE PLYWOOD SHEATHING.

3. **BATTS AND BLANKETS*** — GLASS FIBER INSULATION, SECURED TO THE WOOD STRUCTURAL PANELS WITH STAPLES SPACED 12 IN. OC OR TO THE TRUSSES WITH 0.090 IN. DIAM GALV STEEL WIRES SPACED 12 IN. OC. ANY GLASS FIBER INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE, HAVING A MIN DENSITY OF 0.5 PCF. AS AN OPTION, THE INSULATION MAY BE FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNELS/GYPSUM WALLBOARD CEILING MEMBRANE WHEN RESILIENT CHANNELS AND GYPSUM WALLBOARD ATTACHMENT IS MODIFIED AS SPECIFIED IN ITEMS 6 AND 7. THE FINISHED RATING HAS ONLY BEEN DETERMINED WHEN THE INSULATION IS SECURED TO THE DECKING.

4. **AIR DUCT*** — ANY UL CLASS 0 OR CLASS 1 FLEXIBLE AIR DUCT INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED BY THE DAMPER MANUFACTURER.

5. **CEILING DAMPER*** — MAXIMUM PLENUM BOX SIZE NOM. 19 IN. LONG BY 19 IN. WIDE AND 11-7/8 IN. HIGH FABRICATED FROM GALVANIZED STEEL. INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. MAXIMUM DAMPER OPENINGS NOT TO EXCEED 128 SQ. IN. PER 100 SQ FT OF CEILING AREA.
AIRE TECHNOLOGIES INC — MODELS: CRD MODEL 50 WIBOOT, CRD MODEL 50EA WIBOOT, CRD MODEL 55 WIBOOT, CRD MODEL 55 EA WIBOOT.
LLOYD INDUSTRIES INC — MODEL CRD 50-BT, CRD 50-EA-BT, CRD 55-BT, CRD 55 EA-BT.

5A. **CEILING DAMPER*** — MAXIMUM PLENUM BOX SIZE NOM. 13 IN. LONG BY 13 IN. WIDE AND 11-7/8 IN. HIGH FABRICATED FROM GALVANIZED STEEL. INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. MAXIMUM DAMPER OPENINGS NOT TO EXCEED 53 SQ. IN. PER 100 SQ FT OF CEILING AREA.
LLOYD INDUSTRIES INC — MODEL CRD 50-BT-6, CRD 50-EA-BT-6, CRD 55-BT-6, CRD 55 EA-BT-6, CRD50-W X-BT-8.

6. **RESILIENT CHANNELS** — RESILIENT CHANNELS, NOM. 1/2 IN. DEEP BY 2 IN. WIDE AT THE BASE AND 1-1/4 IN. WIDE AT THE FACE, FORMED FROM 0.025 IN. THICK GALV STEEL, SPACED 16 IN. OC, INSTALLED PERPENDICULAR TO TRUSSES. WHEN BATT AND BLANKET MATERIAL, ITEM 3, IS DRAPED OVER THE RESILIENT CHANNEL/GYPSUM WALLBOARD CEILING MEMBRANE, THE SPACING SHALL BE 12 IN. OC. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4 IN. LONG TYPE S STEEL SCREWS. CHANNELS OVERLAPPED 4 IN. AT SPLICES. CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT JOINTS (SPACED 6 IN. OC) AS SHOWN IN THE ABOVE ILLUSTRATION.

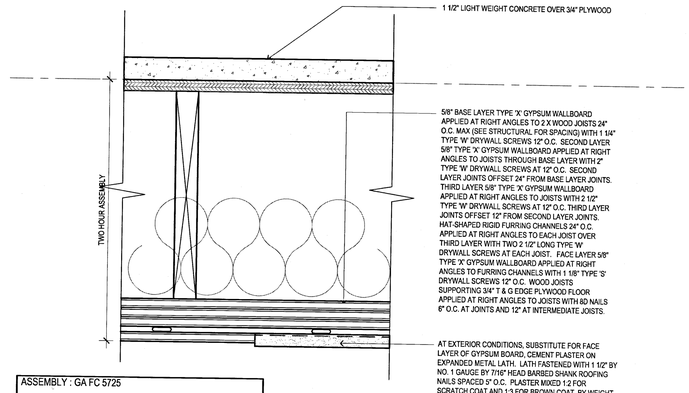
7. **WALLBOARD, GYPSUM*** — NOM 5/8 IN. THICK, 48 IN. WIDE, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS WITH 1 IN. LONG TYPE S SCREWS SPACED 12 IN. OC AND LOCATED A MIN OF 3/4 IN. FROM SIDE JOINTS AND 3 IN. FROM THE END JOINTS. AT END JOINTS, TWO RESILIENT CHANNELS ARE USED, EXTENDING A MIN OF 6 IN. BEYOND BOTH ENDS OF THE JOINT. WHEN BATT AND BLANKET INSULATION, ITEM 3, IS DRAPED OVER THE RESILIENT CHANNEL/GYPSUM WALLBOARD CEILING MEMBRANE, SCREWS SHALL BE INSTALLED AT 8 IN. OC.

ASSEMBLY:CBC ASSEMBLY TABLE 720.1(3) 21-1.1
FIRE RATING:
IIC: NOT APPLICABLE

CANADIAN GYPSUM COMPANY - TYPES C, IP-X2, IPC-AR
UNITED STATES GYPSUM CO. - TYPES C, IP-X2, IPC-AR
USG MEXICO S A DE C V - TYPES C, IP-X2, IPC-AR

DETAIL IS USED AT RATED AND NON RATED AREA

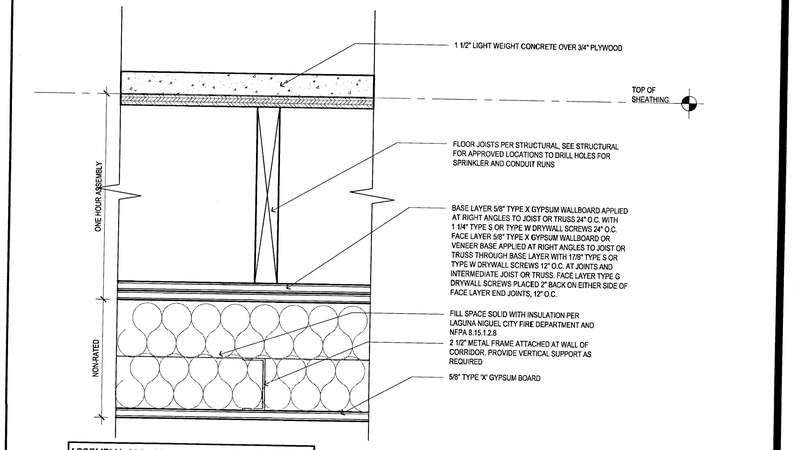
8 **TRUSS ROOF**
SCALE : 3" = 1'-0"



ASSEMBLY : GA FC 5725
FIRE RATING: TWO HOUR
IIC : 53

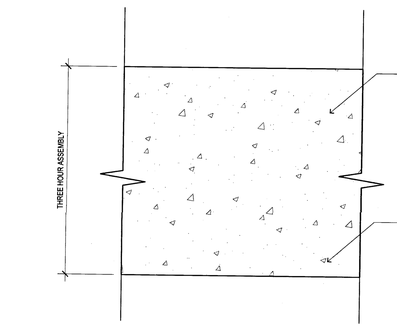
REFERENCE: GYPSUM ASSOCIATION FILE NO. FC 5750

5 **2 HOUR FLOOR /CEILING**
SCALE : 3" = 1'-0"



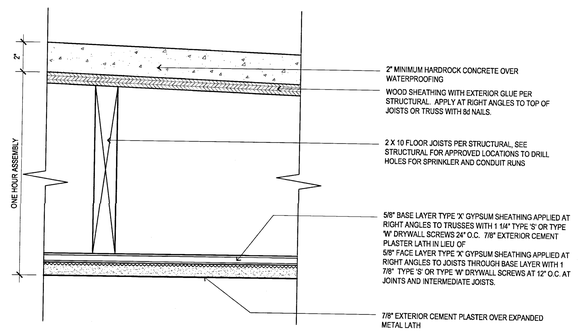
ASSEMBLY: CBC ASSEMBLY TABLE 720.1(3) 21-1.1
FIRE RATING: ONE HOUR
STC:NA

2 **1 HOUR INTERIOR CORRIDOR ASSEMBLY**
SCALE : 3" = 1'-0"



ASSEMBLY: C.B.C TABLE 720.1(3) 2-1.1
FIRE RATING: 3 HOUR
IIC: NA

7 **CONCRETE SLAB**
SCALE : 3" = 1'-0"

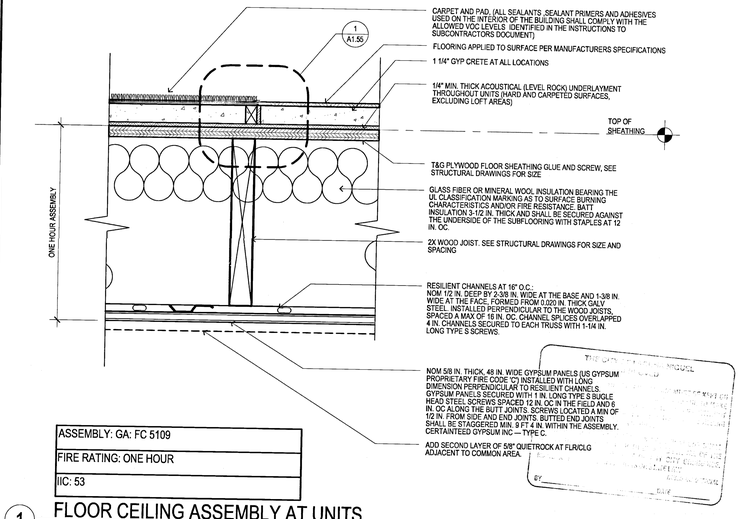


ASSEMBLY: CBC TABLE 720.1(3) 21-1.1
FIRE RATING: ONE HOUR
IIC: NOT APPLICABLE

- PER CBC TABLE 721.6.2(1), 5/8" TYPE 'X' GYPSUM WALL BOARD FIRE RESISTANCE VALUE IS 40 MINUTES.
- PER CBC TABLE 721.2.1.4(2) 7/8" PORTLAND CEMENT PLASTER ON METAL LATH, FIRE RESISTANCE VALUE IS 25 MINUTES.

BOTH TOGETHER FORM A ONE HOUR ASSEMBLY

4 **1 HOUR EXTERIOR BALCONY ASSEMBLY**
SCALE : 3" = 1'-0"



ASSEMBLY: GA: FC 5109
FIRE RATING: ONE HOUR
IIC: 53

1 **FLOOR CEILING ASSEMBLY AT UNITS**
SCALE : 3" = 1'-0"

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Drawn By:
Designed by:
Architect of Record VINCE CHUPKA
Original Date Plotted:
Revisions

#	DATE	COMMENTS
1	09/23/14	

GATEWAY VILLAGE
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LICENSED ARCHITECT VINCENT CHUPKA No. C24572 Ren. 7-31-17 STATE OF CALIFORNIA

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SHEET CONTENTS:
FLOOR/ROOF ASSEMBLIES

SHEET NO.
A7.00

2012364

05-19-16 CITY SUBMITTAL

FILE: M111264_Wood Partners Laguna Niguel\4-CD\700 DETAILS\A7.00.dwg
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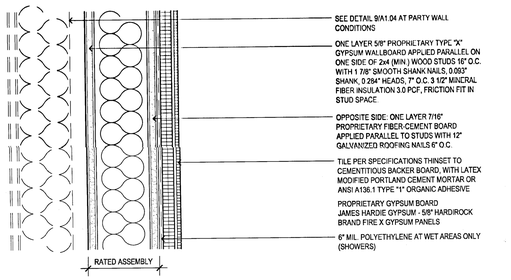
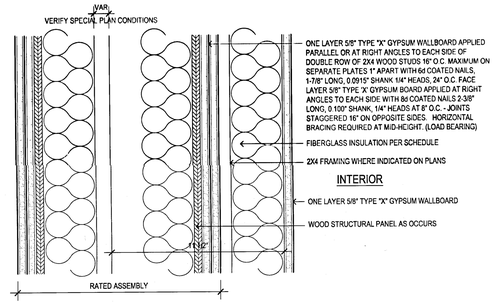


ASSEMBLY: GA WP 3445 ALT 3441
FIRE RATING: ONE HOUR
STC: NA

NOTES: FOR INSTALATION OF TILE REFERENCE TILE COUNCIL OF AMERICA W244-02 REFERENCE UNDERWRITERS LABORATORY U329

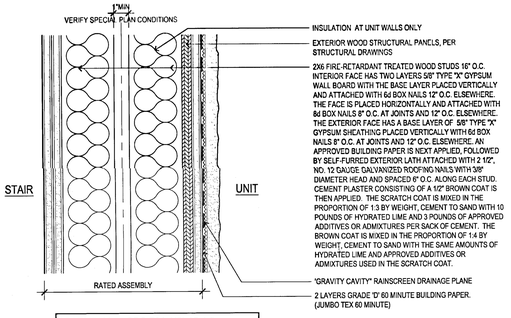
SEE DETAIL SHEET A7.90 FOR ADDITIONAL NOTES AND REFERENCES

16 1-HR WALL AT CERAMIC TILE
SCALE = 3" = 1'-0"



ASSEMBLY: GA WP 3820
FIRE RATING: TWO HOUR
STC: 55 TO 59

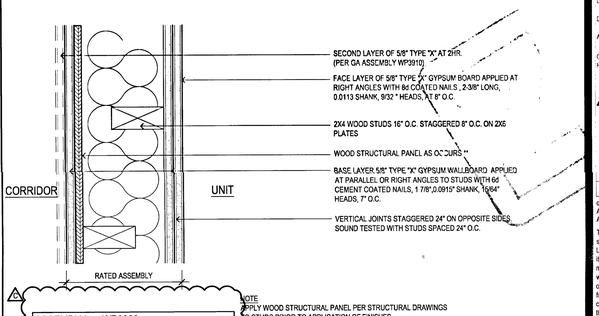
12 2-HR PLUMBING WALL
SCALE = 3" = 1'-0"



ASSEMBLY: CBC 721.1(2) 15-1.6
FIRE RATING: TWO HOUR
STC: 55 TO 59

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES
ONE LAYER OF INSULATION BATTS PER SCHEDULE SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS

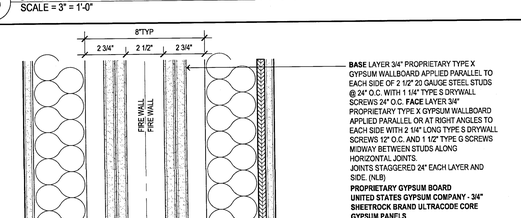
8 2-HR EXTERIOR WALL
SCALE = 3" = 1'-0"



ASSEMBLY: WP3380
FIRE RATING: ONE HOUR
STC: 52 PER CAL NO. 1.2.3.2.5.5

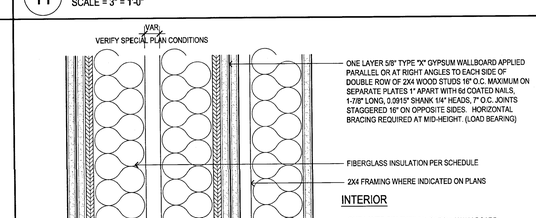
NOTE
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES.
WHERE WASTE AND WATER SUPPLY PIPING IS REQUIRED IN INTERIOR PARTITION WALLS THE PARTITION WALL SHALL BE CONSTRUCTED WITH THE FOLLOWING REVISIONS,
1) 2x6 STUDS ON A 2x6 PLATE SEE UNIT PLANS FOR LOCATIONS OF DOUBLE 2x4 WALLS
2) ONE LAYER OF INSULATION PER SCHEDULE OF BATTS SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS

4 1-HR INTERIOR CORRIDOR WALL
SCALE = 3" = 1'-0"



ASSEMBLY: GA WP 2930
FIRE RATING: THREE HOUR
STC: NA

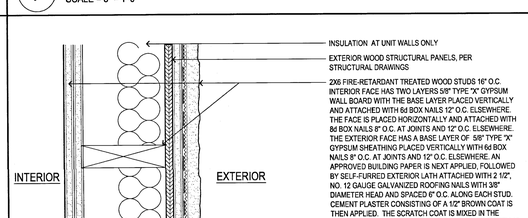
15 3 HR FIRE WALL AT EXTERIOR CONDITIONS
SCALE = 3" = 1'-0"



ASSEMBLY: WP3380
FIRE RATING: ONE HOUR
STC: 52 PER CAL NO. 1.2.3.2.5.5

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES
ONE LAYER OF R-11 INSULATION BATTS SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS

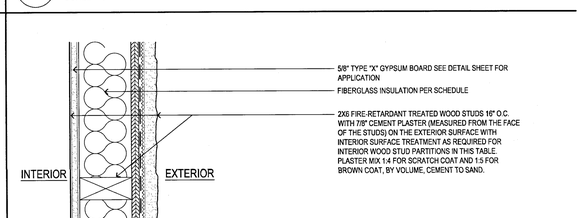
11 1-HR PLUMBING WALL AT CORRIDOR
SCALE = 3" = 1'-0"



ASSEMBLY: CBC 721.1(2) 15-1.6
FIRE RATING: TWO HOUR
STC: NA

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES USE TWO (2) LAYERS OF WEATHER RESISTIVE BARRIER WHEN PLASTER IS APPLIED OVER PLYWOOD OR PARTICAL BOARD
SEE DETAIL SHEET A7.32 FOR EXPANSION JOINT DETAILS AT SHAFTS

7 2-HR DOUBLE FRAMING EXTERIOR
SCALE = 3" = 1'-0"



ASSEMBLY: CBC 721.1(2) 15-1.6
FIRE RATING: TWO HOUR
STC: NA

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES USE TWO (2) LAYERS OF WEATHER RESISTIVE BARRIER WHEN PLASTER IS APPLIED OVER PLYWOOD OR PARTICAL BOARD
SEE DETAIL SHEET AT 32 FOR EXPANSION JOINT DETAILS AT SHAFTS

3 2-HR EXTERIOR/EXTERIOR WALL
SCALE = 3" = 1'-0"

ASSEMBLY: GA WP 2930
FIRE RATING: THREE HOUR
STC: >50

14 3-HR FIRE WALL
SCALE = 3" = 1'-0"

ASSEMBLY: GA WP 3370
FIRE RATING: ONE HOUR
STC:

10 1-HR PLUMBING WALL AT PARTY WALL
SCALE = 3" = 1'-0"

ASSEMBLY: CBC 721.1(2) 15-1.6
FIRE RATING: TWO HOUR
STC: NA

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES USE TWO (2) LAYERS OF WEATHER RESISTIVE BARRIER WHEN PLASTER IS APPLIED OVER PLYWOOD OR PARTICAL BOARD
SEE DETAIL SHEET A7.32 FOR EXPANSION JOINT DETAILS AT SHAFTS

6 2-HR INTERIOR/EXTERIOR WALL
SCALE = 3" = 1'-0"

ASSEMBLY: CBC TABLE 721.1(2) 15-1.3
FIRE RATING: ONE HOUR
STC: NA

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES USE TWO (2) LAYERS OF WEATHER RESISTIVE BARRIER WHEN PLASTER IS APPLIED OVER PLYWOOD OR PARTICAL BOARD
SEE DETAIL SHEET A7.32 FOR EXPANSION JOINT DETAILS AT SHAFTS

2 1-HR INTERIOR/EXTERIOR WALL- NOT USED
SCALE = 3" = 1'-0"

ASSEMBLY: U904
FIRE RATING: THREE HOUR
STC: NA

13 3-HR GARAGE WALL
SCALE = 3" = 1'-0"

ASSEMBLY: GA WP 3370
FIRE RATING: ONE HOUR
STC: 50

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES
ONE LAYER OF R-11 INSULATION BATTS SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS

9 1-HR PARTY WALL
SCALE = 3" = 1'-0"

ASSEMBLY: CBC TABLE 721.1(2) 14.1.5 GENERIC
FIRE RATING: TWO HOUR
STC: NA AT STAIR & 45 AT UNIT

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES
SEE DETAIL SHEET AT 31 FOR EXPANSION JOINT DETAIL AT SHAFTS

5 2-HR SHAFT WALL
SCALE = 3" = 1'-0"

ASSEMBLY: CBC TABLE 721.1(2) 14-1.3
FIRE RATING: ONE HOUR
STC: NA

NOTE
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES.
WHERE WASTE AND WATER SUPPLY PIPING IS REQUIRED IN INTERIOR PARTITION WALLS THE PARTITION WALL SHALL BE CONSTRUCTED WITH THE FOLLOWING REVISIONS,
1) 2x6 STUDS ON A 2x6 PLATE SEE UNIT PLANS FOR LOCATIONS OF DOUBLE 2x4 WALLS
2) ONE LAYER OF INSULATION PER SCHEDULE OF BATTS SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS

1 1-HR INTERIOR/INTERIOR WALL
SCALE = 3" = 1'-0"

FILE: M:\12264_Wood Partners Laguna Niguel\Arch\CD\SD DET\NLM1.01.dwg
USER: MICHAEL DATE/TIME: May 18, 2016 - 9:40am
SCALE: 96 LAYOUT: A7.01

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	01/21/16	

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GATEWAY VILLAGE
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27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

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VINCENT L. CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

05-19-16 CITY SUBMITTAL

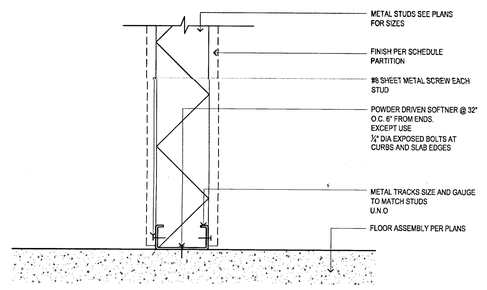
SHEET CONTENTS:
WALL ASSEMBLIES

SHEET NO.
A7.01

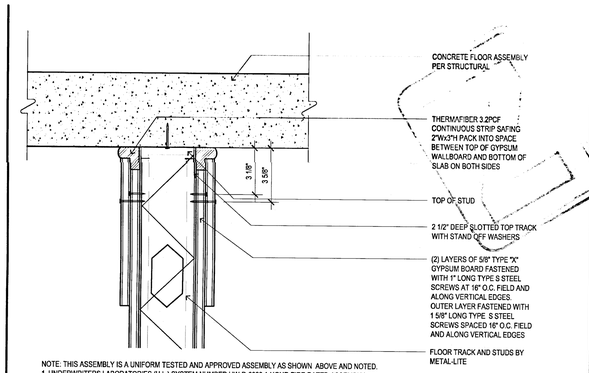
2012364

16 NOT USED
TYPICAL

12 NOT USED
TYPICAL



8 GARAGE HEAD OF WALL AT METAL STUD WALL
SCALE: 3"=1'-0"



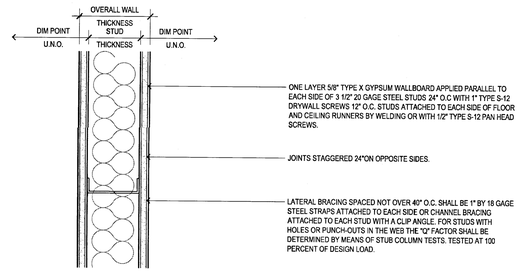
NOTE: THIS ASSEMBLY IS A UNIFORM TESTED AND APPROVED ASSEMBLY AS SHOWN ABOVE AND NOTED.
1. UNDERWRITERS LABORATORIES (U.L.) SYSTEM NUMBER HW-D-0026 1 HOUR FIRE RATED ASSEMBLY .
2. EXCEEDS THE U.L. 2079 REQUIREMENTS ONE AND TWO FIRE RATED ASSEMBLY.

4 TYPICAL BOTTOM TRACK CONNECTION
SCALE: 3"=1'-0"

15 NOT USED
TYPICAL

11 NOT USED
TYPICAL

7 NOT USED
FURRED INTERIOR WALLS

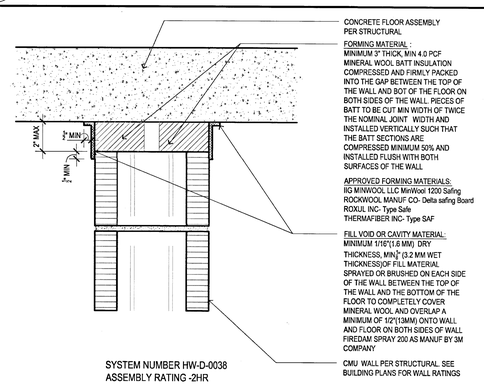


ASSEMBLY:	GA WP1206 GENERIC
FIRE RATING:	ONE HOUR
STC:	41

NOTE:
SEE DETAIL 4 AND 8 ON THIS SHEET FOR SILL TRACK AND HEAD OF WALL DETAILS.

3 ONE HOUR METAL STUD WALL
TYPICAL

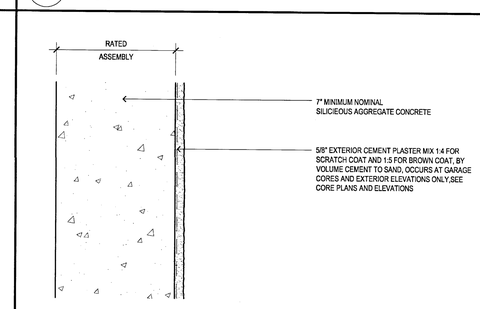
14 NOT USED
TYPICAL



SYSTEM NUMBER HW-D-0038
ASSEMBLY RATING -2HR

10 NON-LOAD BEARING CMU WALL HEAD- 2HOUR
3"=1'-0"

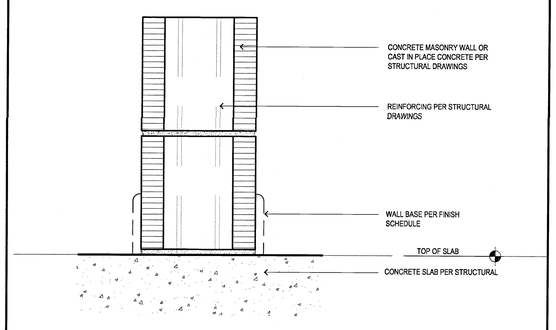
6 NOT USED
EXTERIOR CEMENT PLASTER



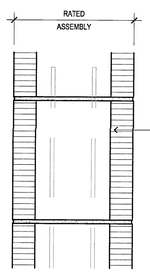
ASSEMBLY:	CBC TABLE 720.1(2) 4-1.1 GENERIC
FIRE RATING:	THREE HOUR
STC:	58

2 3 HR CONCRETE WALL
EXTERIOR CEMENT PLASTER

13 NOT USED
TYPICAL



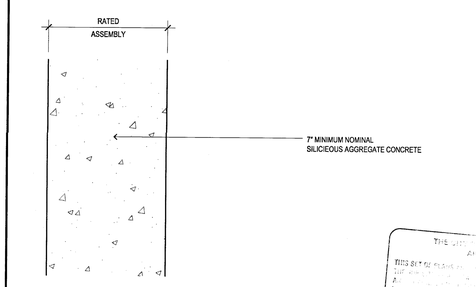
9 CMU WALL BASE AT SLAB
SCALE: 3"=1'-0"



ASSEMBLY:	CBC TABLE 720.1(2) 3-1.4 GENERIC
FIRE RATING:	THREE HOUR
STC:	48

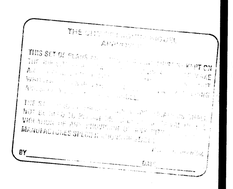
NOTE: SEE DETAIL 10 ON THIS SHEET FOR HEAD OF WALL CONDITION.

5 TWO / THREE HOUR C.M.U.
TYPICAL



ASSEMBLY:	CBC TABLE 720.1(2) 4-1.1 GENERIC
FIRE RATING:	THREE HOUR
STC:	56

1 3 HR CONCRETE WALL
TYPICAL



Drawn By:	
Designed by:	
Architect of Record	VINCE CHUPKA
Original Date Plotted	
Revisions:	

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT GERARD CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

SHEET CONTENTS:
WALL ASSEMBLIES
C.M.U & CONCRETE

SHEET NO.
A7.02

05-19-16 CITY SUBMITTAL

2012364

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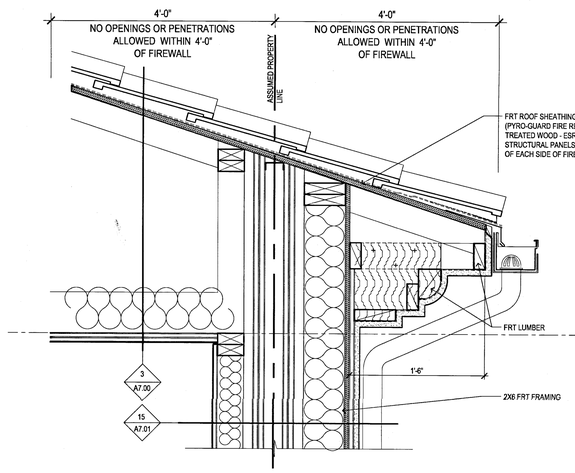
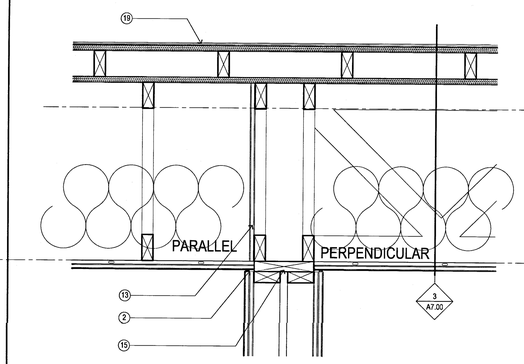


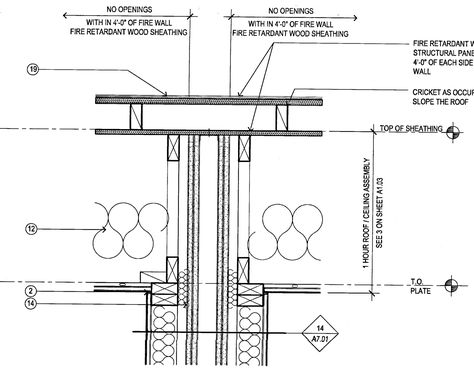
9 3 HOUR FIRE WALL AT ROOF EAVE
SCALE : 1 1/2" = 1'-0" ⚠3



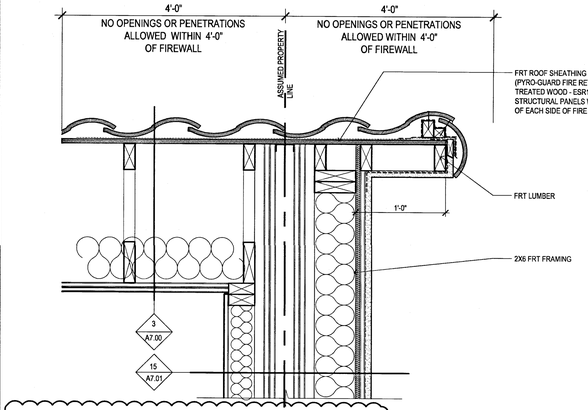
6 1 HOUR PARTY WALL AT ROOF
SCALE : 1 1/2" = 1'-0"

PER CBC SECTION 706.6 EXCEPTION 4
THREE-HOUR FIRE-RESISTANCE-RATED WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB PROVIDED:

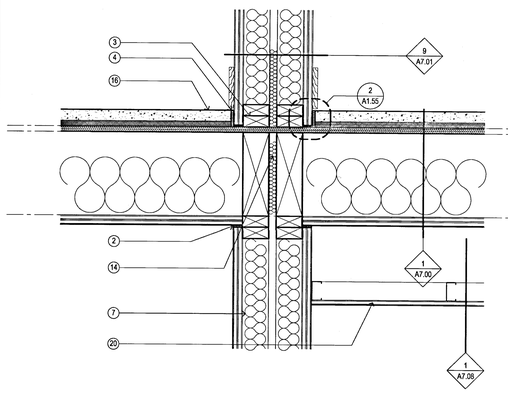
- THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET (1220 MM) OF THE FIRE WALL,
- THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING, AND
- 4.3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET (1220 MM) ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH IMAGE-INCH (15.9 MM) TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2-INCH (15 MM) NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET (1220 MM) ON BOTH SIDES OF THE FIRE WALL.



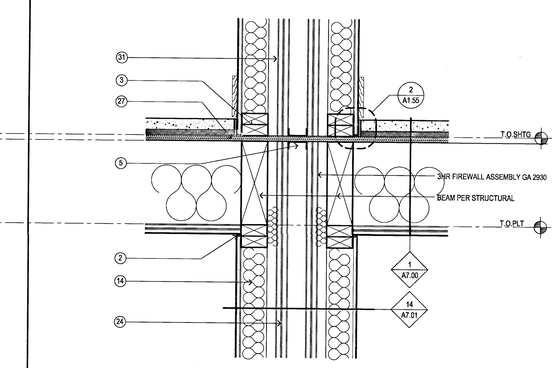
3 3 HOUR FIRE WALL AT ROOF
SCALE : 1 1/2" = 1'-0"



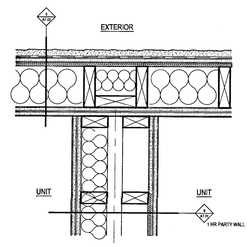
8 3 HOUR FIRE WALL AT ROOF RAKE
SCALE : 3" = 1'-0" ⚠3



5 1 HOUR PARTY WALL AT TYPICAL FLOOR
SCALE : 1 1/2" = 1'-0"

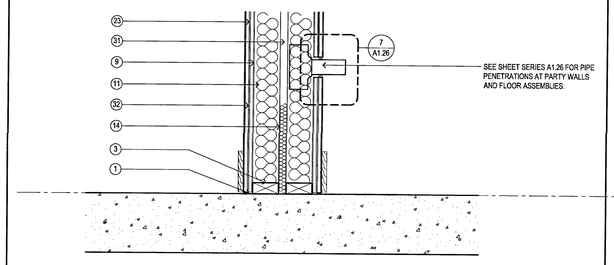


2 3 HOUR FIRE WALL TYPICAL FLOOR
SCALE : 1 1/2" = 1'-0"

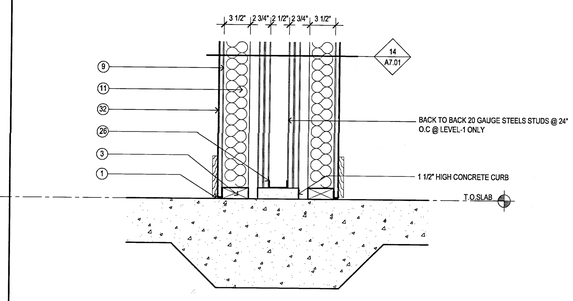


PLAN VIEW TYPE III
PARTY WALL TO EXTERIOR WALL

7 PLAN VIEW- PARTY WALL AT EXTERIOR
SCALE : 1 1/2" = 1'-0" ⚠3



4 1 HOUR PARTY WALL AT GRADE
SCALE : 1 1/2" = 1'-0"



1 3 HOUR FIRE WALL AT GRADE
SCALE : 1 1/2" = 1'-0"

KEY NOTES

1. FILL SPACE BETWEEN FLOOR AND GYPSUM BOARD AIR TIGHT WITH FIRE RATED CAULKING. DO NOT PERMIT GYPSUM BOARD TO TOUCH THE FLOOR.
2. ISOLATE GYPSUM BOARD FROM WALL FILL AIR SPACE TIGHT WITH ACOUSTICAL CAULKING BEFORE TAPING.
3. INSTALL FLOOR PLATES ON A CONTINUOUS BEAD OF NON DRYING CAULKING COMPOUND WITH AT LEAST 3 LENGTHS OF CAULK BENEATH FLOOR PLATES.
4. PROVIDE 1/2" EXPANSION JOINT AT GYPCRETE POUR AGAINST SILL PLATES. SEE DETAIL 2 ON SHEET A7.70
5. PROVIDE 1/4" GAP AT TOP OF STUD TRACK AND 3/4" DRYWALL TO ALLOW SHRINKAGE OF EACH FLOOR LEVEL. FILL GAP AT TOP OF TRACK WITH MINERAL WOOL AND GAP AT TOP OF 3/4" DRYWALL WITH HILTI CP 601S SILICONE FIRESTOP. (UP TO 4 HOURS)
6. 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD - FULL HEIGHT OF EACH WALL.
7. 2X FRAMING.
8. 2X NAILER.
9. 2X STUDS @ 16" MAXIMUM - SEE STRUCTURAL.
10. NOT USED
11. WALL BATT INSULATION WITH THERMAL VALUE PER SCHEDULE
12. ROOF / CEILING INSULATION PER INSULATION SCHEDULE AT ROOF ON SHEET A1.01, SUSPEND INSULATION ABOVE GYPSUM BOARD.
13. DRAFT / FIRESTOPPING : ONE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD. SEE DRAFTSTOPPING NOTES ON SHEET A 1.01.
14. FIRE BLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" MAX SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOO, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS (CBC SECTION 717). SEE FIRE BLOCKING AND DRAFTSTOPPING NOTES ON SHEET A 1.01.
15. NOT USED
16. 1 1/2" GYPCRETE OVER STRUCTURAL PANEL SUBFLOOR
17. STRUCTURAL PANEL FLOOR/ROOF DECK PER STRUCTURAL.
18. 5/8" TYPE 'X' GYPSUM BOARD AT CEILING, SEE ROOF PLANS FOR LOCATIONS.
19. CLASS 'A' BUILT UP ROOFING
20. FRAMING OF DROPPED CEILING TO BE OF NON COMBUSTIBLE CONSTRUCTION. SEE DETAILS 1 AND 6 ON SHEET A7.08 FOR TYPICAL INFORMATION. SEE PLANS FOR LOCATIONS.
21. NOT USED
22.
23. 1-HOUR RATED WALL ASSEMBLY GA WP3370 5/8" TYPE"X" GYPSUM BOARD EACH SIDE APPLIED VERTICALLY OR HORIZONTALLY AND NAILED WITH 6D COOLER NAILS AT 7" O.C. WITH END JOINTS ON NAILING MEMBERS STAGGER JOINTS EACH SIDE
24. 3 HOUR RATED FIREWALL GA 2930: GYPSUM WALLBOARD, STEEL STUDS BASE LAYER ½" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE OF 1 5/8" STEEL STUDS 24" O.C. WITH 1 ½" TYPE S DRYWALL SCREWS 24" O.C. FACE LAYER ½" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE WITH 2 ½" LONG TYPE S DRYWALL SCREWS 12" O.C. AND 1 ½" TYPE G SCREWS MIDWAY BETWEEN STUDS ALONG HORIZONTAL JOINTS. JOINTS STAGGERED 24" EACH LAYER AND SIDE. (NLB)
25. NOT USED
26. 2 1/2" METAL STUD
27. FIRE TREATED PLYWOOD FLOOR SHEATHING - 4'-0" EACH SIDE OF FIRE WALL 8'-0" WIDE.
28. NOT USED
29. TWO LAYERS 3/4" PROPRIETARY TYPE X GYPSUM WALLBOARD
30. NOT USED
31. 1" AIR GAP (3/4" MINIMUM GAP PER ASSEMBLY)
32. 5/8" TYPE 'X' GYPSUM BOARD OVER 2X4 STUDS
33. NOT USED

NOTE: ADDED INSULATION TO WALLS

THE CITY OF LAGUNA NIGUEL
APPROVED

BY

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23372
Ren. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
FIRE WALL

SHEET NO.
A7.03

2012364

05-19-16 CITY SUBMITTAL

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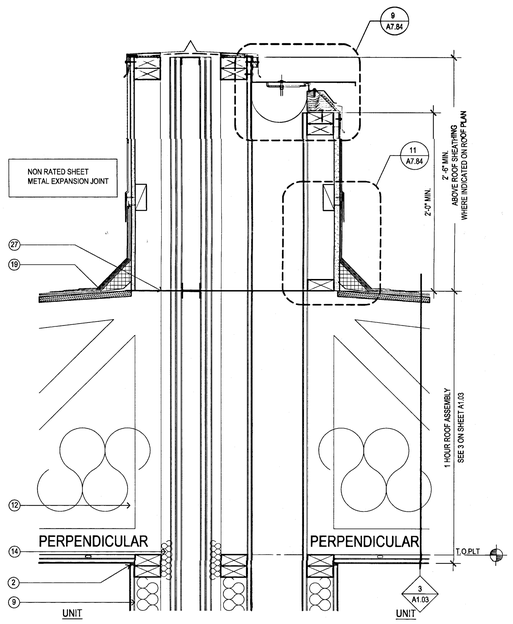
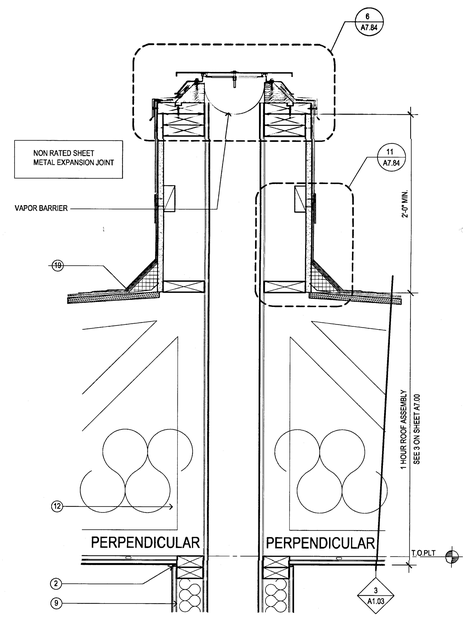
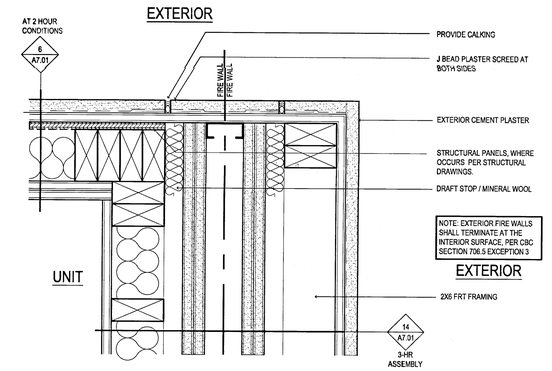


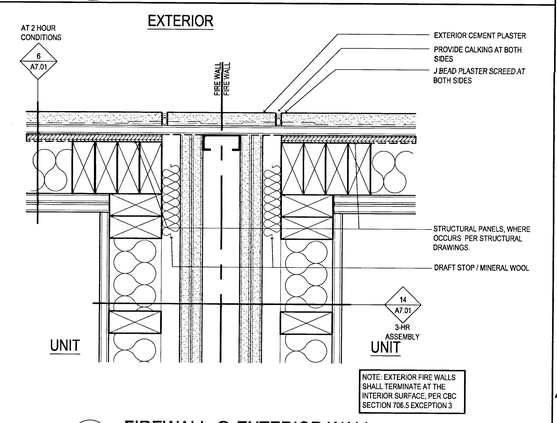
12 3 HOUR FIRE WALL/SEISMIC JOINT @ ROOF
SCALE : 1 1/2" = 1'-0"



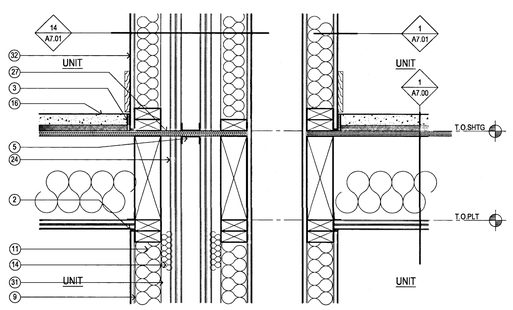
8 SEISMIC JOINT @ ROOF
SCALE : 1 1/2" = 1'-0"



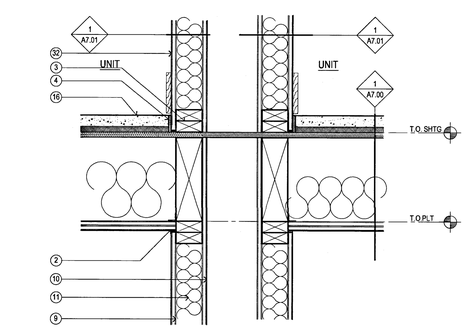
4 FIREWALL @ EXTERIOR WALL
SCALE : 1 1/2" = 1'-0"



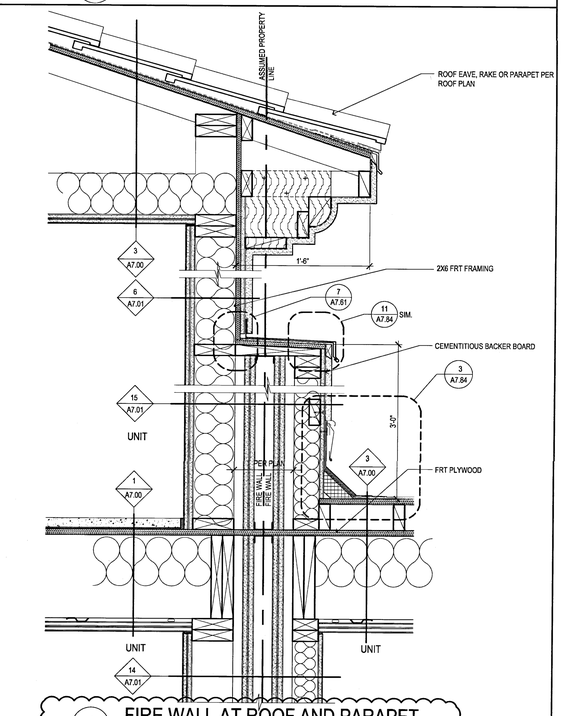
3 FIREWALL @ EXTERIOR WALL
SCALE : 1 1/2" = 1'-0"



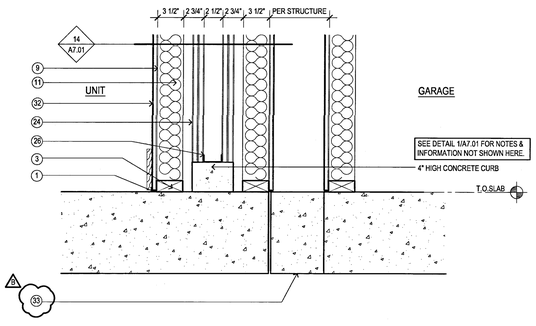
11 3 HOUR FIRE WALL/SEISMIC JOINT @ TYP. FLOOR
SCALE : 1 1/2" = 1'-0"



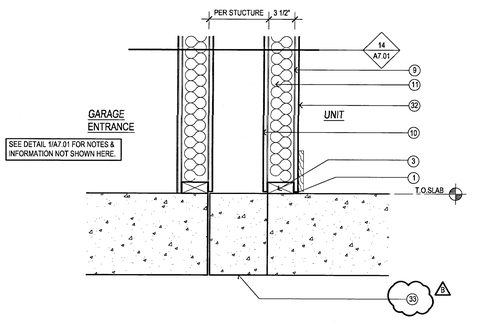
7 SEISMIC JOINT @ TYP. FLOOR
SCALE : 1 1/2" = 1'-0"



1 FIRE WALL AT ROOF AND PARAPET
SCALE : 1 1/2" = 1'-0"



9 3 HOUR FIRE WALL/SEISMIC JOINT @ GRADE
SCALE : 1 1/2" = 1'-0"



5 SEISMIC JOINT @ GRADE
SCALE : 1 1/2" = 1'-0"

KEY NOTES

1. FILL SPACE BETWEEN FLOOR AND GYPSUM BOARD AIR TIGHT WITH FIRE RATED CAULKING. DO NOT PERMIT GYPSUM BOARD TO TOUCH THE FLOOR.
2. ISOLATE GYPSUM BOARD FROM WALL FILL AIR SPACE TIGHT WITH ACOUSTICAL CAULKING BEFORE TAPING.
3. INSTALL FLOOR PLATES ON A CONTINUOUS BEAD OF NON DRYING CAULKING COMPOUND, WITH AT LEAST 3 LENGTHS OF CAULK BENEATH FLOOR PLATES.
4. PROVIDE 1/2" EXPANSION JOINT AT GYPCRETE POUR AGAINST SILL PLATES. SEE DETAIL 2 ON SHEET A7.70
5. PROVIDE 1/4" GAP AT TOP OF STUD TRACK AND 3/4" DRYWALL TO ALLOW SHRINKAGE OF EACH FLOOR LEVEL. FILL GAP AT TOP OF TRACK WITH MINERAL WOOL AND GAP AT TOP OF 3/4" DRYWALL WITH HILTI CP 601S SILICONE FIRESTOP. (UP TO 4 HOURS)
6. 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD - FULL HEIGHT OF EACH WALL.
7. 2X FRAMING.
8. 2X NAILER.
9. 2X STUDS @ 16" MAXIMUM - SEE STRUCTURAL.
10. EXTERIOR GYPSUM SHEATHING
11. WALL BATT INSULATION WITH THERMAL VALUE PER SCHEDULE
12. ROOF / CEILING INSULATION PER INSULATION SCHEDULE AT ROOF ON SHEET A1.01, SUSPEND INSULATION ABOVE GYPSUM BOARD.
13. DRAFT / FIRESTOPPING : ONE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD. SEE DRAFTSTOPPING NOTES ON SHEET A 1.01.
14. FIRE BLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" MAX SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS.(CBC SECTION 717). SEE FIRE BLOCKING AND DRAFTSTOPPING NOTES ON SHEET A 1.01.
15. 2X8 TOP PLATE AT PARTY WALL ROOF CONDITIONS.
16. 1 1/2" GYPCRETE OVER 3/4" ACOUSTIMAT III OVER STRUCTURAL PANEL SUBFLOOR
17. STRUCTURAL PANEL FLOOR/ROOF DECK PER STRUCTURAL.
18. 5/8" TYPE 'X' GYPSUM BOARD AT CEILING, SEE ROOF PLANS FOR LOCATIONS.
19. CLASS 'A' BUILT UP ROOFING
20. FRAMING OF DROPPED CEILING TO BE OF NON COMBUSTIBLE CONSTRUCTION. SEE DETAILS 1 AND 2 ON SHEET A7.06 FOR TYPICAL INFORMATION.
21. NOT USED
22.
23. 1-HOUR RATED WALL ASSEMBLY CBC 720.1(2) 14-1.3: 5/8" TYPE'X" GYPSUM BOARD EACH SIDE APPLIED VERTICALLY OR HORIZONTALLY AND NAILED WITH 6D COOLER NAILS AT 7" O.C. WITH END JOINTS ON NAILING MEMBERS STAGGER JOINTS EACH SIDE
24. 3 HOUR RATED FIREWALL GA 2930: GYPSUM WALLBOARD, STEEL STUDS BASE LAYER ⅝" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE OF 1 5/8" STEEL STUDS 24" O.C. WITH 1 ¼" TYPE S DRYWALL SCREWS 24" O.C. FACE LAYER ⅝" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE WITH 2 ¼" LONG TYPE S DRYWALL SCREWS 12" O.C. AND 1 ½" TYPE G SCREWS MIDWAY BETWEEN STUDS ALONG HORIZONTAL JOINTS. JOINTS STAGGERED 24" EACH LAYER AND SIDE. (NLB)
25. NOT USED
26. 2 1/2" METAL STUD
27. FIRE TREATED PLYWOOD FLOOR SHEATHING
28. NOT USED
29. TWO LAYERS 3/4" PROPRIETARY TYPE X GYPSUM WALLBOARD
30. NOT USED
31. 1" AIR GAP (3/4" MINIMUM GAP PER ASSEMBLY)
32. 5/8" TYPE 'X' GYPSUM BOARD OVER 2X4 STUDS
33. CONCRETE FOOTING OR SLURRY AT THE GAP.

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENCE COMPANY

LICENSED ARCHITECT VINCENT CHUPKA No. C33572 Ren. 7-31-17 STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS NEWPORT BEACH ORLANDO NEW ORLEANS
SAN RAMON SCOTTSDALE MONTERIDEO
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SHEET CONTENTS:
FIRE WALL

SHEET NO.
A7.04

2012364

05-19-16 CITY SUBMITTAL

THE CITY OF LAGUNA NIGUEL
APPROVED
FIRE
BY

FILE: MA13284_Wood Partners Laguna Niguel\A-CD\700\DETAILS\A704.dwg
USER: sabolig/brian DATE/TIME: May 18, 2016 - 9:46am
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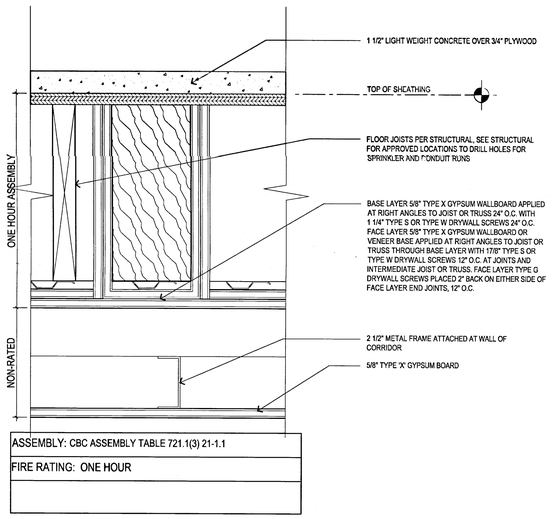

9 ONE HR. WOOD BEAM PROTECTION
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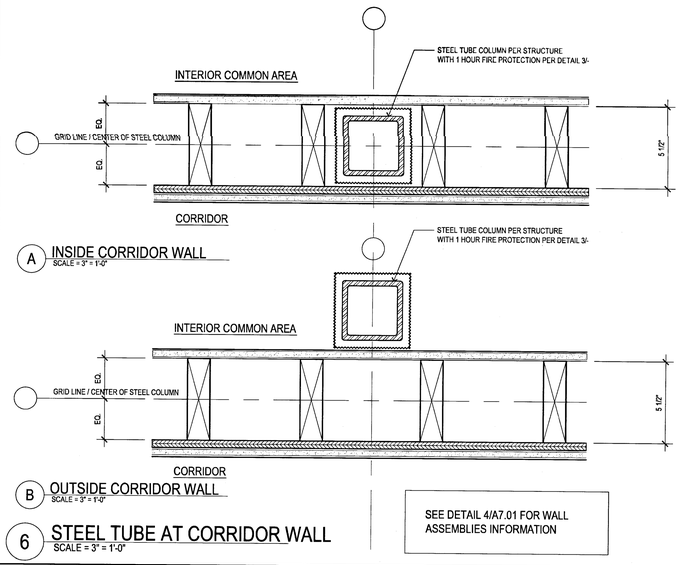
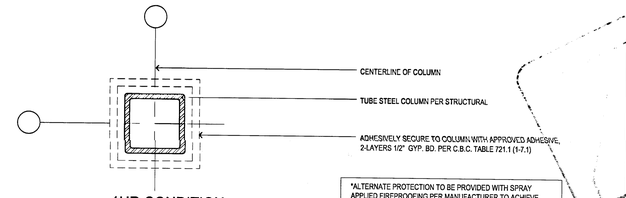


A INSIDE CORRIDOR WALL
SCALE = 3" = 1'-0"

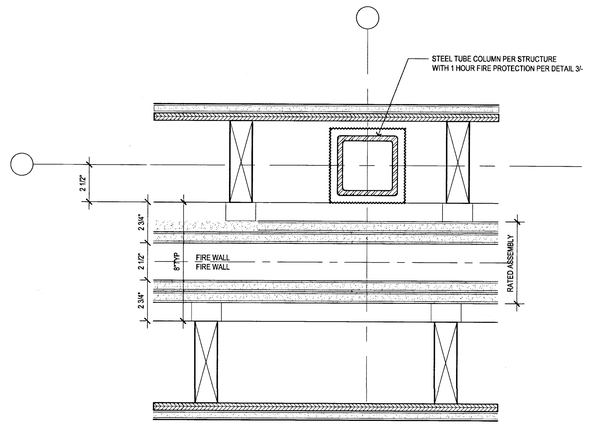
B OUTSIDE CORRIDOR WALL
SCALE = 3" = 1'-0"

6 STEEL TUBE AT CORRIDOR WALL
SCALE = 3" = 1'-0"

SEE DETAIL 4/A7.01 FOR WALL ASSEMBLIES INFORMATION

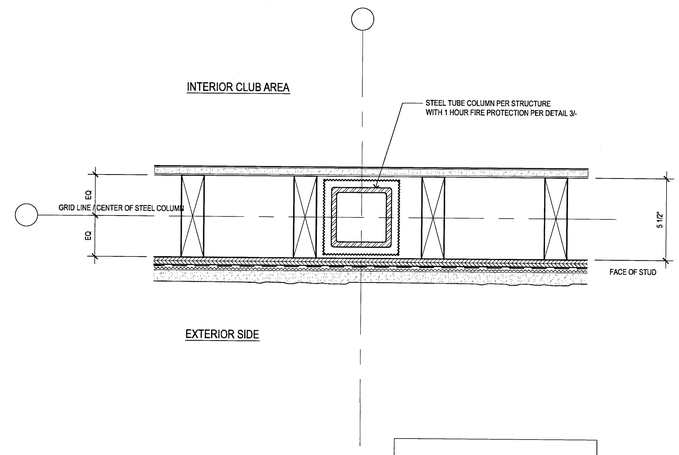


3 STEEL POST ASSEMBLY 1HR & 2HR
SCALE = 3" = 1'-0"



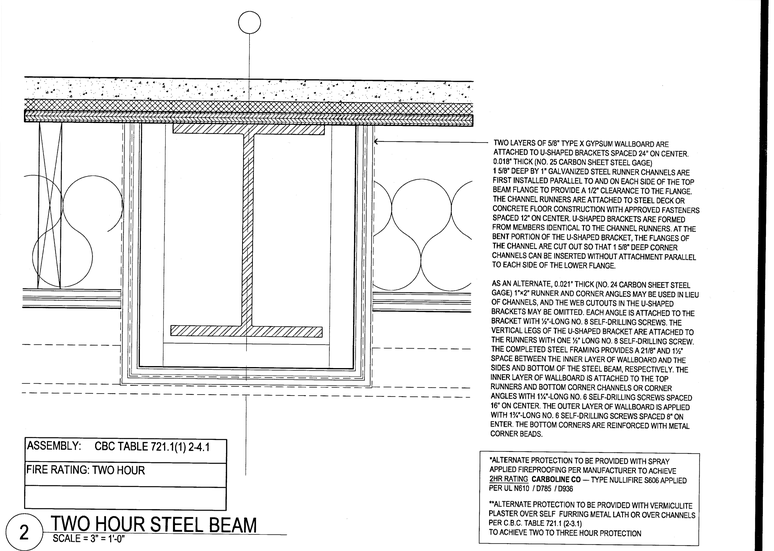
SEE DETAIL 14/A7.01 FOR WALL ASSEMBLIES INFORMATION

8 STEEL TUBE AT FIRE WALL
SCALE = 3" = 1'-0"

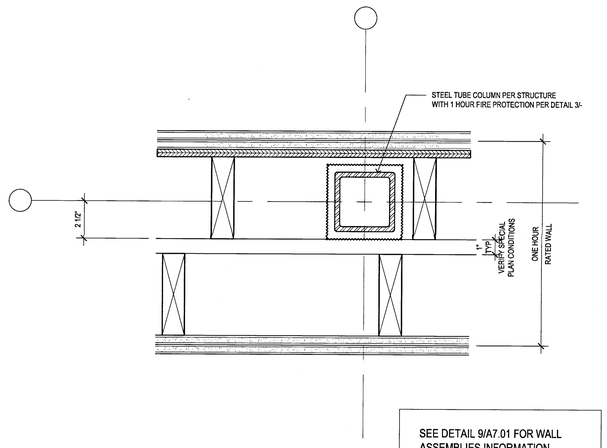


SEE DETAIL 2/A7.01 FOR WALL ASSEMBLIES INFORMATION

5 STEEL TUBE AT EXTERIOR WALL
SCALE = 3" = 1'-0"



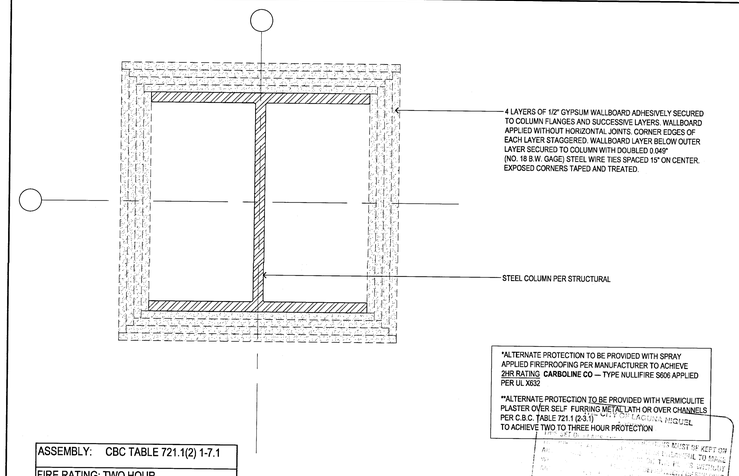
2 TWO HOUR STEEL BEAM
SCALE = 3" = 1'-0"



SEE DETAIL 9/A7.01 FOR WALL ASSEMBLIES INFORMATION

7 STEEL TUBE AT ONE HOUR PARTY WALL
SCALE = 3" = 1'-0"

4 ONE HOUR STEEL COLUMN
SCALE = 3" = 1'-0"



1 TWO HOUR STEEL COLUMN
SCALE = 3" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

#	DATE	COMMENTS

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — REGISTERED PROFESSIONAL ENGINEER — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
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2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
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SHEET CONTENTS:
STEEL ASSEMBLIES

SHEET NO.
A7.05

2012364

05-19-16 CITY SUBMITTAL

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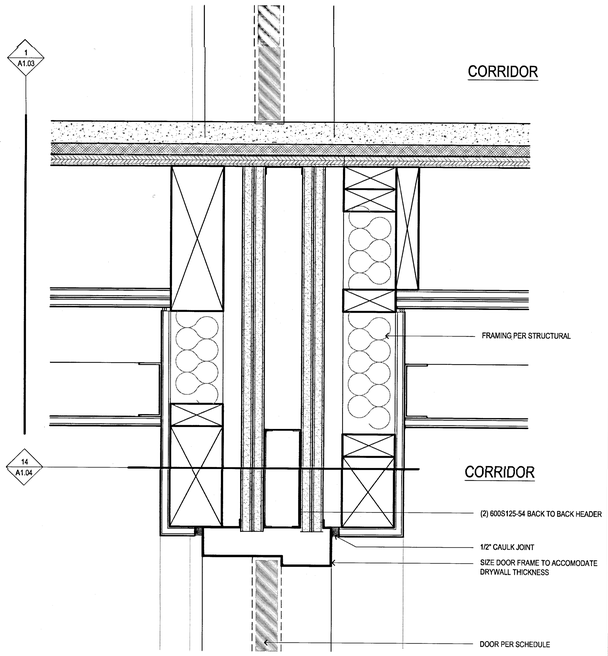
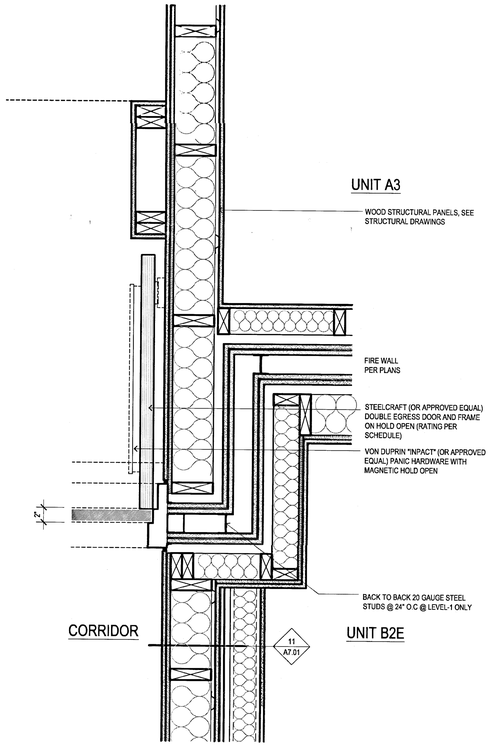
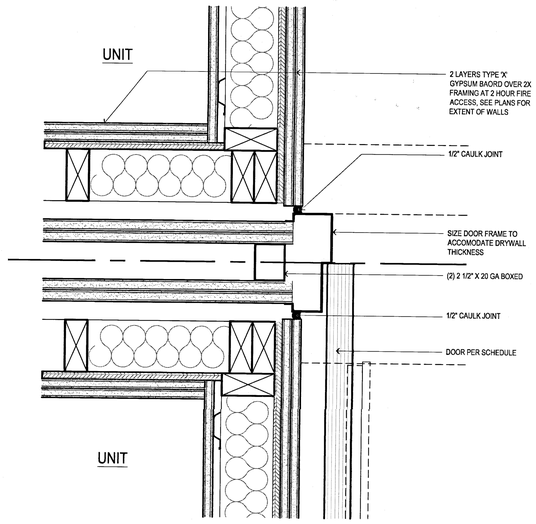


15 DOOR HEAD AT FIRE WALL
SCALE : 3" = 1'-0"



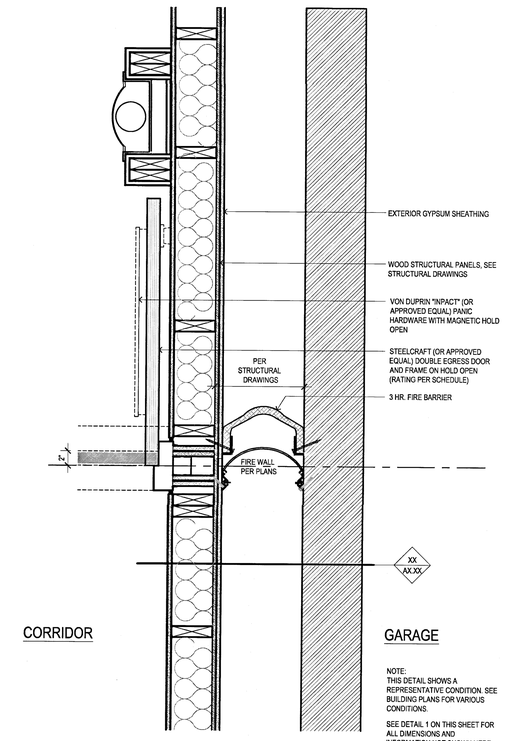
10 DUAL EGRESS DOOR WITH FIREWALL @ UNIT B2E
SCALE : 1 1/2" = 1'-0"



7 DUAL EGRESS DOOR FRAME JAMB
SCALE : 3" = 1'-0"

4 NOT USED
SCALE : 3" = 1'-0"

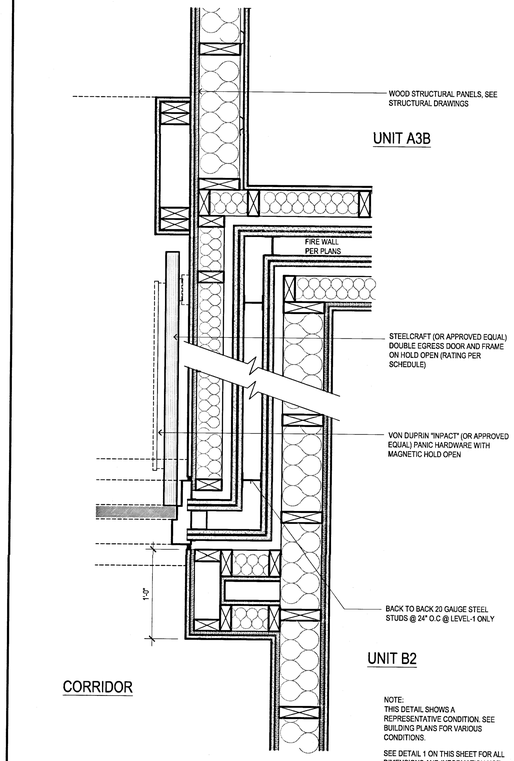
3 NOT USED
SCALE : 3" = 1'-0"



NOTE:
THIS DETAIL SHOWS A REPRESENTATIVE CONDITION. SEE BUILDING PLANS FOR VARIOUS CONDITIONS.

SEE DETAIL 1 ON THIS SHEET FOR ALL DIMENSIONS AND INFORMATION NOT SHOWN HERE.

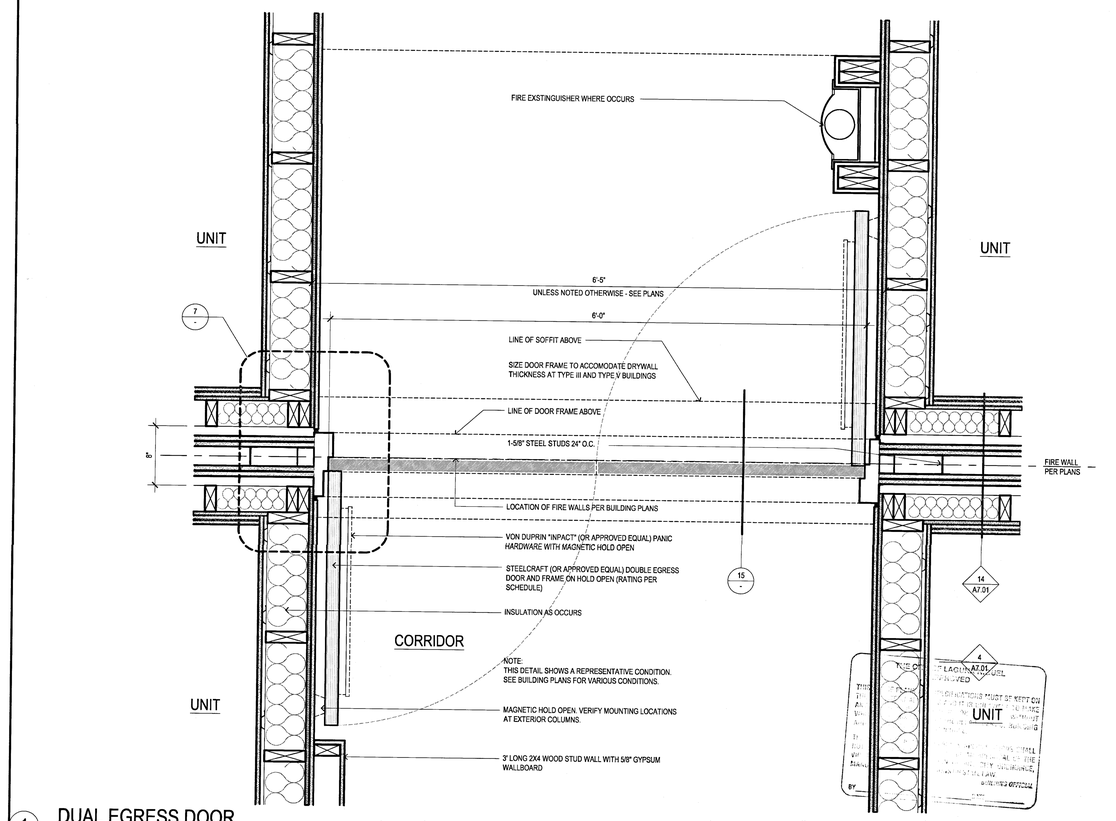
13 DUAL EGRESS DOOR
SCALE : 1 1/2" = 1'-0"



NOTE:
THIS DETAIL SHOWS A REPRESENTATIVE CONDITION. SEE BUILDING PLANS FOR VARIOUS CONDITIONS.

SEE DETAIL 1 ON THIS SHEET FOR ALL DIMENSIONS AND INFORMATION NOT SHOWN HERE.

9 DUAL EGRESS DOOR WITH FIREWALL @ UNIT B2
SCALE : 1 1/2" = 1'-0"



1 DUAL EGRESS DOOR
SCALE : 1 1/2" = 1'-0"

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USER: Vince Chupka DATE/TIME: May 19, 2016 - 9:46am
SCALE: 4 LAYOUT: A7.06

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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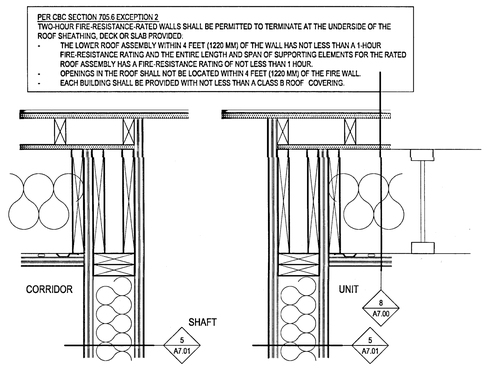
LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Rem. 7-31-17
STATE OF CALIFORNIA

SHEET CONTENTS:
DUAL EGRESS
FIRE DOORS

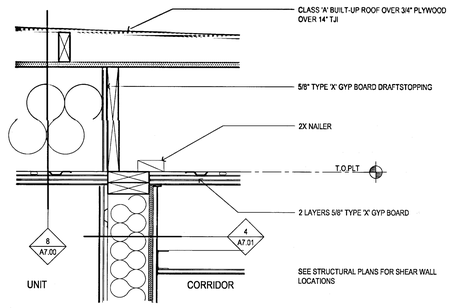
SHEET NO.
A7.06

2012364

05-19-16 CITY SUBMITTAL

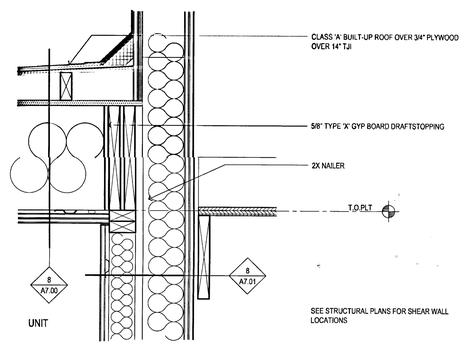


16 ROOF DETAIL @ 2 HR. SHAFT
SCALE : 1 1/2" = 1'-0"

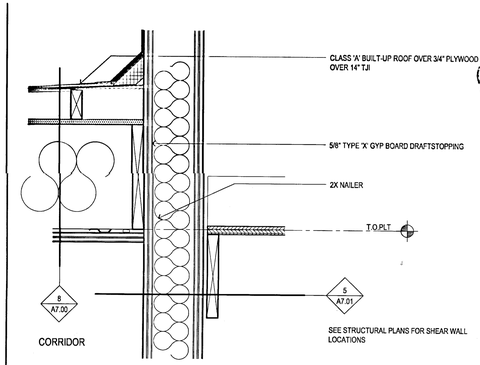


(FIRE PARTITION)

12 ROOF DETAIL @ INTERIOR CORRIDOR AND UNIT WALL
SCALE : 1 1/2" = 1'-0"

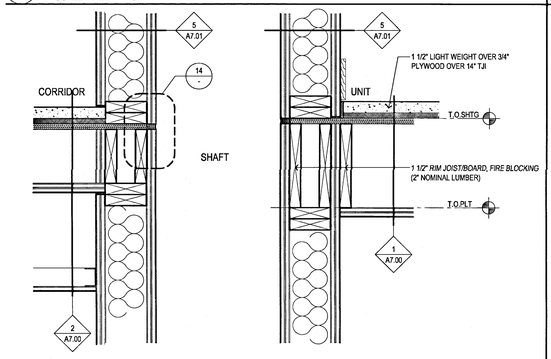


8 ROOF DETAIL @ STAIR AND UNIT PARTY WALL
SCALE : 1 1/2" = 1'-0"



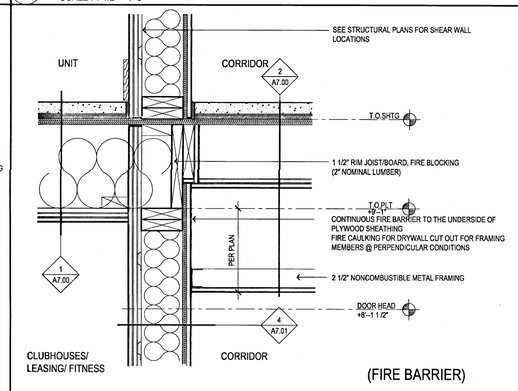
(FIRE BARRIER)

4 ROOF DETAIL @ STAIR AND CORRIDOR PARTY WALL
SCALE : 1 1/2" = 1'-0"



(FIRE BARRIER)

15 DETAIL @ 2 HR. SHAFT
SCALE : 1 1/2" = 1'-0"



(FIRE BARRIER)

11 CORRIDOR FLOOR @ OCCUPANCY SEPARATION
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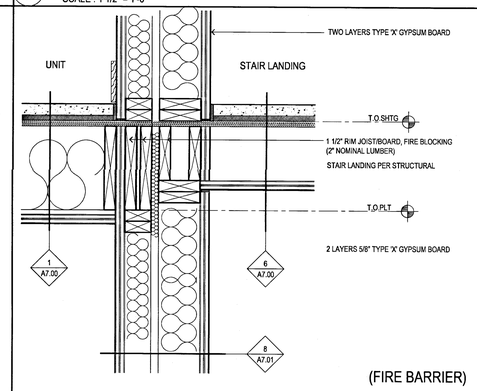
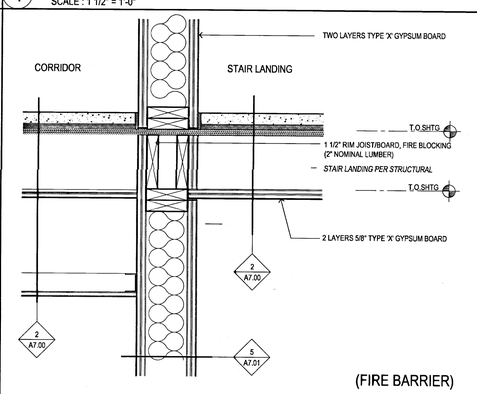


(FIRE BARRIER)

7 DETAIL @ STAIR AND UNIT PARTY WALL
SCALE : 1 1/2" = 1'-0"



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3 FLOOR @ STAIR AND CORRIDOR PARTY WALL
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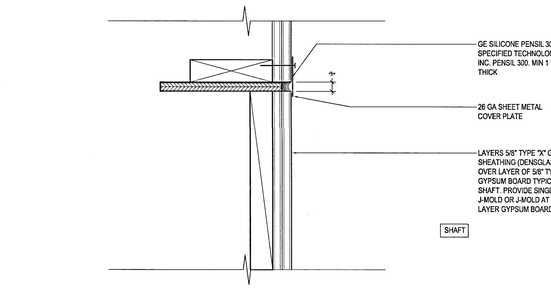

14 EXPANSION JOINT AT 2 HOUR SHAFT
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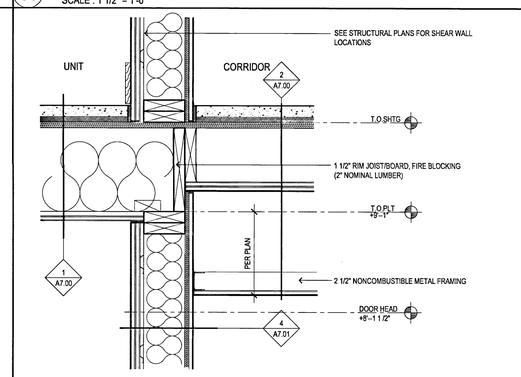
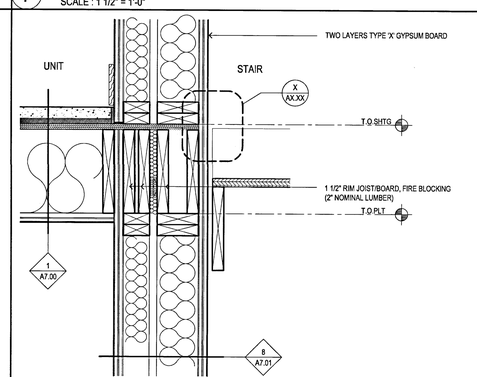


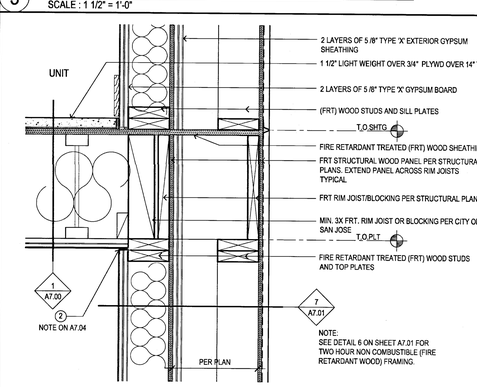
(FIRE PARTITION)

10 CORRIDOR FLOOR AT TYP. UNIT WALL
SCALE : 1 1/2" = 1'-0"

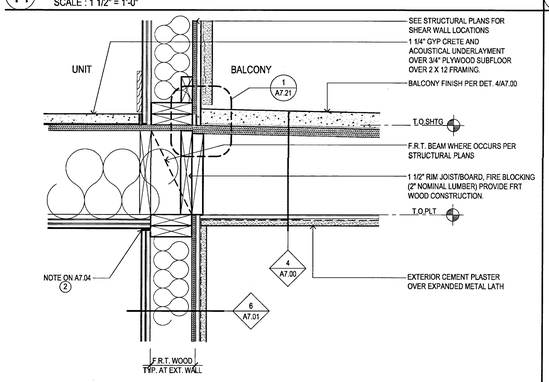


(FIRE BARRIER)

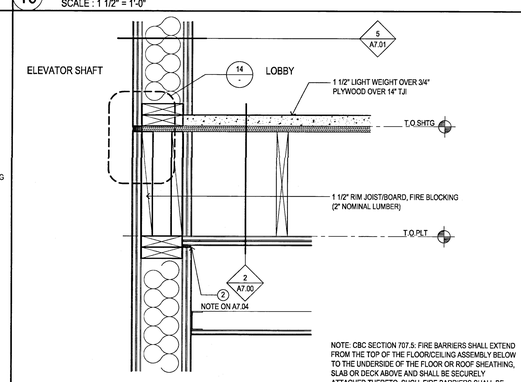
6 DETAIL @ STAIR AND UNIT PARTY WALL
SCALE : 1 1/2" = 1'-0"



2 EXTERIOR POP-OUT WALL AT TYPE III CONSTR.
SCALE : 1 1/2" = 1'-0"



13 DETAIL @ BALCONY & UNIT WALL
SCALE : 1 1/2" = 1'-0"



9 DETAIL @ ELEVATOR SHAFT & LOBBY
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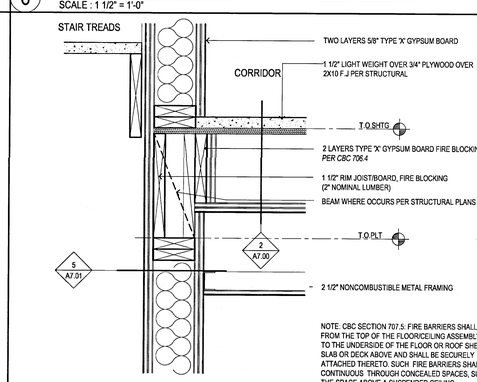
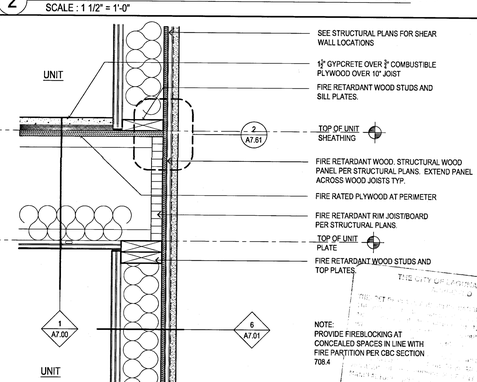


(FIRE BARRIER)

5 DETAIL @ 2 HOUR STAIR / CORRIDOR
SCALE : 1 1/2" = 1'-0"



1 TYPICAL 2HR EXTERIOR FLOOR FRAMING
SCALE : 1 1/2" = 1'-0"

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2350 SE BRISTOL, SUITE 310 NEWPORT BEACH CA 92660
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SAN RAMON SCOTTSDALE MONTEVIDEO
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Drawn By:	SV
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date: Plotted:	
Revisions:	

#	DATE	COMMENTS

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT VINCENT CHUPKA No. C23572 Ren. 7-31-17 STATE OF CALIFORNIA

SHEET CONTENTS:
MISC. ASSEMBLIES

SHEET NO.
A7.07

05-19-16 CITY SUBMITTAL

2012364

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Plotted By: Vincent Chupka Plot Time: May 18, 2016 - 9:58am
SCALE: 8 LAYOUT: A7.07

16 NOT USED
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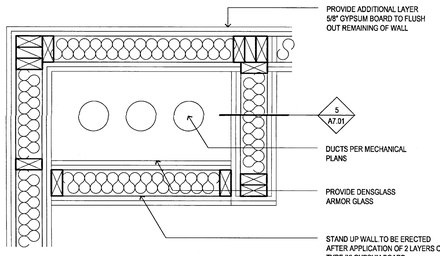
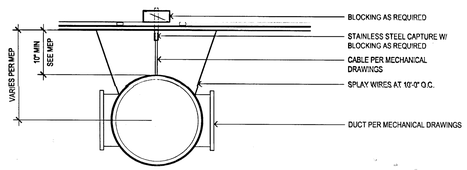


NOTE:
WHERE REQUIRED AT SHAFTS PENETRATING 3 HOUR PODIUM SLAB. SEE BUILDING PLANS FOR LOCATIONS.

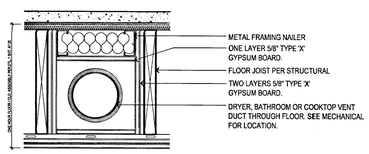
15 2 HOUR SHAFT
SCALE: 1 1/2" = 1'-0"

14 NOT USED
SCALE: 1 1/2" = 1'-0"

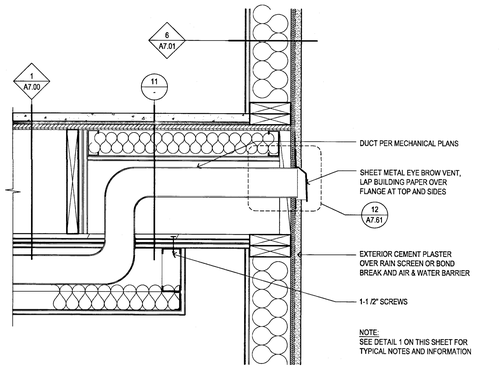
13 NOT USED
SCALE: 1 1/2" = 1'-0"



12 MECHANICAL DUCT @ REC. & LEASING CENTER
SCALE: 1 1/2" = 1'-0"

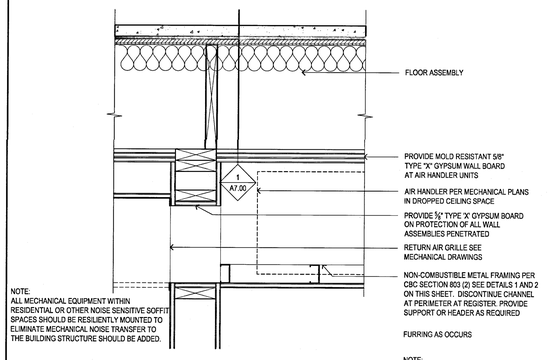


11 ONE HOUR DUCT CHASE
SCALE: 3" = 1'-0"



NOTE:
SEE DETAIL 1 ON THIS SHEET FOR TYPICAL NOTES AND INFORMATION

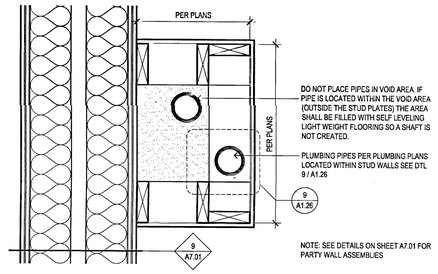
10 DUCT IN FLOOR
SCALE: 1 1/2" = 1'-0"



NOTE:
ALL MECHANICAL EQUIPMENT WITHIN RESIDENTIAL OR OTHER NOISE SENSITIVE SOFFIT SPACES SHOULD BE RESILIENTLY MOUNTED TO ELIMINATE MECHANICAL NOISE TRANSFER TO THE BUILDING STRUCTURE SHOULD BE ADDED.

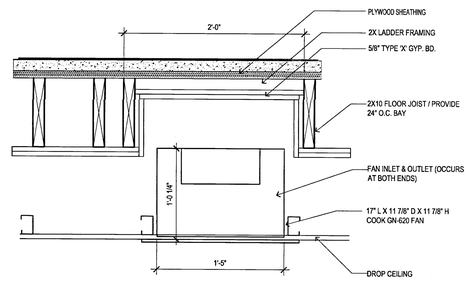
NOTE:
SEE MECHANICAL PLANS FOR RETURN AIR ROUTING AND ADDITIONAL INFORMATION

9 RETURN AIR BLOCKOUT
SCALE: 1 1/2" = 1'-0"

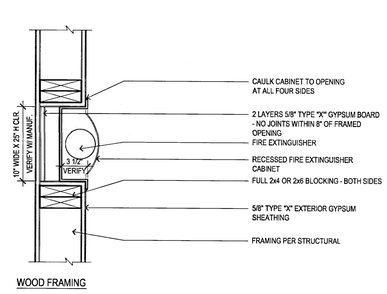


NOTE: SEE DETAILS ON SHEET A7.01 FOR PARTY WALL ASSEMBLIES

8 FURROUT @ PARTY WALL
SCALE: 1 1/2" = 1'-0"

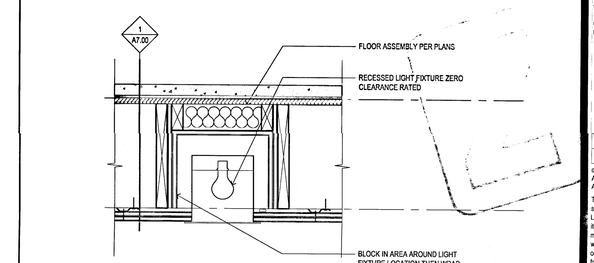


7 CORRIDOR FAN IN JOIST BAY
SCALE: 1 1/2" = 1'-0"

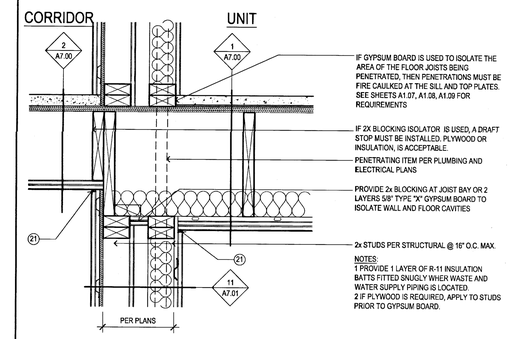


WOOD FRAMING

6 FIRE EXTINGUISHER CABINET
SCALE: 1 1/2" = 1'-0"



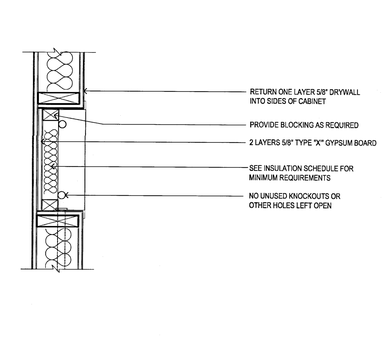
4 RECESSED CAN LIGHT
SCALE: 1 1/2" = 1'-0"



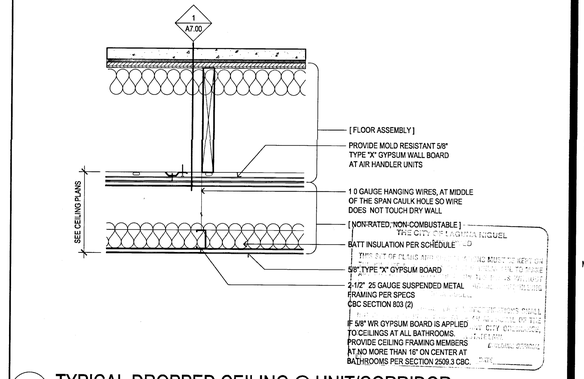
NOTES:
1 PROVIDE 1 LAYER OF R-11 INSULATION BATTS FITTED SNUGLY WHER WASTE AND WATER SUPPLY PIPING IS LOCATED.
2 IF PLYWOOD IS REQUIRED, APPLY TO STUDS PRIOR TO GYPSUM BOARD.

3 ONE HOUR INTERIOR PLUMBING WALL
SCALE: 1 1/2" = 1'-0"

2 SOFFIT RETURN @ UNIT
SCALE: 1 1/2" = 1'-0"



5 ELECTRICAL PANEL CABINET @ UNITS
SCALE: 1 1/2" = 1'-0"



1 TYPICAL DROPPED CEILING @ UNIT/CORRIDOR
SCALE: 1 1/2" = 1'-0"

Drawn By: SV
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Pkfud
Revisions:

#	DATE	COMMENTS

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LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

SHEET CONTENTS:
MISC. ASSEMBLIES

SHEET NO.
A7.08

2012364

05-19-16 CITY SUBMITTAL

THIS SET OF PLANS IS APPROVED BY THE CITY OF LAGUNA NIGUEL
TYPE OF PLANS: CITY SUBMITTAL
DATE: 05-19-16

RE:R:M11284_Wood Partners Laguna Niguel\4.CD\10 DETAILS\7.08.dwg
[USER: Vincent Chupka] [PLOTTED: May 19, 2016 - 9:46am]
SCALE: 8 LAYOUT: A7.08

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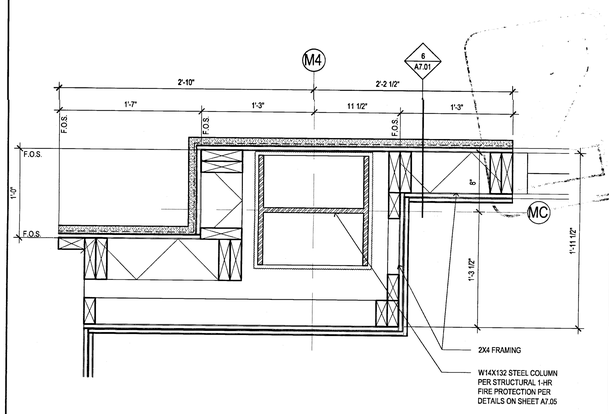
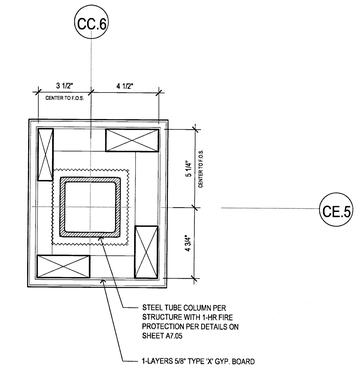
SCALE : 3" = 1'-0"

9 NOT USED
SCALE : 3" = 1'-0"

6 NOT USED
SCALE : 3" = 1'-0"



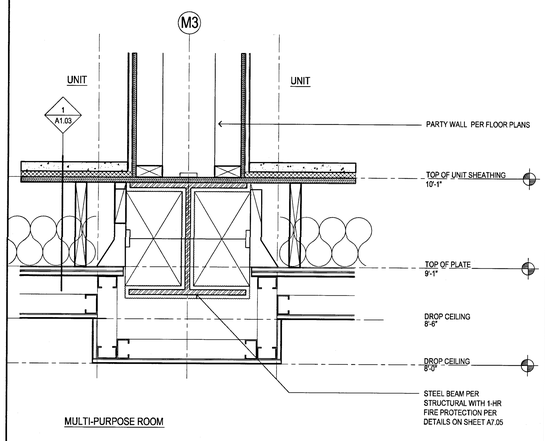
3 STEEL BEAMS
SCALE : 1 1/2" = 1'-0"



11 NOT USED
SCALE : 3" = 1'-0"

8 NOT USED
SCALE : 3" = 1'-0"

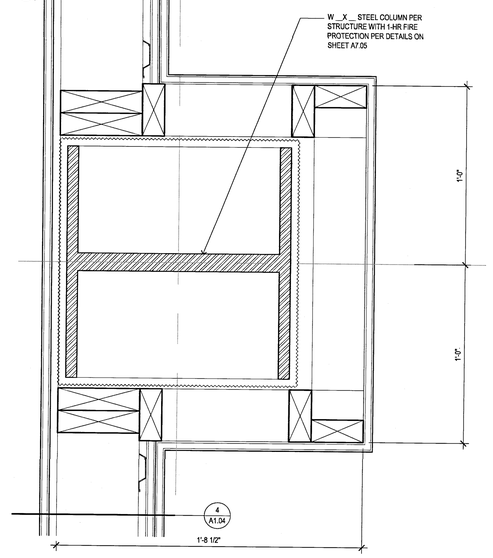
5 STEEL TUBE COLUMN
SCALE : 3" = 1'-0"



10 NOT USED
SCALE : 3" = 1'-0"

7 STEEL BEAM
SCALE : 1 1/2" = 1'-0"

4 NOT USED
SCALE : 3" = 1'-0"



1 STEEL COLUMN
SCALE : 3" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
FIRE PROTECTION DETAILS

SHEET NO.
A7.10

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\700-DETAILS\A7.10.dwg
USER: sabdoghani DATE/TIME: May 18, 2016 - 9:46am
SCALE: 4 LAYOUT: A7.10

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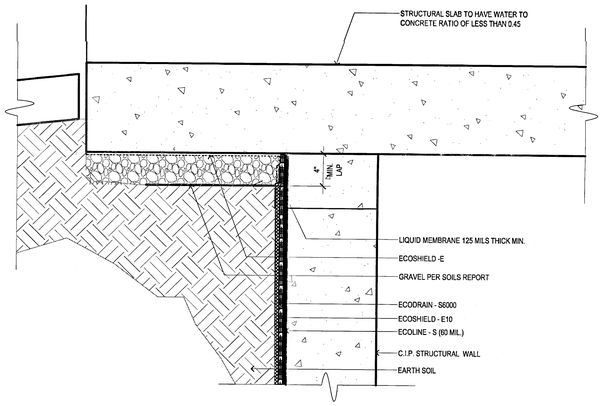
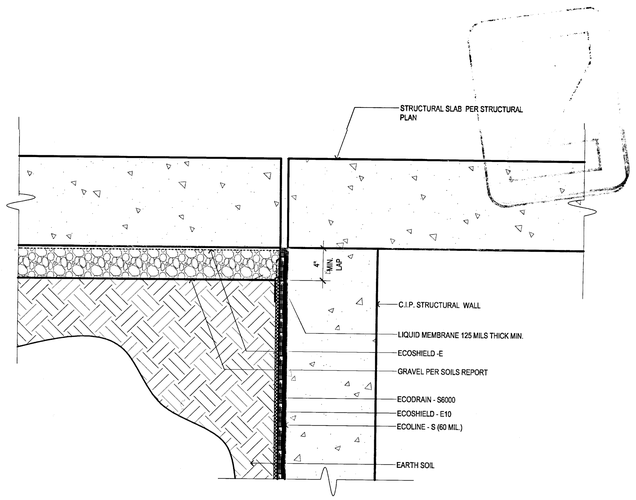


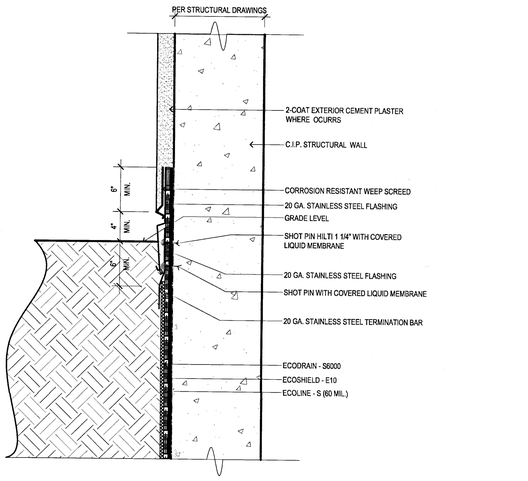
6 C.I.P. RETAINING WALL TO CANTILEVER SLAB -
SCALE : 1 1/2" = 1'-0"



3 C.I.P. RETAINING WALL TO SLAB - WATER PROOFING
SCALE : 1 1/2" = 1'-0"

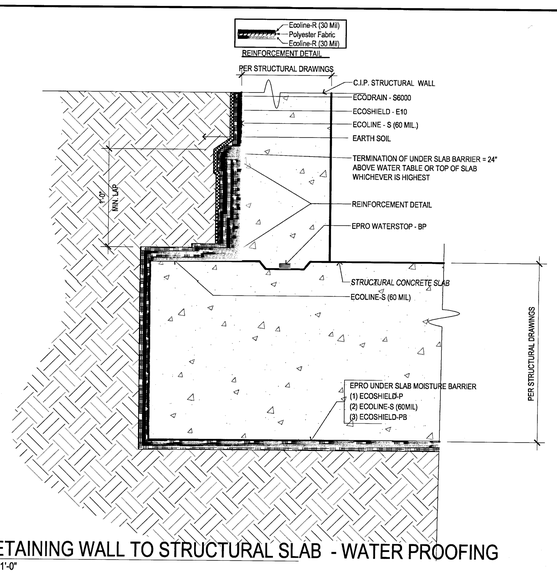
8 NOT USED
SCALE :

5 NOT USED
SCALE :

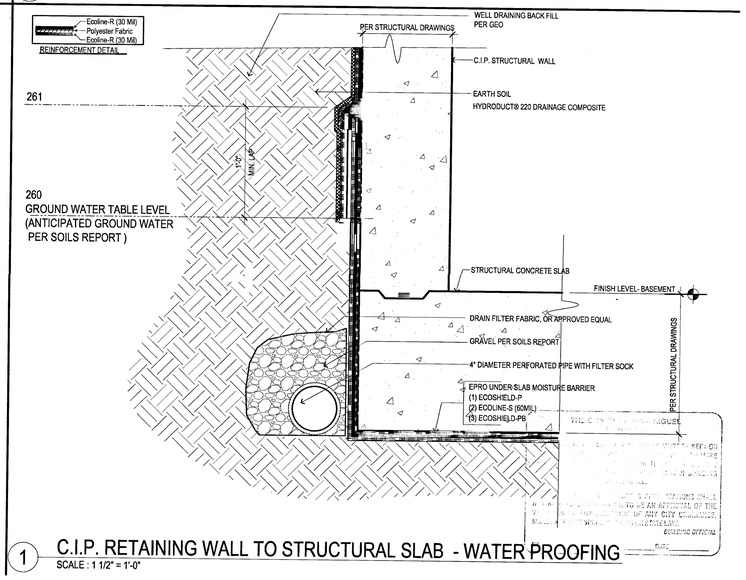


2 C.I.P. RETAINING WALL - WATER PROOFING
SCALE : 1 1/2" = 1'-0"

7 NOT USED
SCALE :



4 C.I.P. RETAINING WALL TO STRUCTURAL SLAB - WATER PROOFING
SCALE : 1 1/2" = 1'-0"



1 C.I.P. RETAINING WALL TO STRUCTURAL SLAB - WATER PROOFING
SCALE : 1 1/2" = 1'-0"

FILE: M:\11364_Wood Partners Laguna Niguel\4-CD\70\DETAILS\A7.12.dwg
USER: mbaldwin DATE/TIME: May 11, 2016 @ 8:46am
SCALE: 8 LAYOUT: A7.12

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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Ren. 7-31-17
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SHEET CONTENTS:
WALL
WATER-PROOF DETAILS

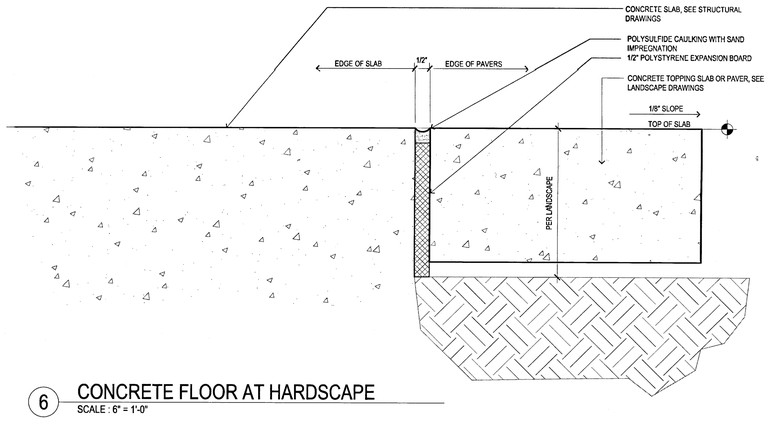
SHEET NO.
A7.12

2012364

05-19-16 CITY SUBMITTAL

9 NOT USED
SCALE : 6" = 1'-0"

8 NOT USED
SCALE : 6" = 1'-0"



6 CONCRETE FLOOR AT HARDSCAPE
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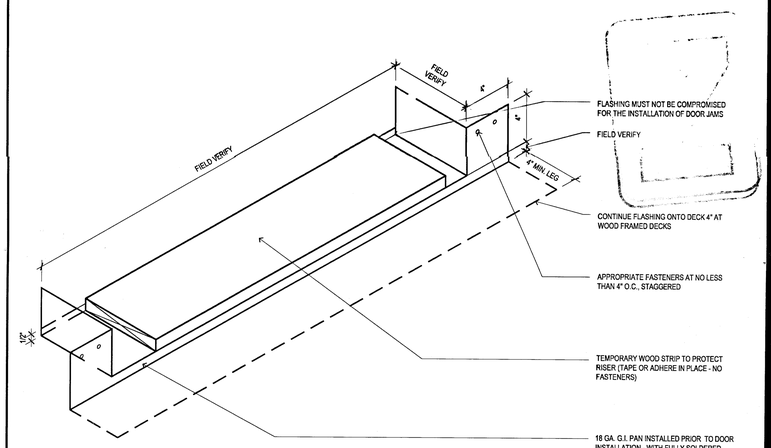
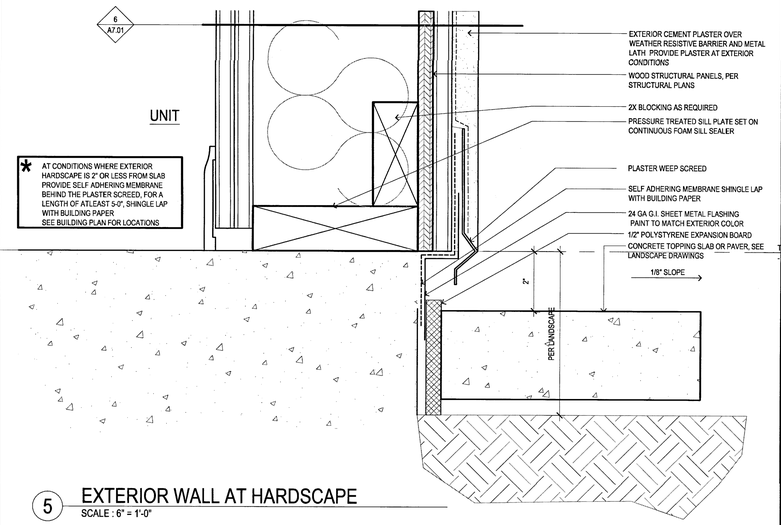
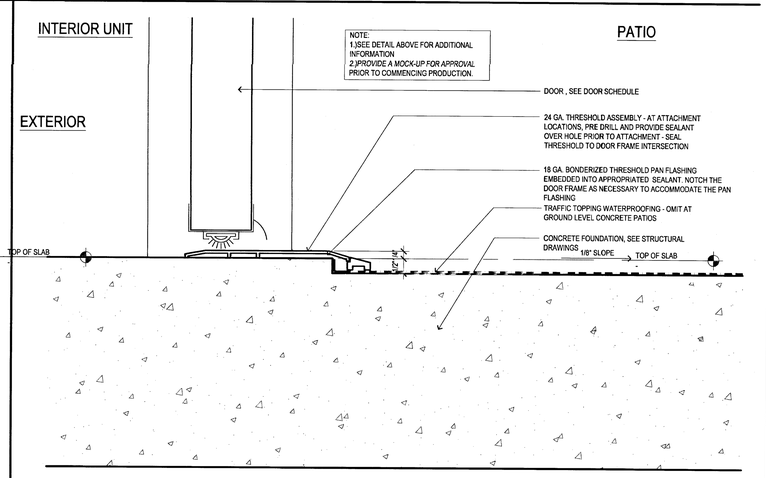


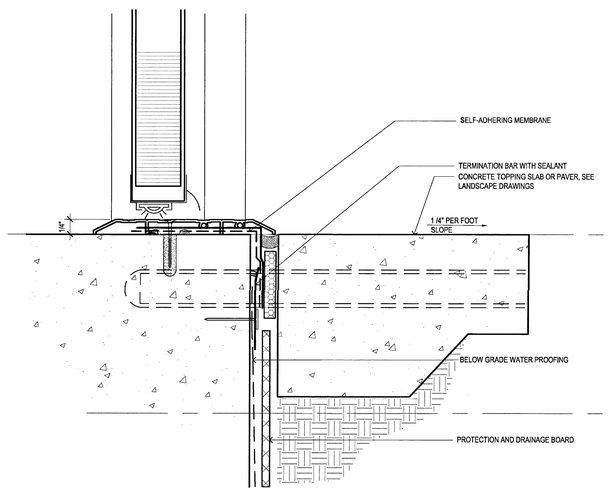
3 THRESHOLD PAN ISOMETRIC
SCALE : 6" = 1'-0"



5 EXTERIOR WALL AT HARDSCAPE
SCALE : 6" = 1'-0"

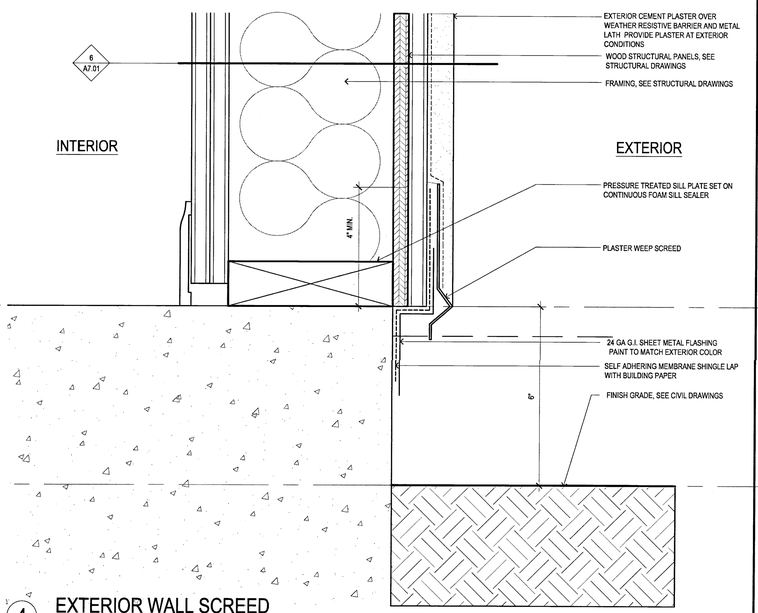


2 EXTERIOR THRESHOLD PAN
SCALE : 6" = 1'-0"

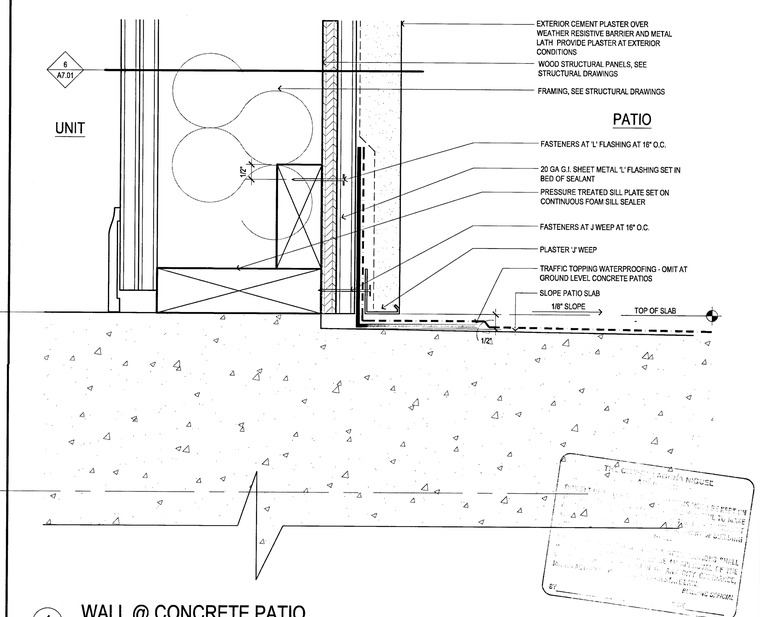


SEE DETAIL 2 & 3 THIS SHEET FOR TYPICAL NOTES AND DIMENSIONS NOT SHOWN HERE

7 DOOR TO SLAB ON GRADE (COMMON AREA)
SCALE : 6" = 1'-0"



4 EXTERIOR WALL SCREED
SCALE : 6" = 1'-0"



1 WALL @ CONCRETE PATIO
SCALE : 6" = 1'-0"

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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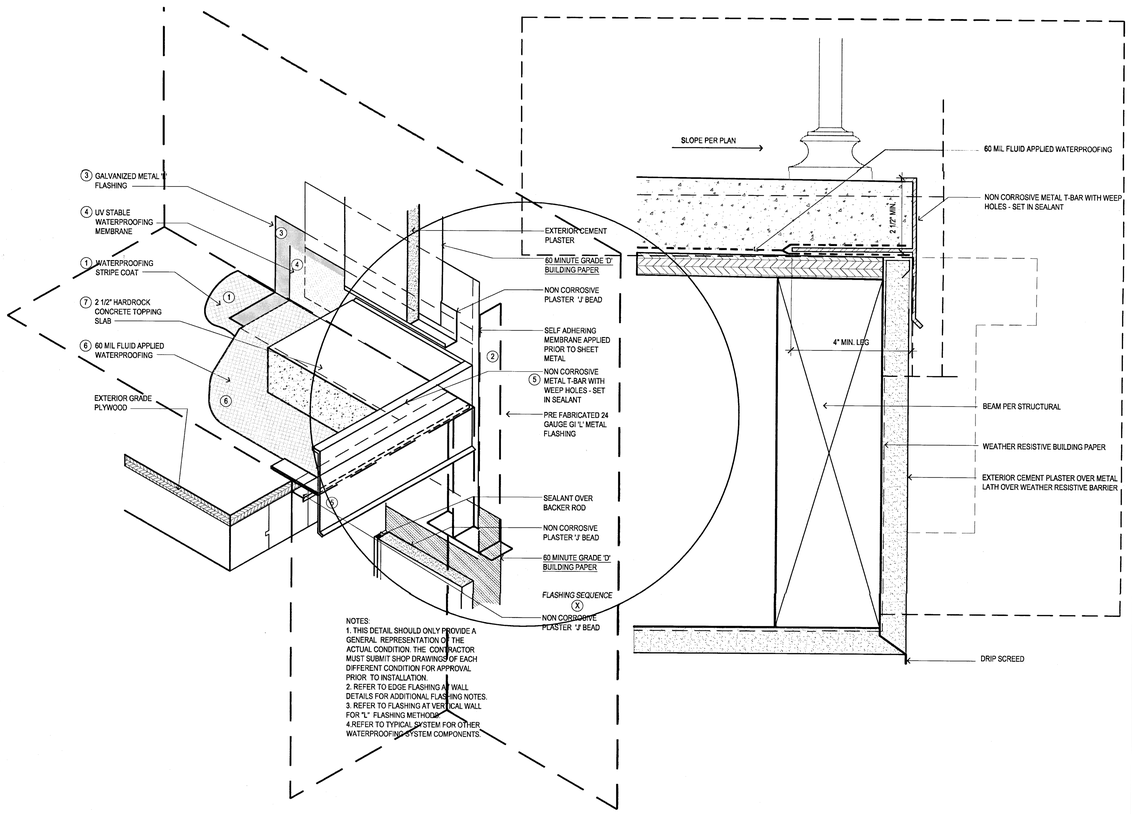
SHEET CONTENTS:
BALCONY WALL & DOOR

SHEET NO.
A7.20

2012364

05-19-16 CITY SUBMITTAL

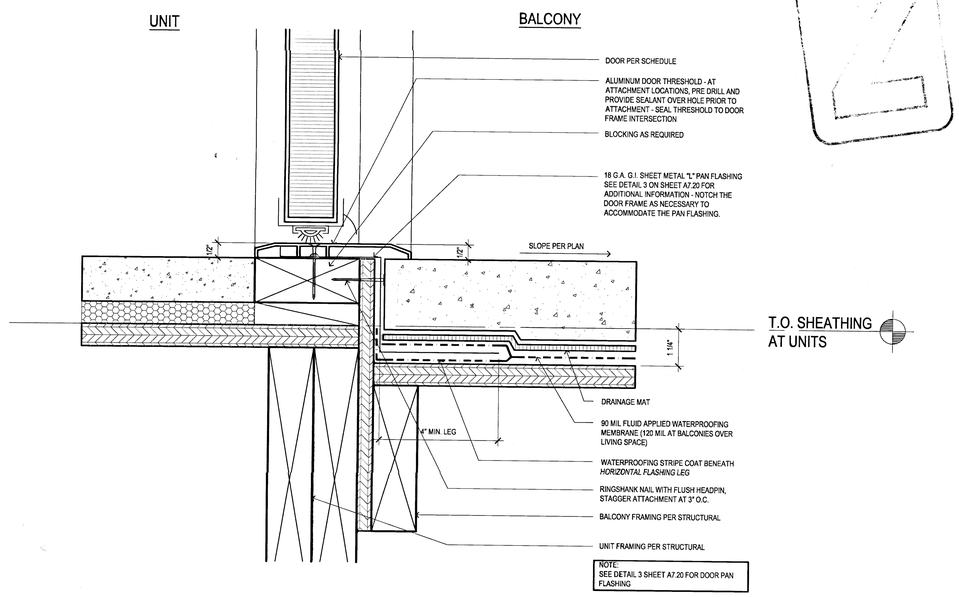
FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\70-DETAILS\7.20.dwg
USER: sabolig/ars DATE/TIME: May 18, 2016 - 9:46am
SCALE 4 LAYOUT: A7.20



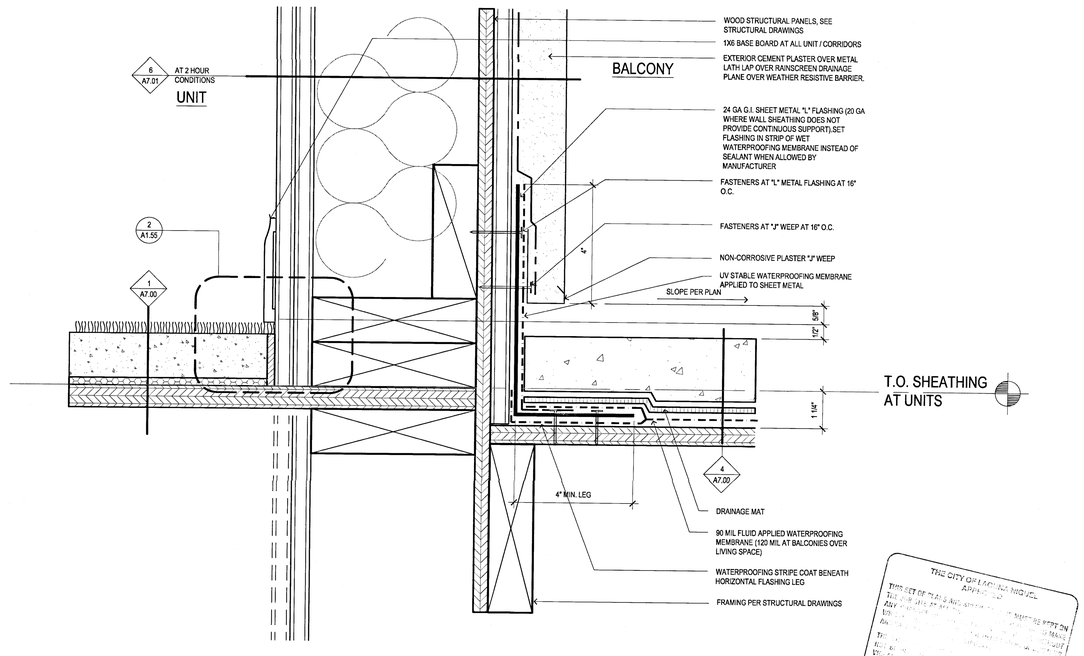
NOTES:
1. THIS DETAIL SHOULD ONLY PROVIDE A GENERAL REPRESENTATION OF THE ACTUAL CONDITION. THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS OF EACH DIFFERENT CONDITION FOR APPROVAL PRIOR TO INSTALLATION.
2. REFER TO EDGE FLASHING AT WALL DETAILS FOR ADDITIONAL FLASHING NOTES.
3. REFER TO FLASHING AT VERTICAL WALL FOR "L" FLASHING METHOD.
4.REFER TO TYPICAL SYSTEM FOR OTHER WATERPROOFING SYSTEM COMPONENTS.

4 BALCONY EDGE FLASHING
SCALE : 6" = 1'-0"

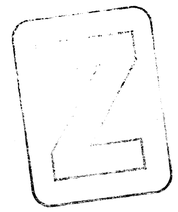
3 NOT USED
SCALE : 6" = 1'-0"



2 DOOR THRESHOLD
SCALE : 6" = 1'-0"



1 UNIT WALL @ BALCONY
SCALE : 6" = 1'-0"



Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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SHEET CONTENTS:
BALCONY WALL & DOOR

SHEET NO.
A7.21

2012364

05-19-16 CITY SUBMITTAL

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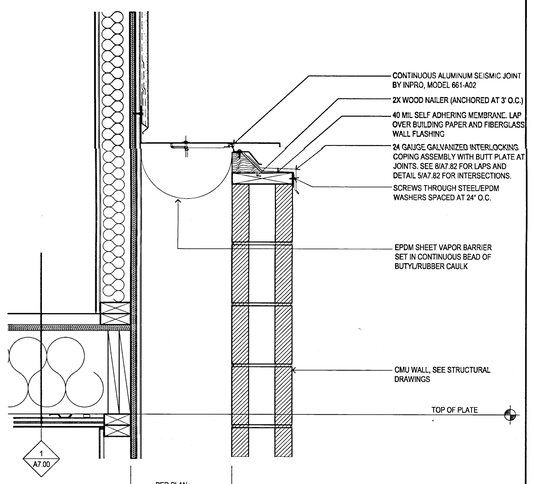

12 EXPANSION JOINT AT GARAGE ROOF
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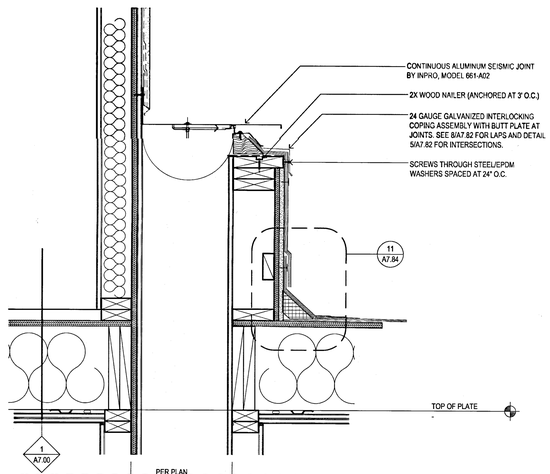

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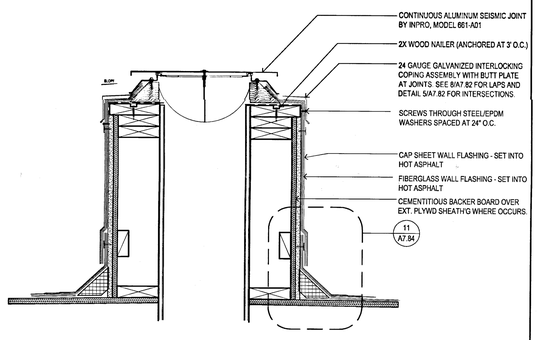

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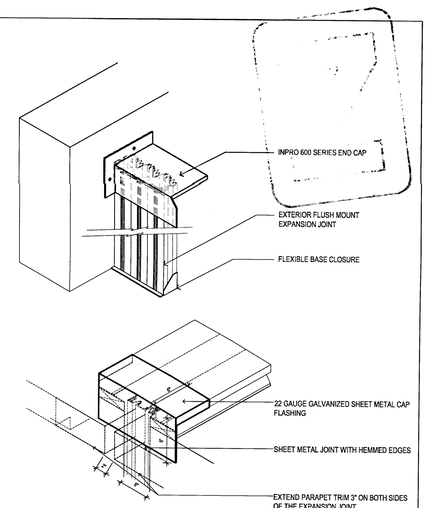

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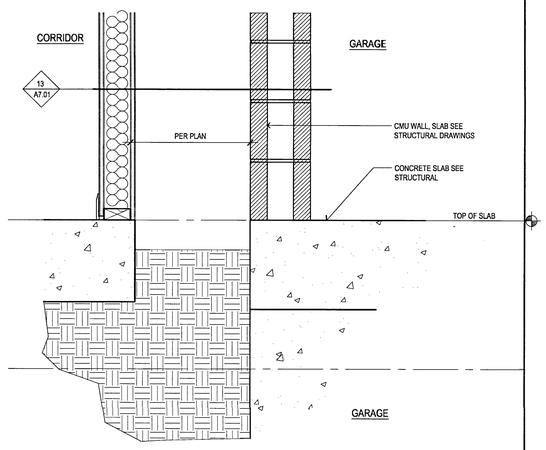

11 DETAIL AT SLAB
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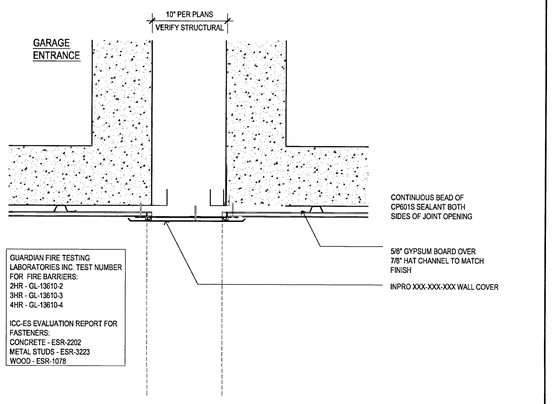

8 INTERIOR EXPANSION JOINT CONCRETE TO CONCRETE
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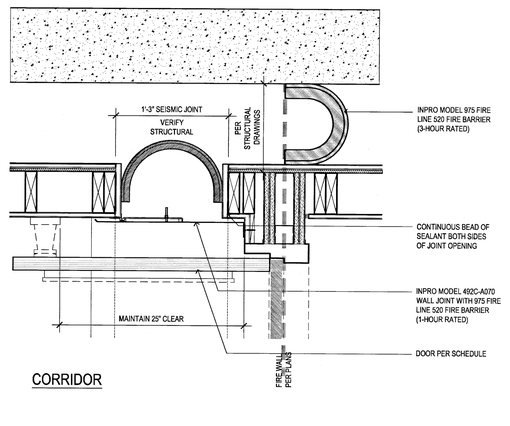

5 INTERIOR EXPANSION JOINT WOOD TO WOOD
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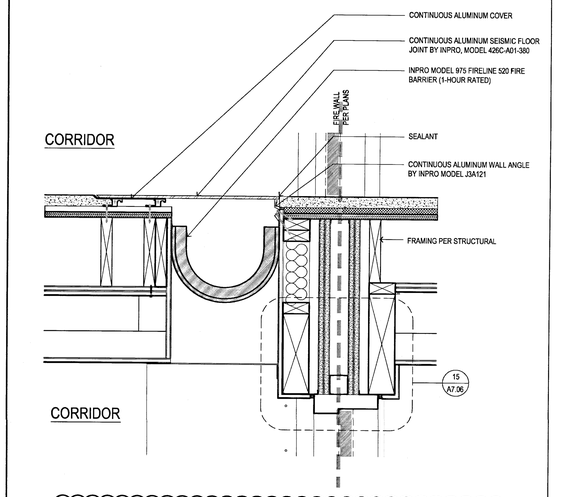
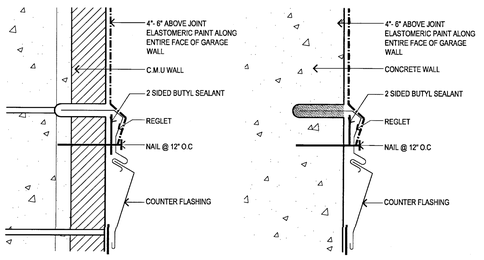


2 EXPANSION JOINT AT 3-HR FIREWALL DOOR HEAD/THRESH.
SCALE : 1 1/2" = 1'-0"



10 REGLET DETAIL
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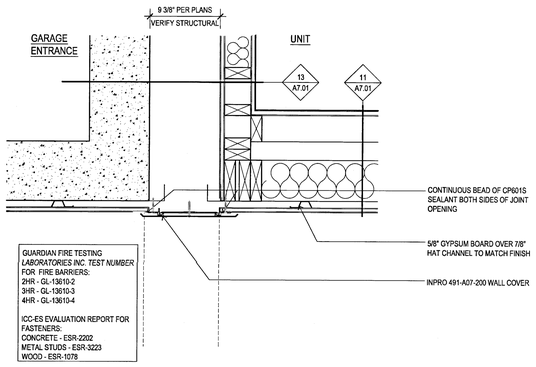

7 INTERIOR EXPANSION JOINT WOOD TO CONCRETE
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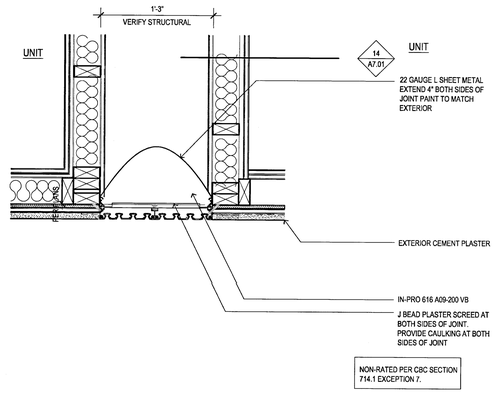

4 NON RATED - EXPANSION JOINT
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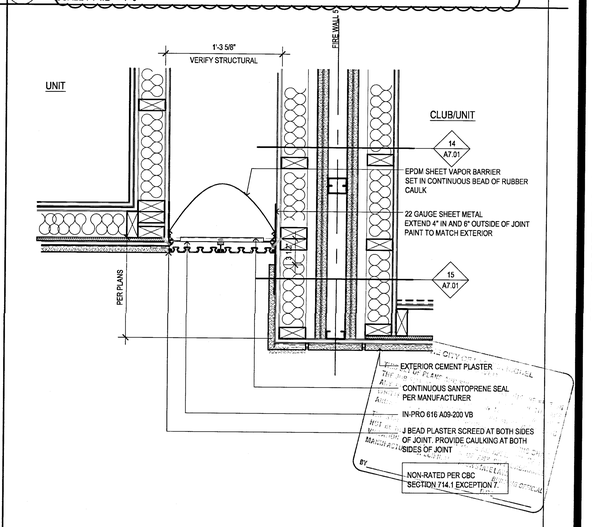

1 NON RATED - EXPANSION JOINT AT FIREWALL 8
SCALE : 1 1/2" = 1'-0"

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USER: Vincent Chupka Plotted: May 16, 2016 @ 8:46am
SCALE 96 LAYOUT: A7.26

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
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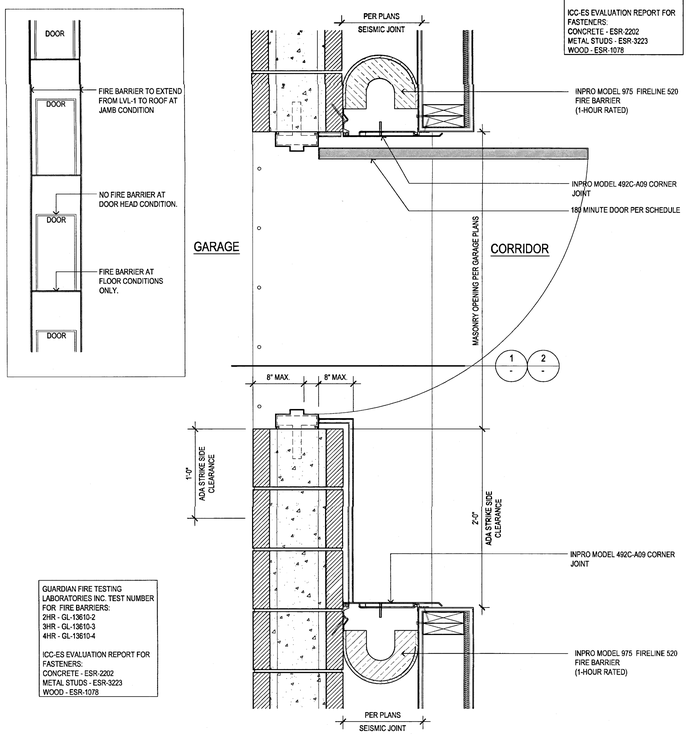
SHEET CONTENTS:
EXPANSION JOINTS

SHEET NO.
A7.26

2012364

05-19-16 CITY SUBMITTAL



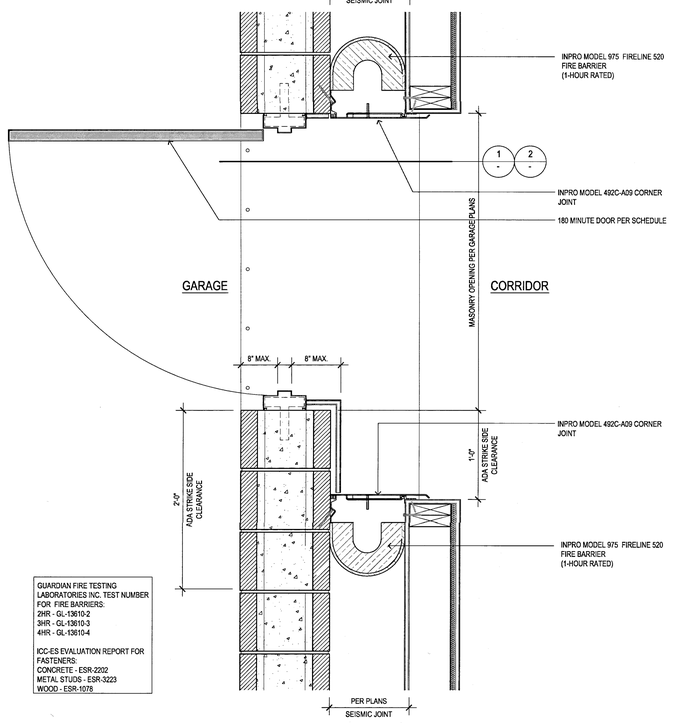
GUARDIAN FIRE TESTING LABORATORIES INC. TEST NUMBER FOR FIRE BARRIERS:
2HR - GL-13610-2
3HR - GL-13610-3
4HR - GL-13610-4

ICC-ES EVALUATION REPORT FOR FASTENERS:
CONCRETE - ESR-2202
METAL STUDS - ESR-3223
WOOD - ESR-1078

GUARDIAN FIRE TESTING LABORATORIES INC. TEST NUMBER FOR FIRE BARRIERS:
2HR - GL-13610-2
3HR - GL-13610-3
4HR - GL-13610-4

ICC-ES EVALUATION REPORT FOR FASTENERS:
CONCRETE - ESR-2202
METAL STUDS - ESR-3223
WOOD - ESR-1078

8 EXPANSION JOINT AT DOOR TO GARAGE
SCALE : 1 1/2" = 1'-0"



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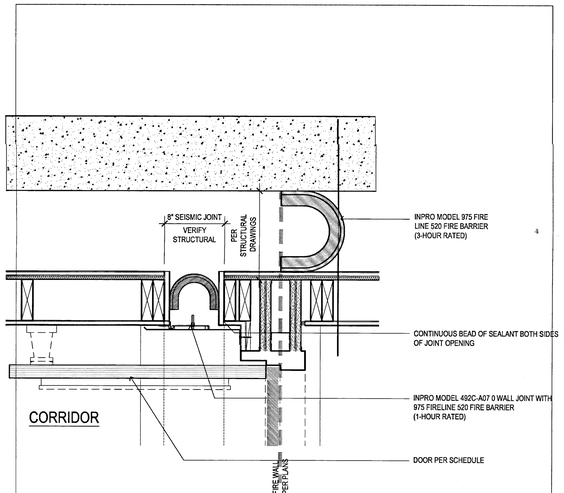
3HR - GL-13610-3
4HR - GL-13610-4

ICC-ES EVALUATION REPORT FOR FASTENERS:
CONCRETE - ESR-2202
METAL STUDS - ESR-3223
WOOD - ESR-1078

7 EXPANSION JOINT AT DOOR TO GARAGE
SCALE : 1 1/2" = 1'-0"



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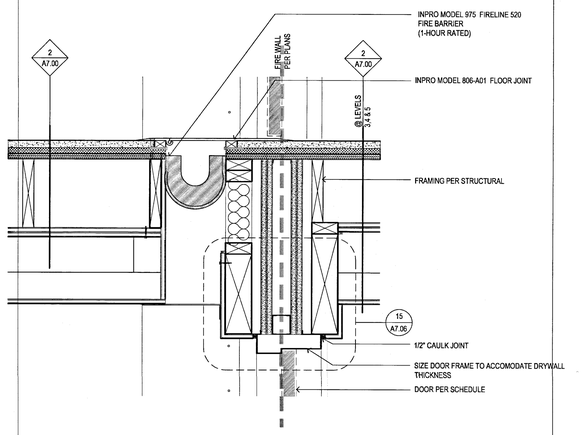

5 EXPANSION JOINT AT 3-HR FIREWALL DOOR HEAD/THRESH.
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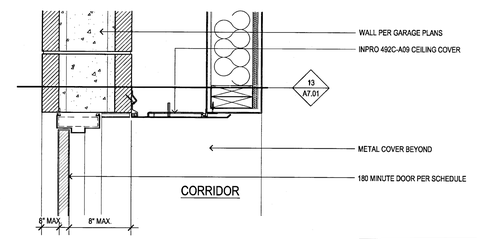
4 NOT USED
SCALE : 1 1/2" = 1'-0"

3 NOT USED
SCALE : 1 1/2" = 1'-0"



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ICC-ES EVALUATION REPORT FOR FASTENERS:
CONCRETE - ESR-2202
METAL STUDS - ESR-3223
WOOD - ESR-1078

2 NON RATED - EXPANSION JOINT AT UNIT LEVELS 2-5
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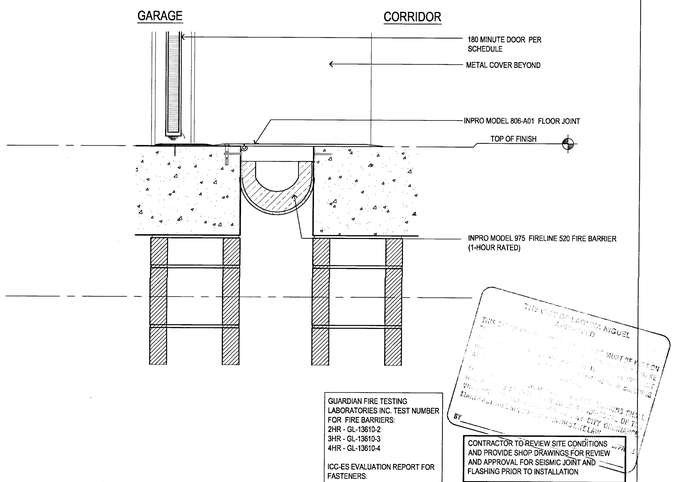

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4HR - GL-13610-4

ICC-ES EVALUATION REPORT FOR FASTENERS:
CONCRETE - ESR-2202
METAL STUDS - ESR-3223
WOOD - ESR-1078

1 NON RATED - EXPANSION JOINT AT FIREWALL 8 LEVEL 1-5
SCALE : 1 1/2" = 1'-0"

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USER: mbolek/gmet DATE/TIME: May 18, 2016 - 9:46am
SCALE: 96 LAYOUT: A7.27

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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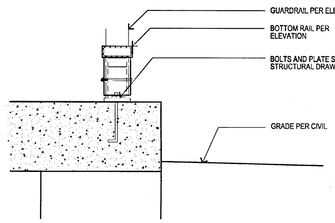
05-19-16 CITY SUBMITTAL



8 POST BASE -@ SLAB CONNECTION
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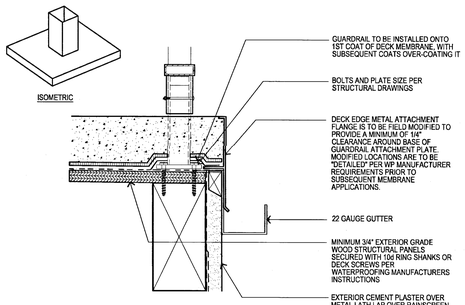

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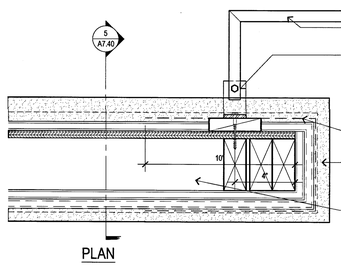

6 RAILING /WALL CONNECTION DETAIL
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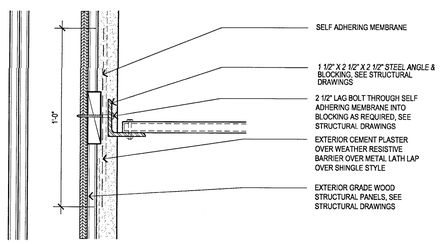

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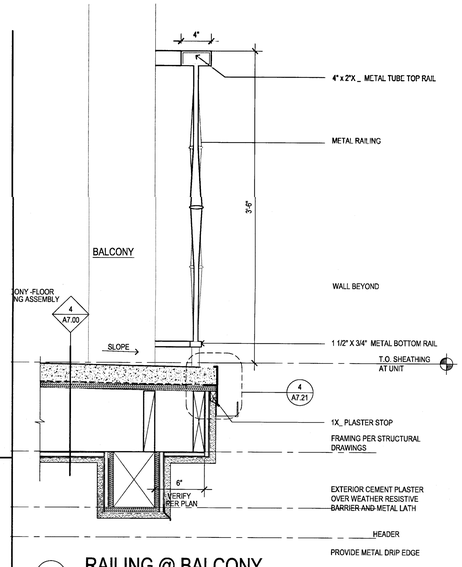

3B RAILING @ BALCONY
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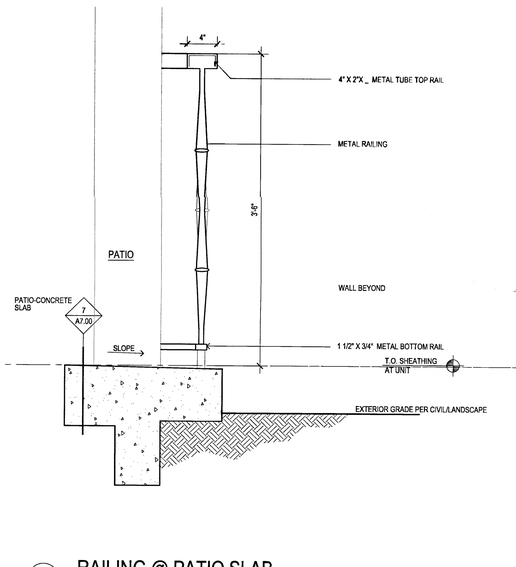

3A RAILING @ PATIO SLAB
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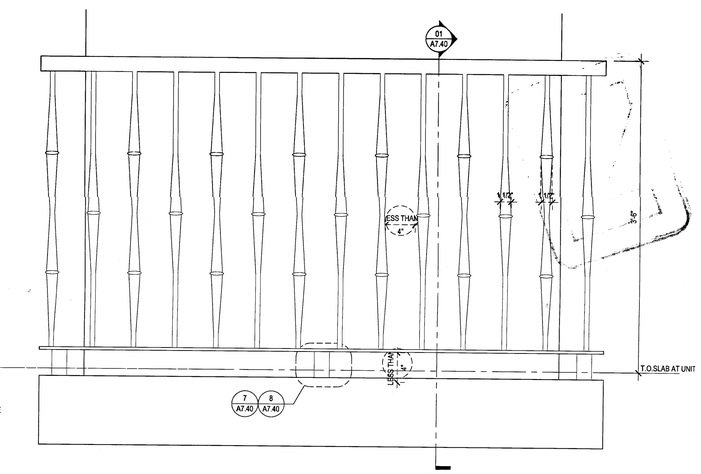

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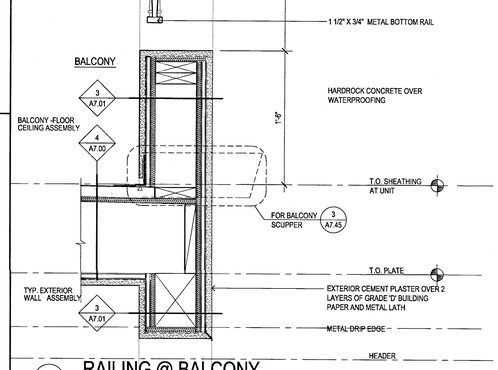

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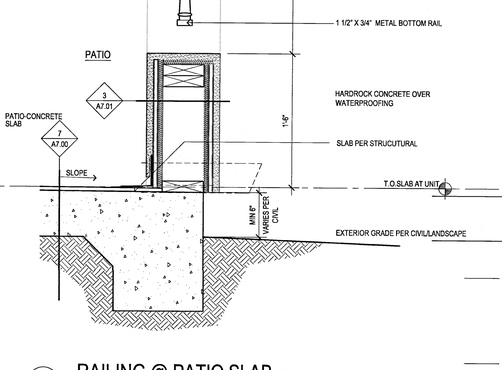

2A RAILING @ PATIO SLAB
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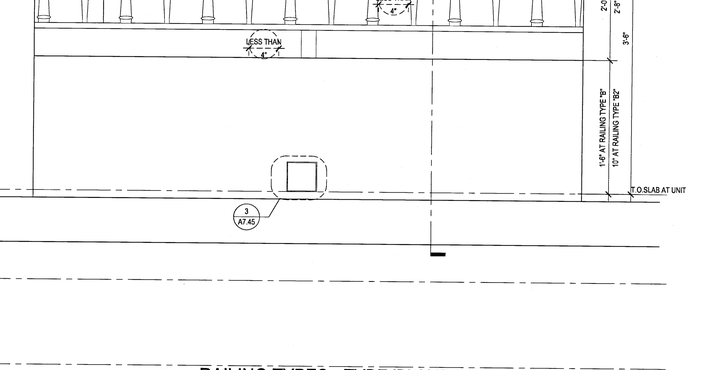

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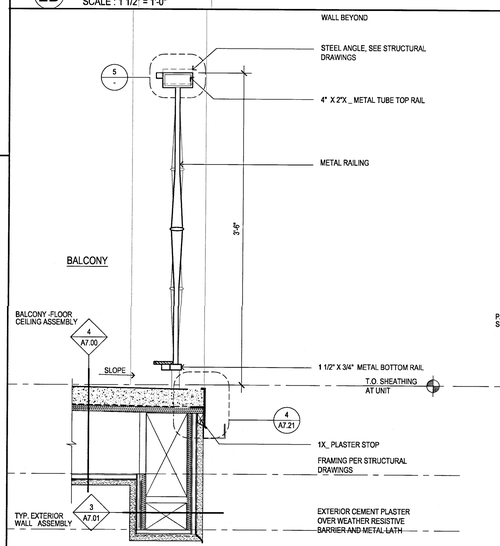

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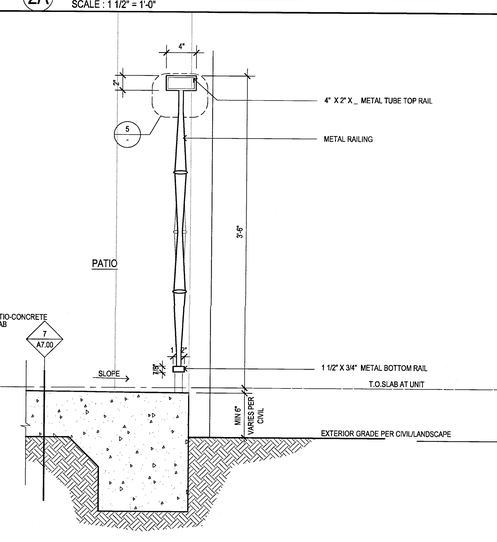

1A RAILING @ PATIO SLAB
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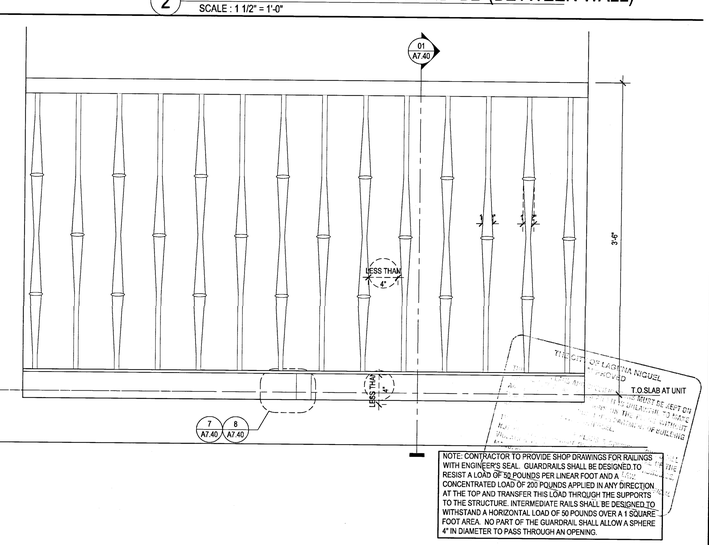

1 RAILING TYPES - TYPE 'A' (BETWEEN WALL)
SCALE : 1 1/2" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
RAILING DETAILS

SHEET NO.
A7.40

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05-19-16 CITY SUBMITTAL

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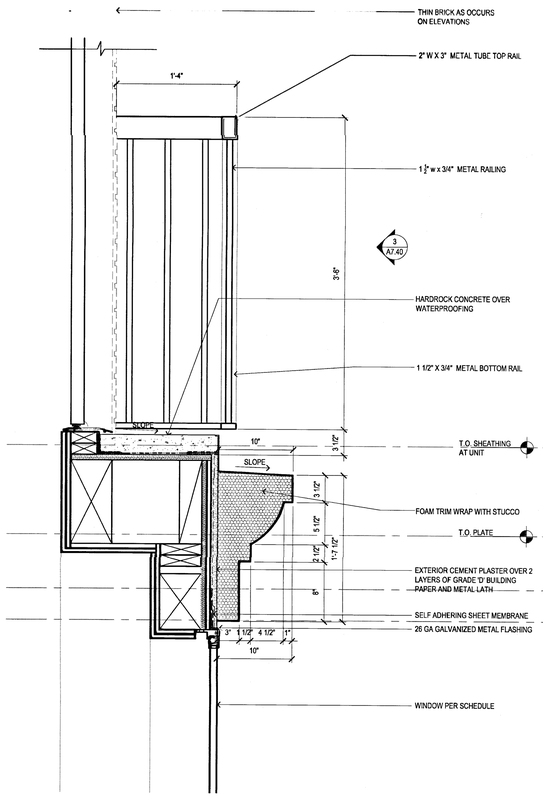

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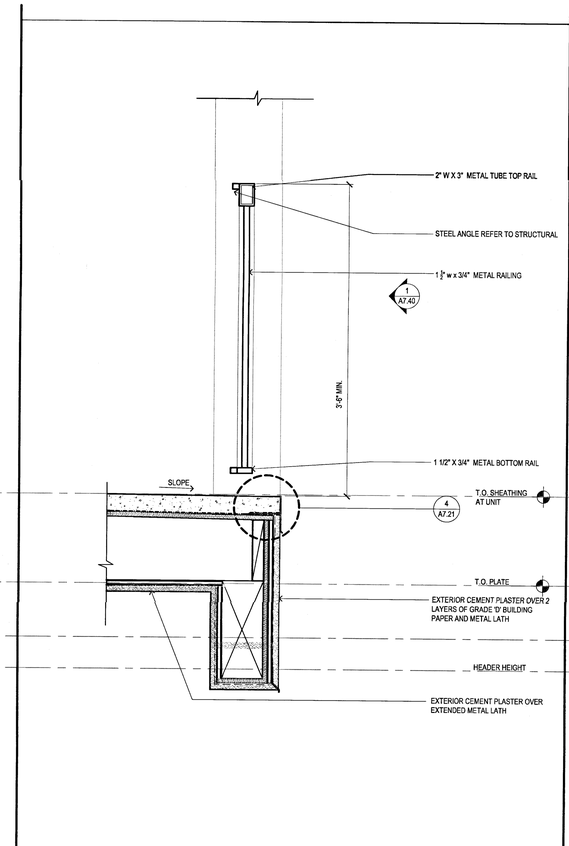
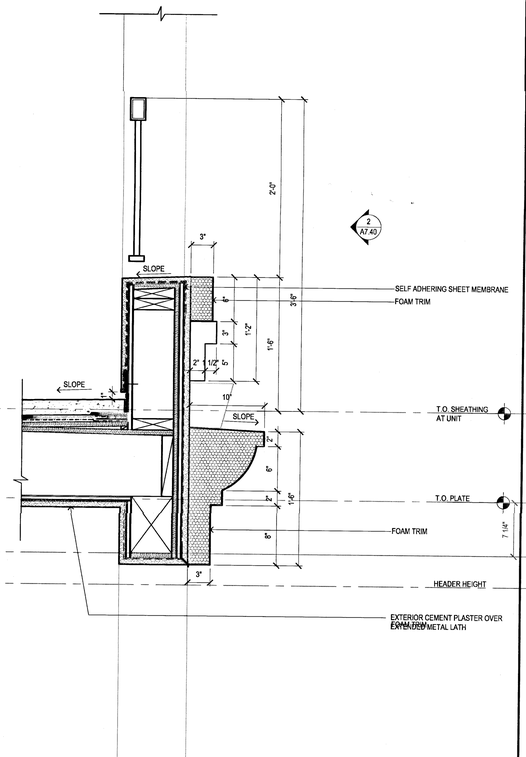


6 BALCONY RAILING - TYPE 'A'
SCALE : 1 1/2" = 1'-0"



4 BALCONY RAILING - 5TH LEVEL - TYPE 'B'
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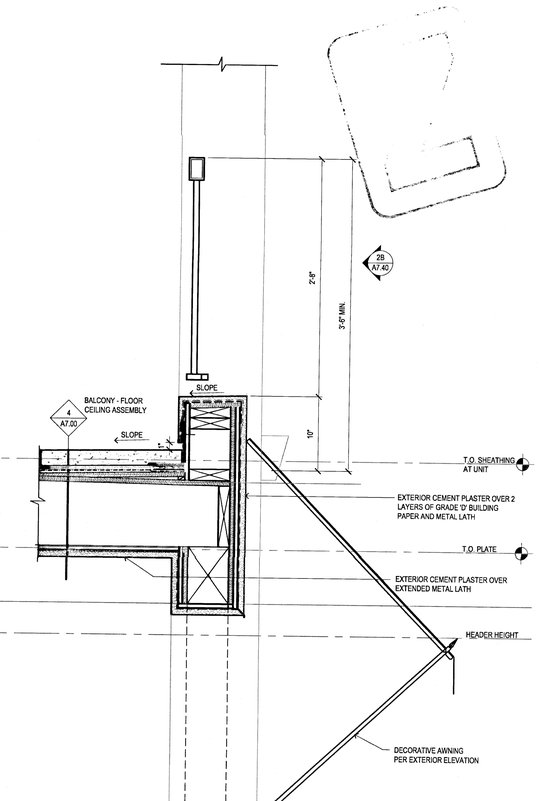

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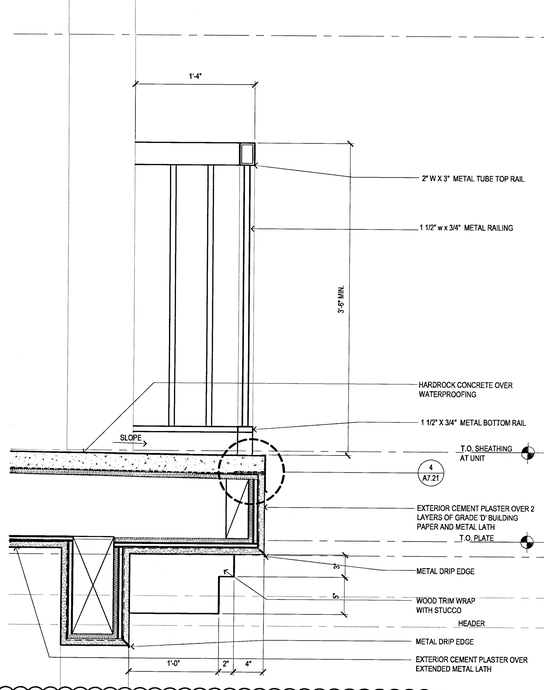

7 BALCONY RAILING - TYPE 'C'
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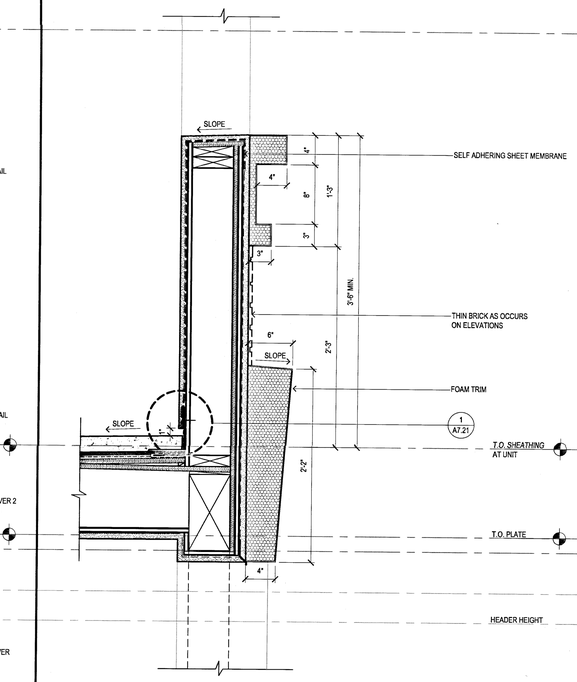

5 BALCONY RAILING - TYPE 'C'
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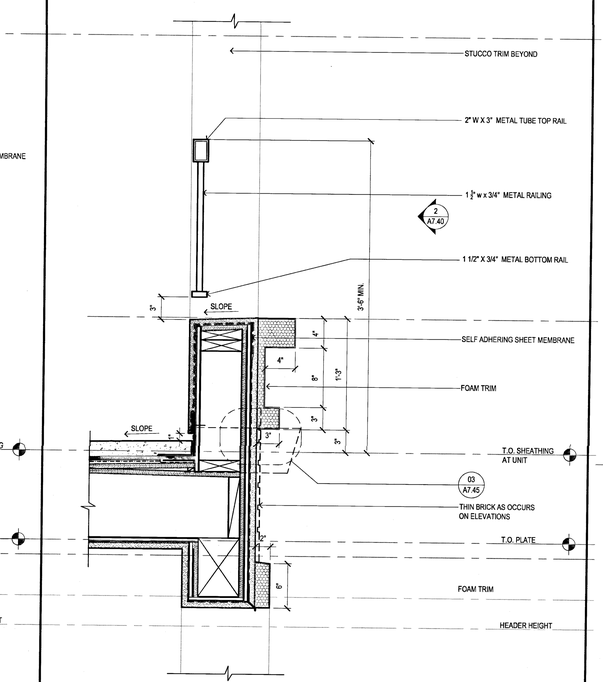
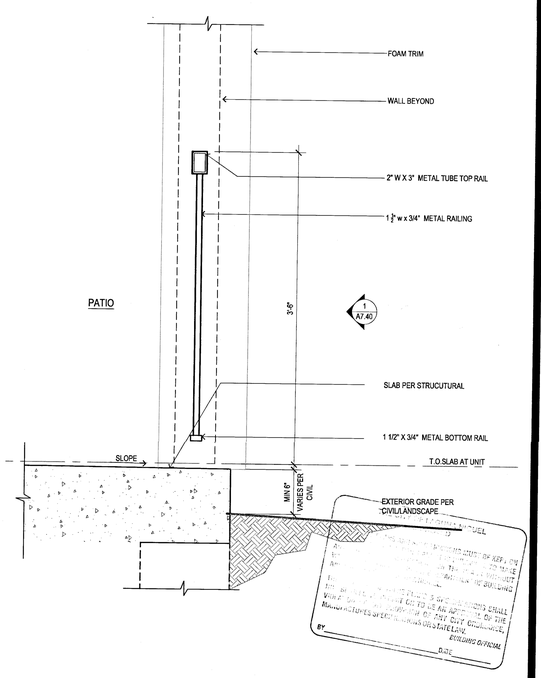


3 BALCONY RAILING - 3RD LEVEL - TYPE 'B'
SCALE : 1 1/2" = 1'-0"



1 PATIO RAILING AT SLAB - 1ST LEVEL - TYPE 'A'
SCALE : 1 1/2" = 1'-0"

Drawn By:	KK
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	01/21/16	

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LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — VINCENT CHUPKA — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

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ARCHITECTS, L.P.
2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 - (949) 955 - 1987 FAX
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SHEET CONTENTS:
RAILING DETAILS

SHEET NO.
A7.41

05-19-16 CITY SUBMITTAL

2012364

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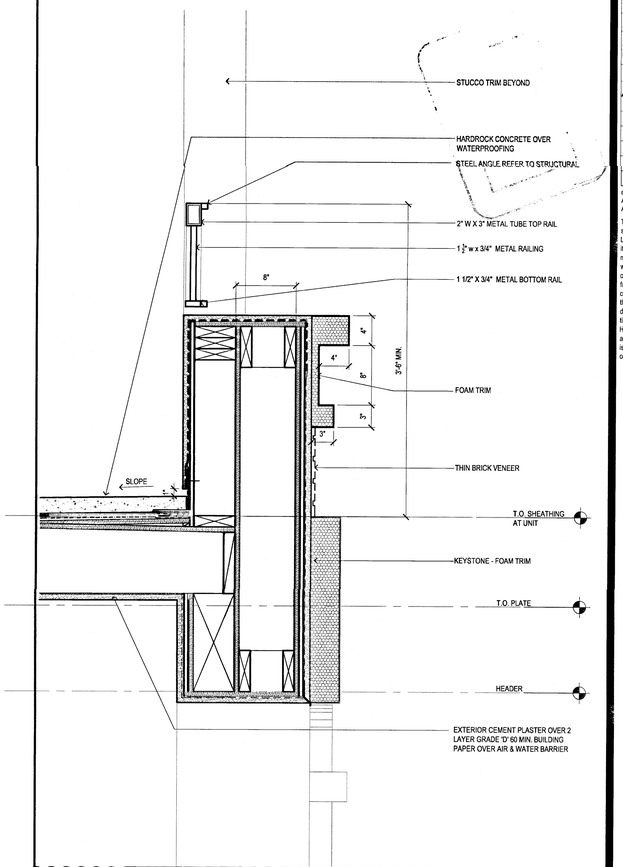
8 NOT USED
SCALE : 1 1/2" = 1'-0"

6 NOT USED
SCALE : 1 1/2" = 1'-0"

4 NOT USED
SCALE : 1-1/2" = 1'-0"

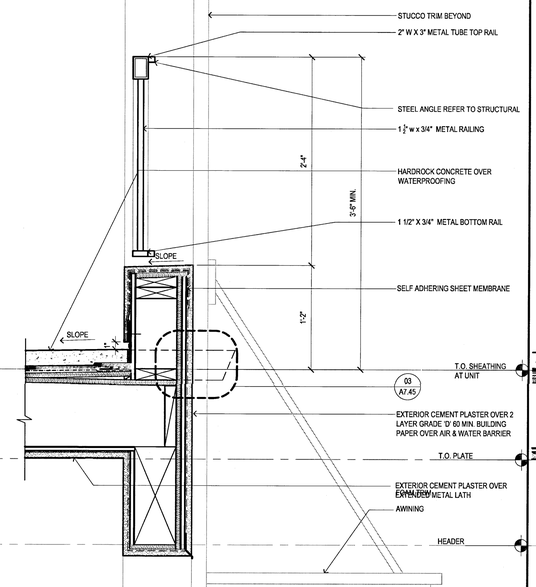


2 BALCONY RAILING - LEASING OFFICE - TYPE 'B'
SCALE : 1 1/2" = 1'-0"

T.O. SHEATHING AT UNIT

7 NOT USED
SCALE : 1 1/2" = 1'-0"

5 NOT USED
SCALE : 1 1/2" = 1'-0"



3 BALCONY RAILING - ABOVE RETAIL - TYPE 'A'
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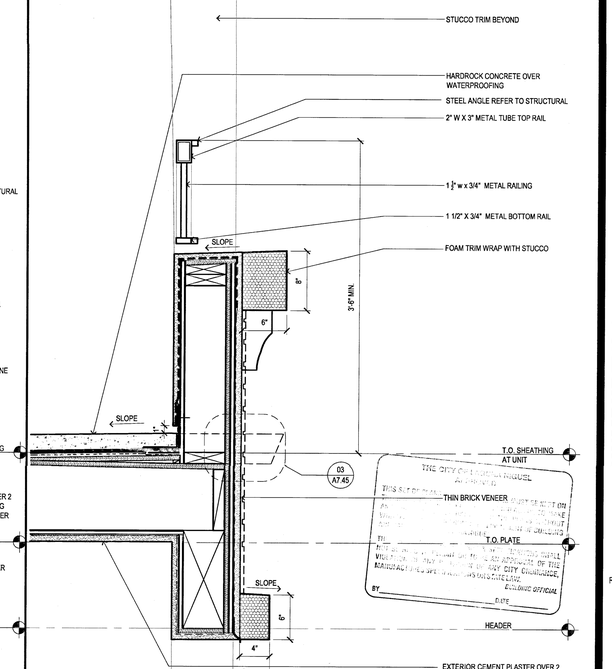

1 BALCONY RAILING - TYPE 'B'
SCALE : 1 1/2" = 1'-0"

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USER: MKSmith@humphreys.com, LASTSAVE: May 10, 2016 8:54am
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Drawn By: KK
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

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1	01/21/16	

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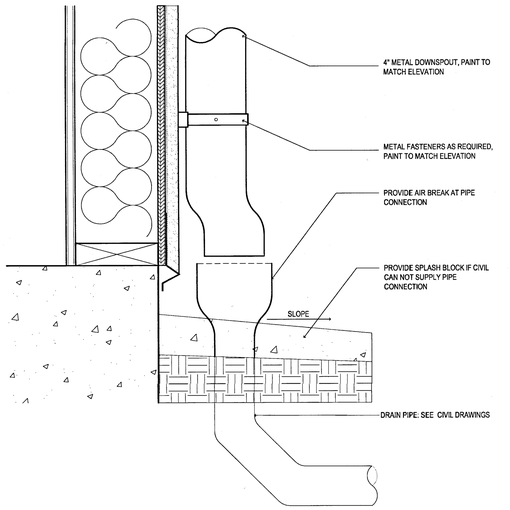
SHEET CONTENTS:
RAILING DETAILS

SHEET NO.
A7.42

2012364

05-19-16 CITY SUBMITTAL



8 DOWNSPOUT AT GRADE
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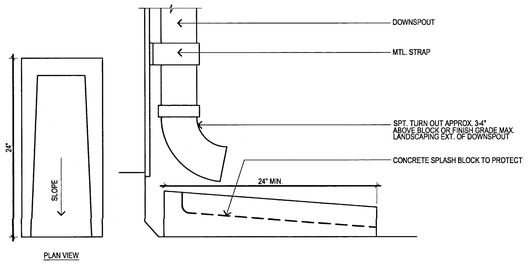
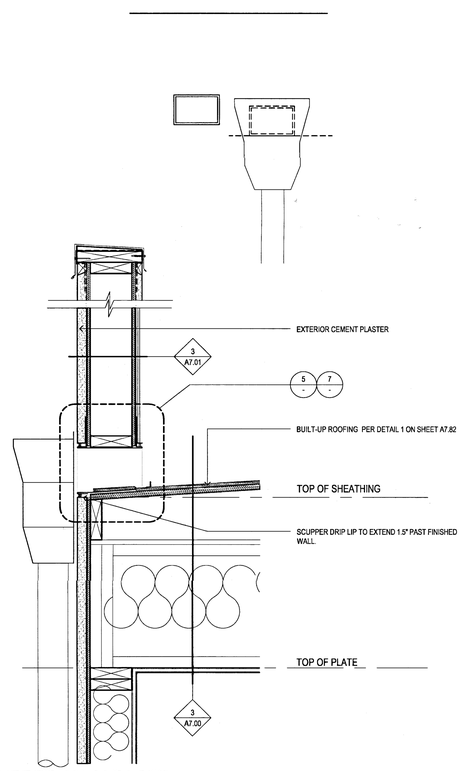


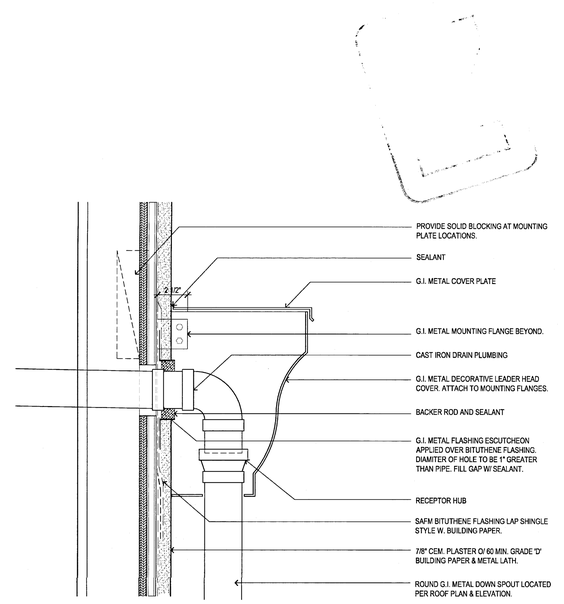
PLAN VIEW

FOR STRAP ANCHORS, PRE-DRILL HOLD IN WALL, FILL WITH SEALANT THEN ATTACH FASTNER THROUGH THE SEALANT.
PROVIDE MIN. 3" EXTENTION AT EACH DOWNSPOUT

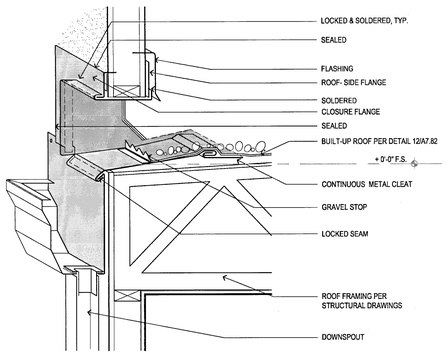
6 SPLASH BLOCK DETAIL
SCALE : 1 1/2" = 1'-0"

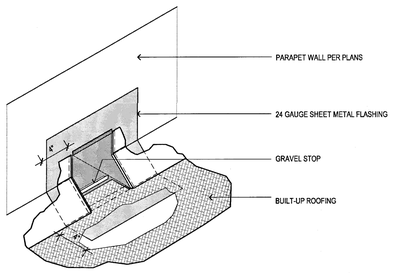


4 SCUPPER AT PARAPET
SCALE : 1 1/2" = 1'-0"



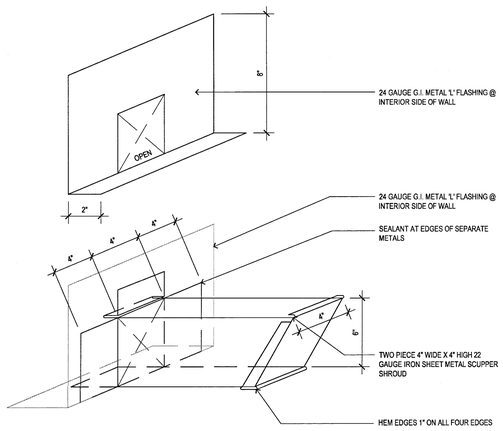
2 RAIN GUTTER
SCALE : 3" = 1'-0"



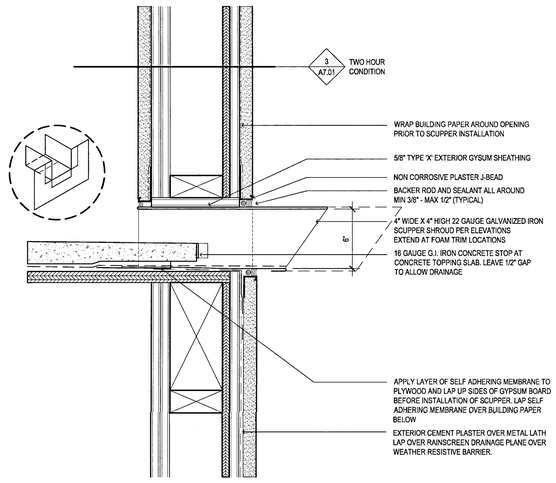


SCUPPER FROM ROOF SIDE

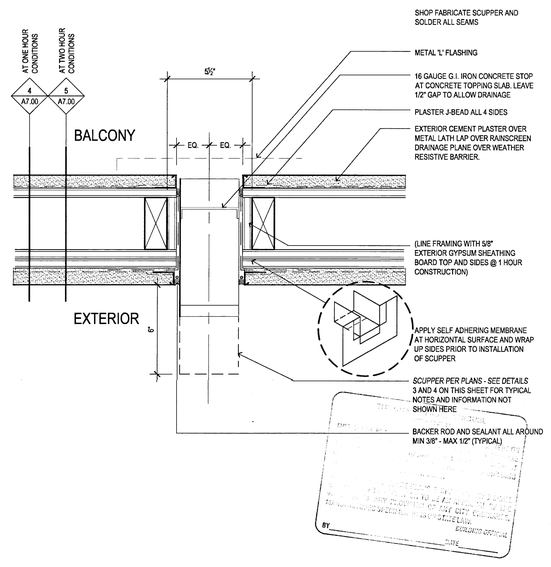
7 SCUPPER AT PARAPET
SCALE : 1 1/2" = 1'-0"



5 SCUPPER ISOMETRIC
SCALE : NTS



3 SCUPPER AT BALCONY
SCALE : 3" = 1'-0"



1 SCUPPER PLAN
SCALE : 3" = 1'-0"

FILE: M112364_Wood Partners Laguna Niguel\4-CD\700 DETAILS\7.45.dwg
USER: Kathleen Kelly PLOTTED: May 18, 2016 - 9:46am
SCALE: 8 LAYOUT: A7.45

Drawn By:	KK
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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REGISTERED PROFESSIONAL
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Ren. 7-31-17
STATE OF CALIFORNIA

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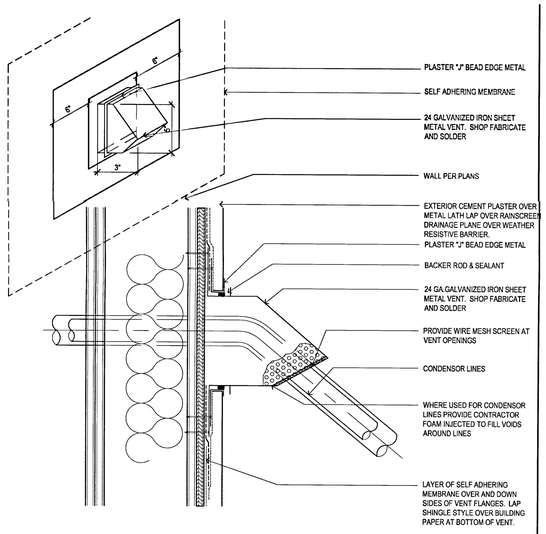
SHEET CONTENTS:
EXTERIOR DETAILS

SHEET NO.
A7.45

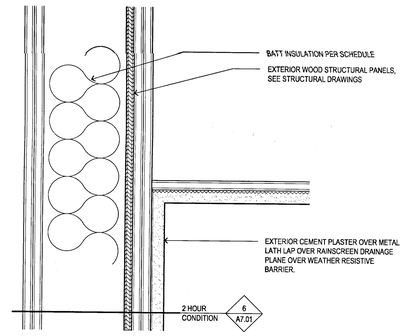
2012364

05-19-16 CITY SUBMITTAL

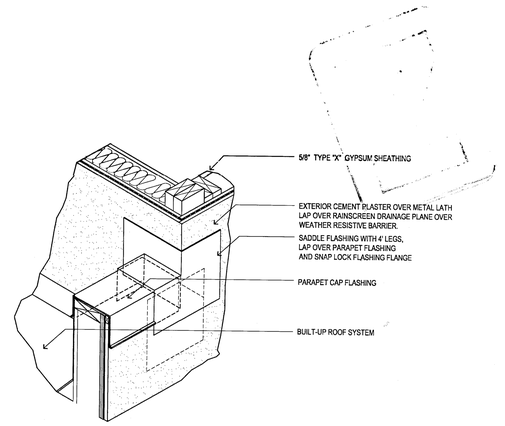


12 FLASHING AT THRU WALL CNDNSR LINES / DRYER VENT
SCALE : 3" = 1'-0" FRESH AIR VENTS

9 NOT USED
SCALE : 3" = 1'-0"



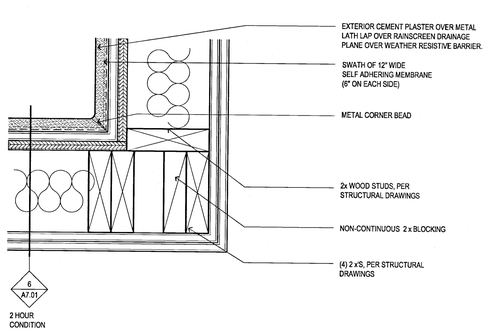
6 OUTSIDE CORNER - PLASTER
SCALE : 3" = 1'-0"



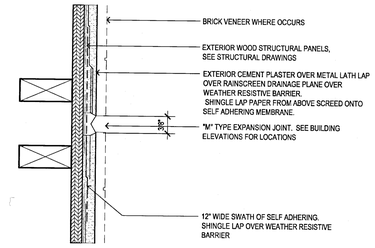
3 CORNER DETAIL TRANSITION AT PLASTER
N.T.S.

11 NOT USED
SCALE : 1 1/2" = 1'-0"

8 NOT USED
SCALE : 1 1/2" = 1'-0"

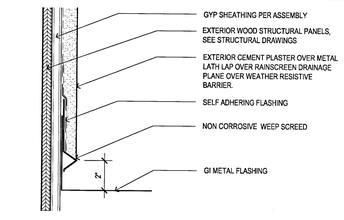


5 INSIDE CORNER - PLASTER
SCALE : 3" = 1'-0"

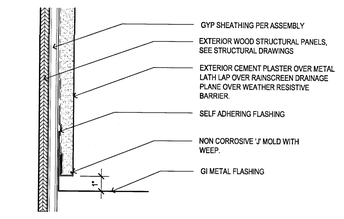


2 HORIZONTAL PLASTER EXPANSION JOINT
SCALE : 3" = 1'-0"

10 NOT USED
SCALE : 1 1/2" = 1'-0"



TYPE 'A'



TYPE 'B'

7 PLASTER WEEP SCREED
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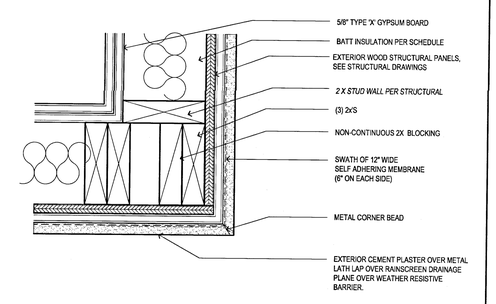
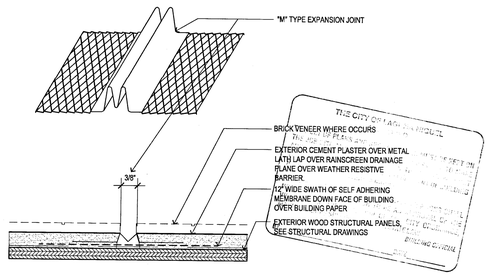


4 OUTSIDE CORNER - PLASTER
SCALE : 3" = 1'-0"



1 VERTICAL PLASTER EXPANSION JOINT
SCALE : 3" = 1'-0"

Drawn By: SV
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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LICENSED ARCHITECT REGISTERED PROFESSIONAL ENGINEER
No. C23572
Renn. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
EXTERIOR DETAILS

SHEET NO.
A7.61

2012364

05-19-16 CITY SUBMITTAL

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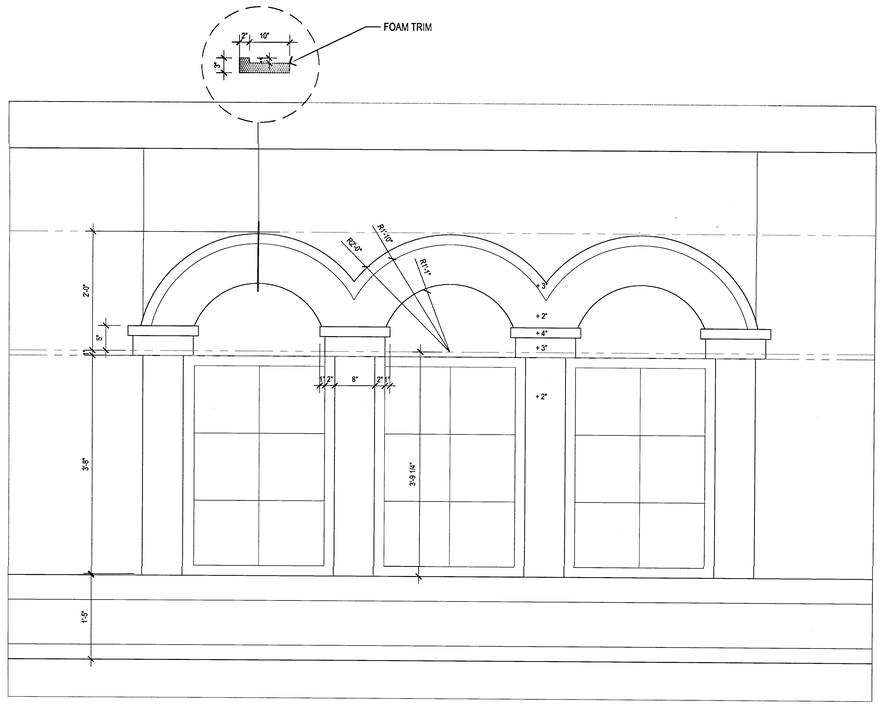

4 ARCH-TRIM TYPE D (AT TOWER)
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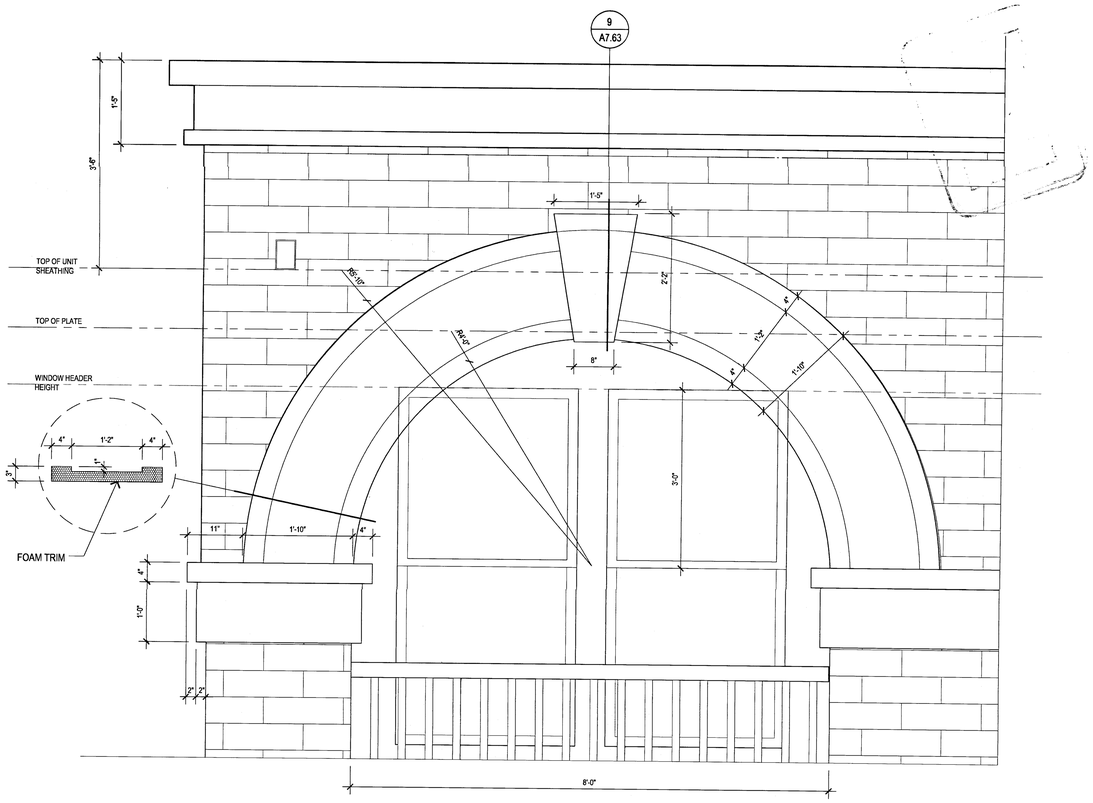

2 ARCH-TRIM TYPE B (AT SECOND LEVEL)
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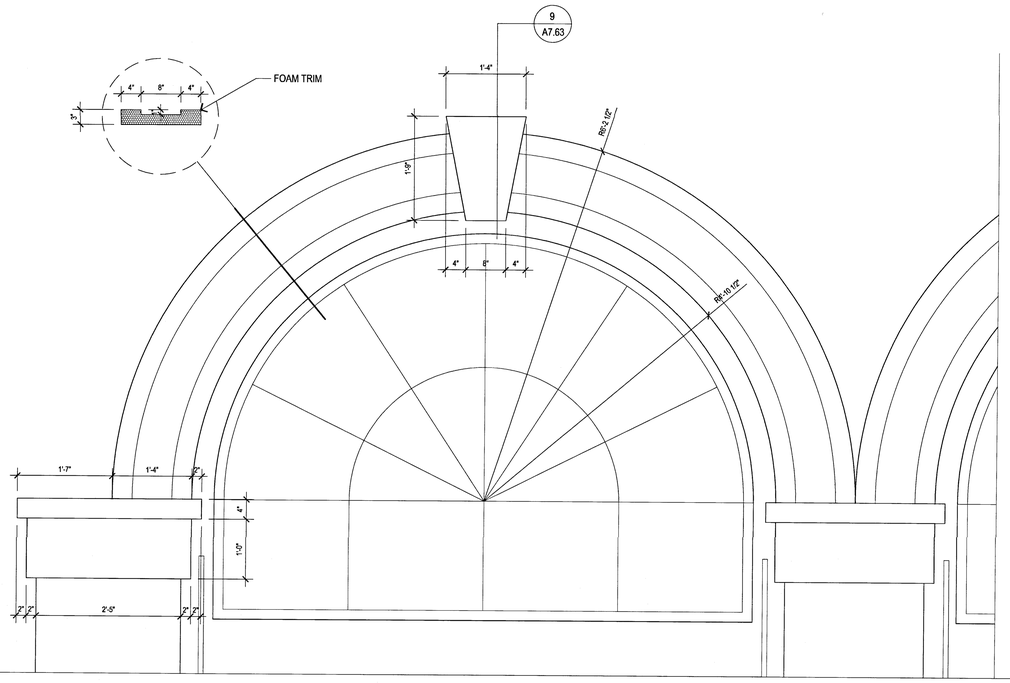

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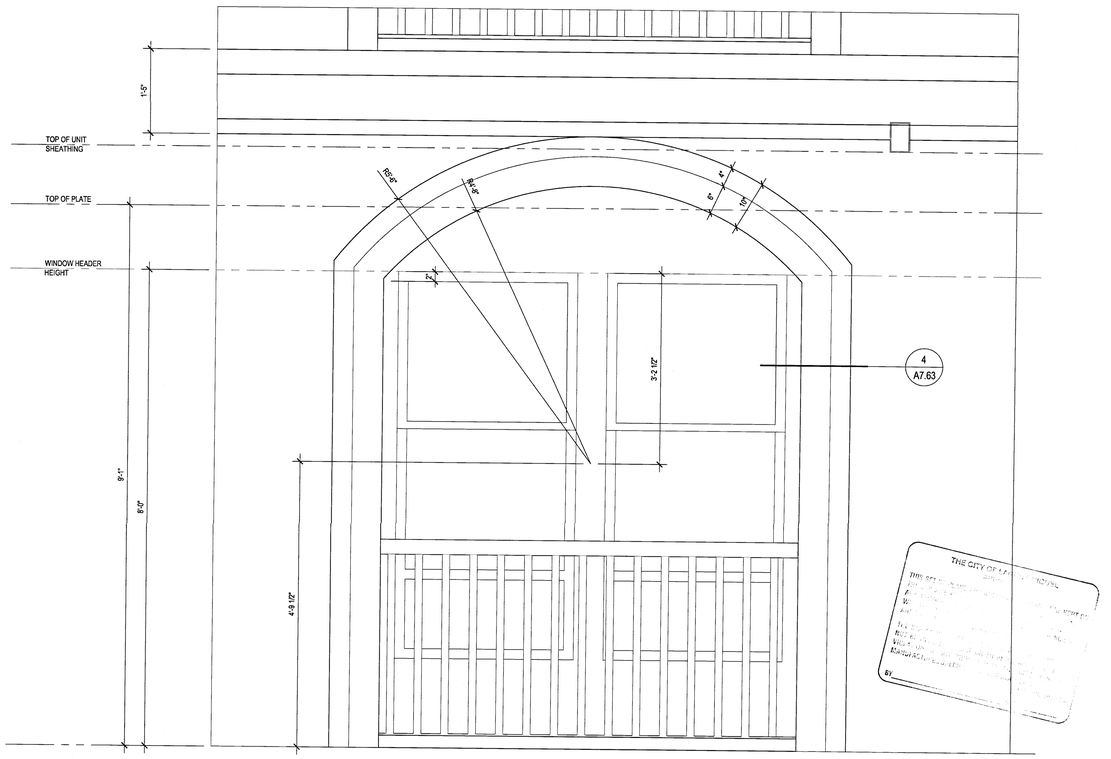

1 ARCH-TRIM TYPE A (AT FIRST LEVEL)
SCALE : 1" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

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SHEET CONTENTS:
TRIM DETAILS

SHEET NO.
A7.62

2012364

05-19-16 CITY SUBMITTAL

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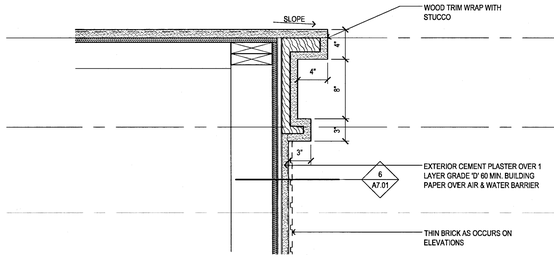
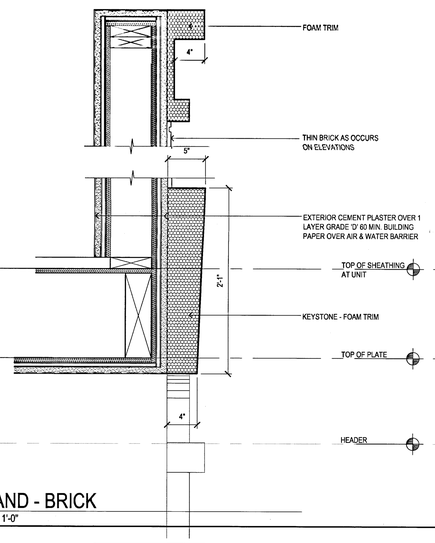
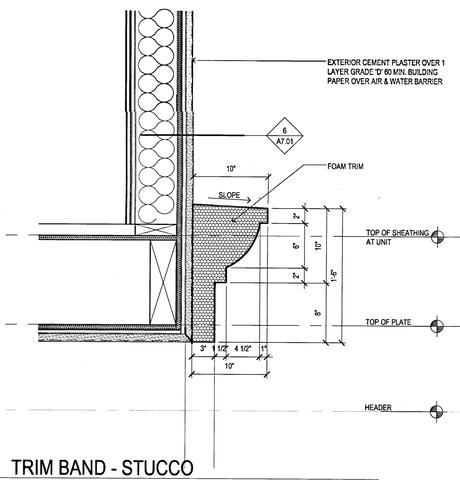


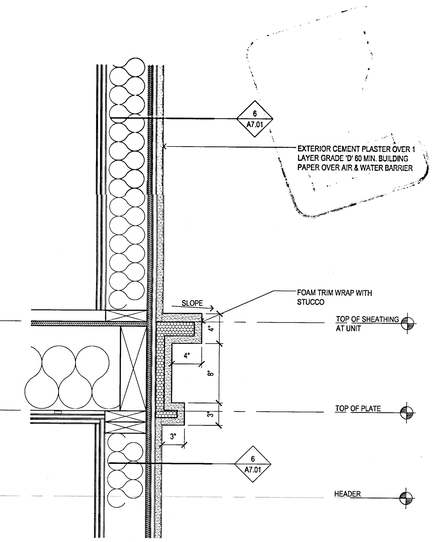
12 TRIM BAND - STUCCO
SCALE : 1 1/2" = 1'-0"



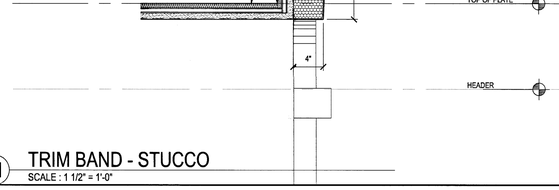
9 TRIM BAND - BRICK
SCALE : 1 1/2" = 1'-0"



6 TRIM BAND - STUCCO
SCALE : 1 1/2" = 1'-0"



3 TRIM BAND - STUCCO
SCALE : 1 1/2" = 1'-0"



11 TRIM BAND - STUCCO
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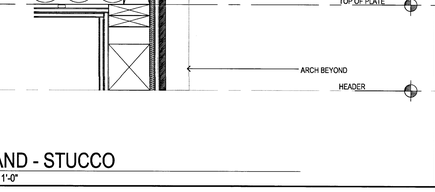

8 TRIM BAND - STUCCO
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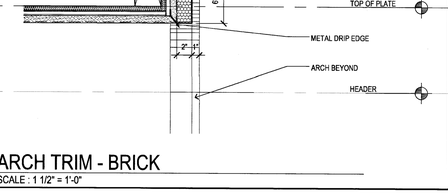
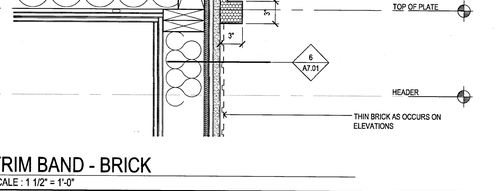


5 ARCH TRIM - BRICK
SCALE : 1 1/2" = 1'-0"



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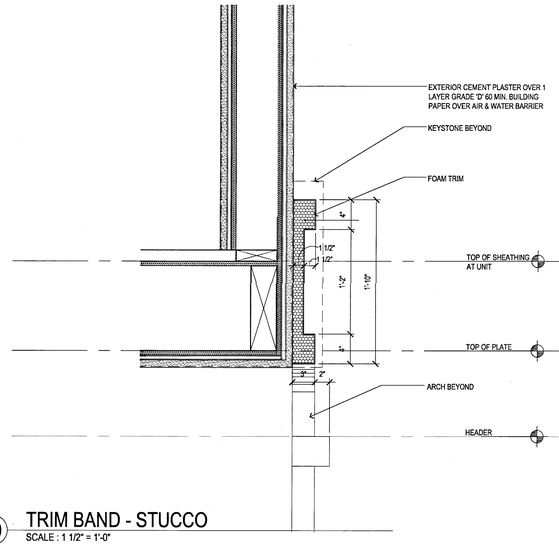
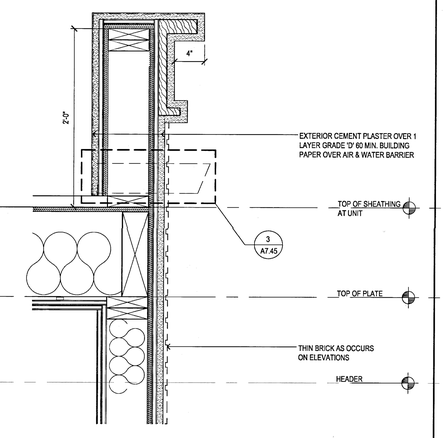
SCALE : 1 1/2" = 1'-0"



10 TRIM BAND - STUCCO
SCALE : 1 1/2" = 1'-0"



7 FOM TRIM AT WALL - BRICK
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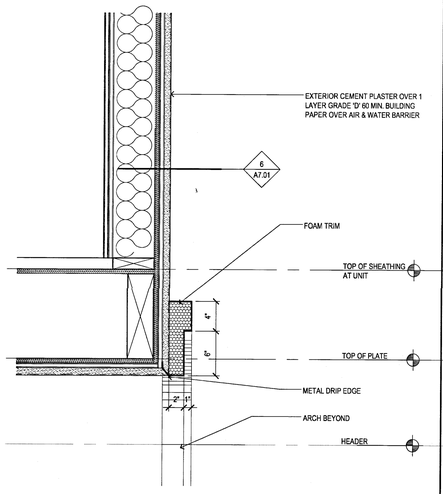
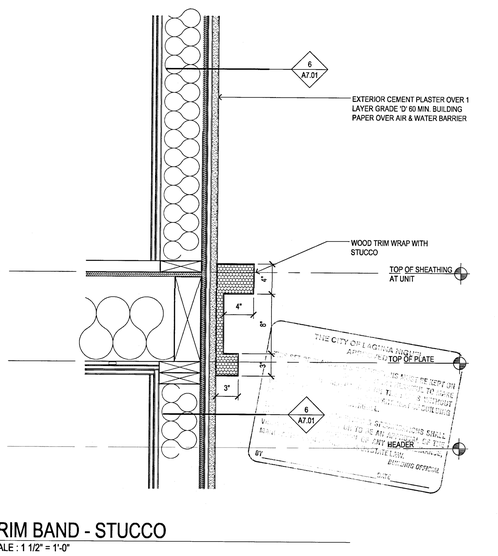


4 ARCHED TRIM BAND - STUCCO
SCALE : 1 1/2" = 1'-0"



1 TRIM BAND - STUCCO
SCALE : 1 1/2" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Rem. 7-31-17
STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
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2350 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
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SHEET CONTENTS:
TRIM DETAILS

SHEET NO.
A7.63

2012364

05-19-16 CITY SUBMITTAL

P:\E-M\12364_Wood Partners-Laguna Niguel\4-CD\70-DETAILS\A7.63.dwg
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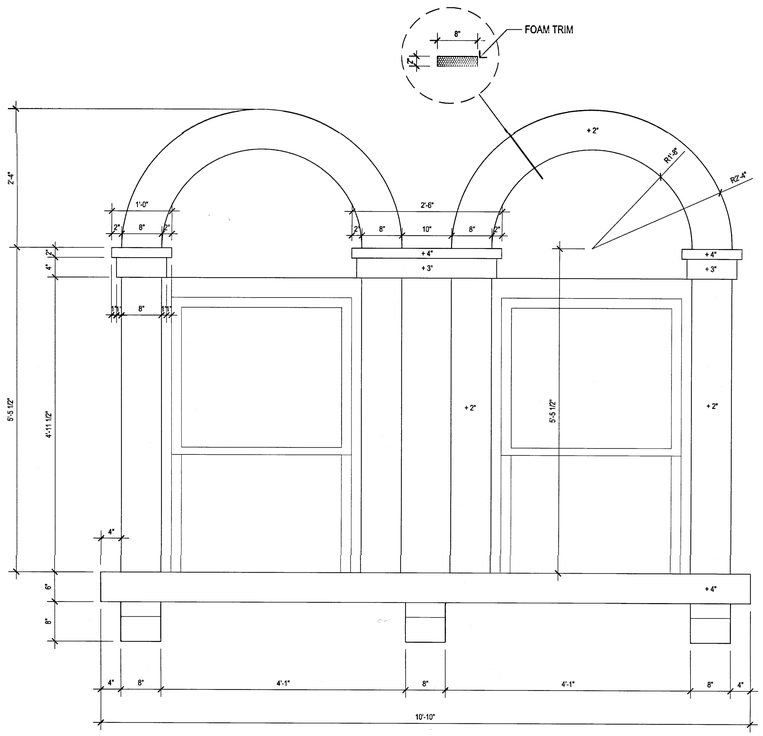
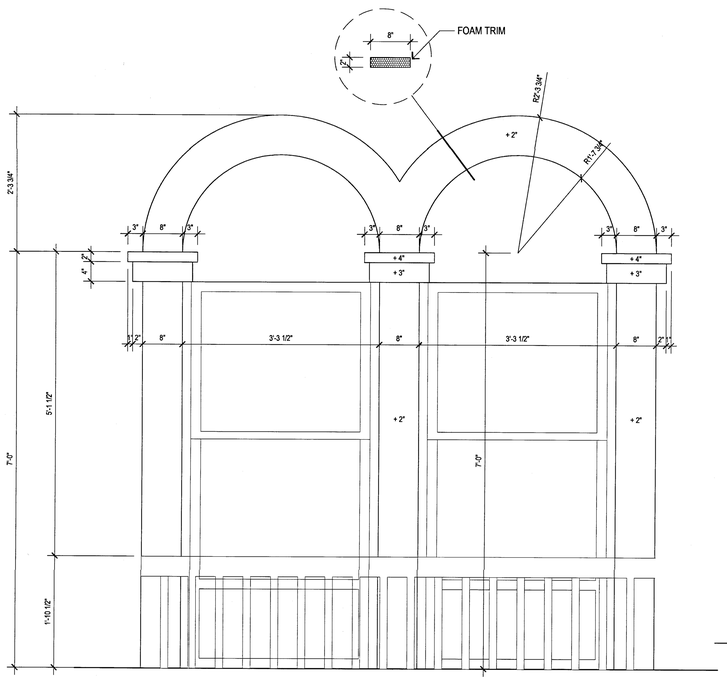


6 WINDOW TRIM
SCALE : 1" = 1'-0"



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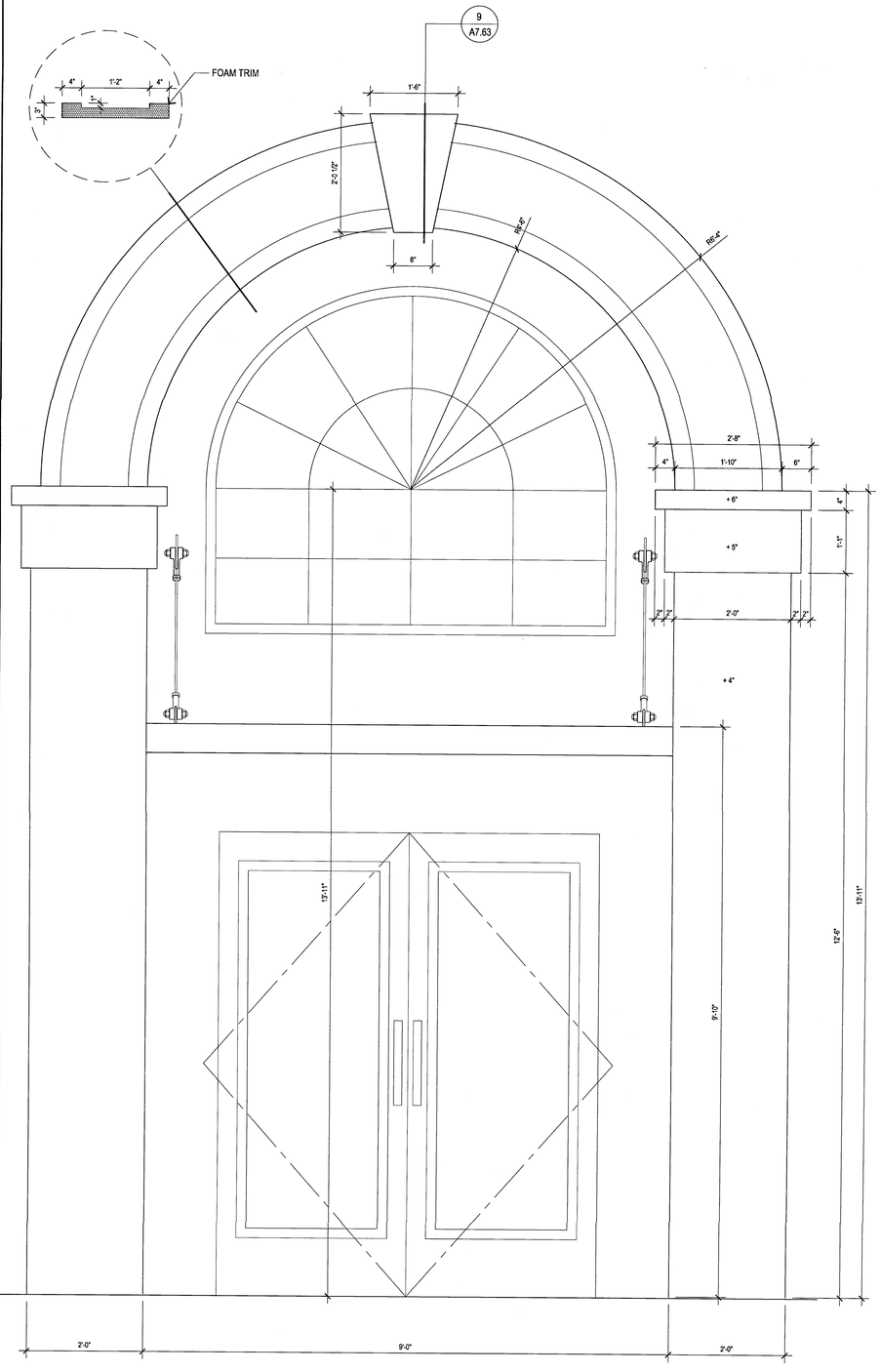

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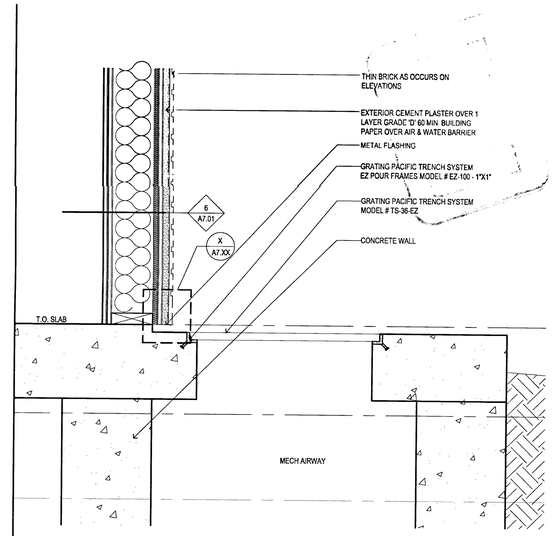

3 GRATE AT MECH AIRWAY
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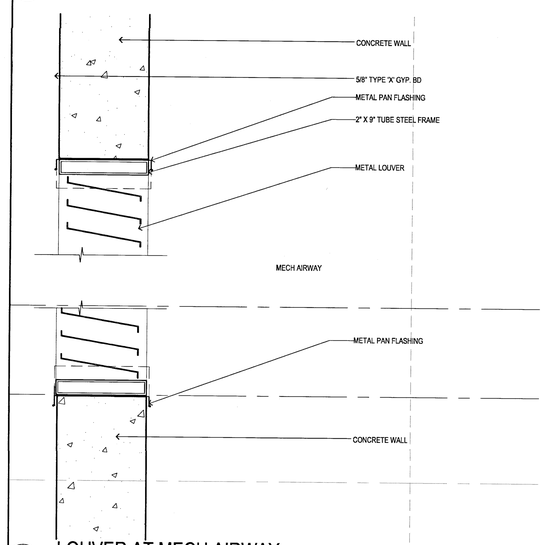

2 LOUVER AT MECH AIRWAY
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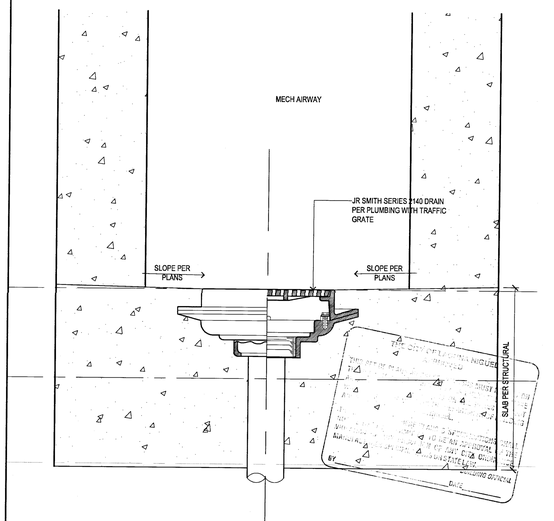

1 DRAIN AT SLAB - MECH AIRWAY
SCALE : 1 1/2" = 1'-0"

Drawn By:

Designed by:

Architect of Record: VINCE CHUPKA

Original Date Plotted:

Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — REGISTERED — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
TRIM DETAILS

SHEET NO.
A7.64

2012364

05-19-16 CITY SUBMITTAL

FILE: N:\12364_Wood Partners Laguna Niguel\A-CD\700 DET\ALU\A7.63.dwg
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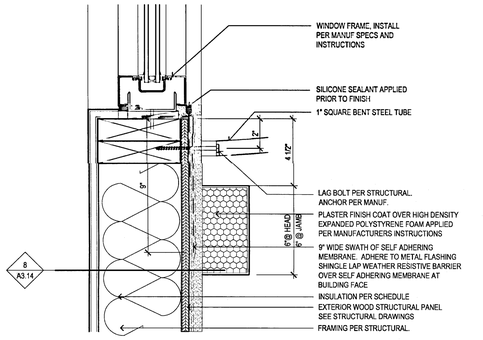
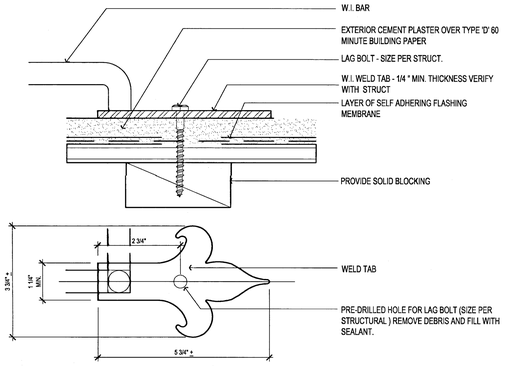


15 ATTACHMENT AT DOME CANOPY
SCALE : 3" = 1'-0"



14 ATTACHMENT AT WROUGHT IRON AWNING
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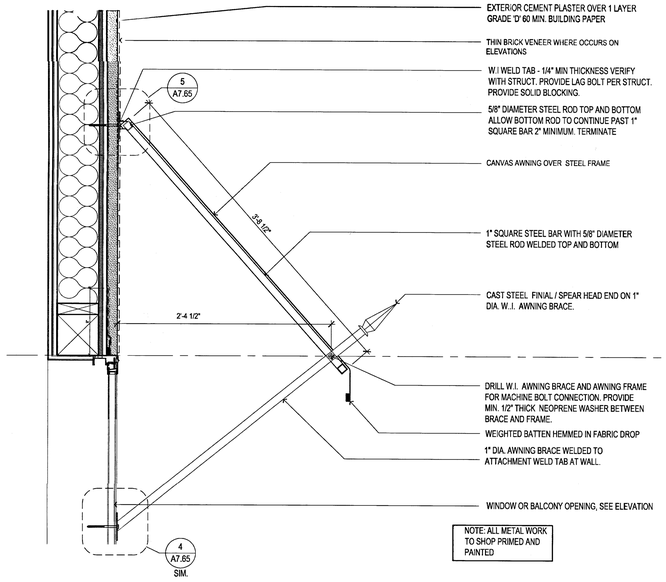

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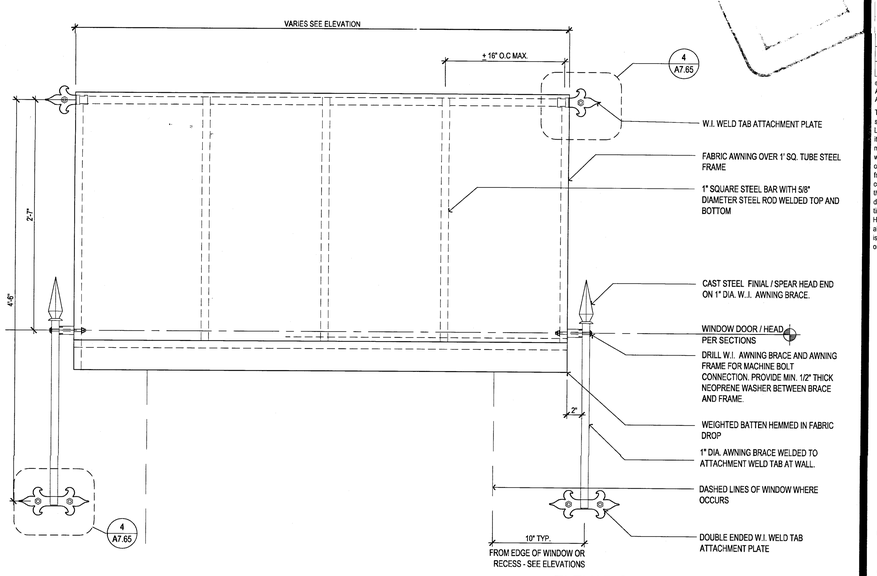

ELEVATION

2 WROGHT IRON AWNING
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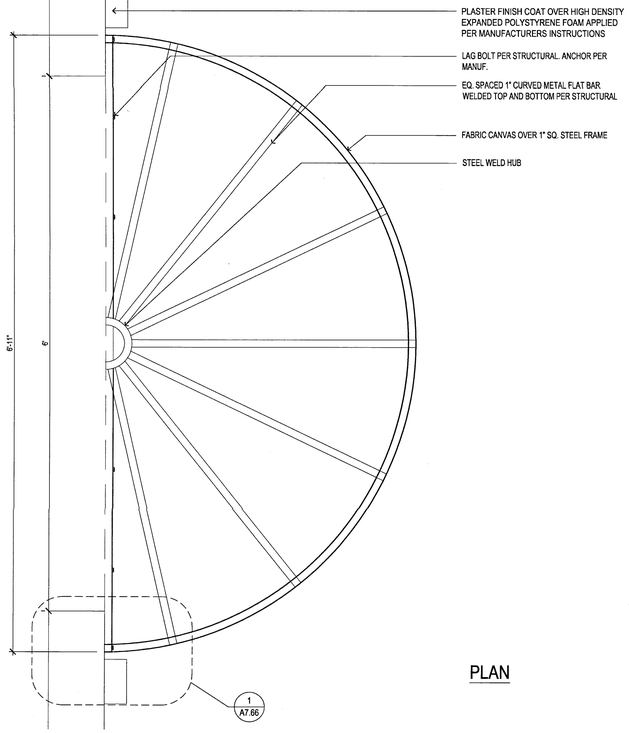
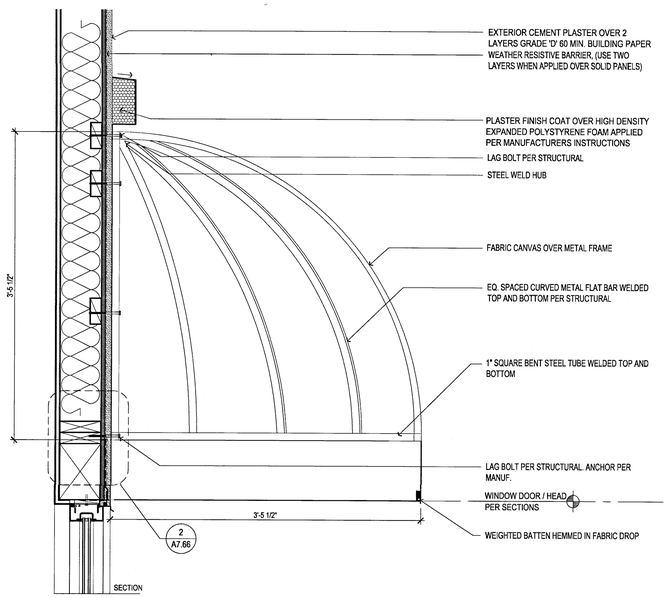


PLAN



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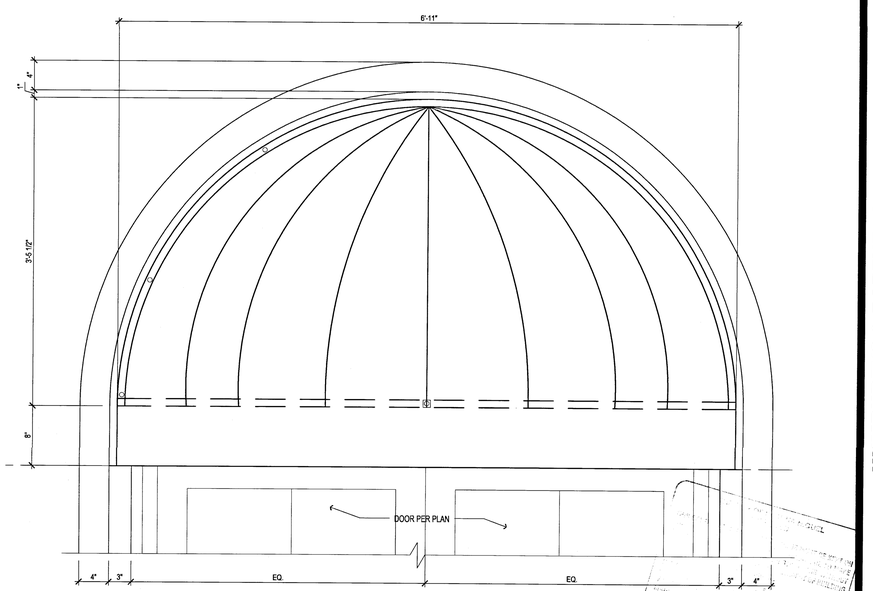

ELEVATION

12 DOME CANOPY
SCALE : 1-1/2" = 1'-0"

1 DOME CANOPY
SCALE : 1-1/2" = 1'-0"

CONTRACTOR TO VERIFY FIELD CONDITIONS AND TO PROVIDE SHOP DRAWINGS / DETAILS FOR ALL CONDITIONS. DETAILS PROVIDED HERE ARE BASED ON DESIGN

FILE: M11284_Wood Partners Laguna Niguel\4-CD\70 DETAILS\A7.65.dwg
USER: svivo - Wednesday, May 18, 2016 - 9:46am
SCALE: 8/8 LAYOUT: A7.65

Drawn By: SV
Designed By:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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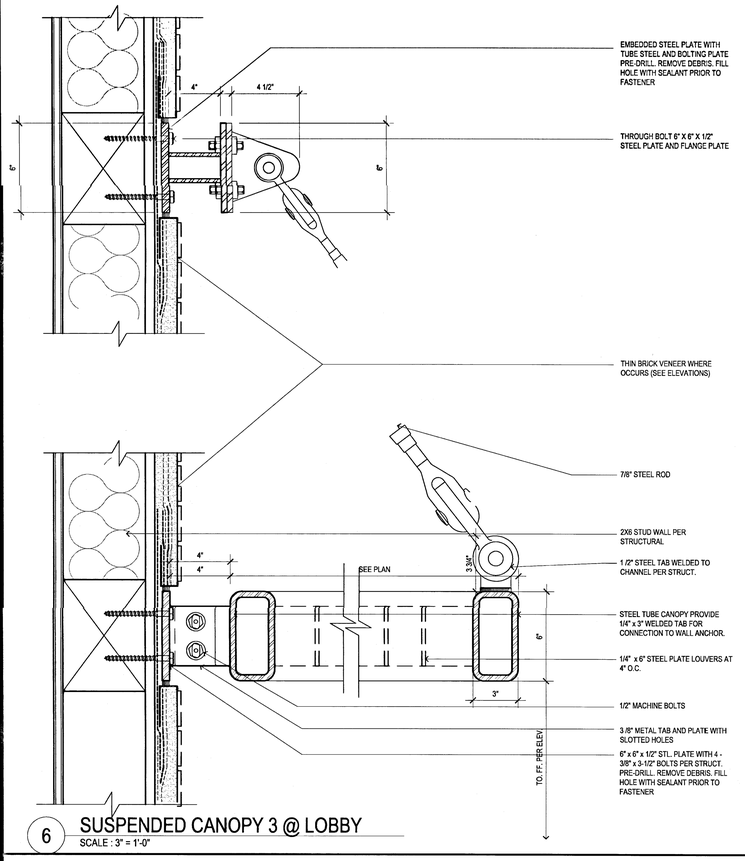
SHEET CONTENTS:
EXTERIOR DETAILS
AWNING / CANOPY

SHEET NO.
A7.65

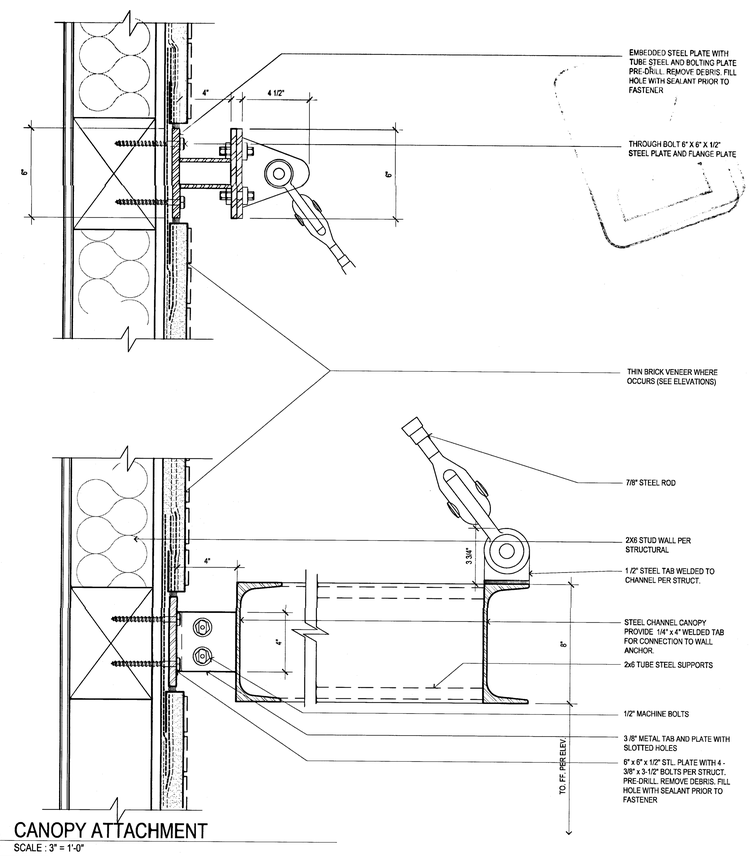
2012364

05-19-16 CITY SUBMITTAL



6 SUSPENDED CANOPY 3 @ LOBBY
SCALE : 3" = 1'-0"

4 NOT USED
SCALE : 3/4" = 1'-0"



2 CANOPY ATTACHMENT
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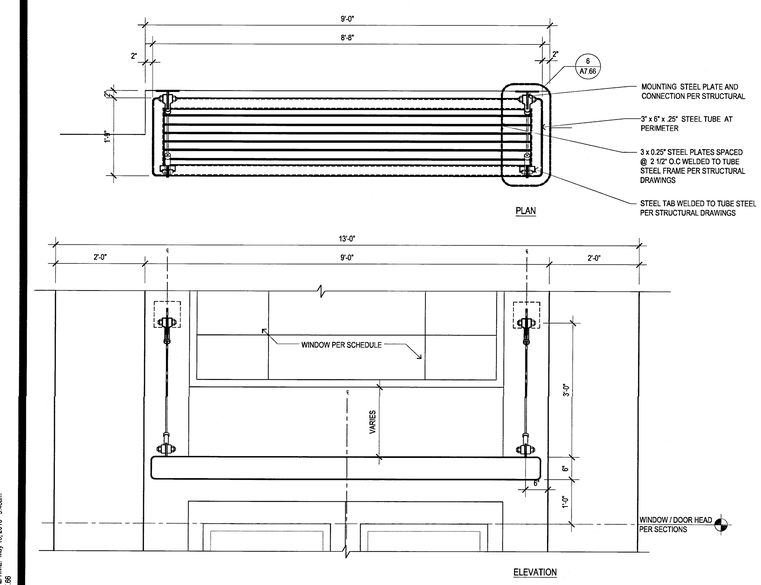
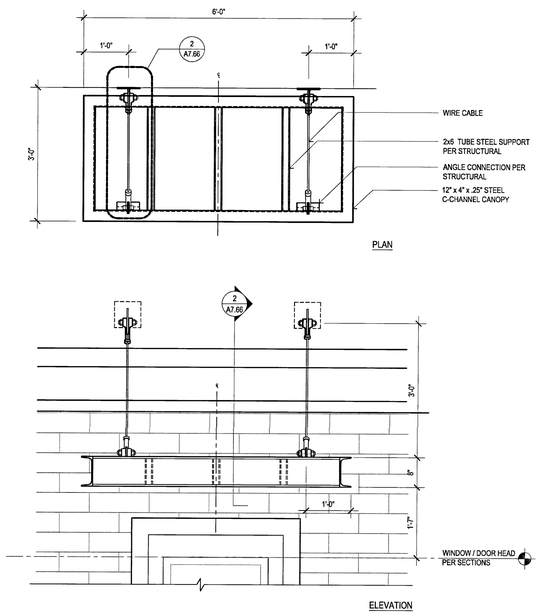
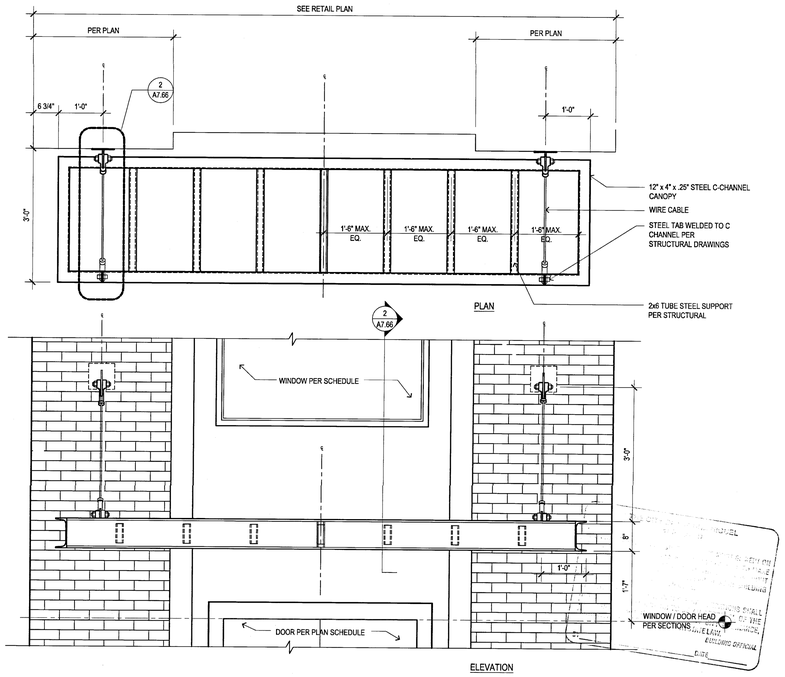


5 SUSPENDED CANOPY 3 @ LOBBY
SCALE : 3/4" = 1'-0"



3 SUSPENDED CANOPY 2
SCALE : 3/4" = 1'-0"



1 SUSPENDED CANOPY 1
SCALE : 3/4" = 1'-0"

CONTRACTOR TO VERIFY FIELD CONDITIONS AND TO PROVIDE SHOP DRAWINGS / DETAILS FOR ALL CONDITIONS. DETAILS PROVIDED HERE ARE BASED ON DESIGN

FILE: M:\17264_Wood Partners Laguna Niguel-ADD700.DET\ALA7.66.dwg
USER: sabbaughan | DATE/TIME: May 19, 2016 - 9:46am
SCALE: 96 LAYOUT: A7.66

Drawn By: SV
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — VINCENT CHUPKA — LIC. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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ARCHITECTS, L.P.
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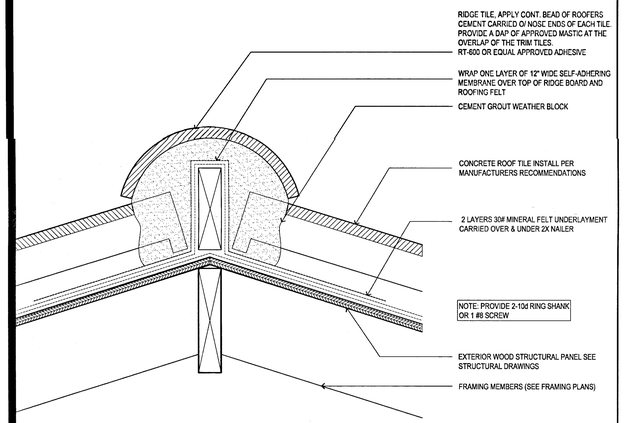
SHEET CONTENTS:
EXTERIOR DETAILS
AWNING / CANOPY

SHEET NO.
A7.66

2012364

05-19-16 CITY SUBMITTAL



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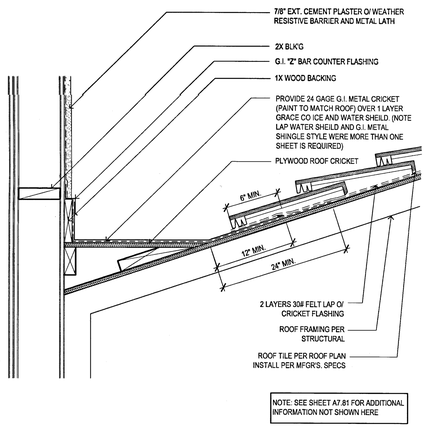

9 ROOF CRICKET DETAIL
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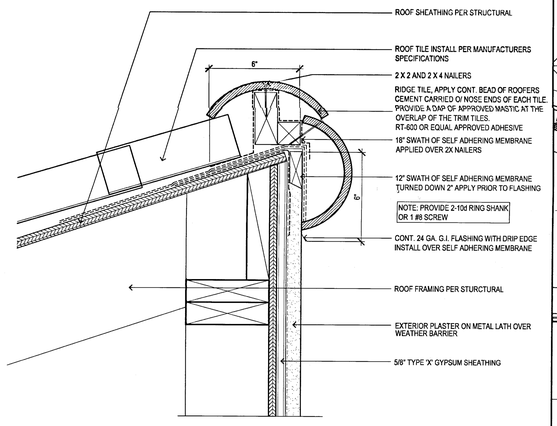

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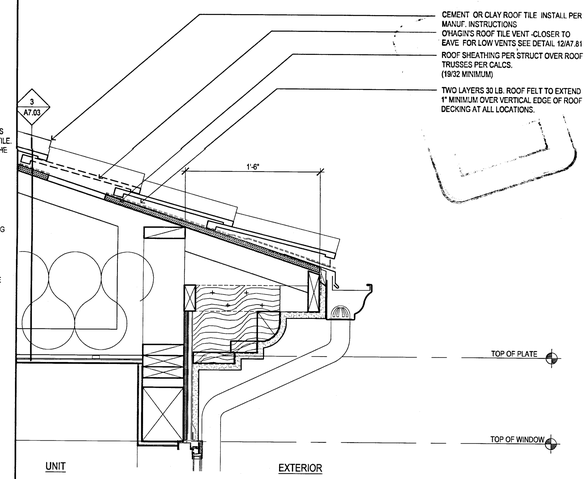
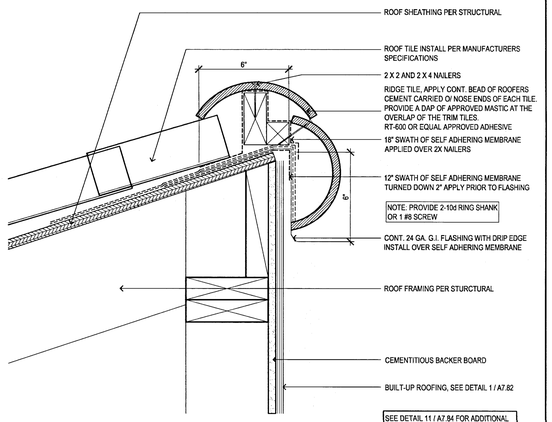
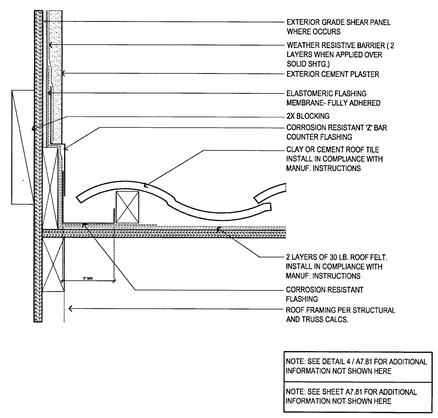


3 EAVE WITH O'HAGIN'S VENT
SCALE : 1 1/2" = 1'-0"

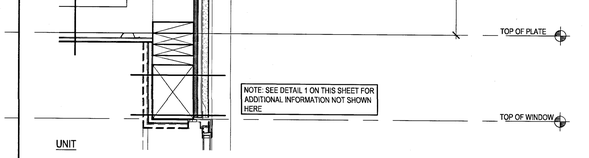
NOTE: SEE DETAIL 1 FOR ADDITIONAL INFORMATION NOT SHOWN HERE



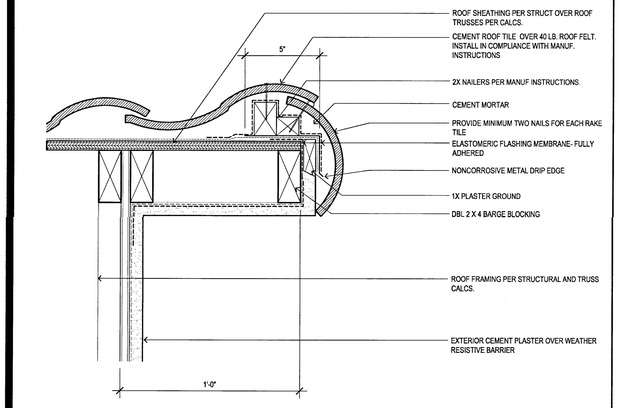
11 ROOF TILE AT MANSARD
SCALE : 3" = 1'-0"



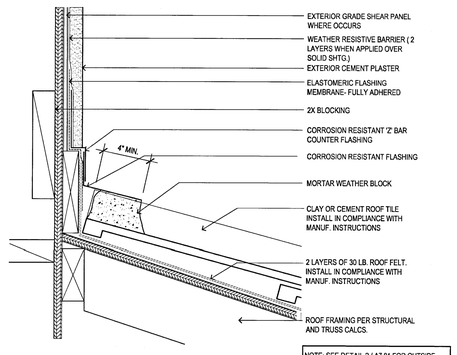
8 ROOF TO WALL DETAIL
SCALE : 1 1/2" = 1'-0"



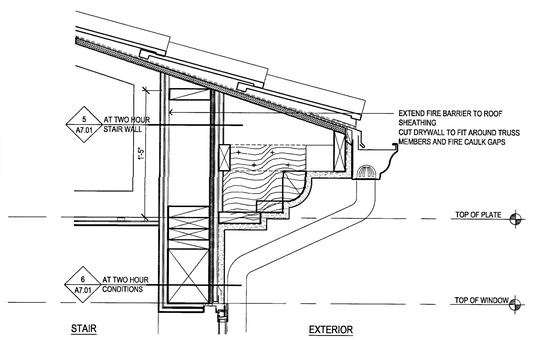
2 EAVE DETAIL
SCALE : 1 1/2" = 1'-0"



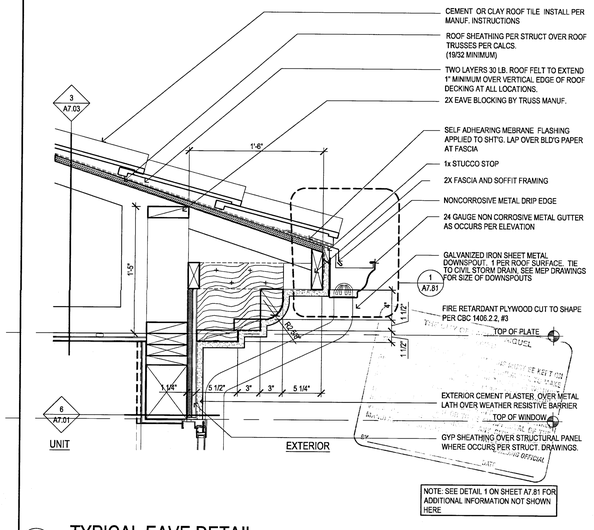
10 RAKE DETAIL
SCALE : 3" = 1'-0"



7 ROOF TO WALL DETAIL
SCALE : 1 1/2" = 1'-0"



4 EAVE AT STAIR ENCLOSURE
SCALE : 1 1/2" = 1'-0"



1 TYPICAL EAVE DETAIL
SCALE : 1 1/2" = 1'-0"

Drawn By:	SV
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
No. C23572
Reg. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
ROOF EAVE DETAILS

SHEET NO.
A7.80

2012364

05-19-16 CITY SUBMITTAL

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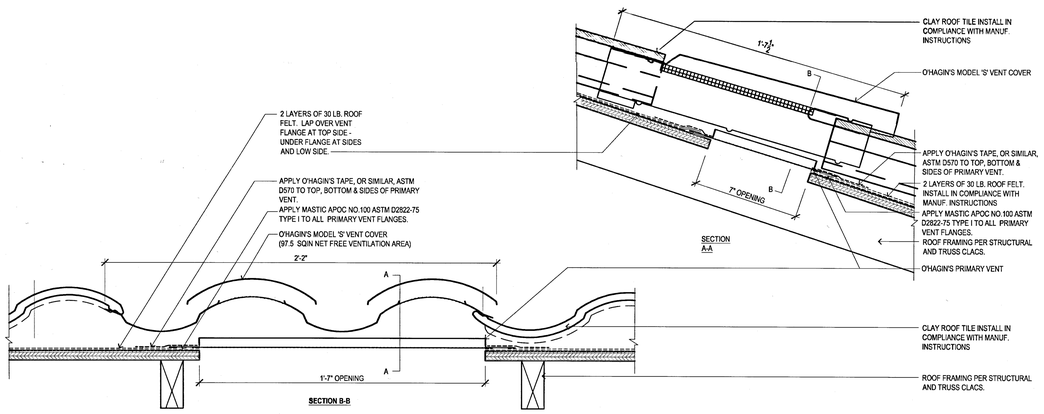
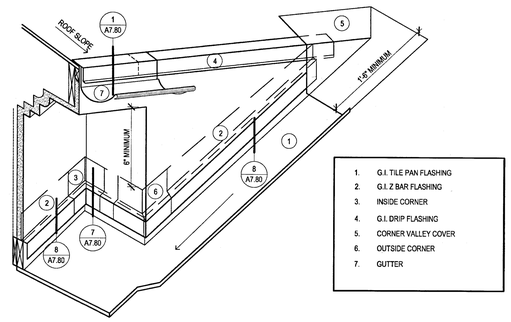
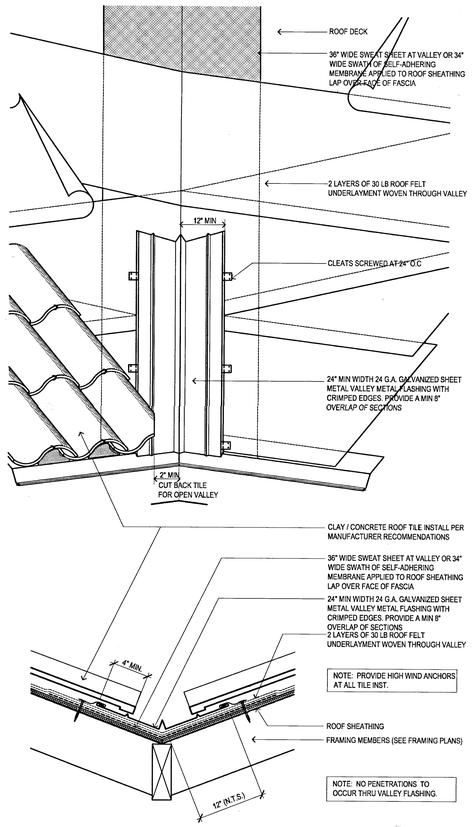


12 ROOF VENT
SCALE : 3" = 1'-0"

11 NOT USED
SCALE : N.T.S.



8 ROOF TO ROOF FLASHING
SCALE : N.T.S.



5 VALLEY FLASHING
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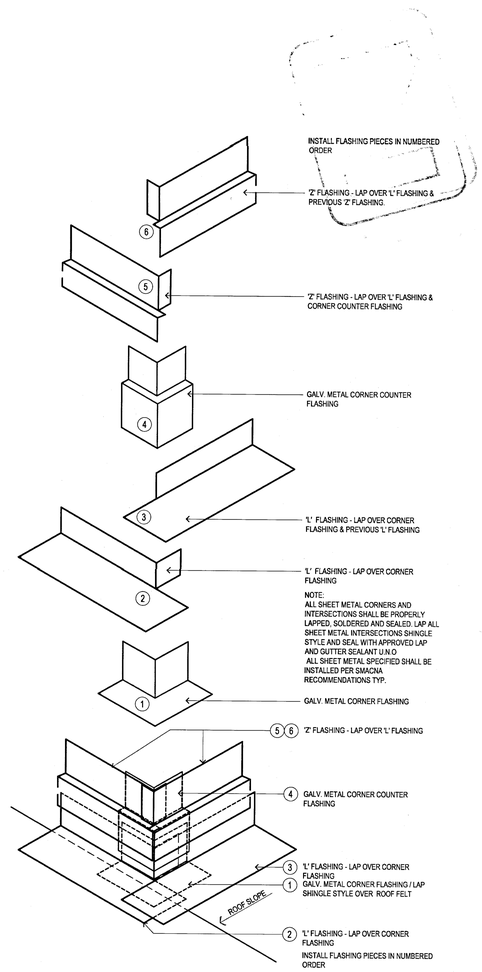

2 OUTSIDE CORNER FLASHING
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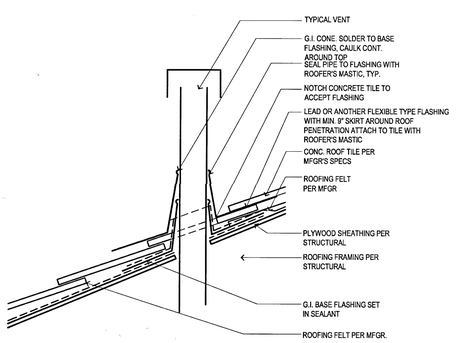
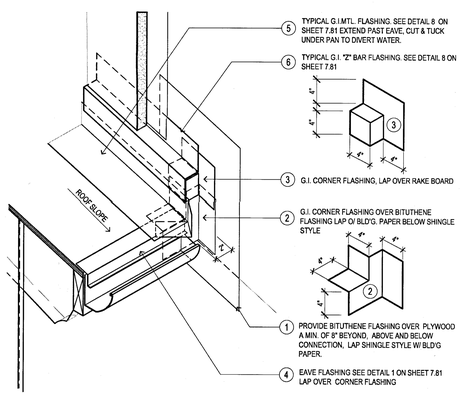


10 B-VENT AT ROOF
SCALE : 1 1/2" = 1'-0"



7 ROOF TO WALL DETAIL
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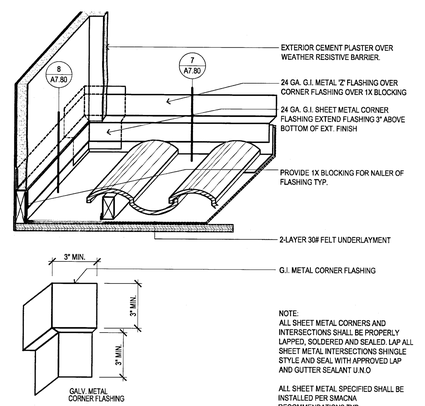
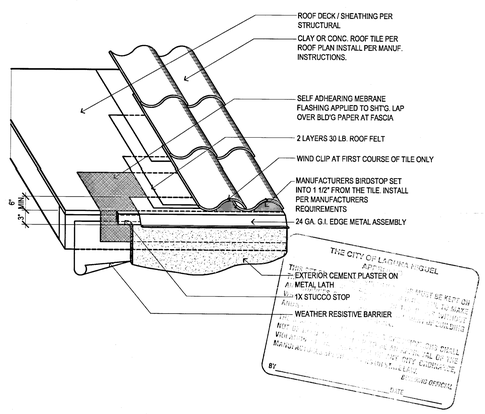


4 INSIDE CORNER FLASHING
SCALE : N.T.S.



1 ROOF TILE INSTALLATION
SCALE : N.T.S.

Drawn By: SV
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
ROOF FLASHING DETAILS

SHEET NO.
A7.81

2012364

05-19-16 CITY SUBMITTAL

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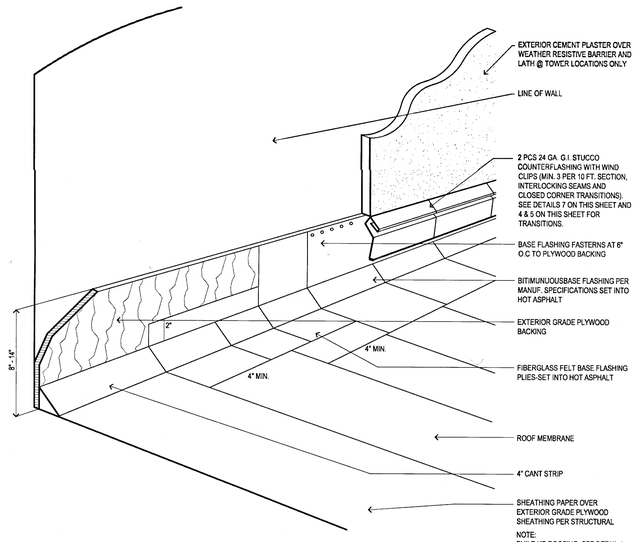
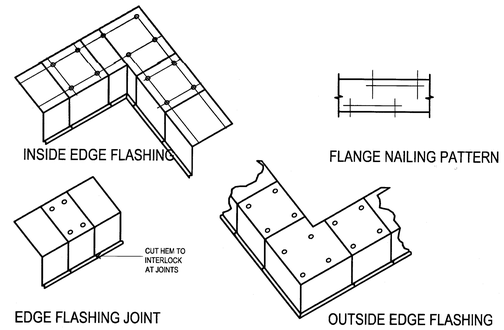


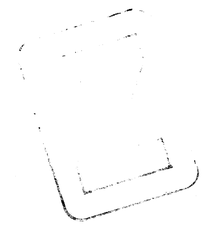
NOTE:
BUILT-UP ROOFING. SEE DETAIL 4 ON SHEET A7.82

12 ROOF TO WALL FLASHING
SCALE : N.T.S.

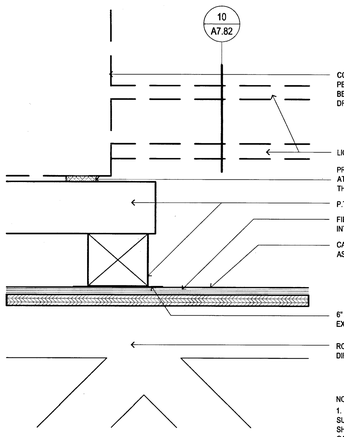


NOTES:
ROOF CEMENT SHALL BE INSTALLED BETWEEN THE ENDS AT ALL JOINTS SIX INCHES EACH SIDE OF JOINT
EACH JOINT SHALL BE WITH RINSSANK NAILS A MINIMUM OF FOUR NAILS, TWO ON SIDE OF THE JOINT ,
ALL JOINTS AND MITERS SHALL BE OVERLAPPED A MINIMUM OF FOUR INCHES

6 FLASHING
SCALE : N.T.S.

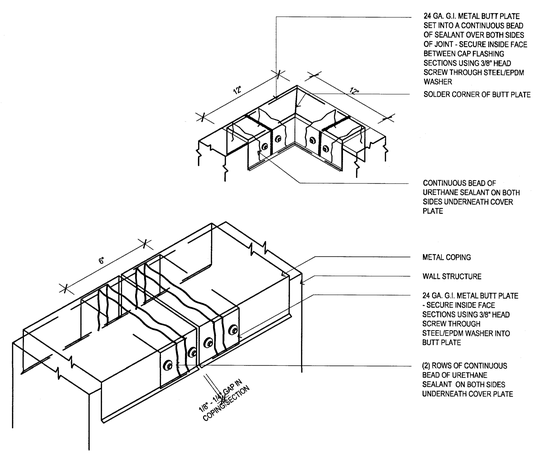


3 NOT USED
SCALE : 1 1/2" = 1'-0"

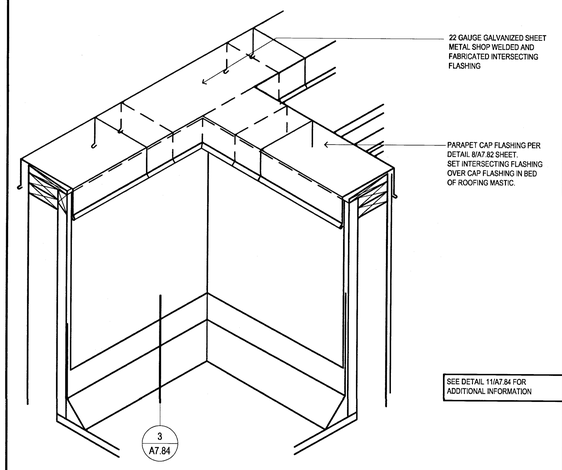


NOTES:
1. ANY SECUREMENT OF UNITS OR SUPPORTS INTO THE P.T. 4x4 SLEEPERS SHALL BE THROUGH 1/4" NEOPRENE GASKET. APPLY ELASTOMERIC SEALANT ON UNDERSIDE AND TOP OF GASKET IMMEDIATELY PRIOR TO INSTALLING BOLTS.
2. SIZE AND LOCATION OF SLEEPERS SHALL BE AS NEEDED FOR STRUCTURAL SUPPORT AND ACCOMMODATION OF EQUIPMENT.

11 FLASHING AT MECHANICAL PLATFORM
SCALE : 3" = 1'-0"

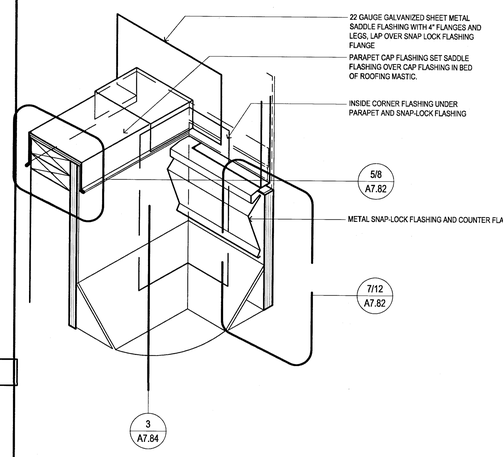


8 PARAPET COPING BUTT JOINT
SCALE : N.T.S.



SEE DETAIL 11/A7.84 FOR ADDITIONAL INFORMATION

5 PARAPET INTERSECTION
SCALE : N.T.S.



2 PARAPET INTERSECTION
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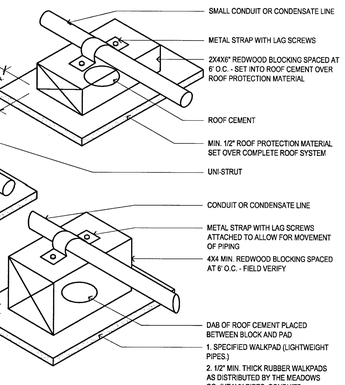
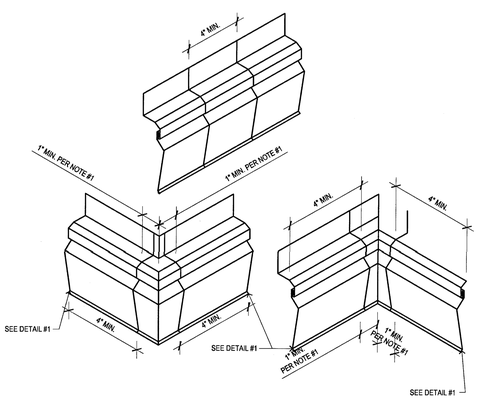


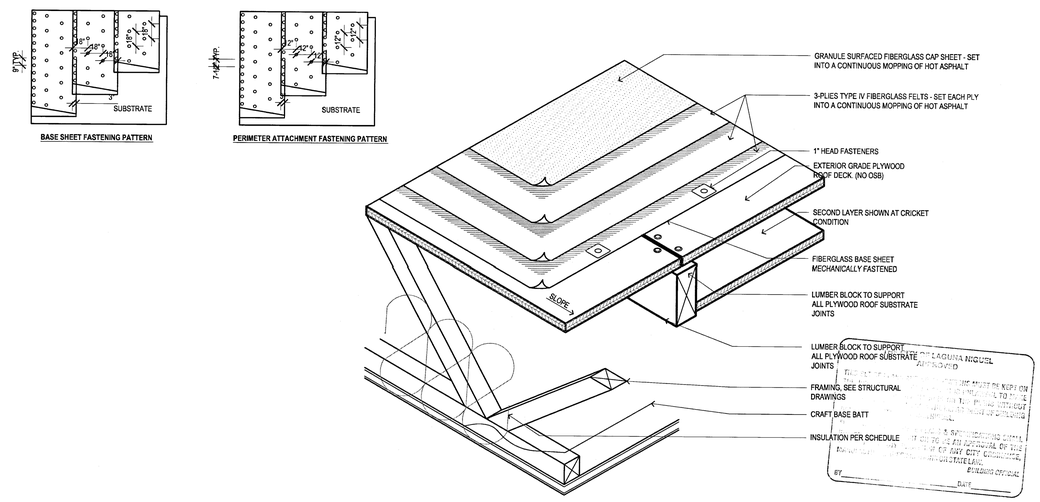
NOTE:
1. NO FASTENERS SHALL PENETRATE THE ROOFING MEMBRANE.

10 PIPE SUPPORT
SCALE : N.T.S.



NOTE:
1. ALL LAPS MUST BE RIVETED OR SPOT WELDED 1" O.C. AND FULLY SOLDERED.
2. SEE DETAIL 2/A7.81 FOR ADDITIONAL INFORMATION

7 COUNTER FLASHING CORNER PIECES
SCALE : 3" = 1'-0"



4 TYPICAL CROSS SECTION AT BUILT UP ROOFING
SCALE : N.T.S.

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USER: sabdoghani DATE/TIME: May 18, 2016 - 3:47pm
SCALE: 98 LAYOUT: A7.82

Drawn By:	SV
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — VINCENT CHUPKA — No. C23572 — Ren. 7-31-17 — STATE OF CALIFORNIA

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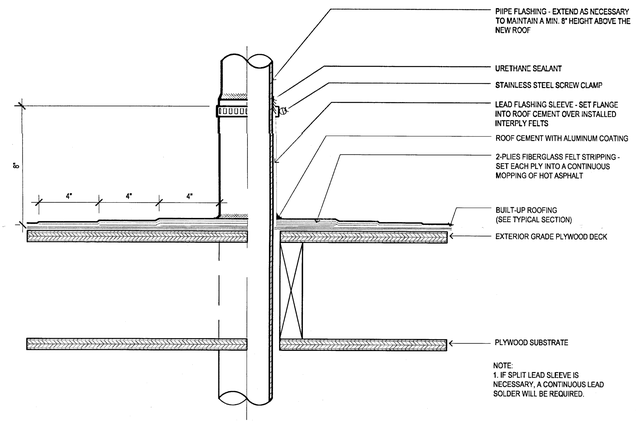
SHEET CONTENTS:
BUILT-UP ROOF DETAILS

SHEET NO.
A7.82

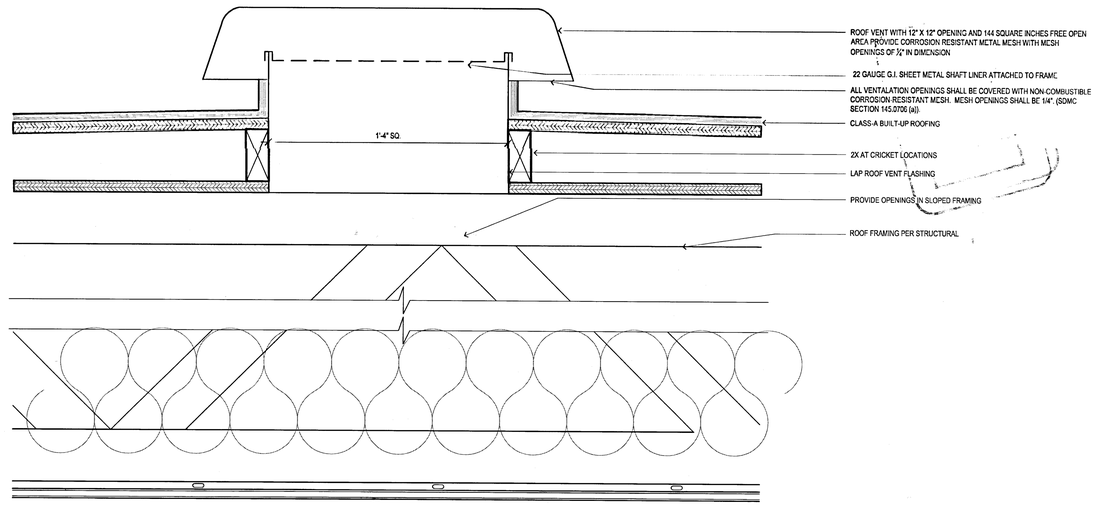
2012364

05-19-16 CITY SUBMITTAL

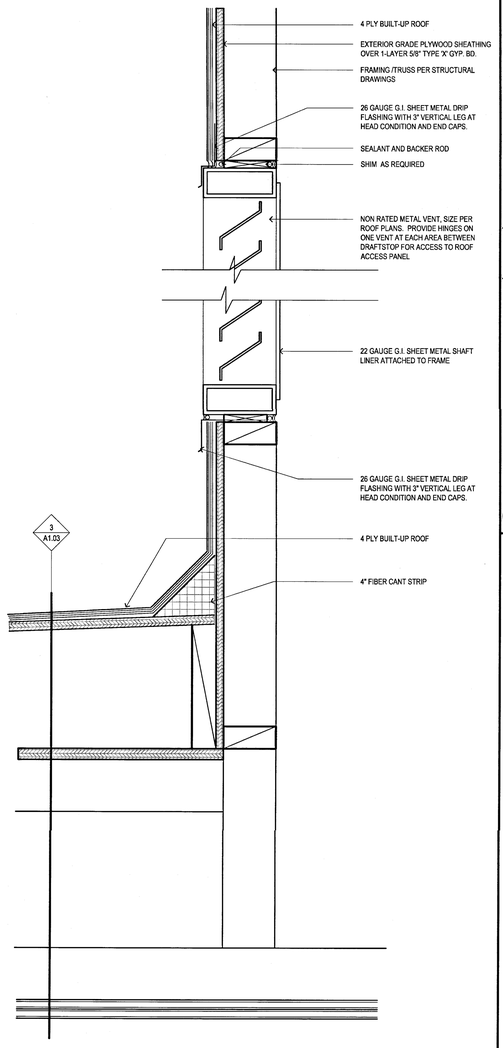


NOTE:
1. IF SPLIT LEAD SLEEVE IS NECESSARY, A CONTINUOUS LEAD SOLDER WILL BE REQUIRED.

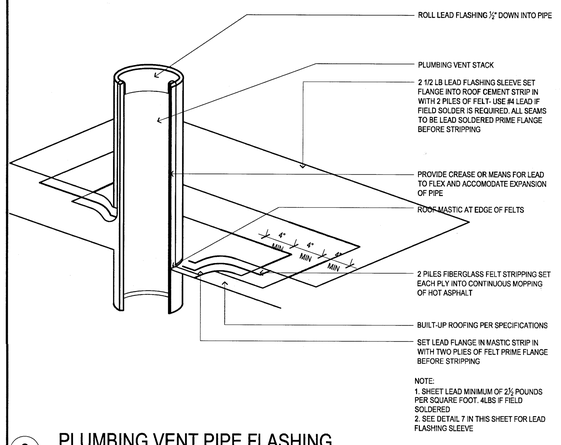
12 FLASHING AT LEAD PIPE-CLAMPED
SCALE : 3" = 1'-0"



6 MUSHROOM VENT
SCALE : 3" = 1'-0"

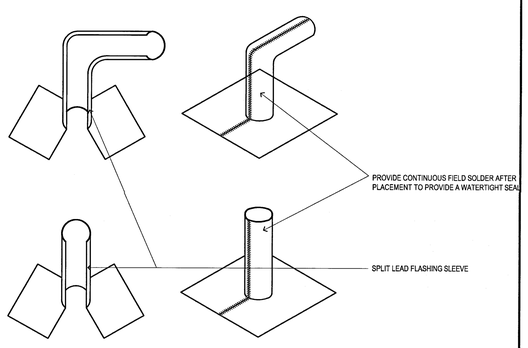


10 ACCESS PANEL / VENT AT ROOF
SCALE : 3" = 1'-0"

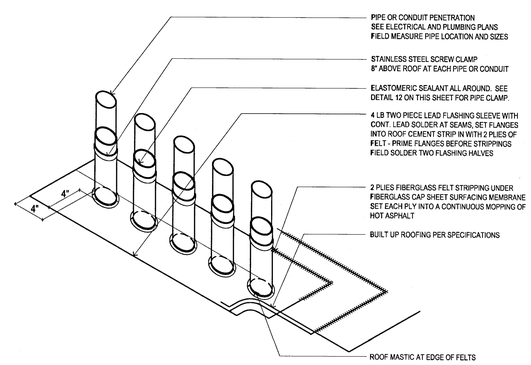


NOTE:
1. SHEET LEAD MINIMUM OF 2½ POUNDS PER SQUARE FOOT. 4LBS IF FIELD SOLDERED
2. SEE DETAIL 7 IN THIS SHEET FOR LEAD FLASHING SLEEVE

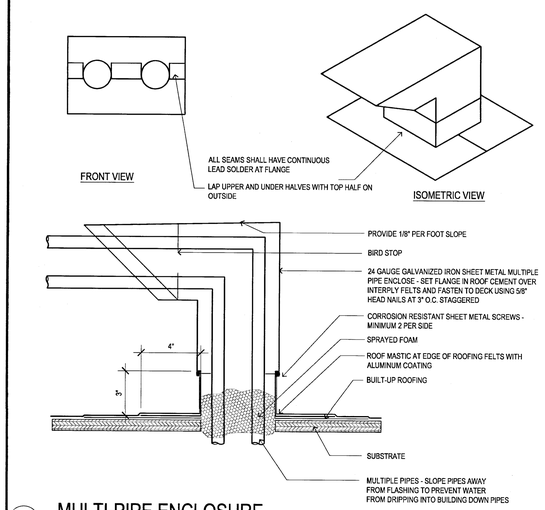
8 PLUMBING VENT PIPE FLASHING
SCALE : 3" = 1'-0"



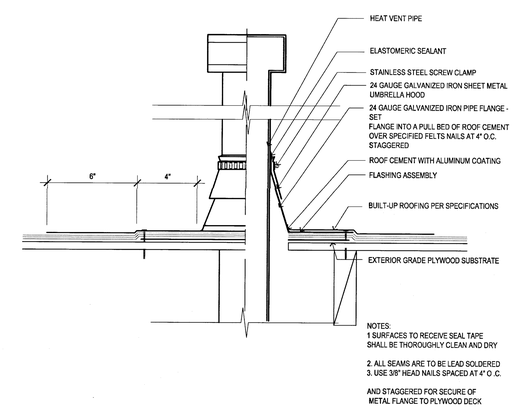
7 LEAD SPLIT FLASHING SLEEVES
SCALE : 3" = 1'-0"



5 MULTI-PIPE ENCLOSURE
SCALE : 3" = 1'-0"



2 MULTI-PIPE ENCLOSURE
SCALE : 3" = 1'-0"

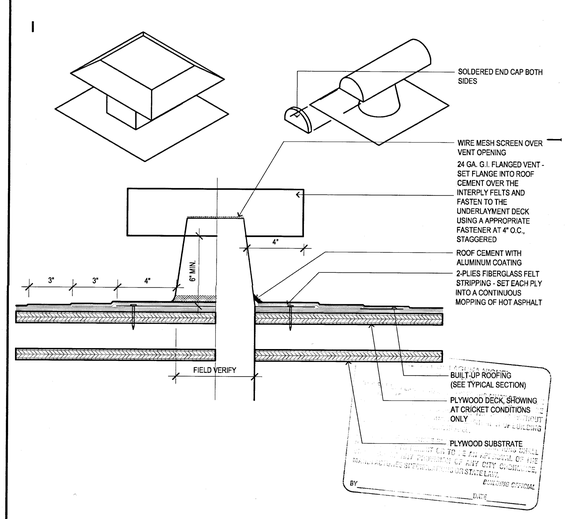


NOTES:
1 SURFACES TO RECEIVE SEAL TAPE SHALL BE THOROUGHLY CLEAN AND DRY

2. ALL SEAMS ARE TO BE LEAD SOLDERED
3. USE 3/8" HEAD NAILS SPACED AT 4" O.C.

AND STAGGERED FOR SECURE OF METAL FLANGE TO PLYWOOD DECK

4 FLASHING AT B-VENT PENETRATION
SCALE : 3" = 1'-0"



1 T-TOP FLANGED VENT
SCALE : 3" = 1'-0"

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LICENSED ARCHITECT
REGISTERED PROFESSIONAL ENGINEER
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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SHEET CONTENTS:
MISC. ROOF DETAILS

SHEET NO.
A7.8_

2012364

05-19-16 CITY SUBMITTAL

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USER: Mark Hutchinson - PLOTTIME: May 18, 2016 - 9:47am
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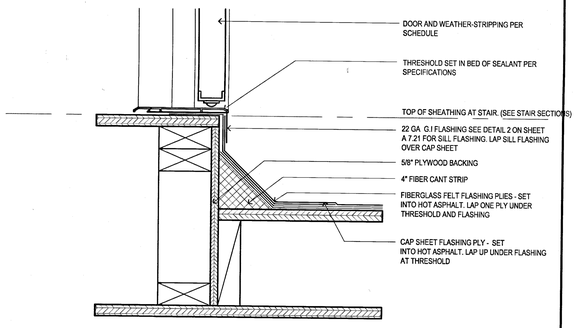
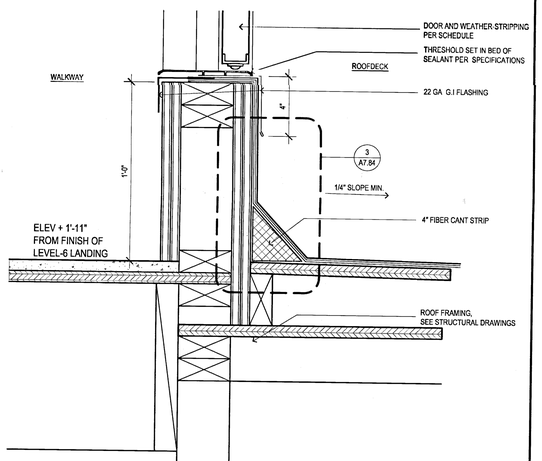
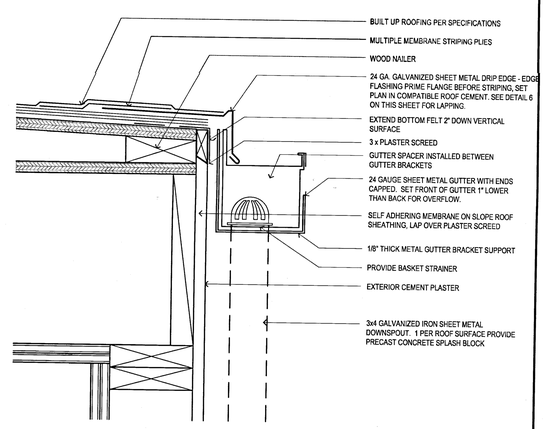


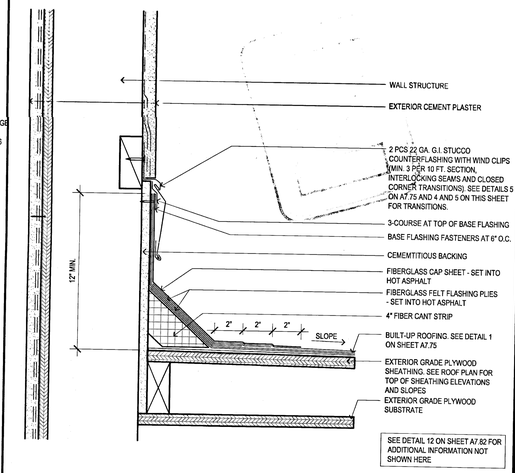
12 DOOR THRESHOLD AT ROOF
SCALE : 3" = 1'-0"



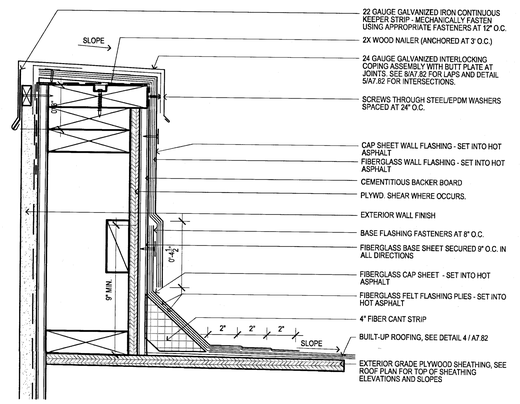
9 THRESHOLD AT STAIR-1 ROOF
SCALE : 3" = 1'-0"



6 GUTTER AT ROOF
SCALE : 3" = 1'-0"

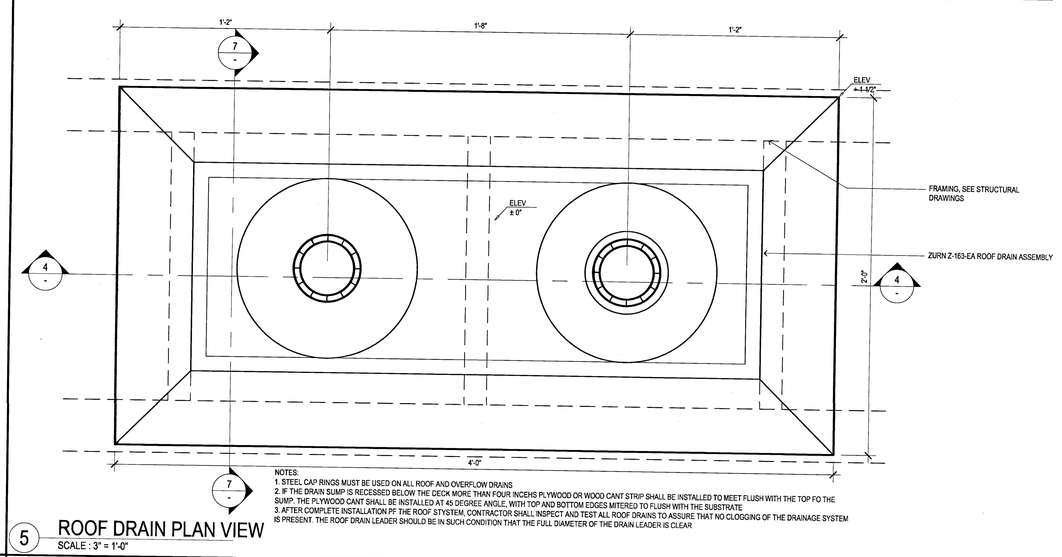


3 TYPICAL BUILT UP ROOF FLASHING
SCALE : 3" = 1'-0"

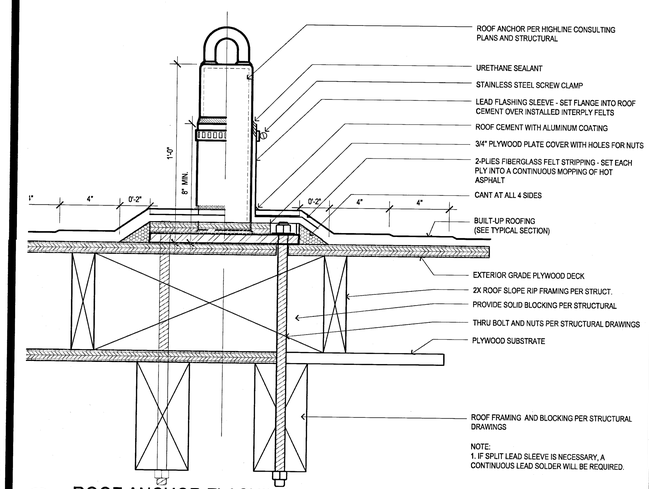


11 FLASHING AT CAP
SCALE : 3" = 1'-0"

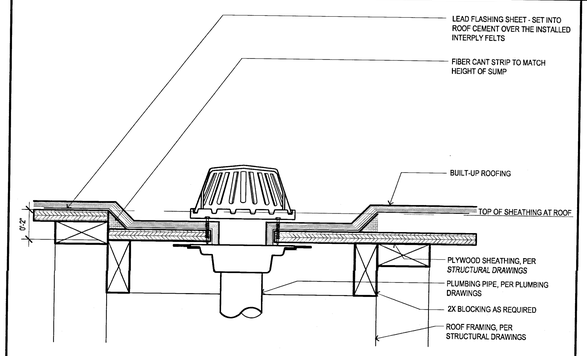
8 NOT USED
SCALE : 3" = 1'-0"



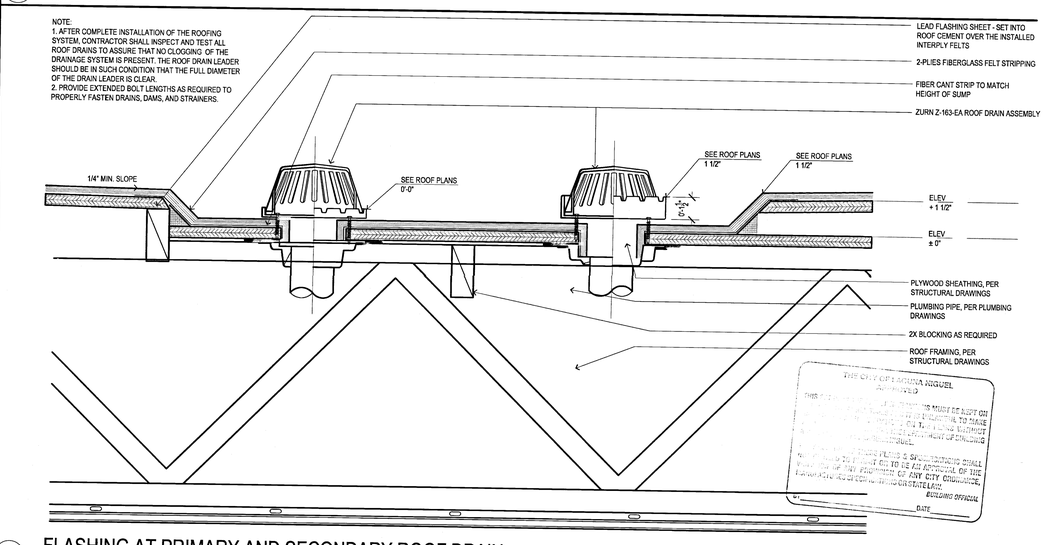
5 ROOF DRAIN PLAN VIEW
SCALE : 3" = 1'-0"



10 ROOF ANCHOR FLASHING
SCALE : 3" = 1'-0"



7 CROSS SECTION AT ROOF DRAIN
SCALE : 3" = 1'-0"



4 FLASHING AT PRIMARY AND SECONDARY ROOF DRAIN
SCALE : 3" = 1'-0"

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

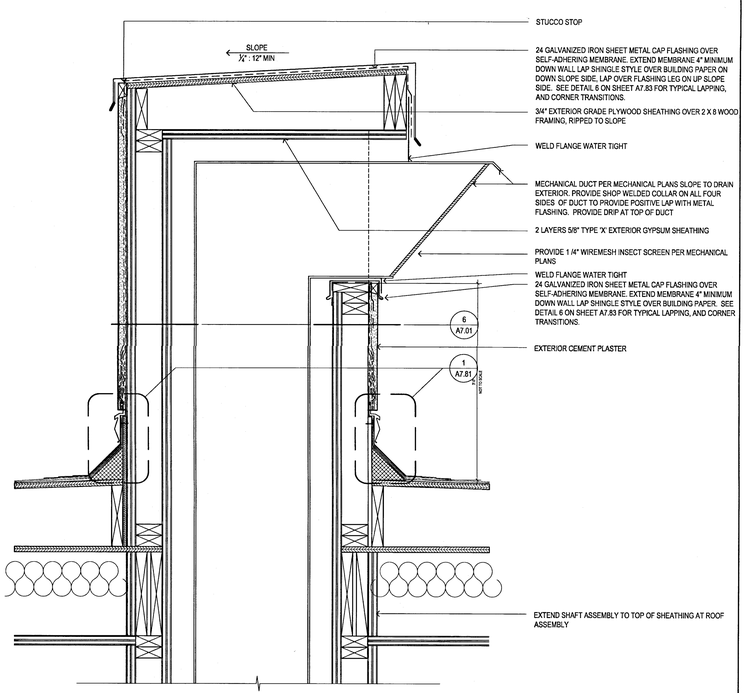
SHEET CONTENTS:
BUILT-UP ROOF DETAILS

SHEET NO.
A7.84

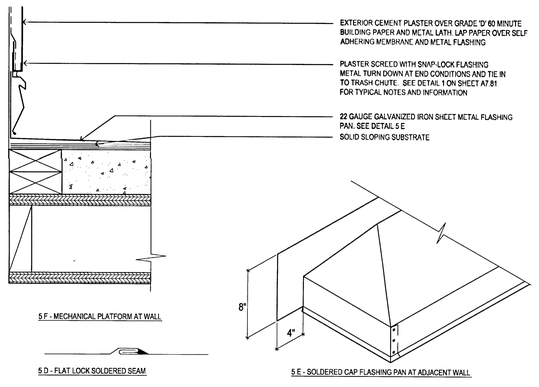
2012364

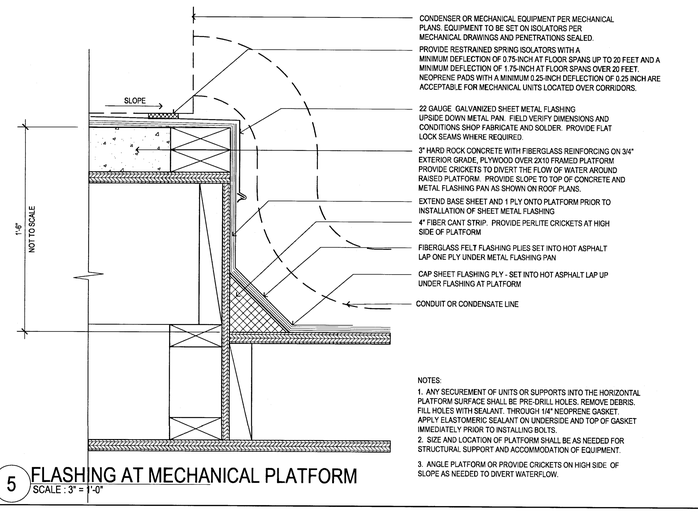
05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\700 DETAILS\7A.dwg
USER: sabolaghani DATE/TIME: May 19, 2016 - 9:47am
SCALE: 4 LAYOUT: A7.84



8 MECHANICAL SHAFT TERMINATION AT ROOF
SCALE : 1 1/2" = 1'-0"





5 FLASHING AT MECHANICAL PLATFORM
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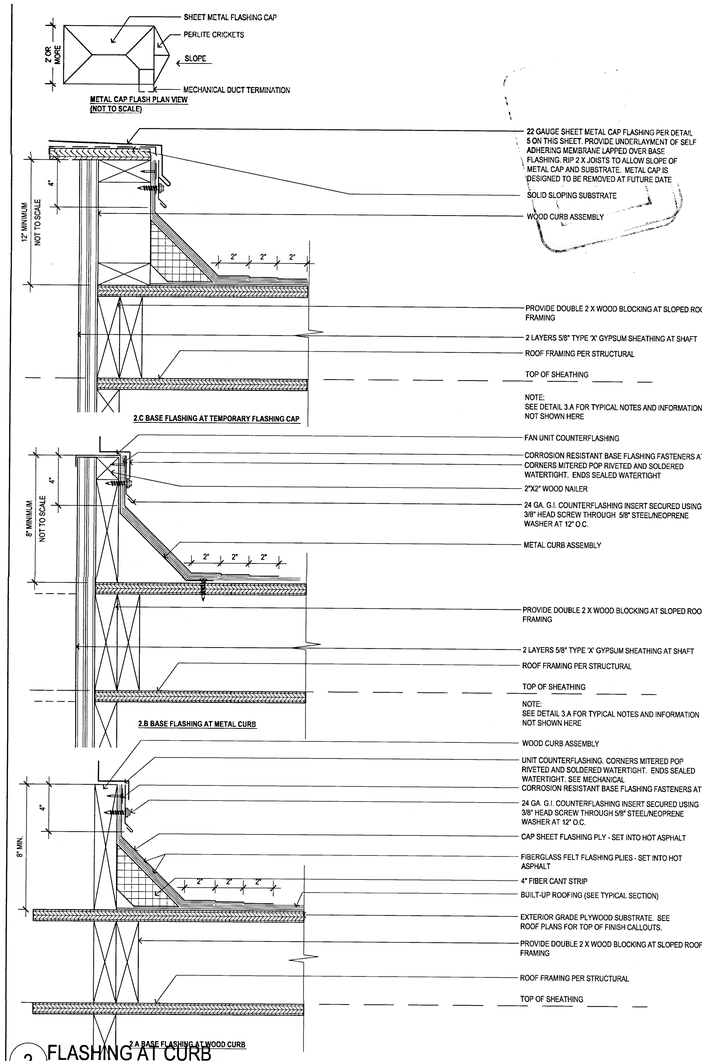

2 FLASHING AT CURB
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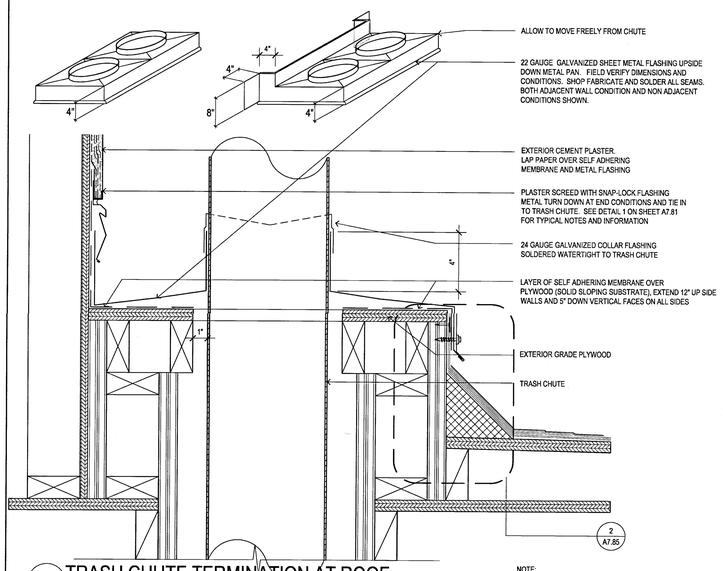
7 NOT USED
SCALE : 3" = 1'-0"



4 TRASH CHUTE TERMINATION AT ROOF
SCALE : 3" = 1'-0"

NOTE:
SEE DETAIL 1 ON SHEET A7.39 FOR TYPICAL NOTES AND INFORMATION NOT SHOWN HERE.

1 NOT USED
NTS

Drawn By: SV
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT VINCENT CHUPKA No. C23572 Ren. 7-31-17 STATE OF CALIFORNIA

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SHEET CONTENTS:
ROOF DETAILS
SHEET NO.
A7.85
2012364

05-19-16 CITY SUBMITTAL

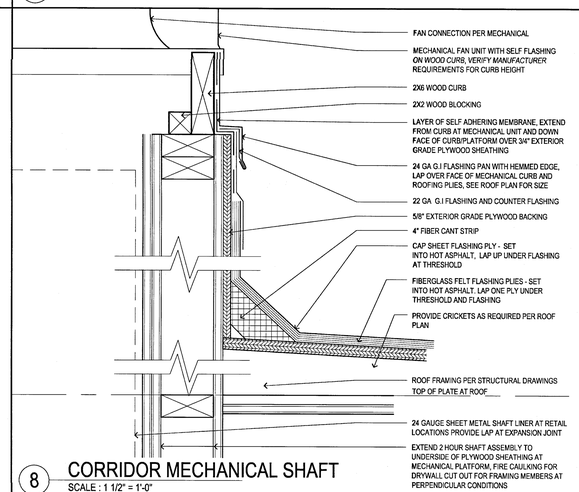
FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\700.DETAILA7.85.dwg
USER: ekoolpe@hpi DATE/TIME: May 18, 2016 - 9:47am
SCALE: 4:1 PLOT: A1.85

13 NOT USED
SCALE : 3" = 1'-0"

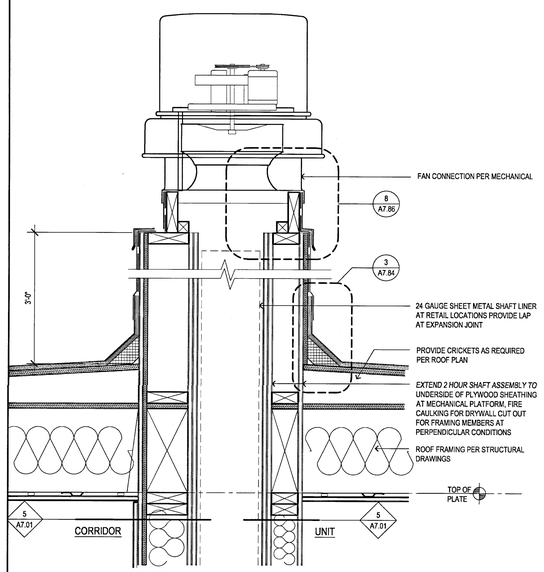
11 NOT USED
SCALE : 3" = 1'-0"

10 NOT USED
SCALE : 3" = 1'-0"

9 CORRIDOR MECHANICAL SHAFT
SCALE : 1 1/2" = 1'-0"



8 CORRIDOR MECHANICAL SHAFT
SCALE : 1 1/2" = 1'-0"



7 CORRIDOR MECHANICAL SHAFT TERMINATION
SCALE : 1 1/2" = 1'-0"

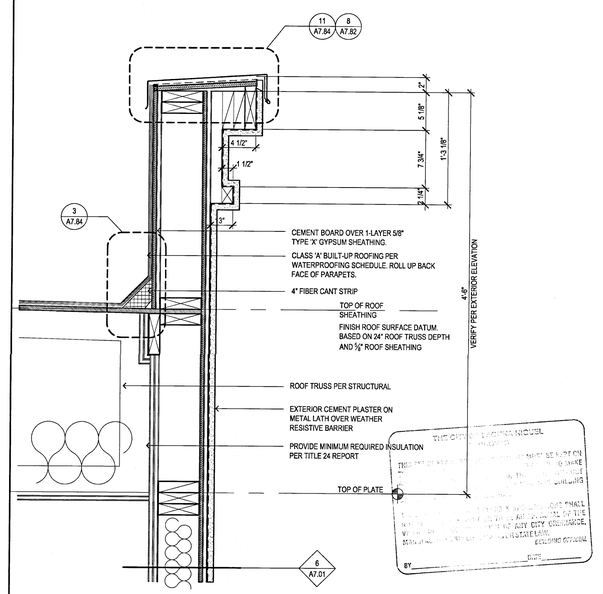
6 NOT USED
SCALE : 1 1/2" = 1'-0"

5 NOT USED
SCALE : 1 1/2" = 1'-0"

4 NOT USED
SCALE : 1 1/2" = 1'-0"

3 NOT USED
SCALE : 1 1/2" = 1'-0"

2 NOT USED
SCALE : 1 1/2" = 1'-0"



1 TYPICAL PARAPET DETAIL
SCALE : 1 1/2" = 1'-0"

Drawn By:	SV
Designed by:	
Architect of Record	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT C-23572 Rem. 7-31-17 STATE OF CALIFORNIA

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SHEET CONTENTS:
ROOF DETAILS
DETAILS

SHEET NO.
A7.86

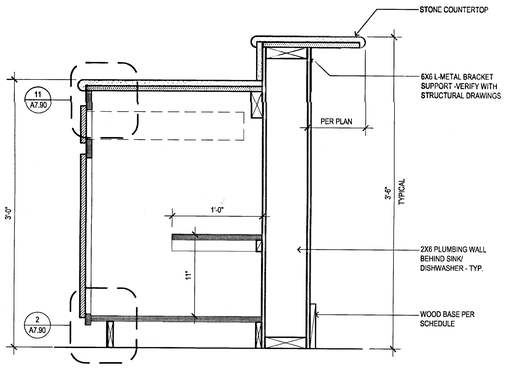
2012364

05-19-16 CITY SUBMITTAL

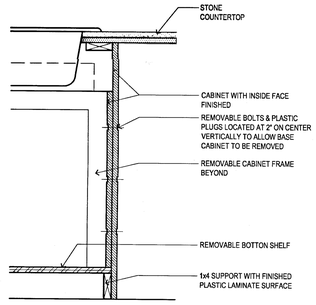
FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\700 DET\ALA7.86.dwg
ISSUED: Wednesday, May 18, 2016 - 8:47am
SCALE: 1 LAYOUT: A7.86

12 NOT USED
SCALE : 3/4" = 1'-0"

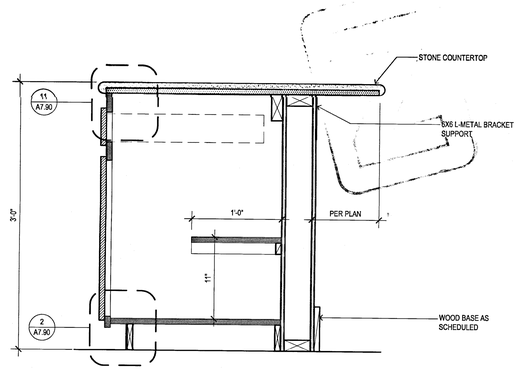
9 RAISED COUNTER AT KITCHEN PENINSULA
SCALE : 1-1/2"" = 1'-0"

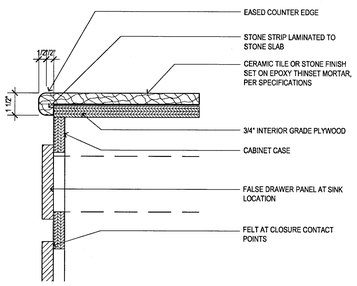


6 REMOVABLE BASE CABINET SECTION
SCALE : 1 1/2" = 1'-0"

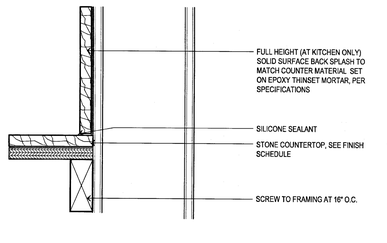


3 BASE CABINET @ KITCHEN PENINSULA
SCALE : 1 1/2" = 1'-0"





11 COUNTERTOP EDGE DETAIL
SCALE : 3" = 1'-0"



8 BACKSPLASH DETAIL
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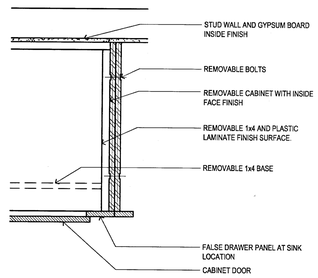
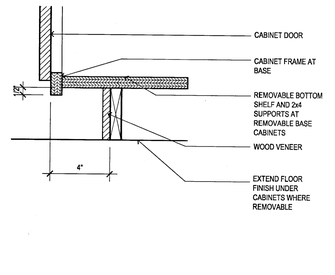
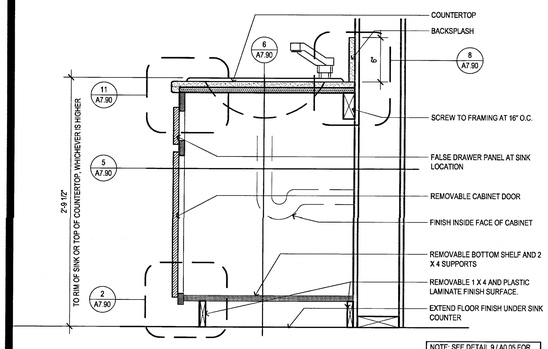


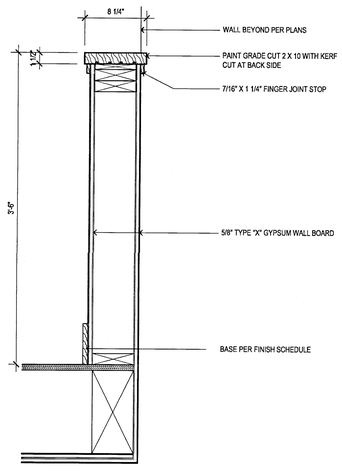
5 REMOVABLE BASE CABINET FLOOR PLAN
SCALE : 1 1/2" = 1'-0"



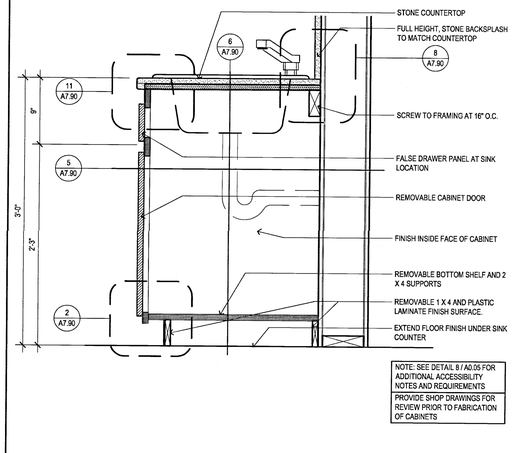
2 COUNTERTOP BASE DETAIL
SCALE : 3" = 1'-0"



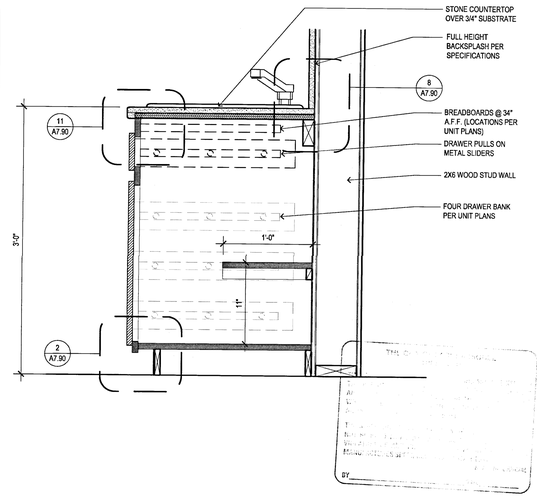
10 BASE CABINET AT BATH
SCALE : 1 1/2" = 1'-0"



7 LOW WALL AT LOFT UNIT
SCALE : 1 1/2" = 1'-0"



4 REMOVABLE BASE CABINET AT KITCHEN
SCALE : 1 1/2" = 1'-0"



1 TYPICAL KITCHEN BASE CABINET
SCALE : 1 1/2" = 1'-0"

Drawn By: SV
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 — Exp. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
INTERIOR DETAILS AT UNITS

SHEET NO.
A7.90

2012364

05-19-16 CITY SUBMITTAL

FILE: M11284_Wood Partners Laguna Niguel\A4-CD\70.DETAILS\A7.90.dwg
USER: mwilliams PLOT TIME: May 19, 2016 - 9:47am
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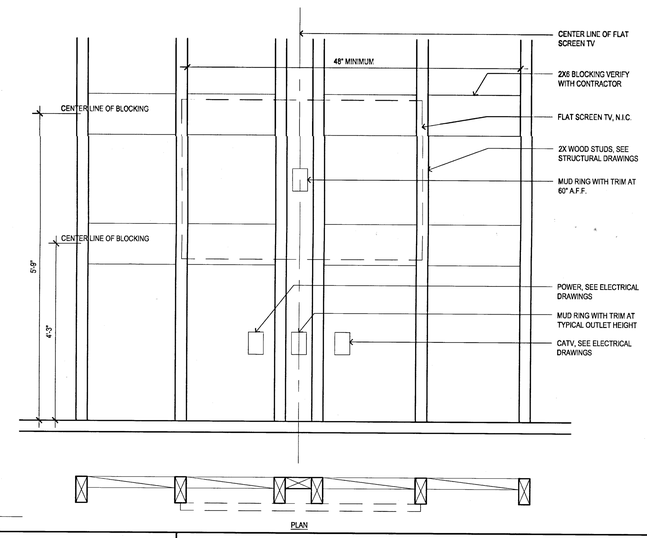

9 FRAMING DETAIL AT FLAT SCREEN
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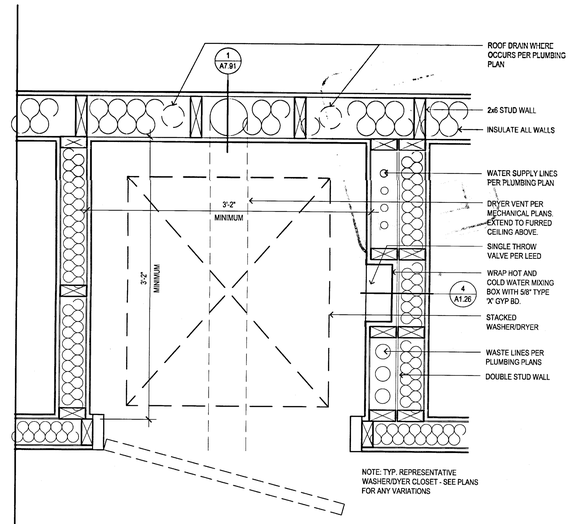

3 STACKED WASHER/DRYER PLAN
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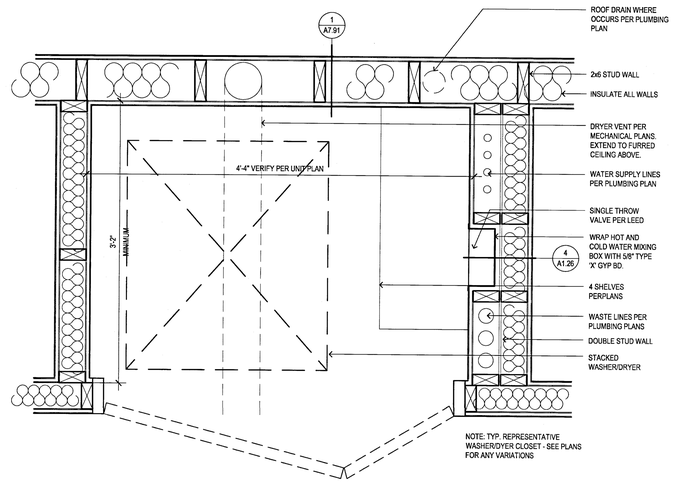
12 NOT USED
SCALE : 3" = 1'-0"

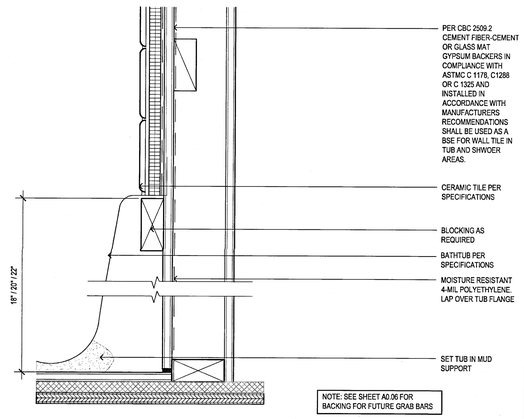
11 NOT USED
SCALE : 3" = 1'-0"

8 NOT USED
SCALE : 3" = 1'-0"



5 WASHER/DRYER PLAN
SCALE : 1 1/2" = 1'-0"

10 NOT USED
SCALE : 3" = 1'-0"



7 TUB SECTION DETAIL
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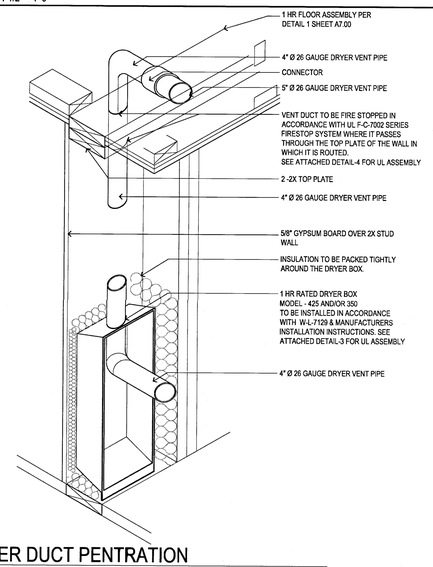
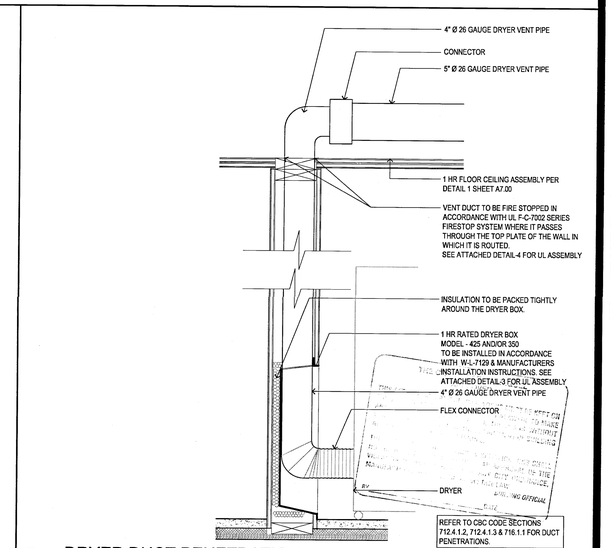


4 DRYER DUCT PENTRATION
N.T.S



1 DRYER DUCT PENETRATION
SCALE : 1 1/2" = 1'-0"

FILE: M:\1\2364_Wood Partners Laguna Niguel\A-CD\700 DETAILS\A7.91.dwg
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SCALE: 1:1 LAYOUT: A7.91

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date, Plotted:
Revisions:

#	DATE	COMMENTS

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27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT VINCENT CHUPKA No. C23572 Exp. 7-31-17 STATE OF CALIFORNIA

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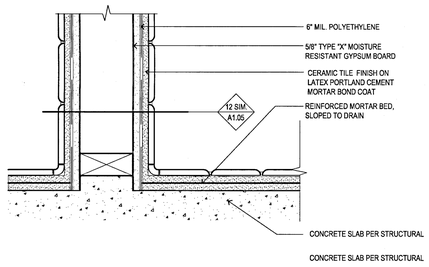
SHEET CONTENTS:

SHEET NO.

2012364

05-19-16 CITY SUBMITTAL



12 FLOOR TO WALL TILE AT POOL SHOWERS
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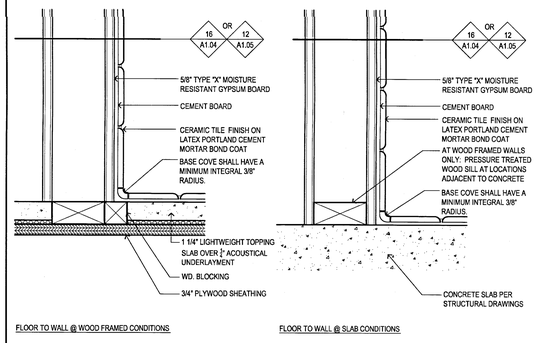
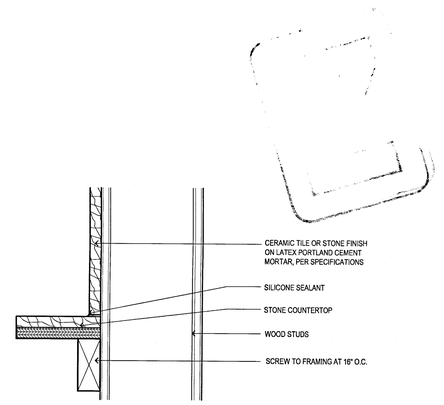


FLOOR TO WALL @ WOOD FRAMED CONDITIONS

FLOOR TO WALL @ SLAB CONDITIONS

9 FLOOR TO WALL TILE AT PUBLIC RESTROOMS
SCALE : 3" = 1'-0"

6 NOT USED
SCALE : 3" = 1'-0"



3 BACKSPLASH DETAIL
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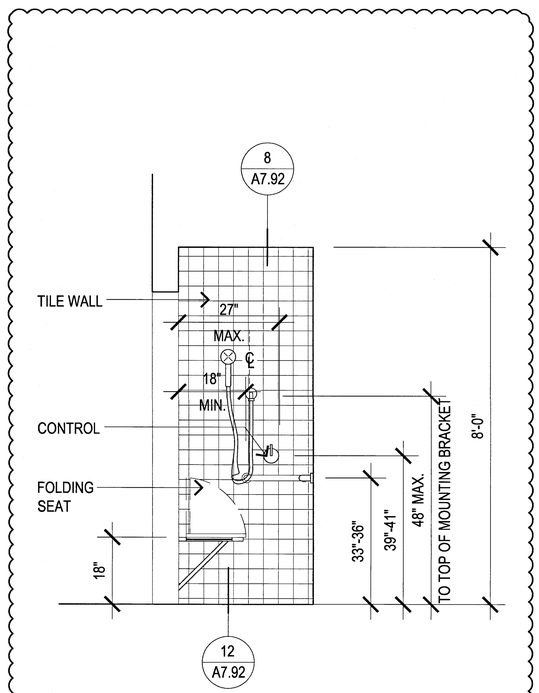
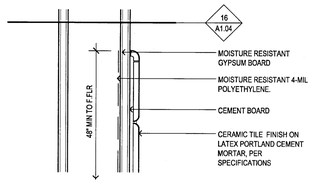


H.C. SHOWER
SCALE: 3/8" = 1'-0"

10 H.C. SHOWER INT. ELEVATION
SCALE : 3/4" = 1'-0"



8 WALL TILE TERMINATION
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5 NOT USED
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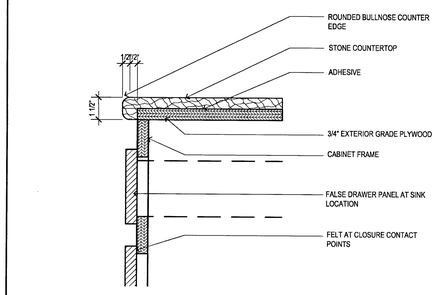

2 COUNTERTOP EDGE DETAIL
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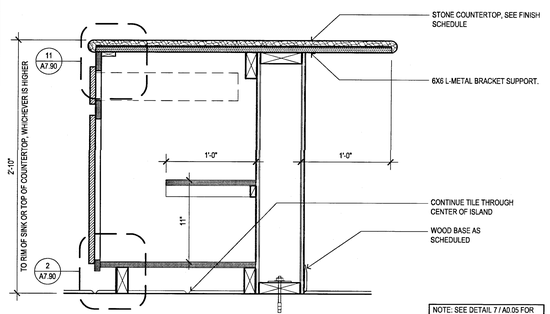

7 PENINSULA @ COMMON AREA
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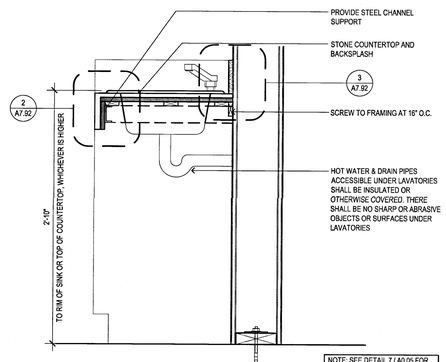

4 CABINET @ COMMON AREA
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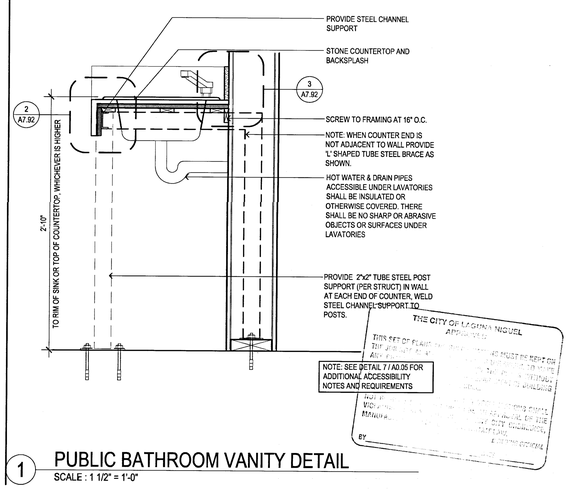

1 PUBLIC BATHROOM VANITY DETAIL
SCALE : 1 1/2" = 1'-0"

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USER: sabadgwal DATE/TIME: May 18, 2016 - 9:41am
SCALE: 1 LAYOUT: A7.92

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

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1	01/22/16	

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT A. CHUPKA
No. C23572
Ren. 7-31-17
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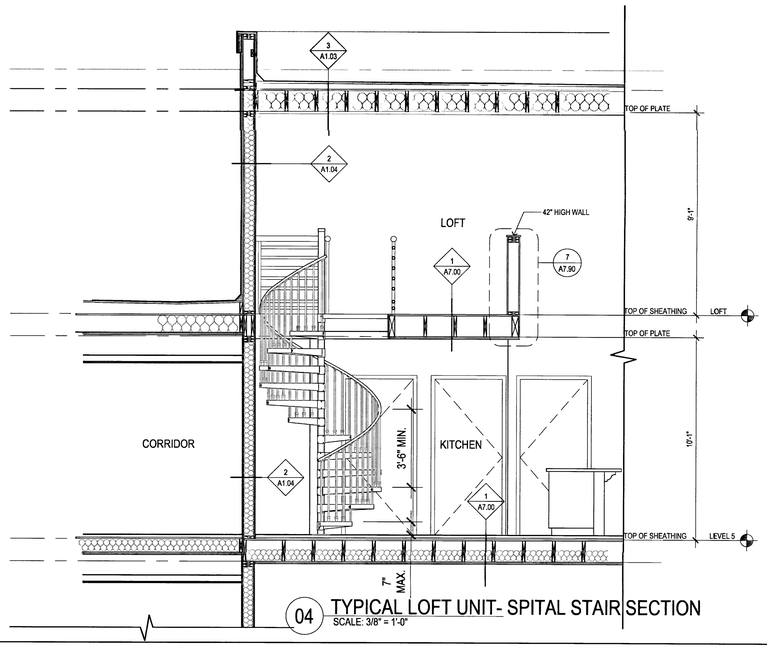
SHEET CONTENTS:
COMMON AREA
INTERIOR DETAILS

SHEET NO.
A7.92

2012364

05-19-16 CITY SUBMITTAL



04 TYPICAL LOFT UNIT- SPITAL STAIR SECTION
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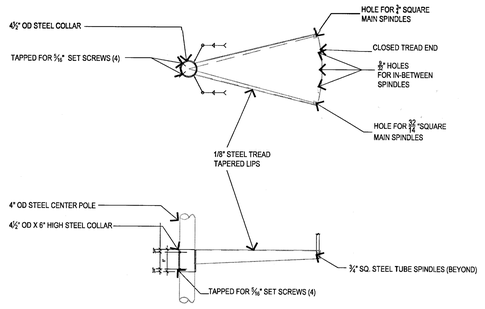

TREAD DETAIL

03 SPIRAL STAIR-1 DETAIL
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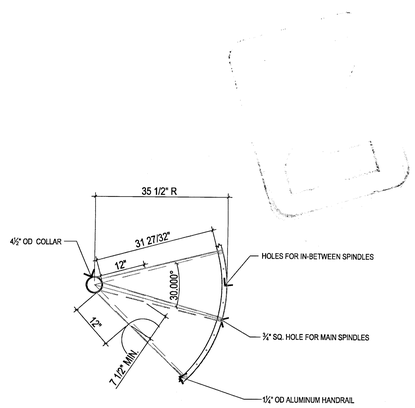

TREAD ROTATION DETAIL

02 SPIRAL STAIR-1 DETAIL
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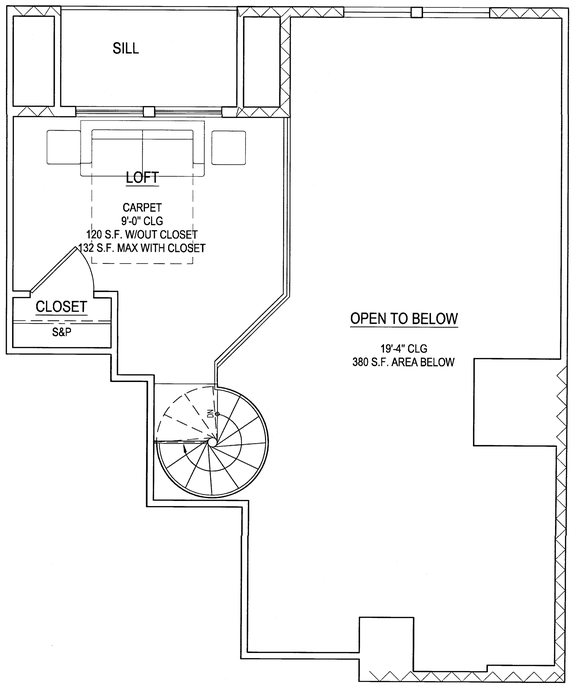

04 TYPICAL LOFT UNIT PLAN - 5TH LEVEL
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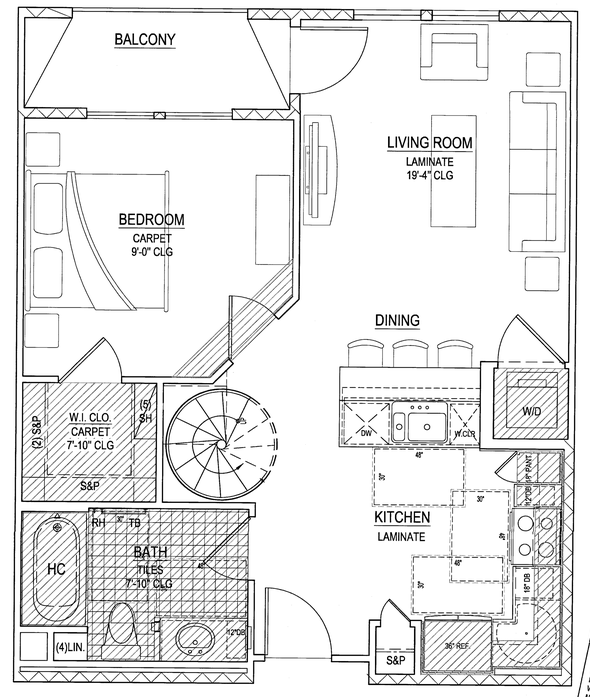

01 TYPICAL LOFT UNIT PLAN - 5TH LEVEL
SCALE: 3/8" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

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1	09/23/14	

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REGISTERED PROFESSIONAL
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Ren. 7-31-17
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SHEET CONTENTS:
SPIRAL STAIR
PLANS & SECTION

SHEET NO.
A7.93

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4_CD\100 DETAILS\A7.93.dwg
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PLOTTED: May 19, 2016 - 9:47am
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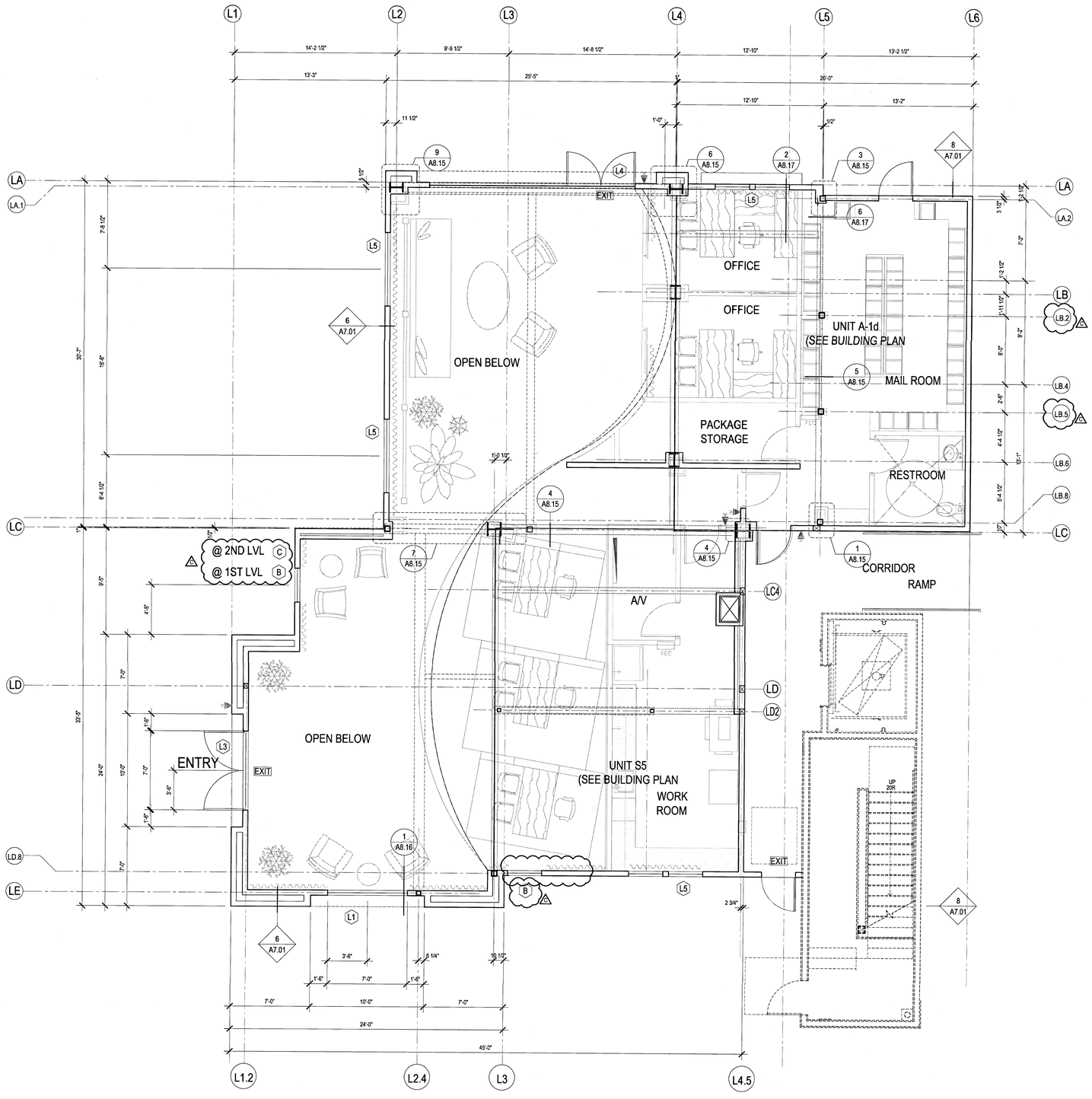
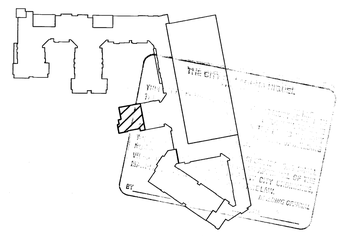


01 FIRST LEVEL LEASING
SCALE: 1/4" = 1'-0"

**SEE INTERIORS PLAN PACKAGE PREPARED BY OTHERS



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Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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SHEET CONTENTS:
FIRST LEVEL LEASING

SHEET NO.
A8.10

2012364

05-19-16 CITY SUBMITTAL

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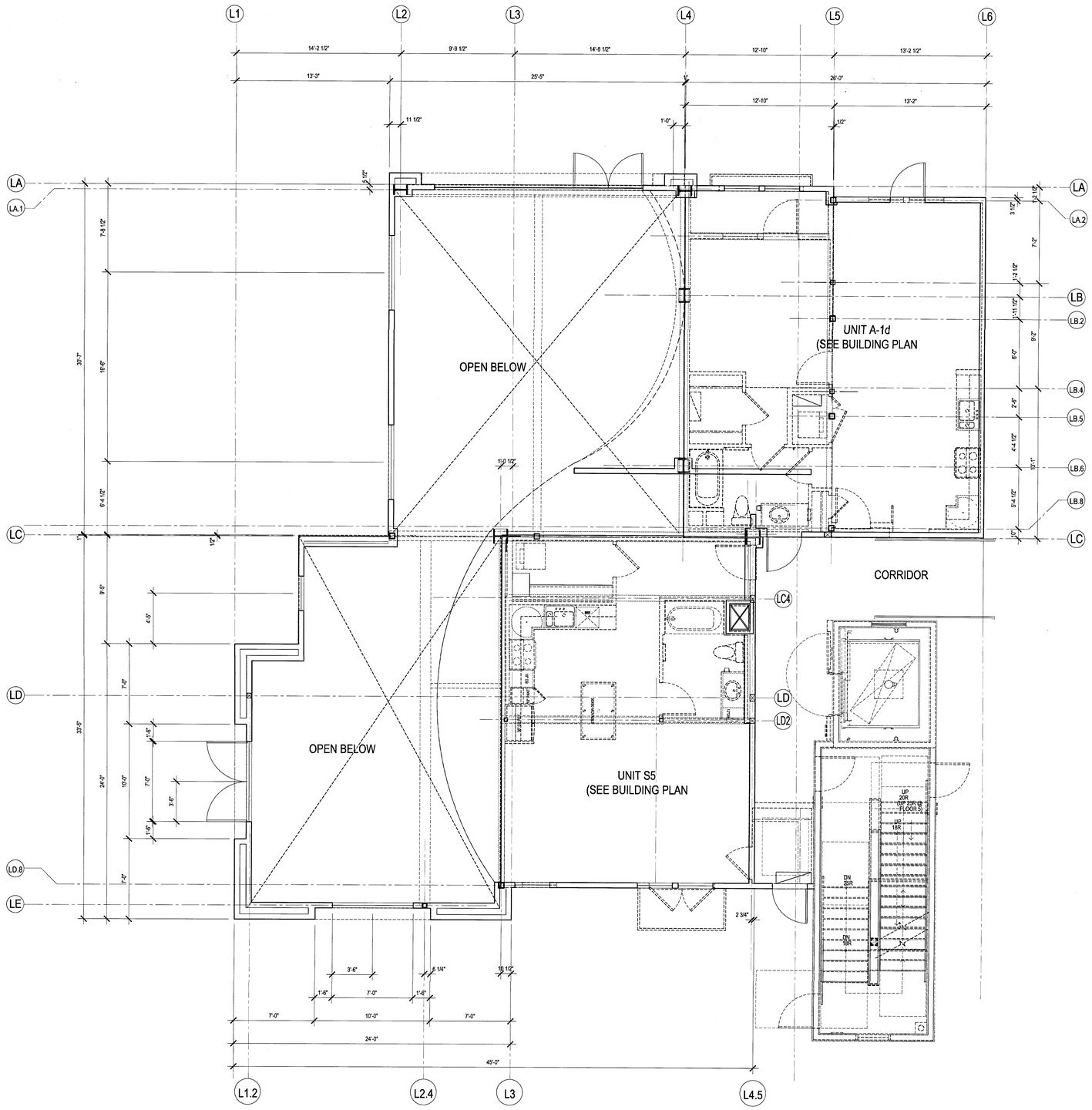
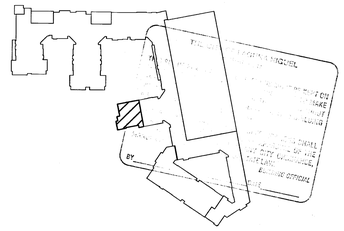


01 SECOND LEVEL LEASING
SCALE: 1/4" = 1'-0"

**SEE INTERIORS PLAN PACKAGE PREPARED BY OTHERS



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Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotout
Revisions:

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1	11/09/15	

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No. C23572
Exp. 7-31-17
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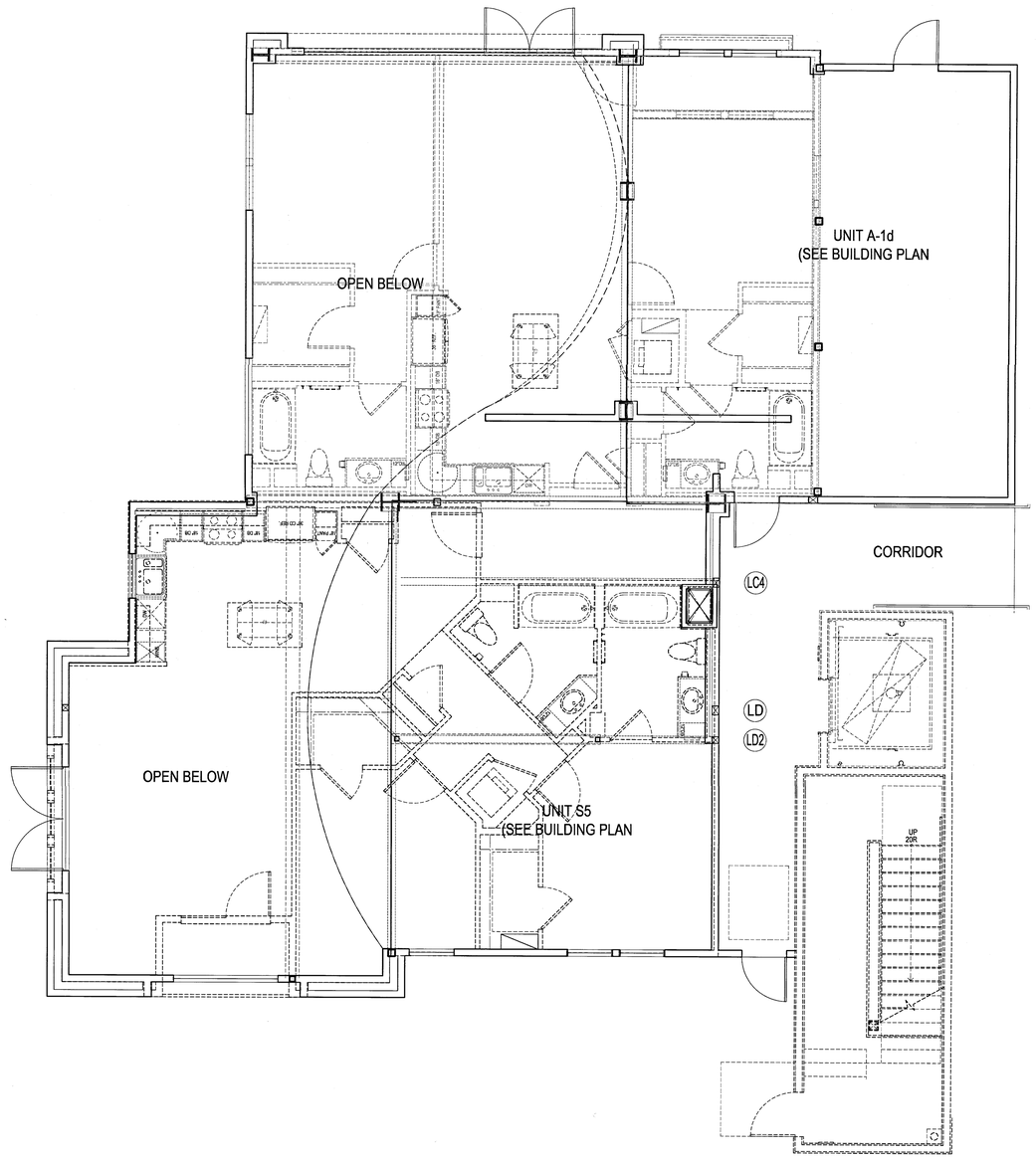
SHEET CONTENTS:
SECOND LEVEL LEASING

SHEET NO.
A8.11

05-19-16 CITY SUBMITTAL

2012364



02 SECOND LEVEL -LEASING
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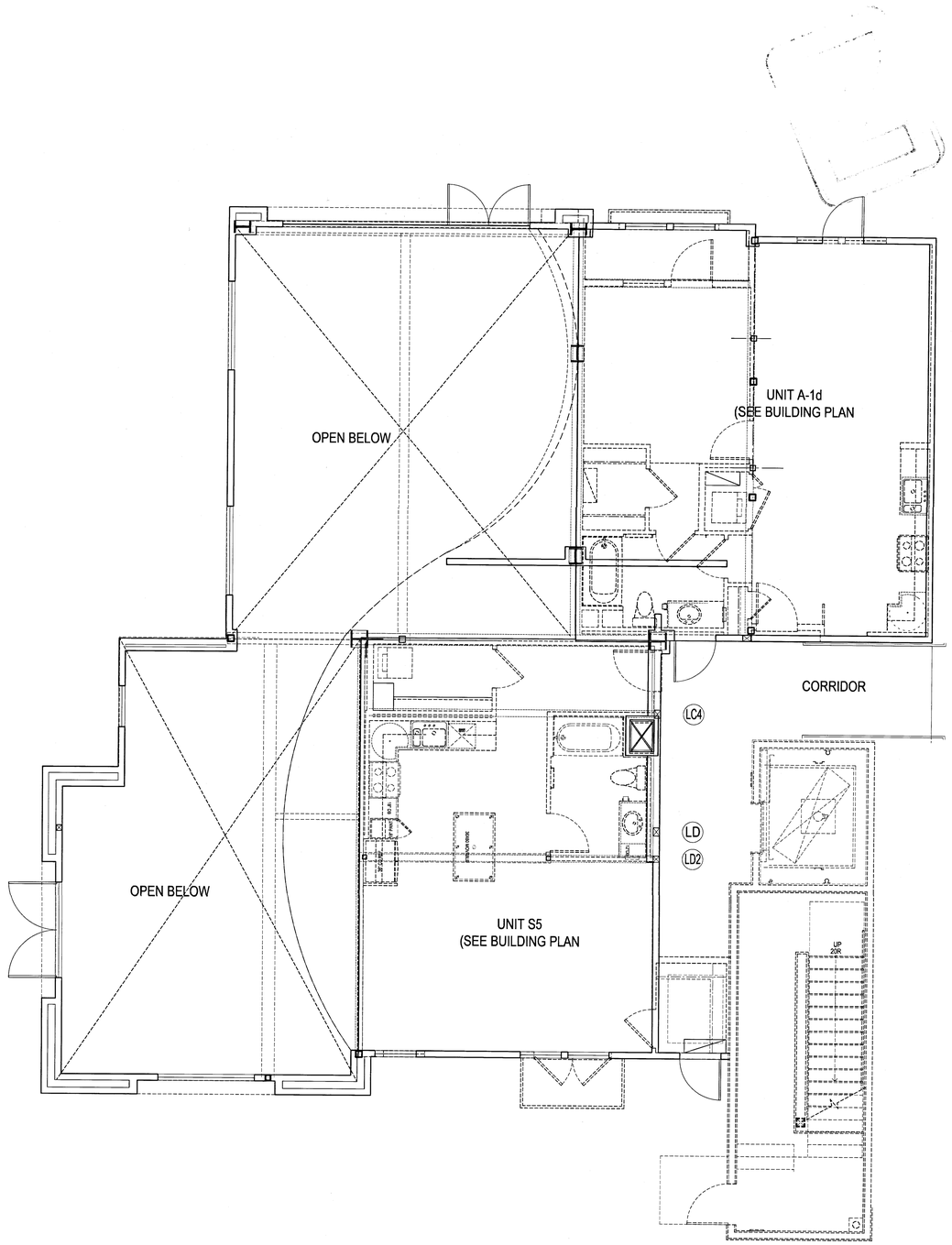
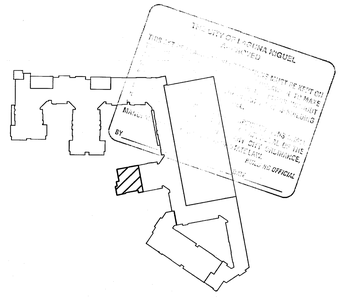
**SEE INTERIORS PLAN PACKAGE PREPARED BY OTHERS



01 FIRST LEVEL LEASING
SCALE: 1/4" = 1'-0"

**SEE INTERIORS PLAN PACKAGE PREPARED BY OTHERS



Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
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LICENSED ARCHITECT
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SHEET CONTENTS:
REFLECTED CEILING PLAN
LEASING 1ST AND 2ND LEVEL

SHEET NO.
A8.12

2012364

05-19-16 CITY SUBMITTAL

FILE: M112364_Wood Partners Laguna Niguel\A-CD\00 COMM ARD\A8\10-811-LEASING.dwg
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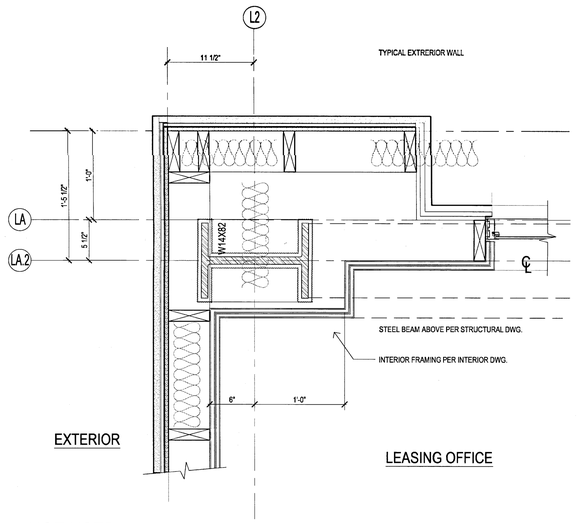

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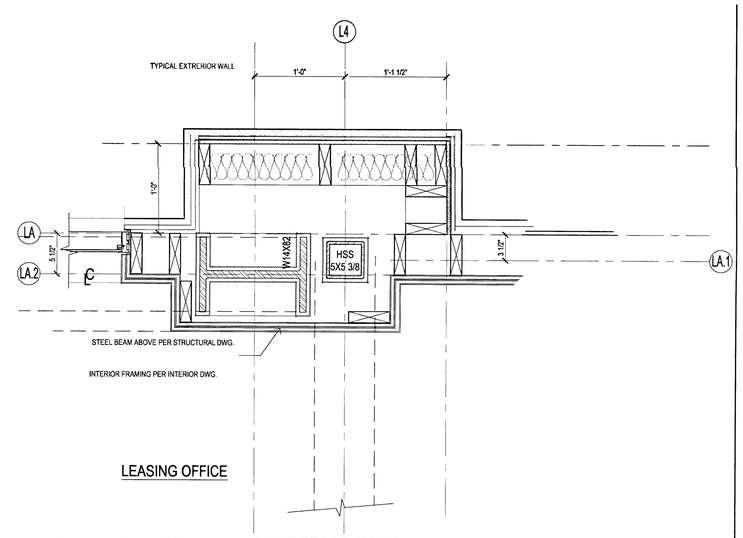
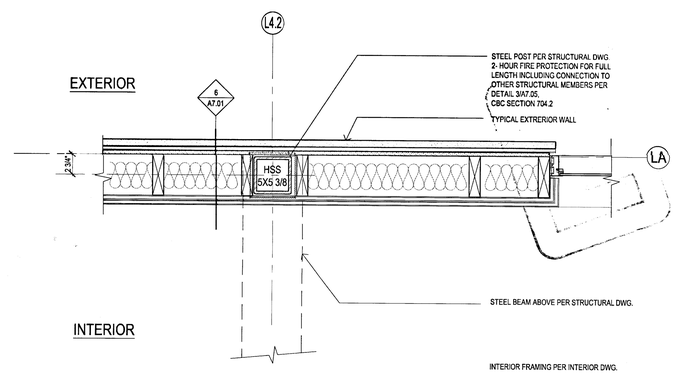
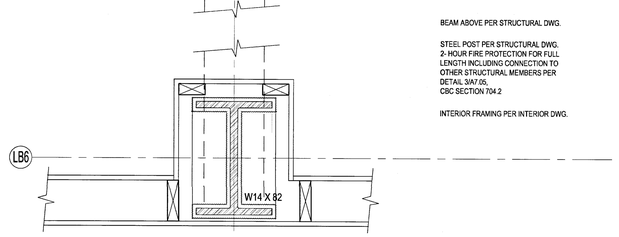


6 PLAN VIEW - COLUMN AT EXTERIOR WALL
SCALE : 1 1/2" = 1'-0"



3 PLAN VIEW - COLUMN AT EXTERIOR WALL
SCALE : 1 1/2" = 1'-0"

8 NOT USED
SCALE : 1 1/2" = 1'-0"



5 PLAN VIEW - INTERIOR COLUMN
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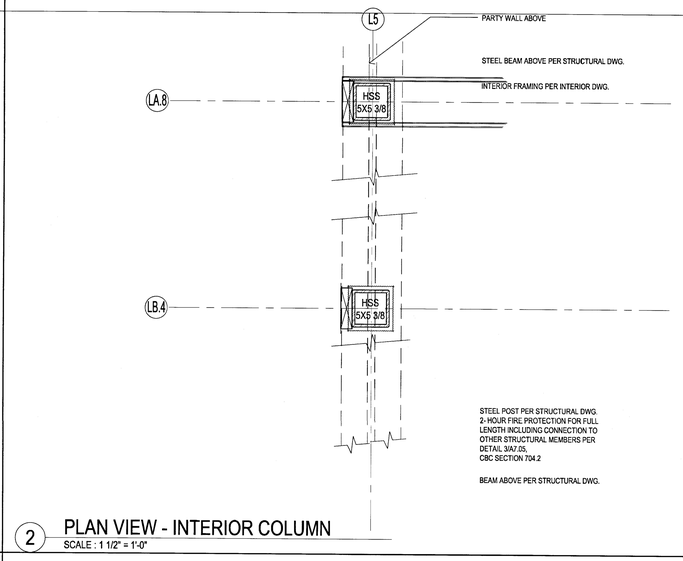

2 PLAN VIEW - INTERIOR COLUMN
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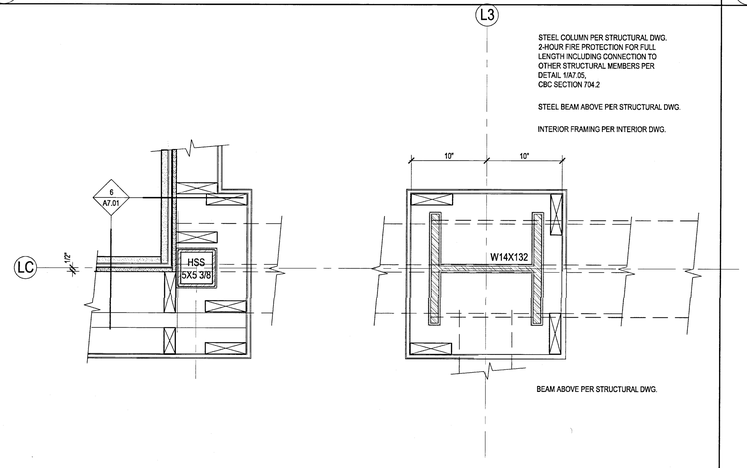
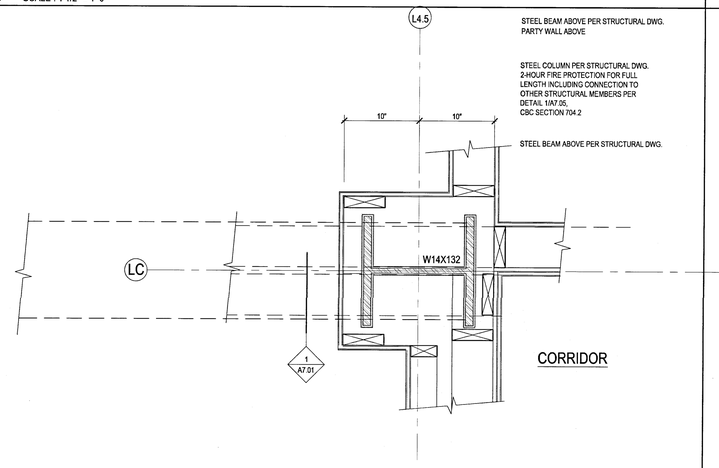
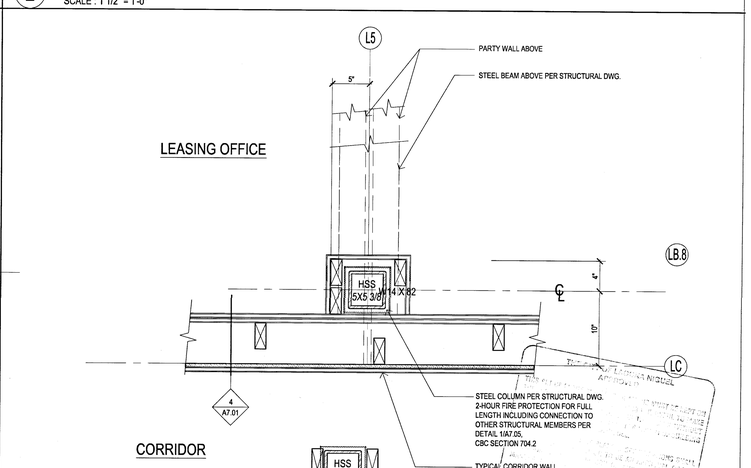


7 PLAN VIEW AT INTERIOR COLUMN
SCALE : 1 1/2" = 1'-0"



4 PLAN VIEW - INTERIOR COLUMN
SCALE : 1 1/2" = 1'-0"



1 PLAN VIEW- COLUMN AT CORRIDOR WALL
SCALE : 1 1/2" = 1'-0"

FILE: M112284_Wood Partners Laguna Niguel\4-CD\600 COMM AREAS\15-FP1-LEASING DETAILS.dwg
USER: sabdeghan DATE/TIME: May 18, 2016 - 9:47am
SCALE: 8 LAYOUT: A8.15

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

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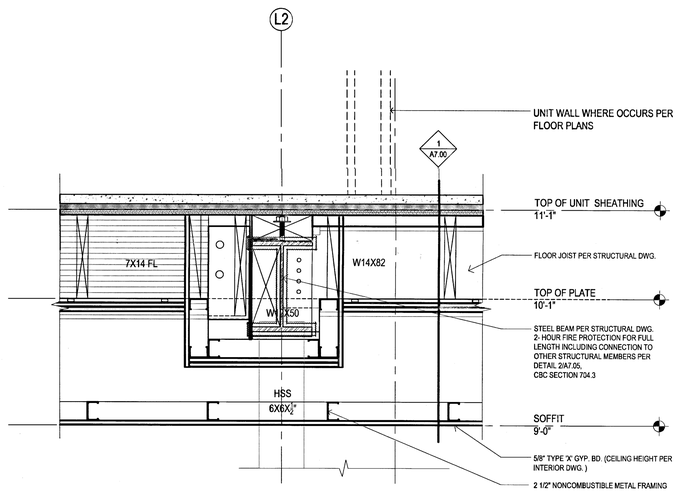
SHEET CONTENTS:
PLAN DETAILS-
LEASING AREA

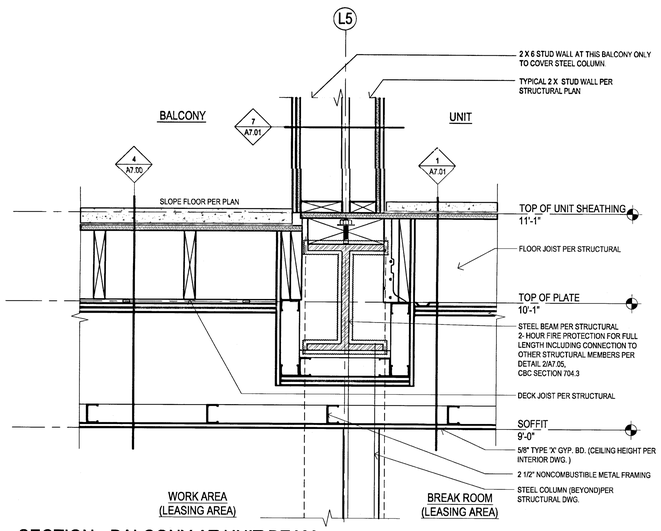
SHEET NO.
A8.15

2012364

05-19-16 CITY SUBMITTAL



9 SECTION - AT BEAMS
SCALE : 1 1/2" = 1'-0"



6 SECTION - BALCONY AT UNIT BEAM
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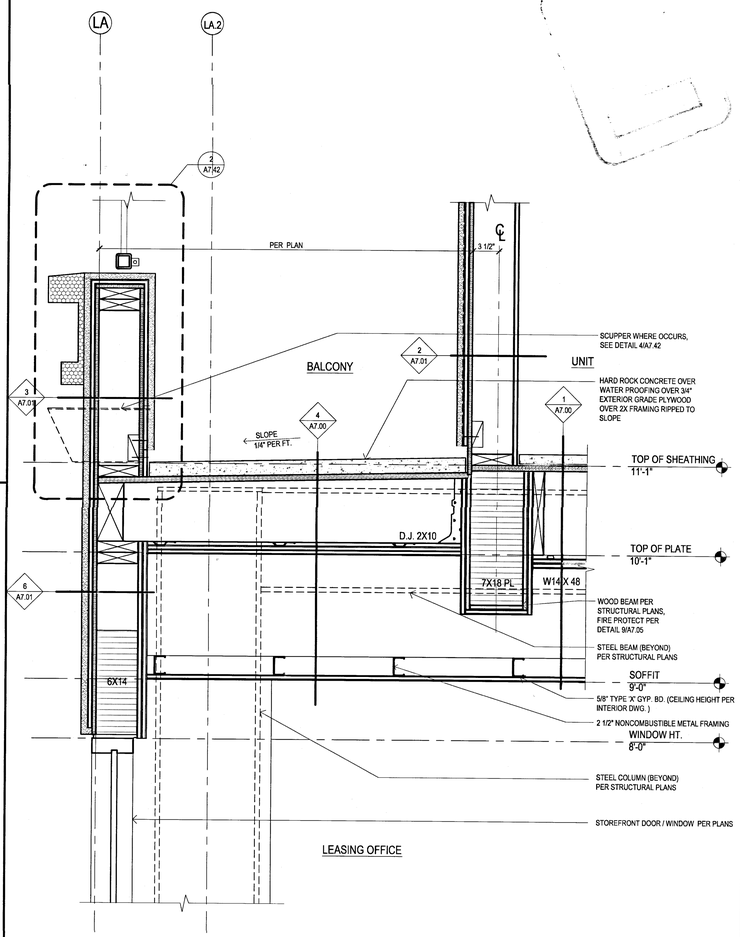
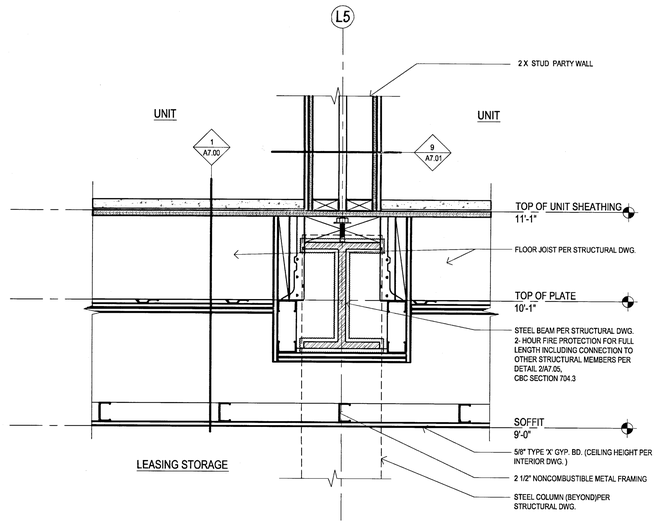
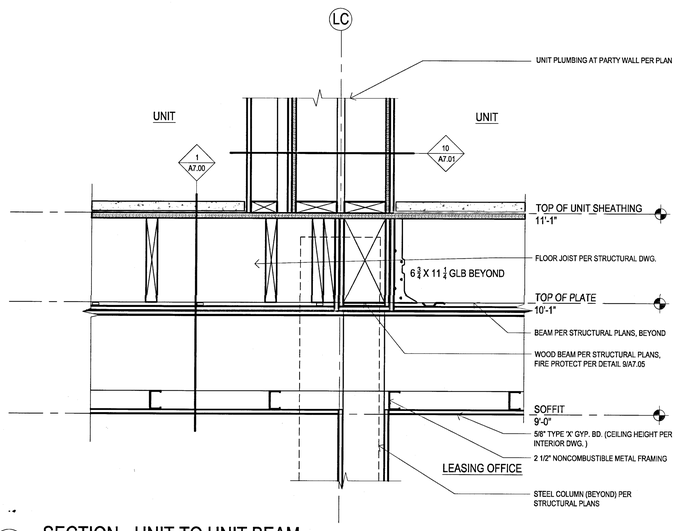


2 SECTION - BALCONY AT UNIT BEAM
SCALE : 1 1/2" = 1'-0"

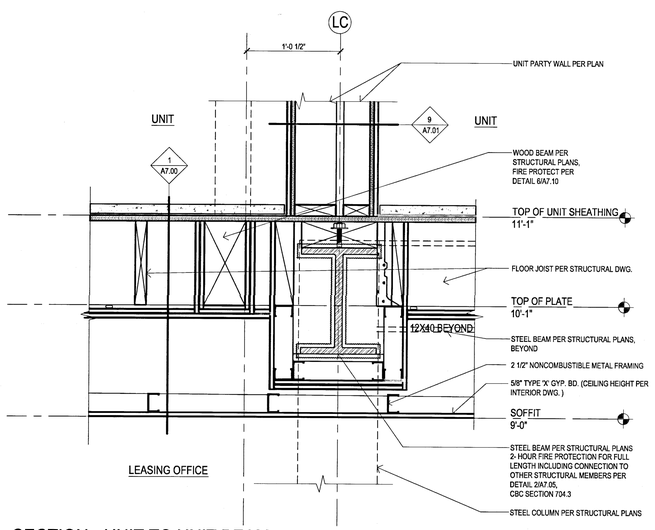
8 NOT USED
SCALE : 1 1/2" = 1'-0"



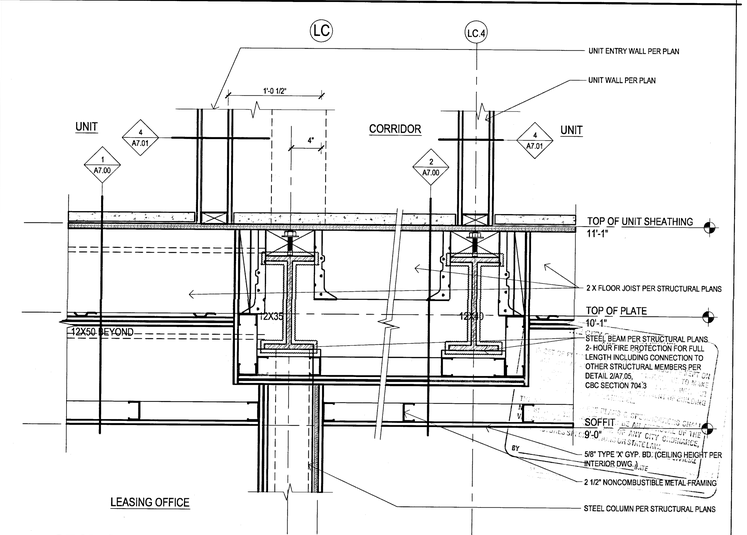
5 SECTION - UNIT TO UNIT BEAM
SCALE : 1 1/2" = 1'-0"



7 SECTION - UNIT TO UNIT BEAM
SCALE : 1 1/2" = 1'-0"



4 SECTION - UNIT TO UNIT BEAM
SCALE : 1 1/2" = 1'-0"



1 SECTION - UNIT AND CORRIDOR BEAMS
SCALE : 1 1/2" = 1'-0"

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USER: sdodgson DATE/TIME: May 19, 2016 07:56:31
SCALE: 8 LAYOUT: A8.17

Drawn By:
Designed By:
Architect of Record: VINCE CHUPKA
Original Date Plotted
Revisions:

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REGISTERED ARCHITECT
No. C23571
Ren. 7-31-17
STATE OF CALIFORNIA

SHEET CONTENTS:
SECTION DETAILS
LEASING AREA

SHEET NO.
A8.17

05-19-16 CITY SUBMITTAL

2012364

9 NOT USED
SCALE : 1 1/2" = 1'-0"

6 NOT USED
SCALE : 1 1/2" = 1'-0"

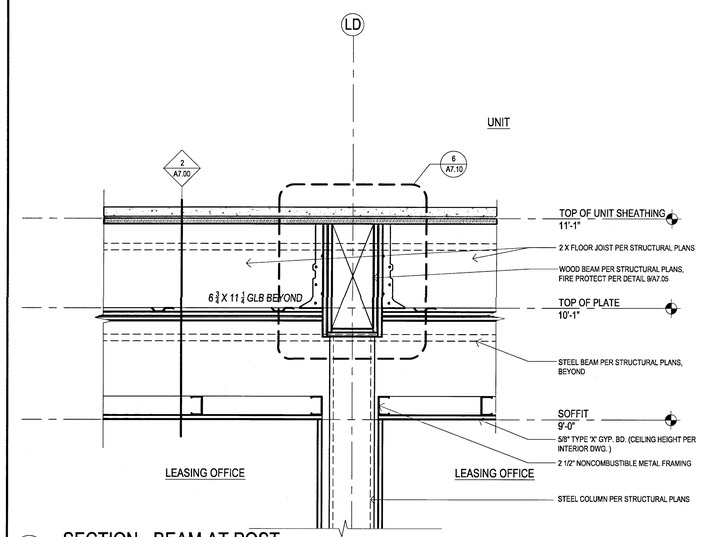
3 NOT USED
SCALE : 1 1/2" = 1'-0"

8 NOT USED
SCALE : 1 1/2" = 1'-0"

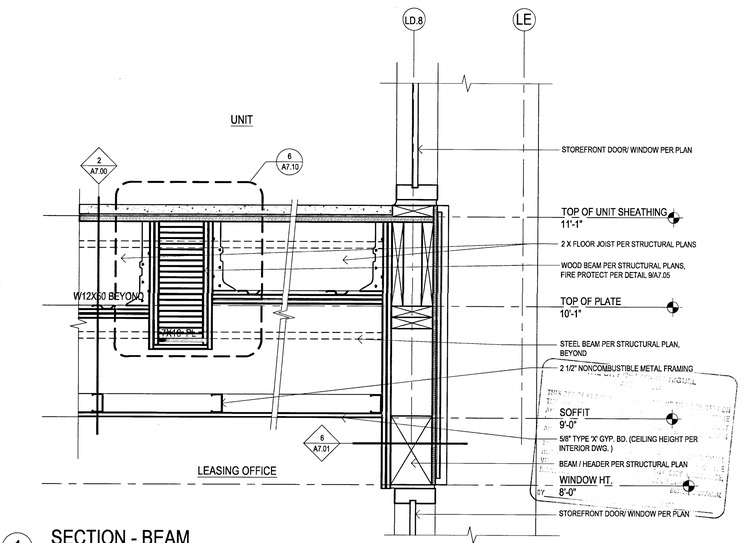
5 NOT USED
SCALE : 1 1/2" = 1'-0"

2 NOT USED
SCALE : 1 1/2" = 1'-0"

7 NOT USED
SCALE : 1 1/2" = 1'-0"



4 SECTION - BEAM AT POST
SCALE : 1 1/2" = 1'-0"



1 SECTION - BEAM
SCALE : 1 1/2" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted: Newsome

#	DATE	COMMENTS

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SHEET CONTENTS:
SECTION DETAILS
LEASING AREA

SHEET NO.
A8.18

2012364

05-19-16 CITY SUBMITTAL

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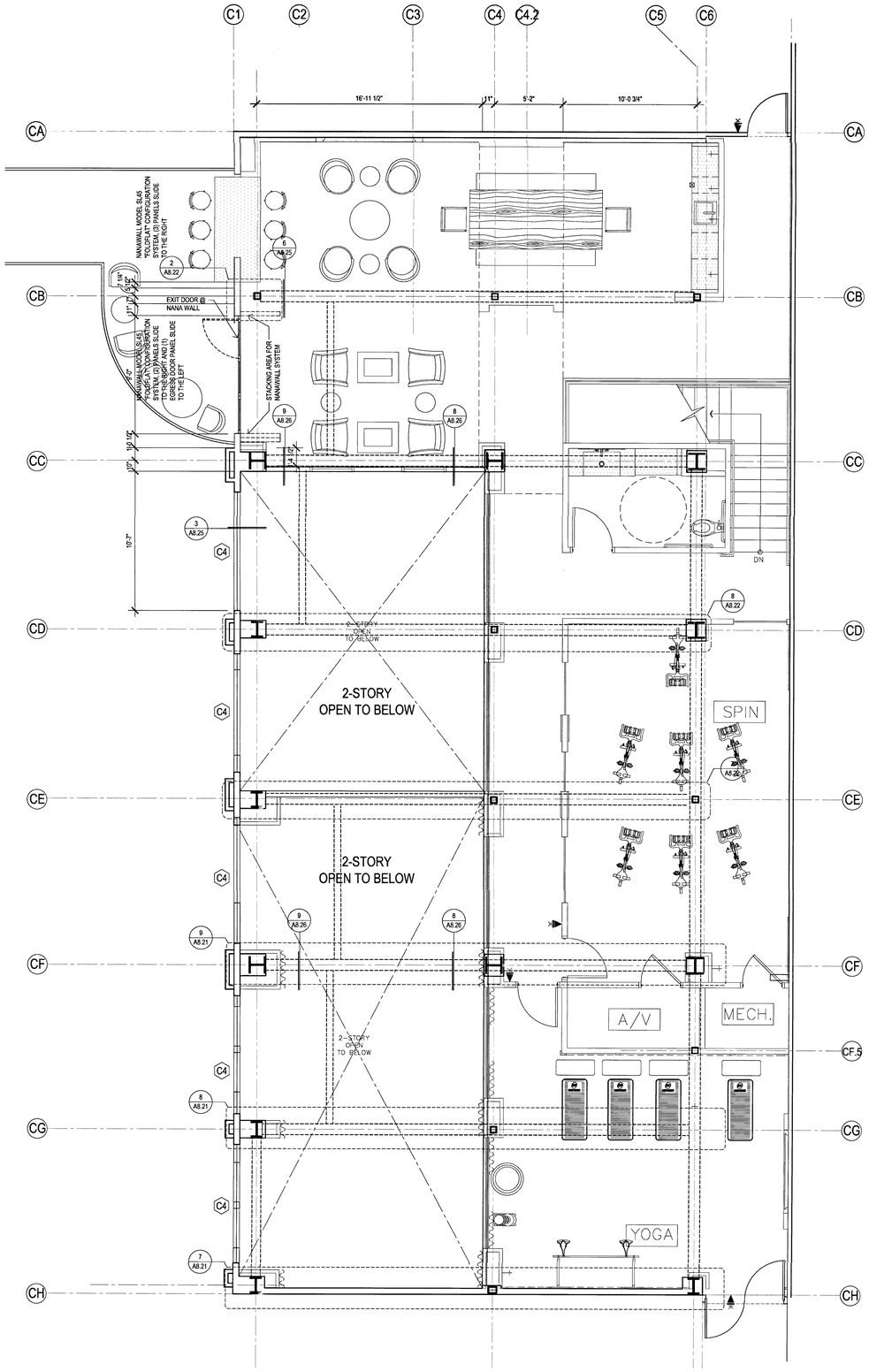
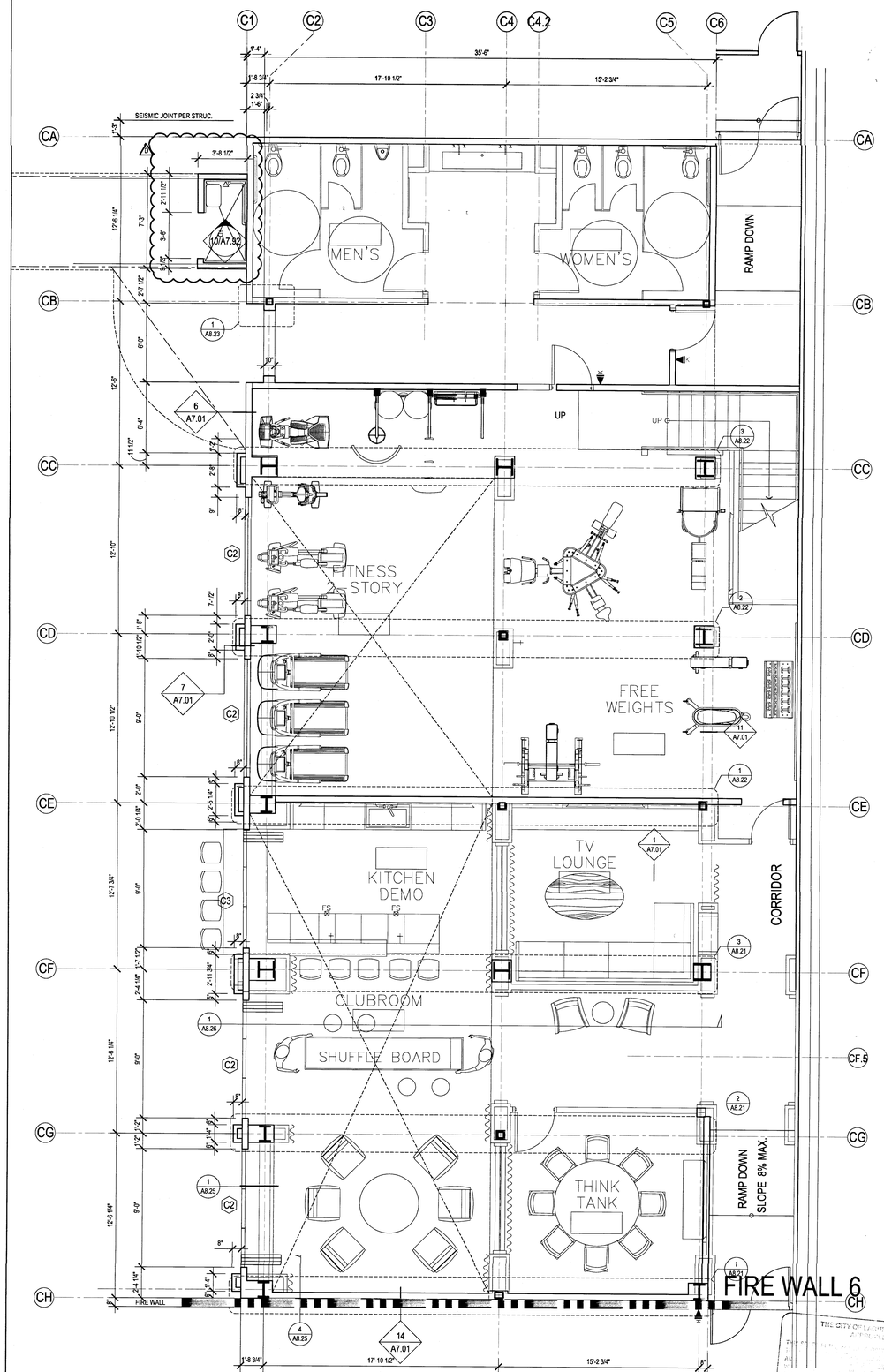
USER: Mike Johnson LAST PLOTTIME: May 18, 2016 - 9:47am
SCALE: 8 - A1 LAYOUT: A8.18



02 MEZZANINE LEVEL CLUBHOUSE
SCALE: 1/4" = 1'-0"

**SEE INTERIORS PLAN PACKAGE PREPARED BY OTHERS



01 FIRST LEVEL CLUBHOUSE
SCALE: 1/4" = 1'-0"

**SEE INTERIORS PLAN PACKAGE PREPARED BY OTHERS

CLUBHOUSE GROSS AREA :

	CLUB /COFFEE AREA	FITNESS	REST RM/ HALL	TOTAL
FIRST LEVEL	1596 S.F.	1347 S.F.	889 S.F.	3732 S.F.
SECOND LEVEL	795 S.F.	1530 S.F.	105 S.F.	2430 S.F.
TOTAL	2391 S.F.	2877 S.F.	994 S.F.	6162 S.F.

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

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SHEET CONTENTS:
FIRST LVL & MEZZANINE CLUBHOUSE

SHEET NO.
A8.20

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\800 COMM AREA\SD-CLUBHOUSE.dwg
USER: Nathan Wood PLOTTED: May 18, 2016 - 9:41am
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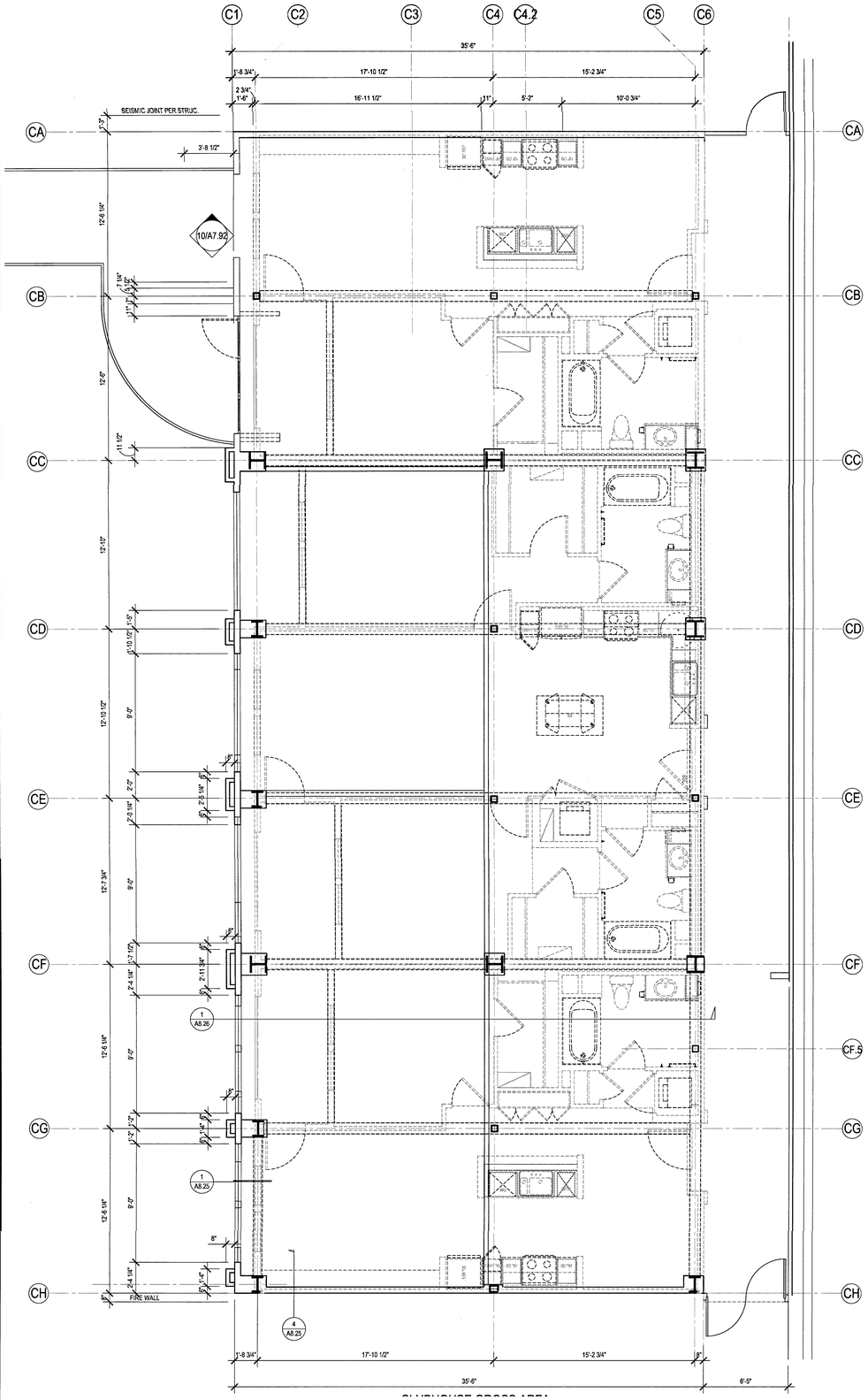
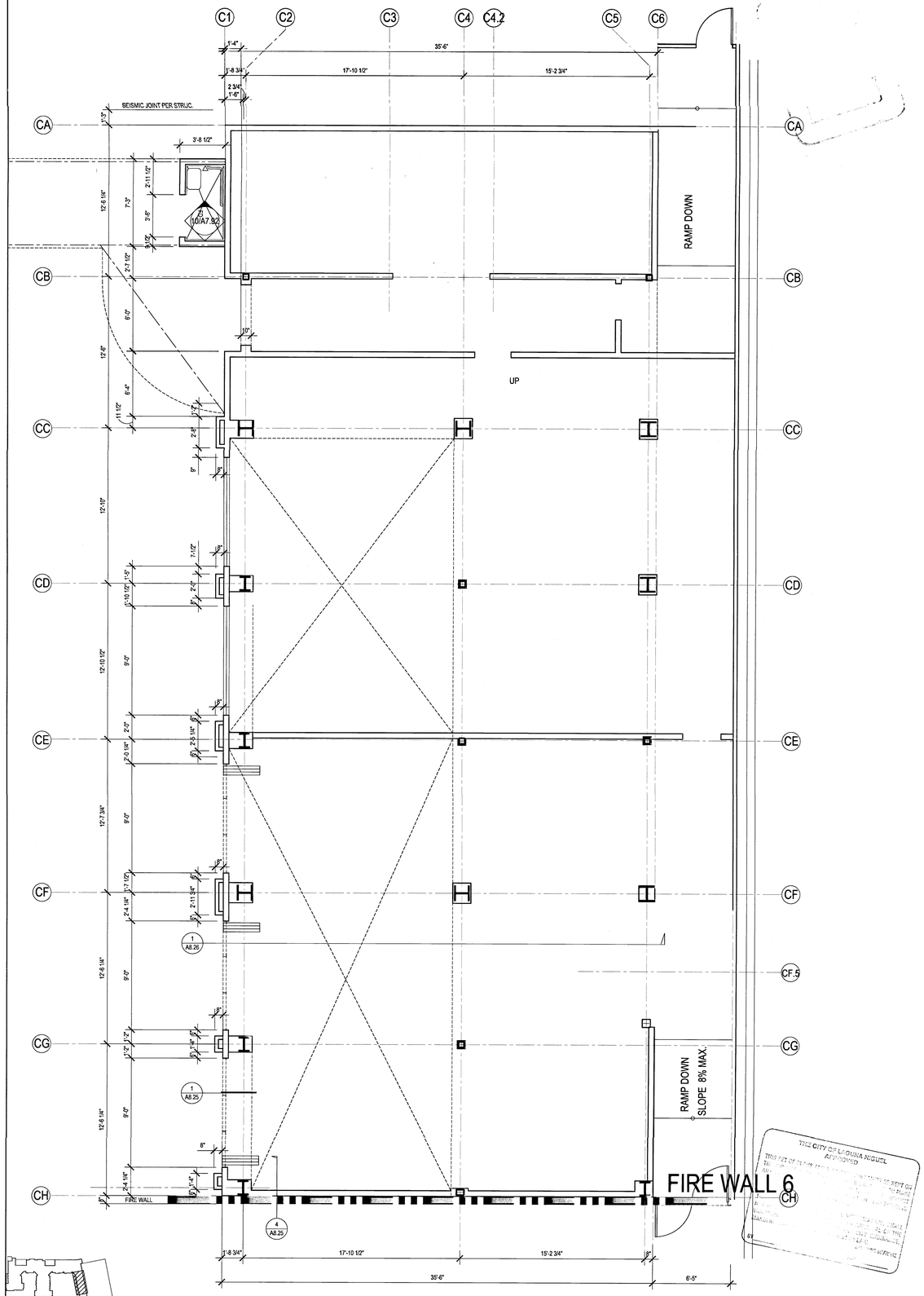


02 MEZZANINE LEVEL -REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



01 FIRST LEVEL-REFLECTECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

THIS CITY OF LAGUNA NIGUEL
APPROVED

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS
1	11/09/15	

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No. C23572
Exp. 7-31-17
STATE OF CALIFORNIA

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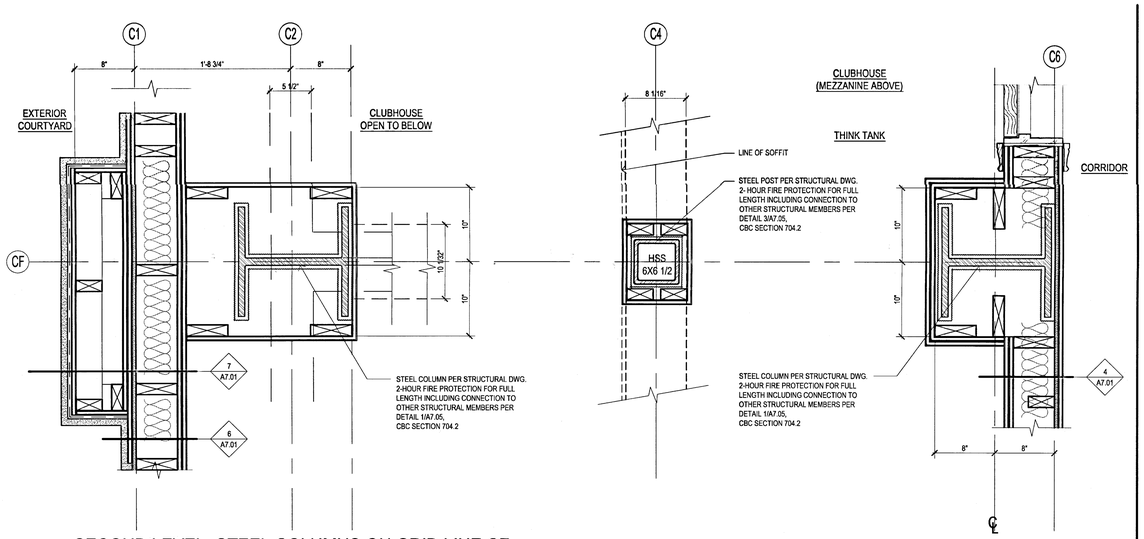
SHEET CONTENTS:
REFLECTED CEILING
1ST AND 2ND LEVEL

SHEET NO.
A8.20R

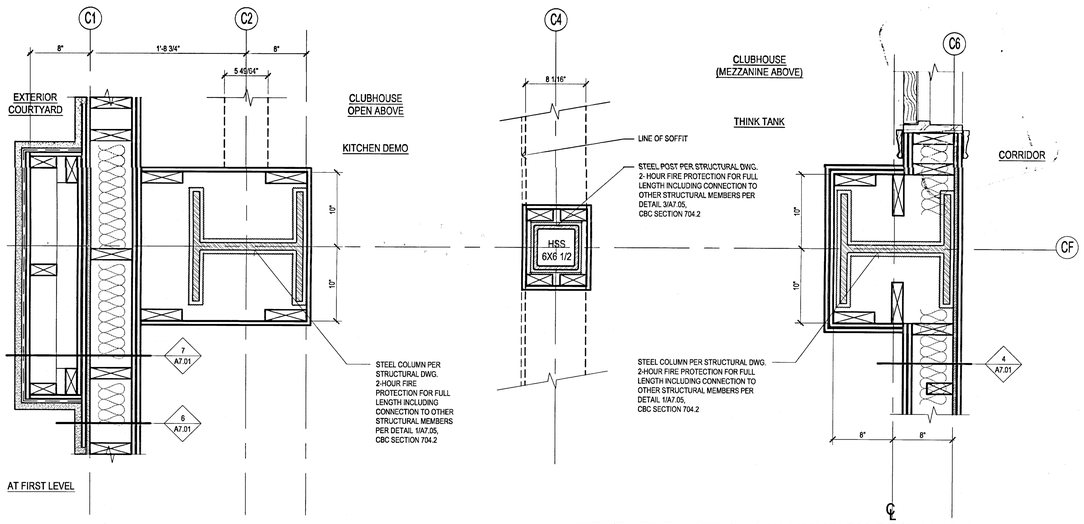
2012364

05-19-16 CITY SUBMITTAL

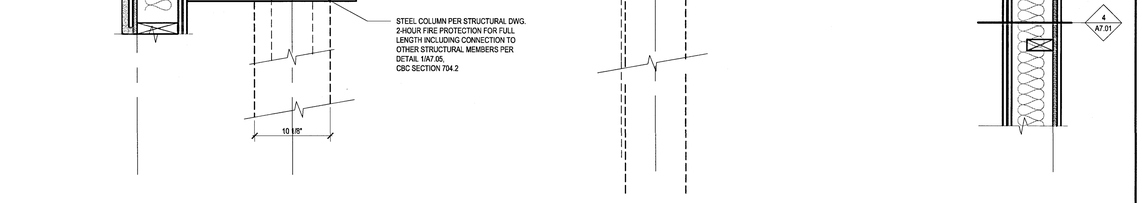
FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\800 COMM AREA\820-CLUBHOUSE.dwg
USER: abdodgetani DATE/TIME: May 18, 2016 - 9:47am
SCALE: 8F LAYOUT: A8.20R



9 SECOND LEVEL -STEEL COLUMNS ON GRID LINE CF
SCALE : 1 1/2" = 1'-0"



3 FIRST LEVEL -STEEL COLUMNS ON GRID LINE CF
SCALE : 1 1/2" = 1'-0"



8 SECOND LEVEL -STEEL COLUMNS ON GRID LINE CG
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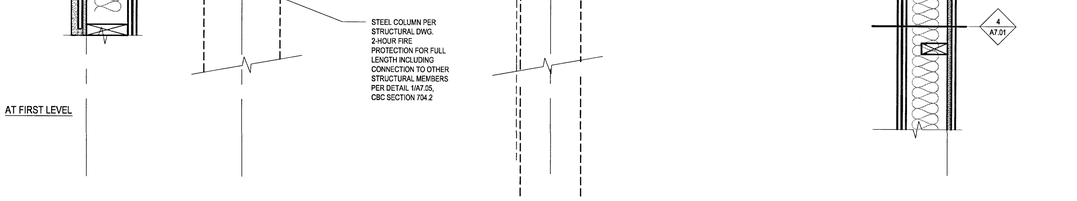

2 FIRST LEVEL -STEEL COLUMNS ON GRID LINE CG
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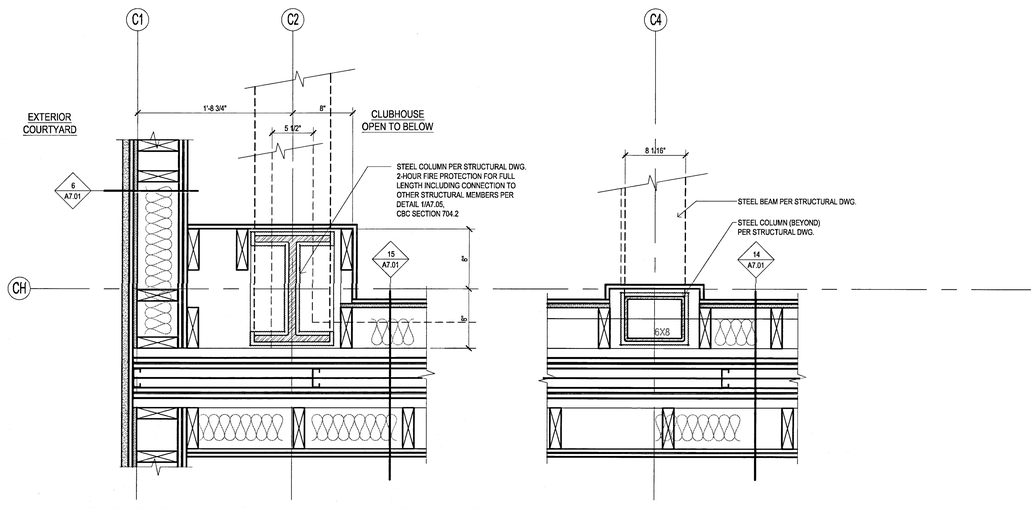

7 SECOND LEVEL -STEEL COLUMNS ON GRID LINE CH
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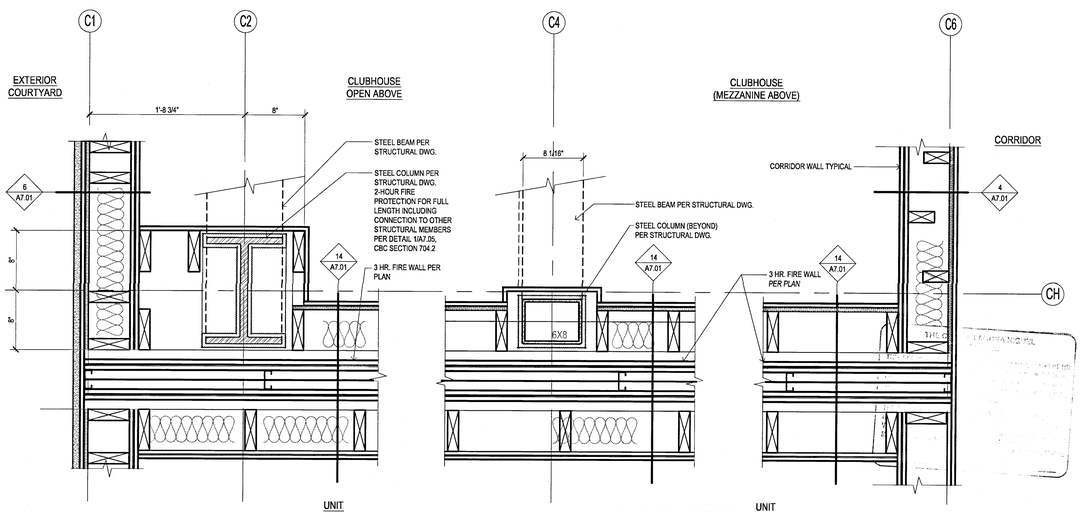

1 FIRST LEVEL -STEEL COLUMNS ON GRID LINE CH
SCALE : 1 1/2" = 1'-0"

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ISSET: sandoghian DATE/TIME: May 18, 2016 - 9:47am
SCALE: 1 - ARCH / A21

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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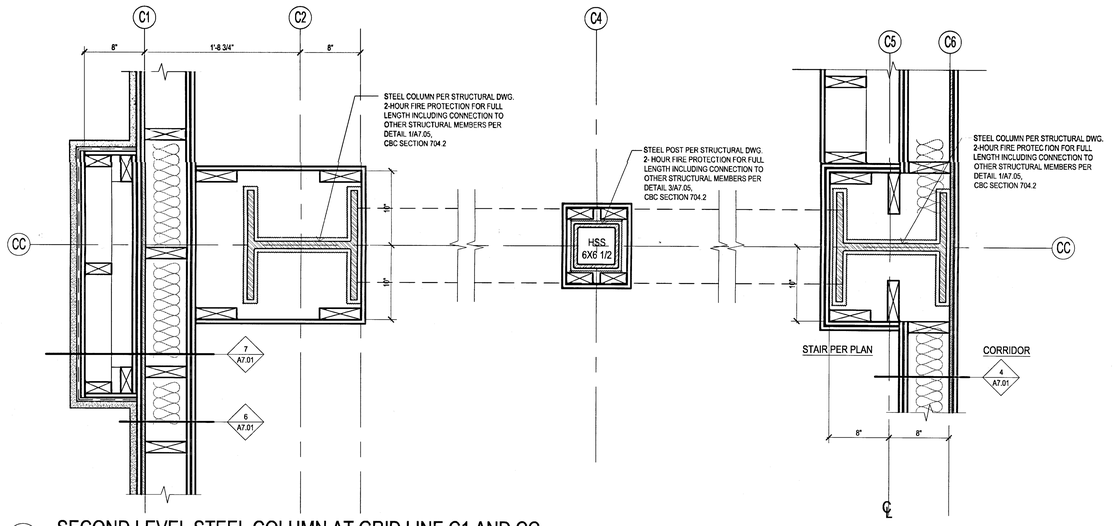
SHEET CONTENTS:
PLAN DETAILS
CLUBHOUSE

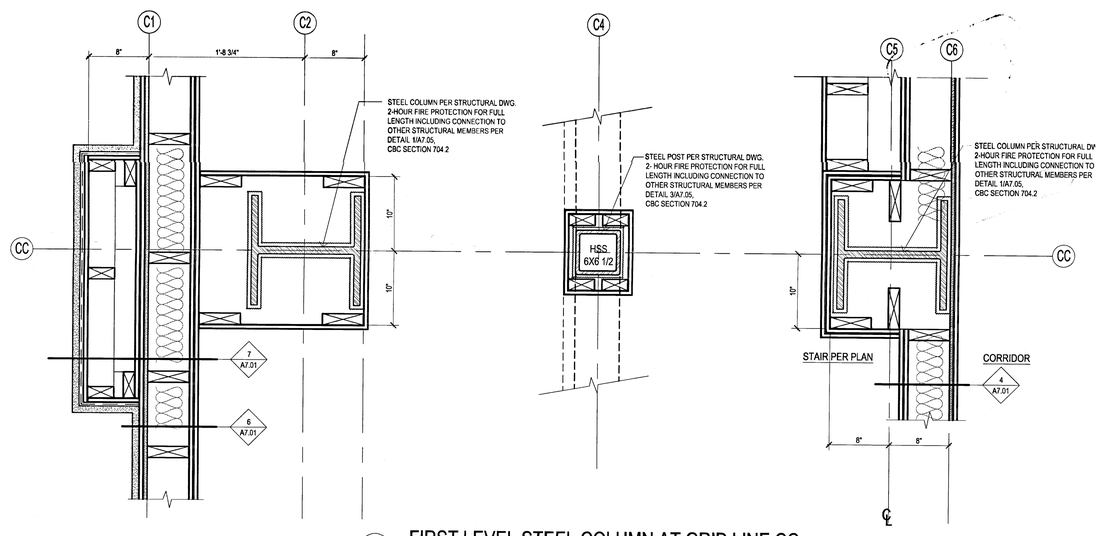
SHEET NO.
A8.21

2012364

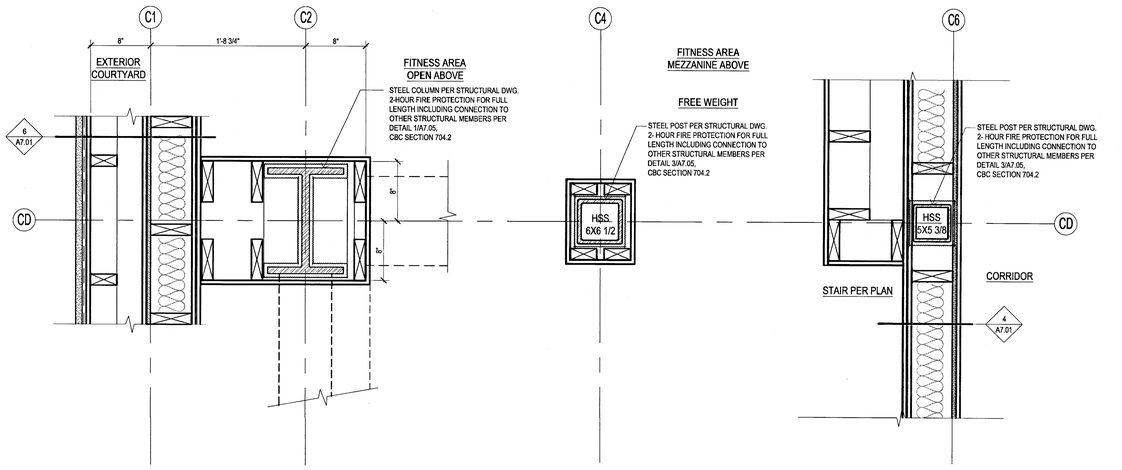
05-19-16 CITY SUBMITTAL



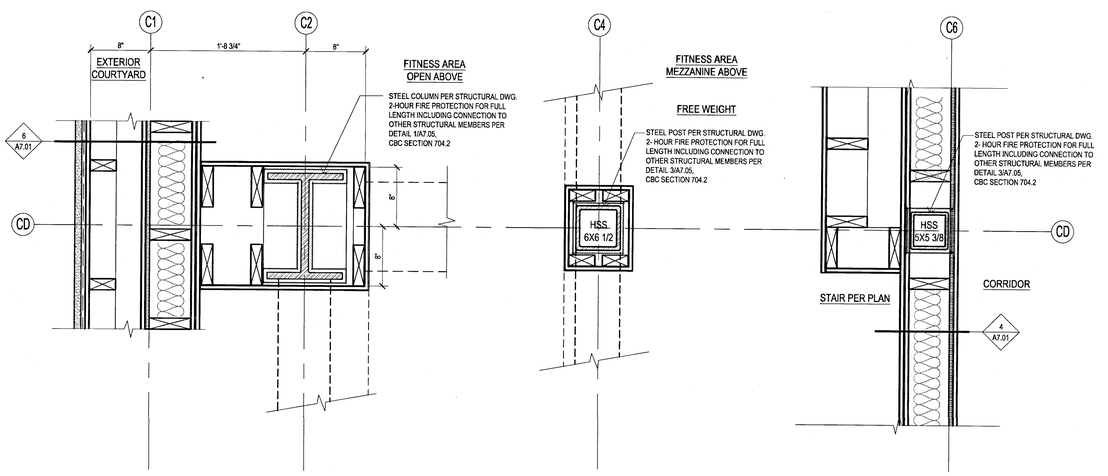
9 SECOND LEVEL STEEL COLUMN AT GRID LINE C1 AND CC
SCALE : 1 1/2" = 1'-0"



3 FIRST LEVEL STEEL COLUMN AT GRID LINE CC
SCALE : 1 1/2" = 1'-0"



8 SECOND LEVEL STEEL COLUMN AT GRID LINE C1 AND CD
SCALE : 1 1/2" = 1'-0"



2 FIRST LEVEL STEEL COLUMN AT GRID LINE CD
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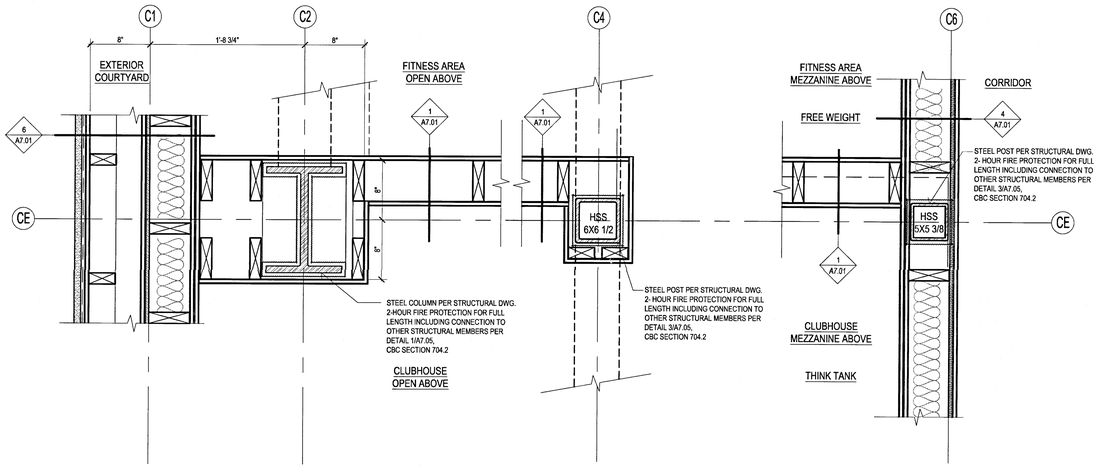

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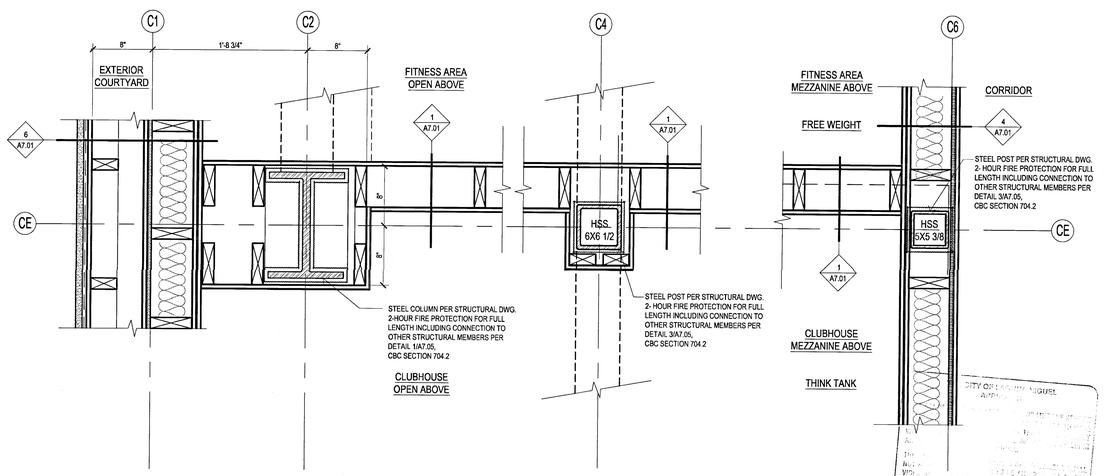

1 FIRST LEVEL STEEL COLUMN AT GRID LINE CE
SCALE : 1 1/2" = 1'-0"

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
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SHEET CONTENTS:
PLAN DETAILS
CLUBHOUSE

SHEET NO.
A8.22

2012364

05-19-16 CITY SUBMITTAL

CITY OF LAGUNA NIGUEL
APPROVED
BY _____
DATE _____

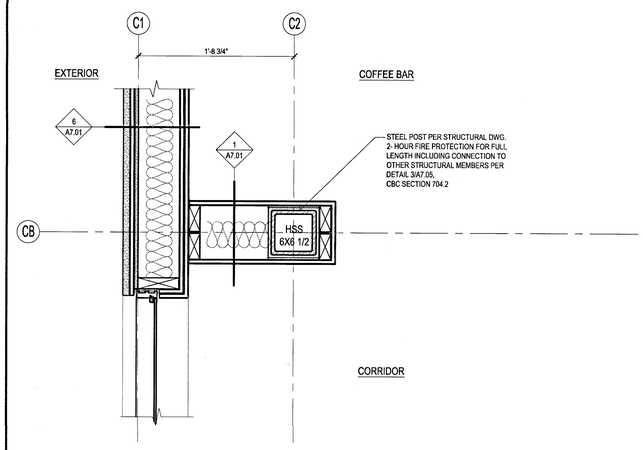
FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\820 COMM AREA\821-829-CLUBHOUSE DETAILS.dwg
USER: abdodghani DATE/TIME: May 18, 2016 - 9:47am
SCALE: 1" LAYOUT: A822

9 NOT USED
SCALE : 1 1/2" = 1'-0"

8 NOT USED
SCALE : 1 1/2" = 1'-0"

7 NOT USED
SCALE : 1 1/2" = 1'-0"

3 NOT USED
SCALE : 1 1/2" = 1'-0"



2 SECOND LEVEL STEEL COLUMN AT GRID LINE CB
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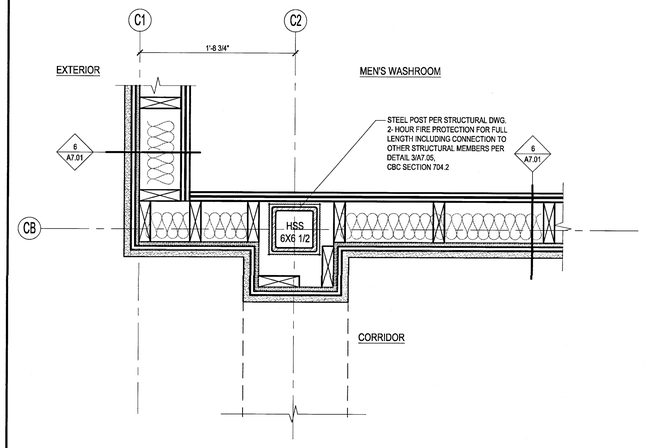

1 FIRST LEVEL STEEL COLUMN AT GRID LINE CB
SCALE : 1 1/2" = 1'-0"

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USER: Brandon Kaiser LAST TIME: May 18, 2016 - 9:47am
SCALE: 1:1 LAYOUT: A8.23

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date: Plotted:
Revisions:

#	DATE	COMMENTS

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27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
VINCENT CHUPKA
No. C23512
Exp. 7-31-17
STATE OF CALIFORNIA

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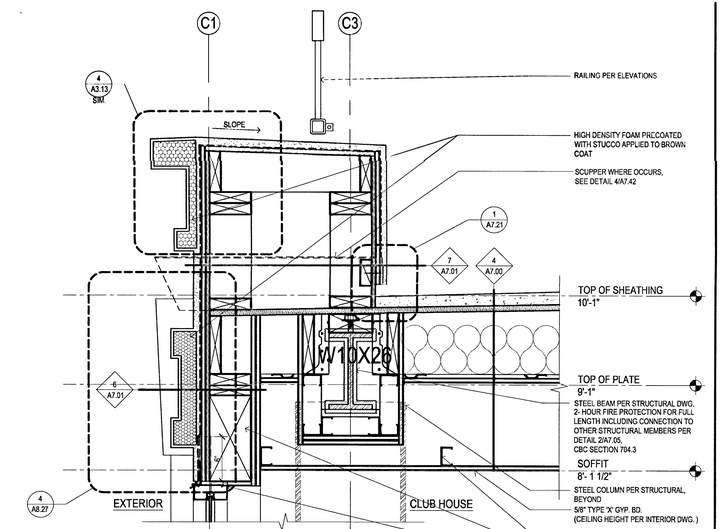
THE CITY OF LAGUNA NIGUEL

SHEET CONTENTS:
PLAN DETAILS
CLUBHOUSE

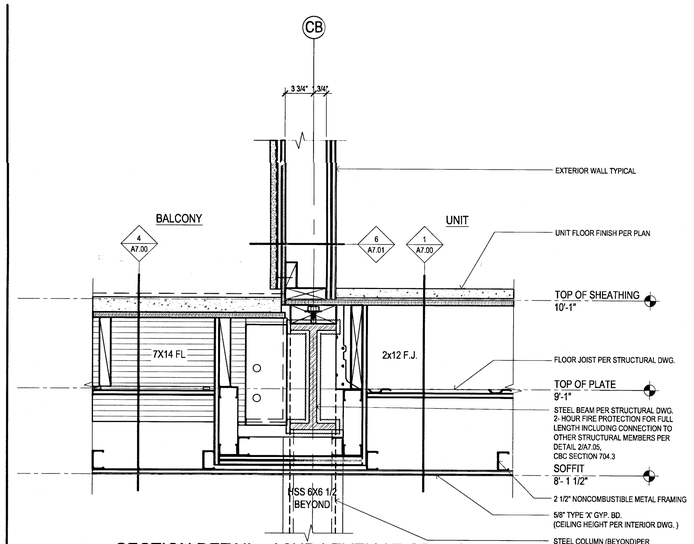
SHEET NO.
A8.23

2012364

05-19-16 CITY SUBMITTAL



9 SECTION DETAIL - (2ND LEVEL) BALCONY
SCALE : 1 1/2" = 1'-0"



6 SECTION DETAIL - (2ND LEVEL)AT GRID CB
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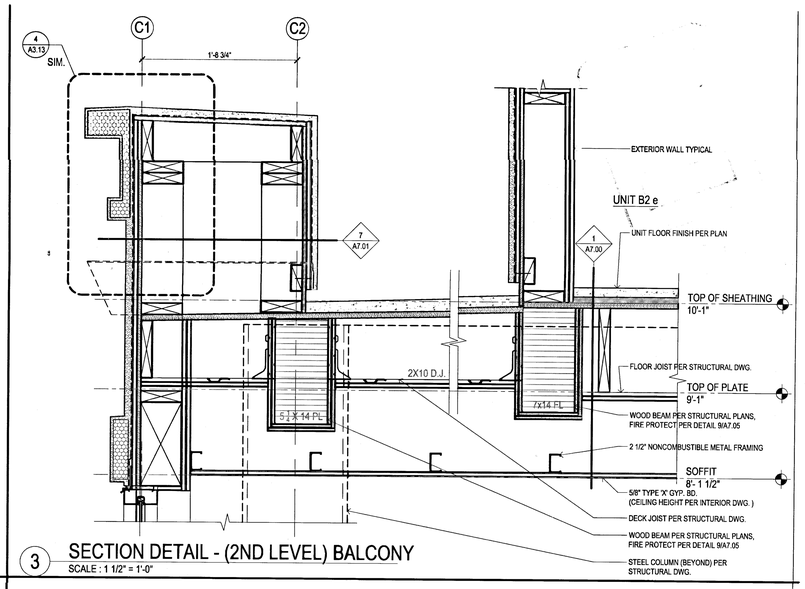

3 SECTION DETAIL - (2ND LEVEL) BALCONY
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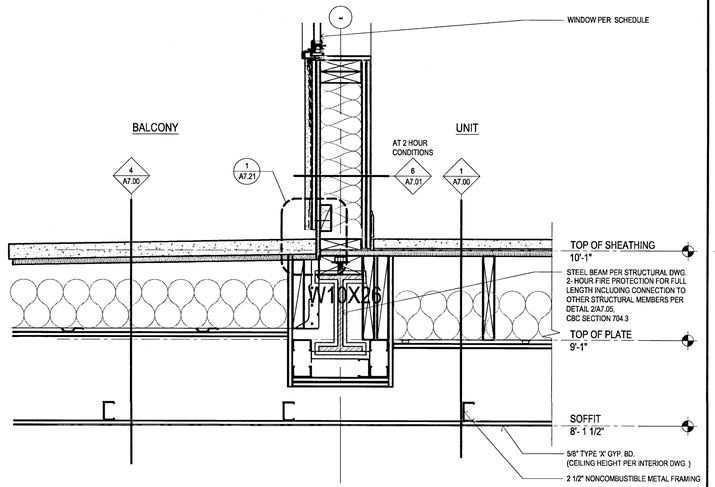

8 SECTION DETAIL - (2ND LEVEL) BALCONY AND UNIT
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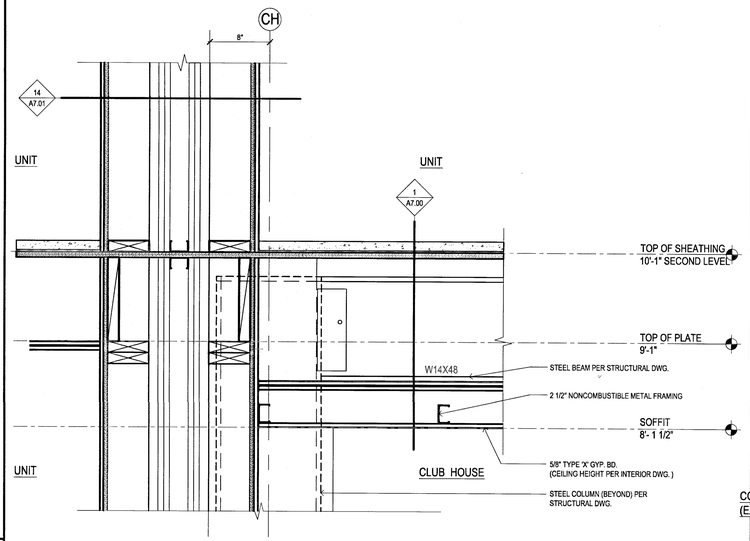

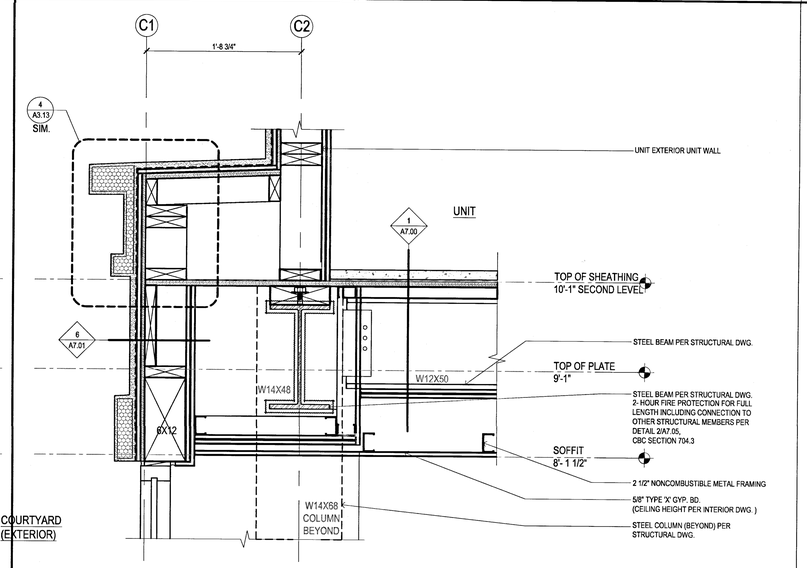

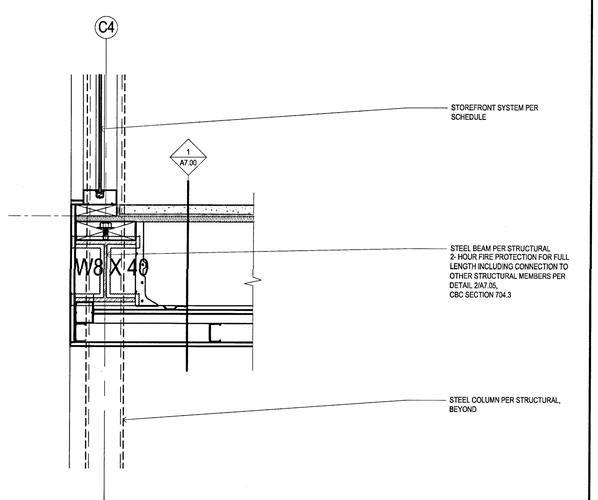

7 SECTION DETAIL - MEZZANINE LEVEL CLUBHOUSE
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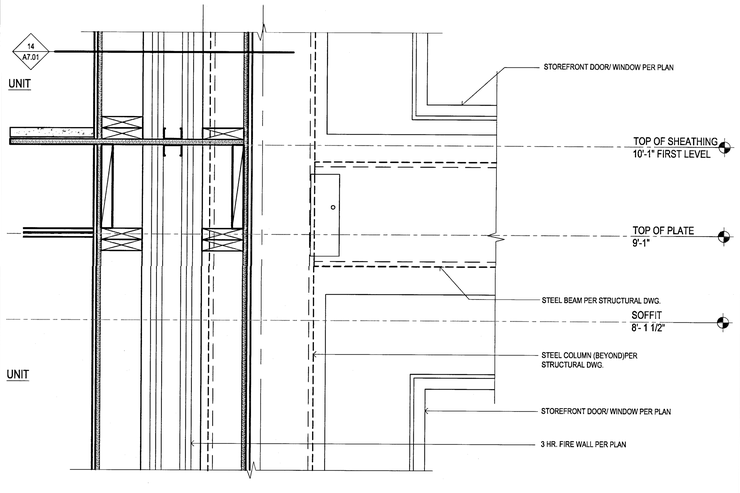
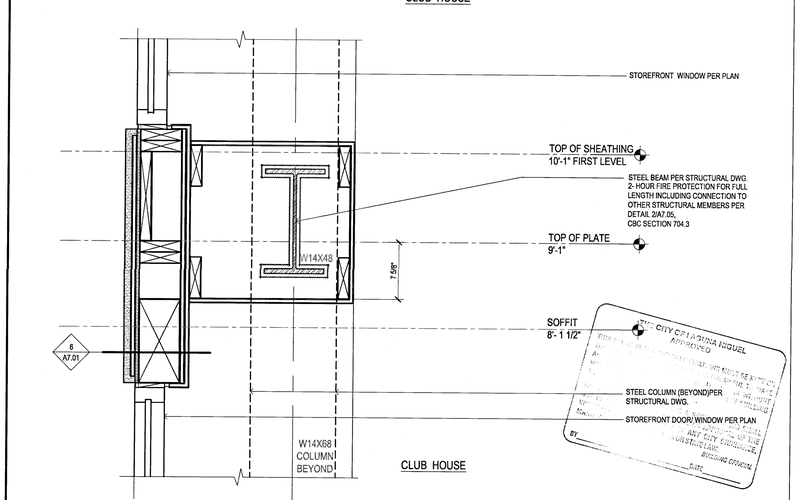


4 SECTION DETAIL - CORNER OF FIREWALL AND CLUB
SCALE : 1 1/2" = 1'-0"



1 WALL SECTION DETAIL - @ BETWEEN GRID CD & CE AND GRID CG & CH
SCALE : 1 1/2" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
ROBERT VINCENT CHUPKA
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
SECTION DETAILS CLUBHOUSE

SHEET NO.
A8.25

2012364

05-19-16 CITY SUBMITTAL

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USER: mbrooks DATE/TIME: May 19, 2016 - 9:41 am
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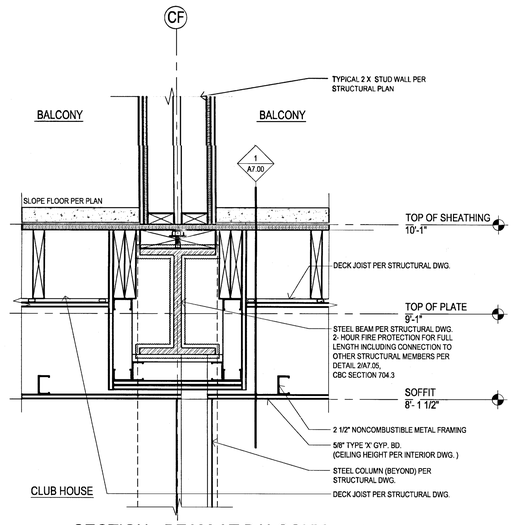
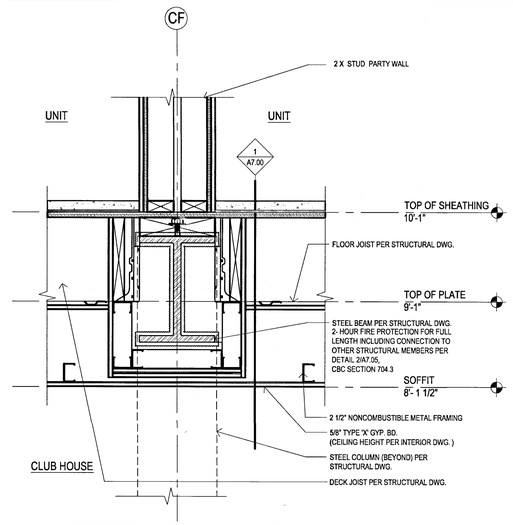


9 SECTION - BEAM AT BALCONY
SCALE : 1 1/2" = 1'-0"



8 SECTION - BEAM AT PARTY WALL
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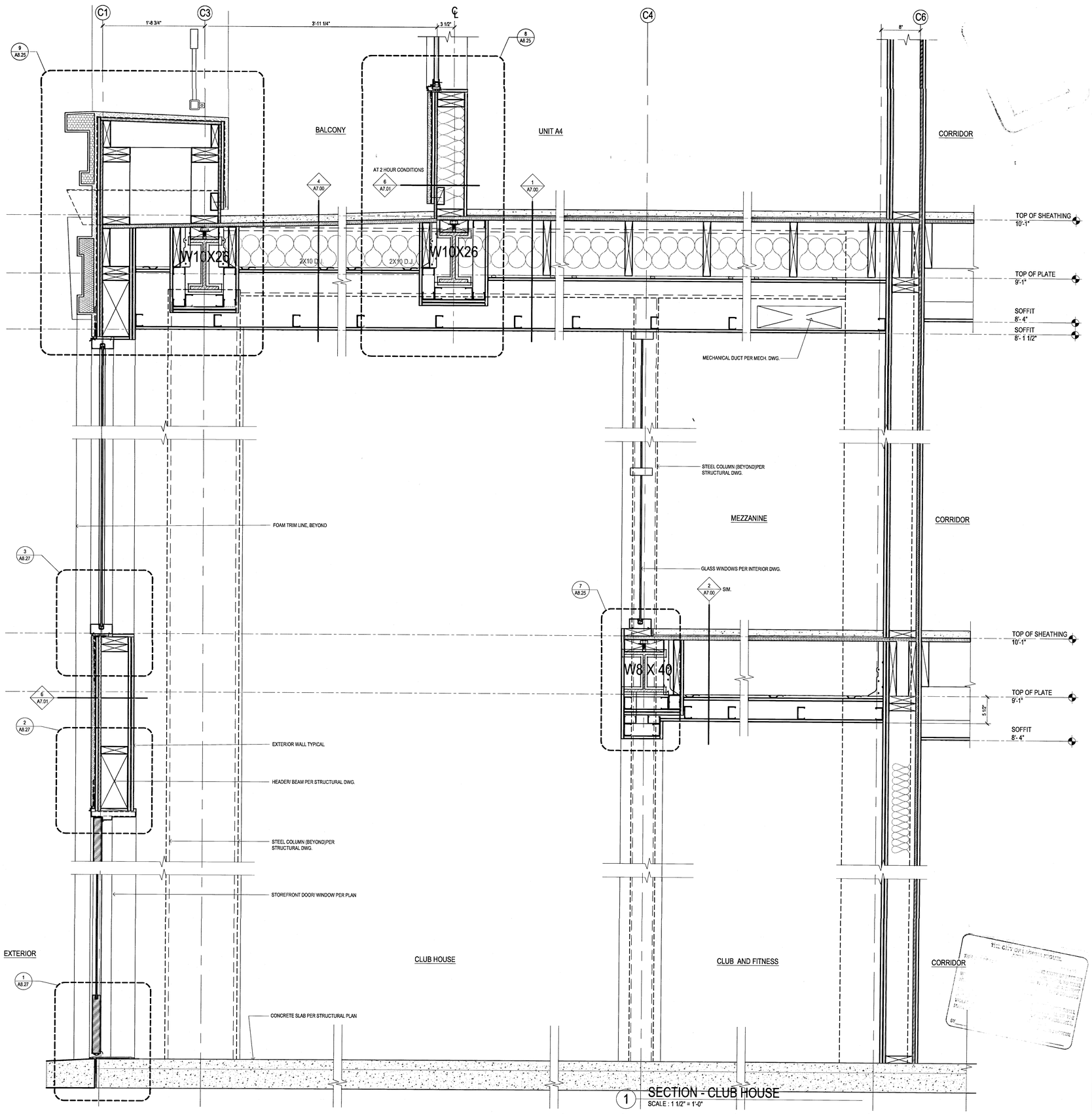
7 NOT USED
SCALE : 1 1/2" = 1'-0"



1 SECTION - CLUB HOUSE
SCALE : 1 1/2" = 1'-0"

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date: Plotted:	
Revisions:	

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
SECTION DETAILS CLUBHOUSE

SHEET NO.
A8.26

2012364

05-19-16 CITY SUBMITTAL

THE CITY OF LAGUNA NIGUEL

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USER: Mark Hall PLOT TIME: May 18, 2016 - 9:47am
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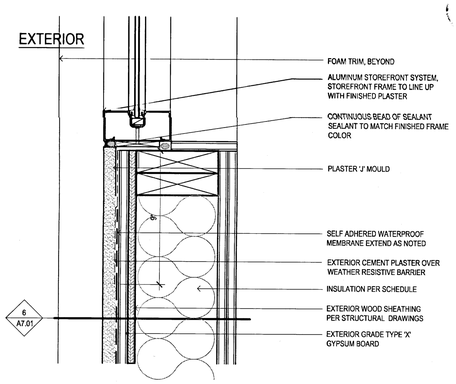
SCALE : 3" = 1'-0"

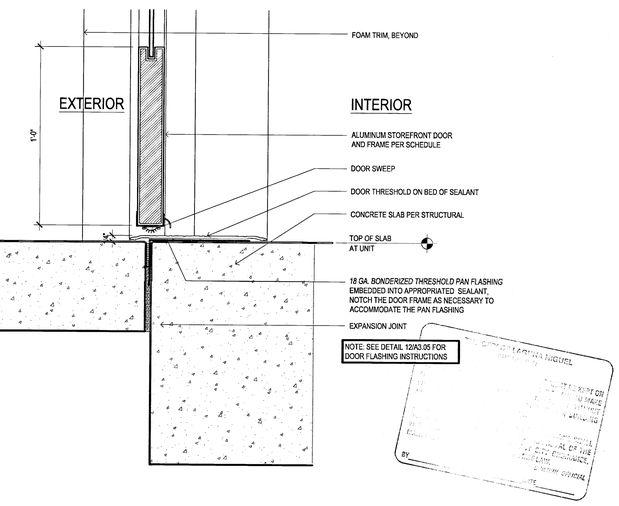
6 NOT USED
SCALE : 3" = 1'-0"



3 SILL AT STOREFRONT - CLUBHOUSE
SCALE : 3" = 1'-0"

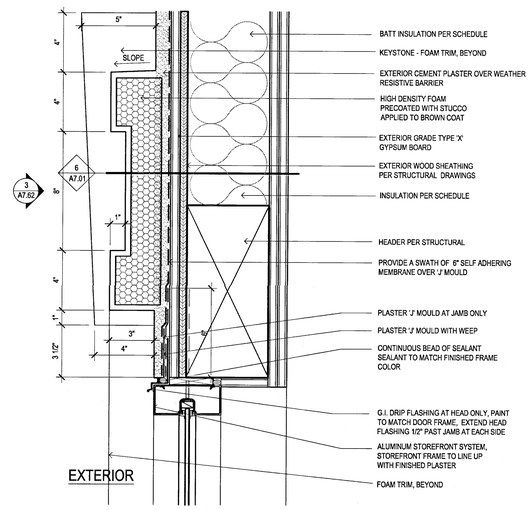
8 NOT USED
SCALE : 3" = 1'-0"

5 NOT USED
SCALE : 3" = 1'-0"



2 HEADER AT STOREFRONT - CLUBHOUSE
SCALE : 3" = 1'-0"

7 NOT USED
SCALE : 3" = 1'-0"



4 HEADER AT STOREFRONT - CLUBHOUSE
SCALE : 3" = 1'-0"

1 SILL AT STOREFRONT - CLUBHOUSE
SCALE : 3" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted
Revisions:

#	DATE	COMMENTS

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No. C23572
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STATE OF CALIFORNIA

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SHEET CONTENTS:
SECTION DETAILS CLUBHOUSE

SHEET NO.
A8.27

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\800 COMM AREA\821-829-CLUBHOUSE [DETAILS.dwg
USER: Andrew Hall LAST SAVE TIME: May 16, 2016 - 9:47am
SCALE: 1 LAYOUT: A8.27

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05-19-16 CITY SUBMITTAL

SHEET CONTENTS
FIRST LEVEL
RETAIL

SHEET NO. A8.30

2012364

GATEWAY VILLAGE

LAGUNA NIGUEL, CA

27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677

ALLIANCE RESIDENTIAL COMPANY

Drawn By:	
Designed by:	
Architect of Record:	VINCE DAUNA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS
1	01/21/16	

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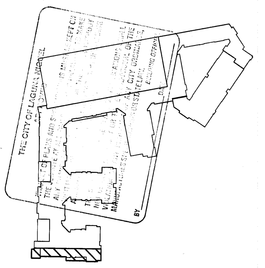
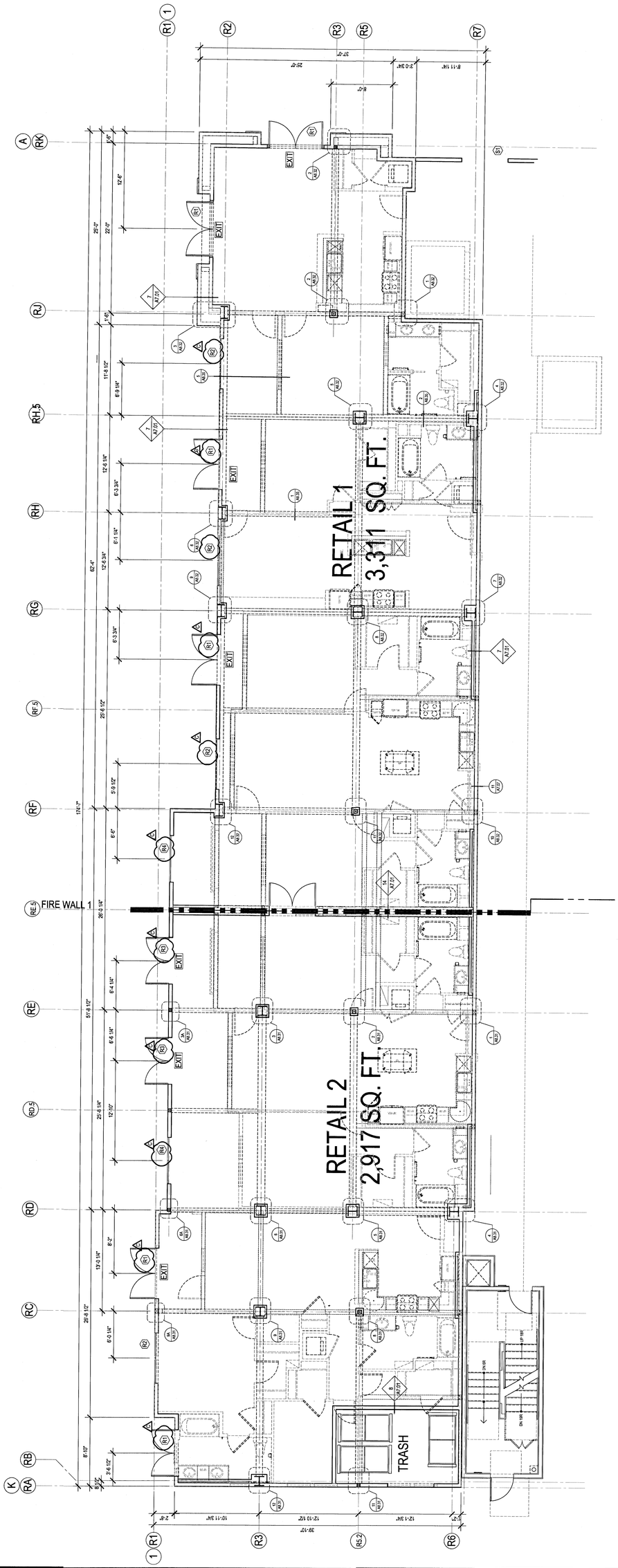
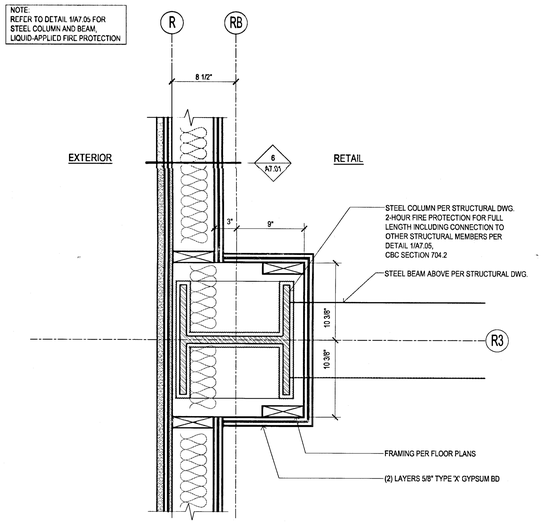


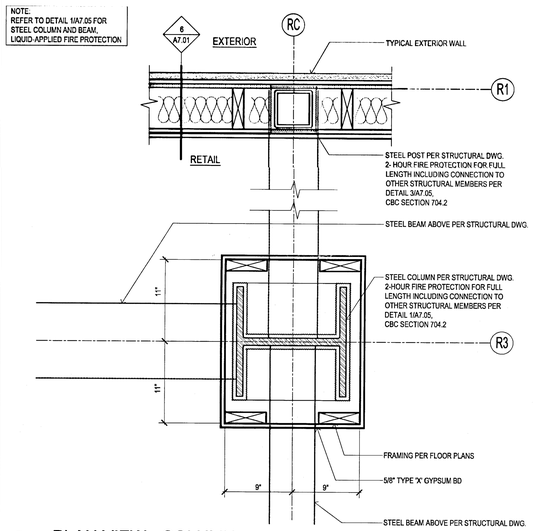


NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



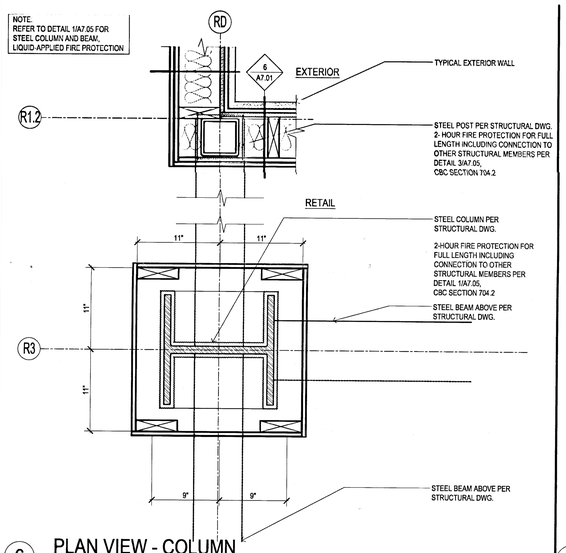
12 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



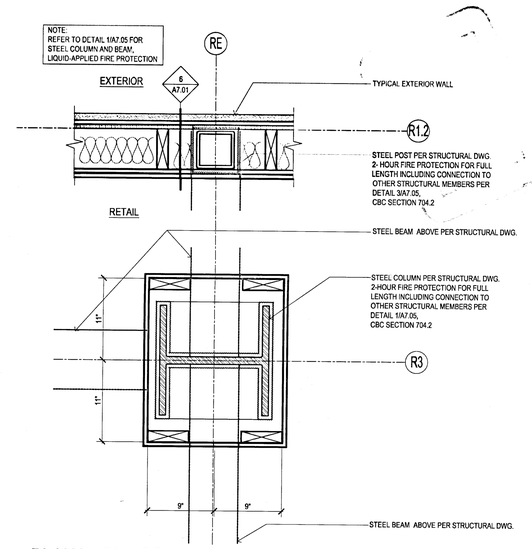
9 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



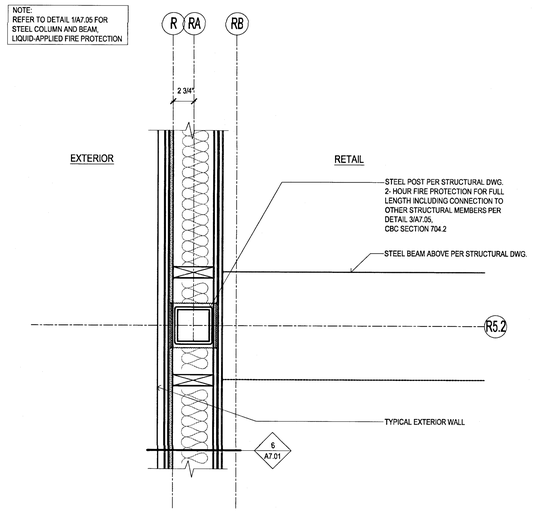
6 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



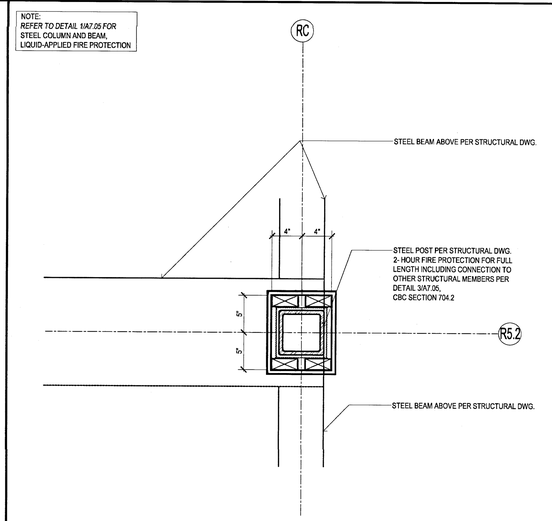
3 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



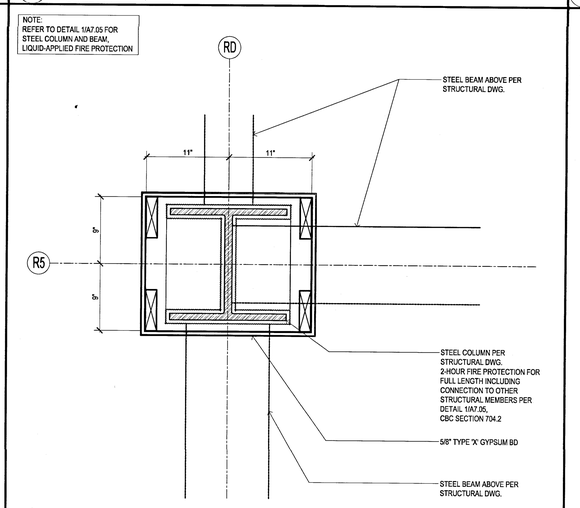
11 PLAN VIEW - POST
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



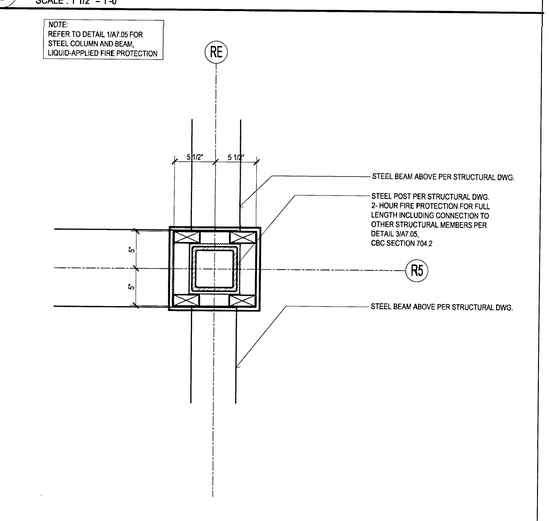
8 PLAN VIEW - POST
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



5 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION

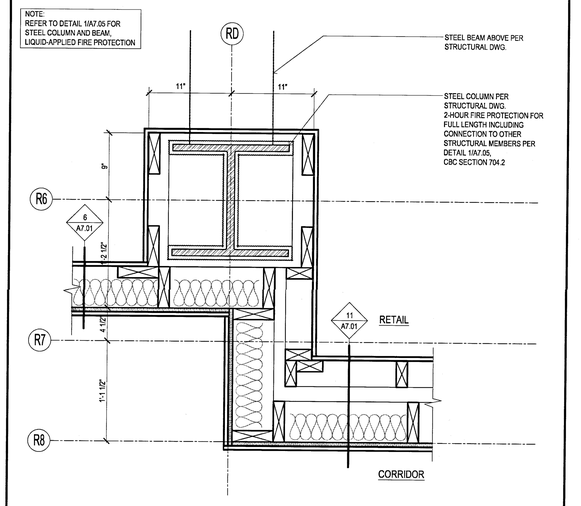


2 PLAN VIEW - POST
SCALE : 1 1/2" = 1'-0"

10 NOT USED
SCALE : 1 1/2" = 1'-0"

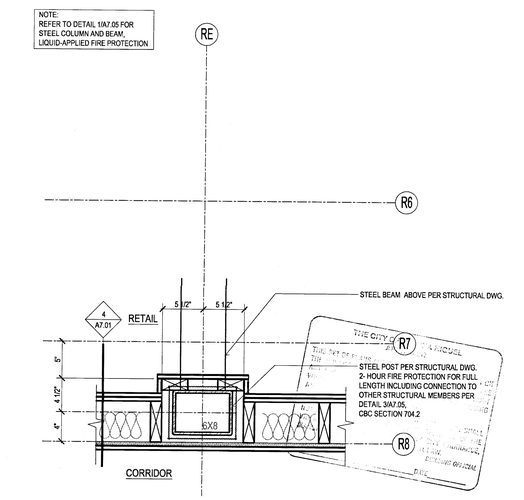
7 NOT USED
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



4 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



1 PLAN VIEW - POST
SCALE : 1 1/2" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
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No. C23572
Ren. 7-31-17
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SHEET CONTENTS:
PLAN DETAILS
RETAIL AREA

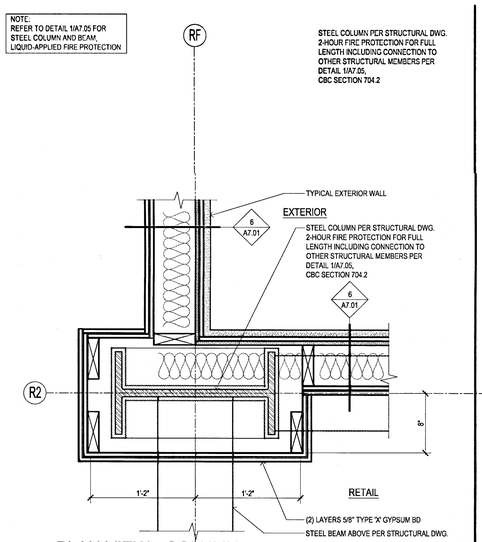
SHEET NO.
A8.31

2012364

05-19-16 CITY SUBMITTAL

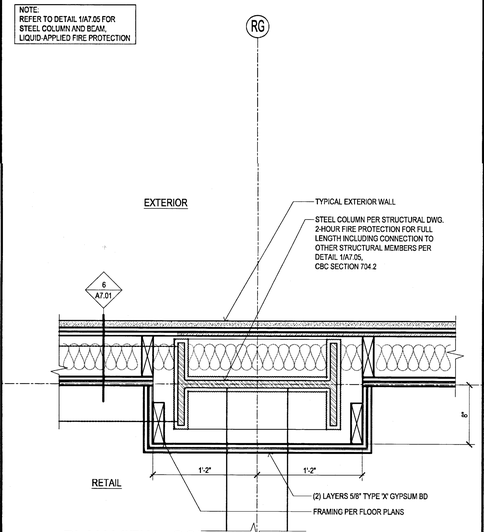
FILE: M112364_Wood Partners Laguna Niguel\4-CD\800 COMM AREA\831-839-RETAIL DETAILS.dwg
USER: aabdelghani DATE/TIME: May 18, 2016 - 9:48am
SCALE: 1:1 LAYOUT: A8.31

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



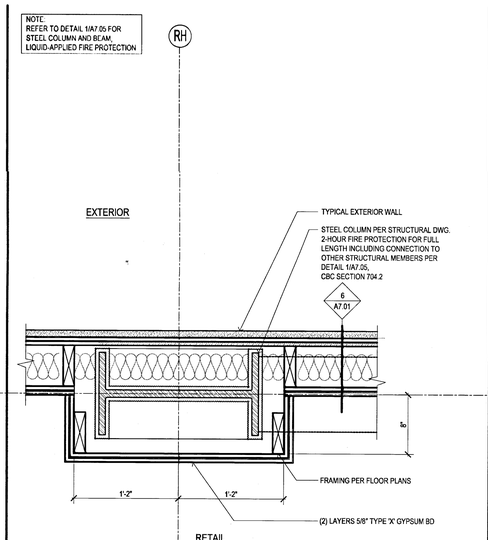
12 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



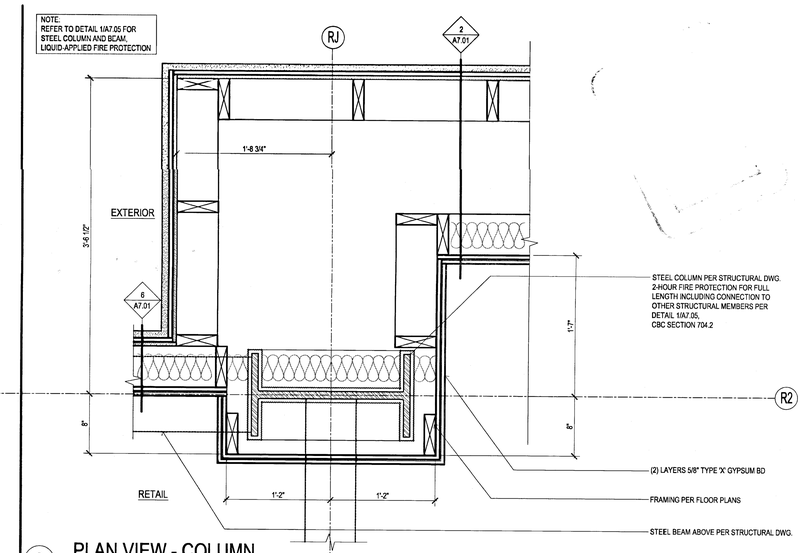
9 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



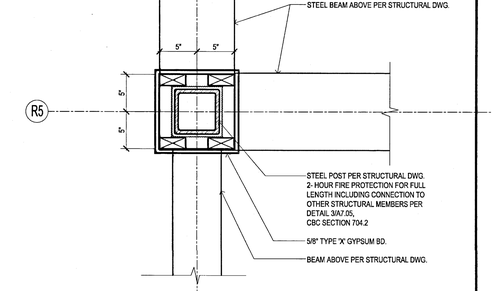
6 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



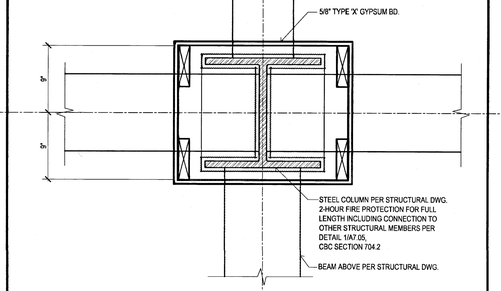
3 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



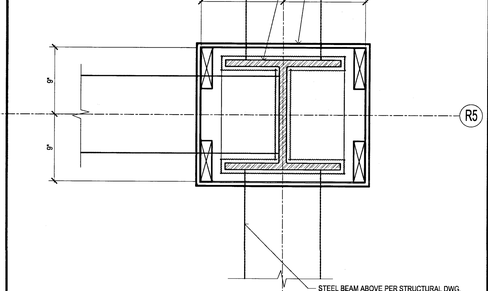
11 PLAN VIEW - POST
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



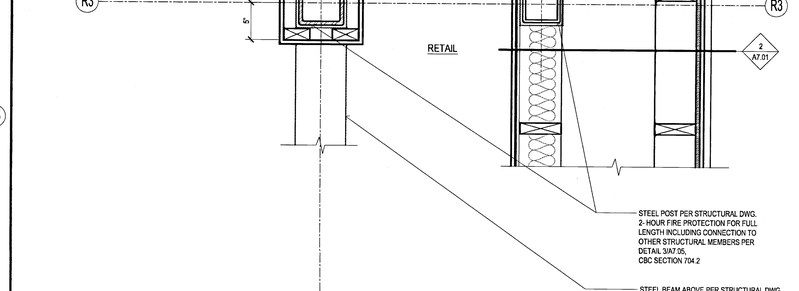
8 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



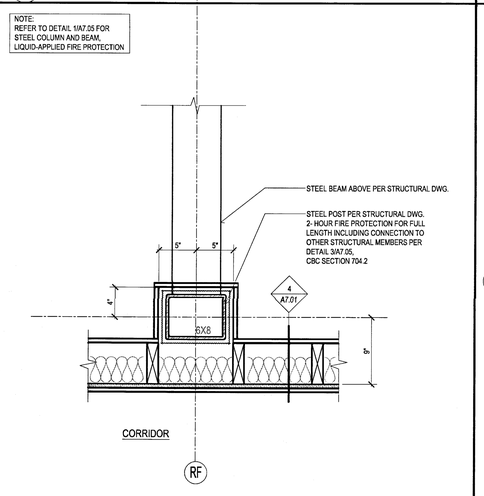
5 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



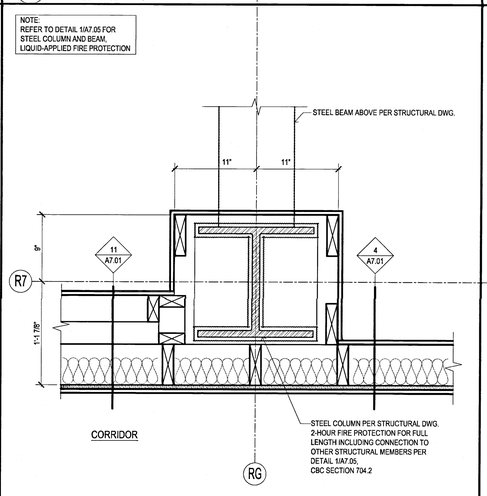
2 PLAN VIEW - POST
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



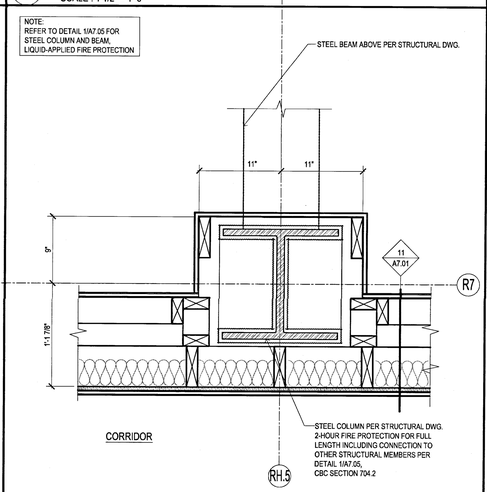
10 PLAN VIEW - POST
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



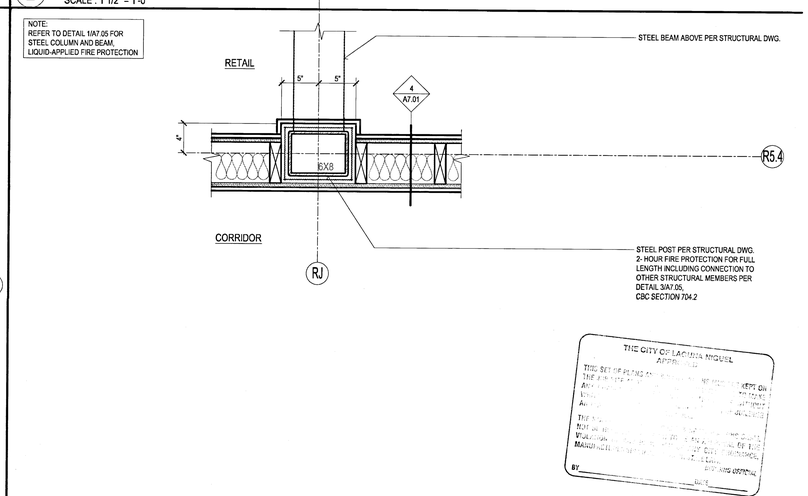
7 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



4 PLAN VIEW - COLUMN
SCALE : 1 1/2" = 1'-0"

NOTE:
REFER TO DETAIL 1/A7.05 FOR STEEL COLUMN AND BEAM, LIQUID-APPLIED FIRE PROTECTION



1 PLAN VIEW - POST
SCALE : 1 1/2" = 1'-0"

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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GATEWAY VILLAGE

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27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT
No. C23572
Ren. 7-31-17
STATE OF CALIFORNIA

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SHEET CONTENTS:
PLAN DETAILS
RETAIL AREA

SHEET NO.
A8.32

2012364

05-19-16 CITY SUBMITTAL

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USER: sabolaghani DATE/TIME: May 18, 2016 - 9:48am
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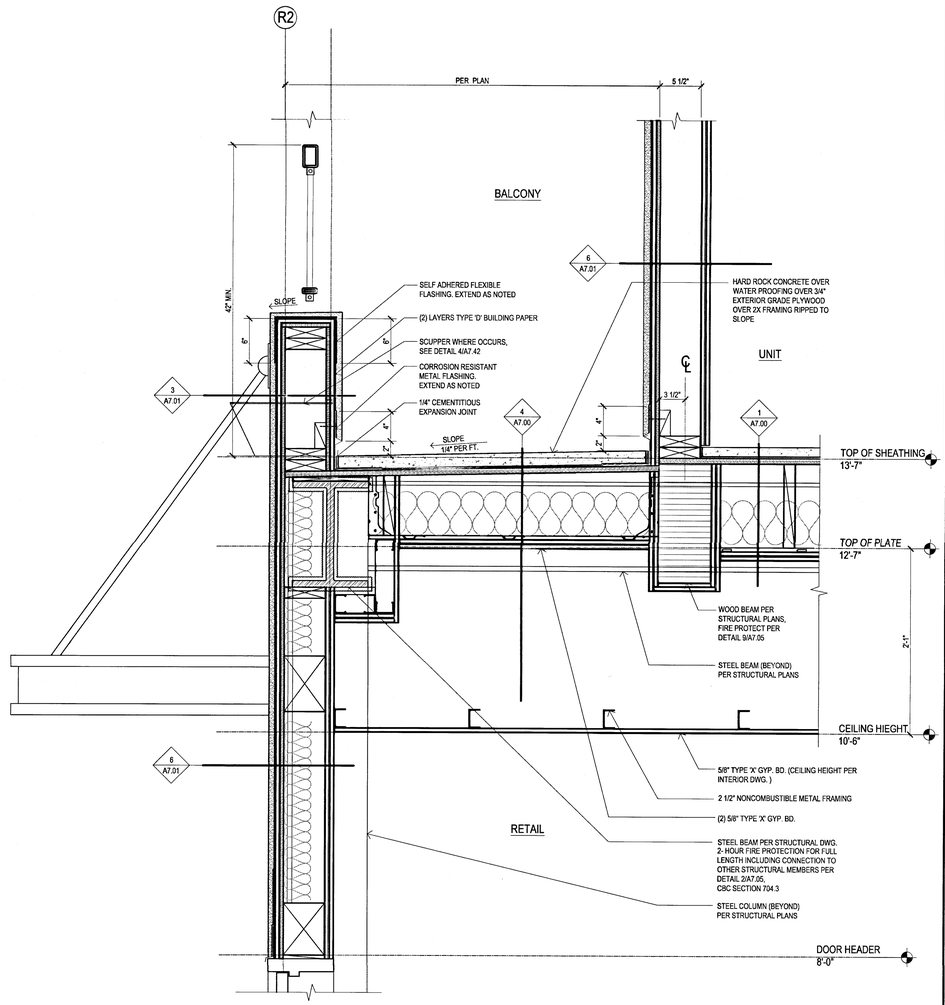
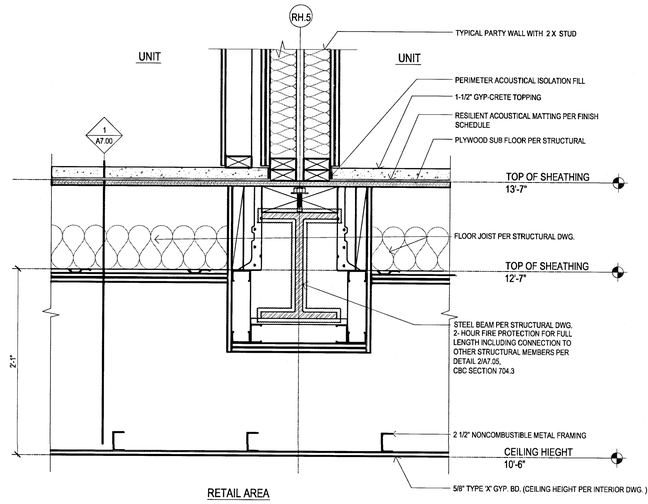
9 NOT USED
SCALE : 1 1/2" = 1'-0"



5 SECTION - UNIT/BALC0NY AT BEAM
SCALE : 1 1/2" = 1'-0"

3 NOT USED
SCALE : 1 1/2" = 1'-0"

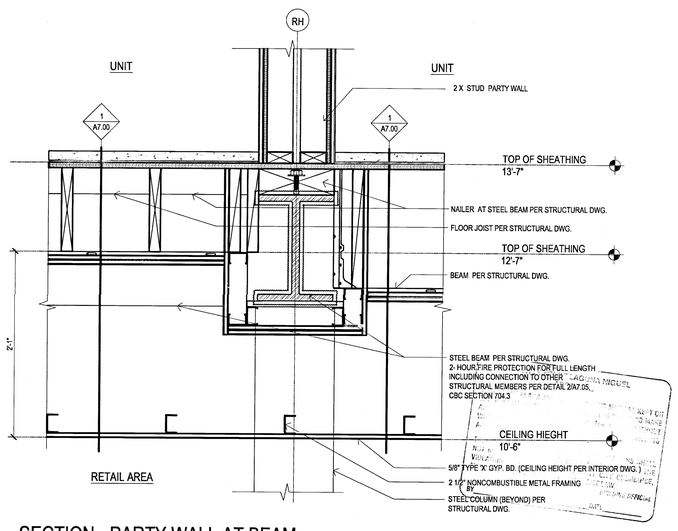


2 SECTION - PARTY WALL AT BEAM
SCALE : 1 1/2" = 1'-0"

8 NOT USED
SCALE : 1 1/2" = 1'-0"

7 NOT USED
SCALE : 1 1/2" = 1'-0"

4 NOT USED
SCALE : 1 1/2" = 1'-0"



1 SECTION - PARTY WALL AT BEAM
SCALE : 1 1/2" = 1'-0"

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USER: sbolejack DATE/TIME: May 18, 2016 - 8:45am
SCALE: 1" LAYOUT: A8.35

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
SECTION DETAILS
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SHEET NO.
A8.35

2012364

05-19-16 CITY SUBMITTAL

FILE: M:\112364_Wood Partners Laguna Niguel\4-CD\800 COMM AREA\840-ROOFTOP TERRACE.dwg
USER: sabdelghani DATE/TIME: May 18, 2016 - 9:48am
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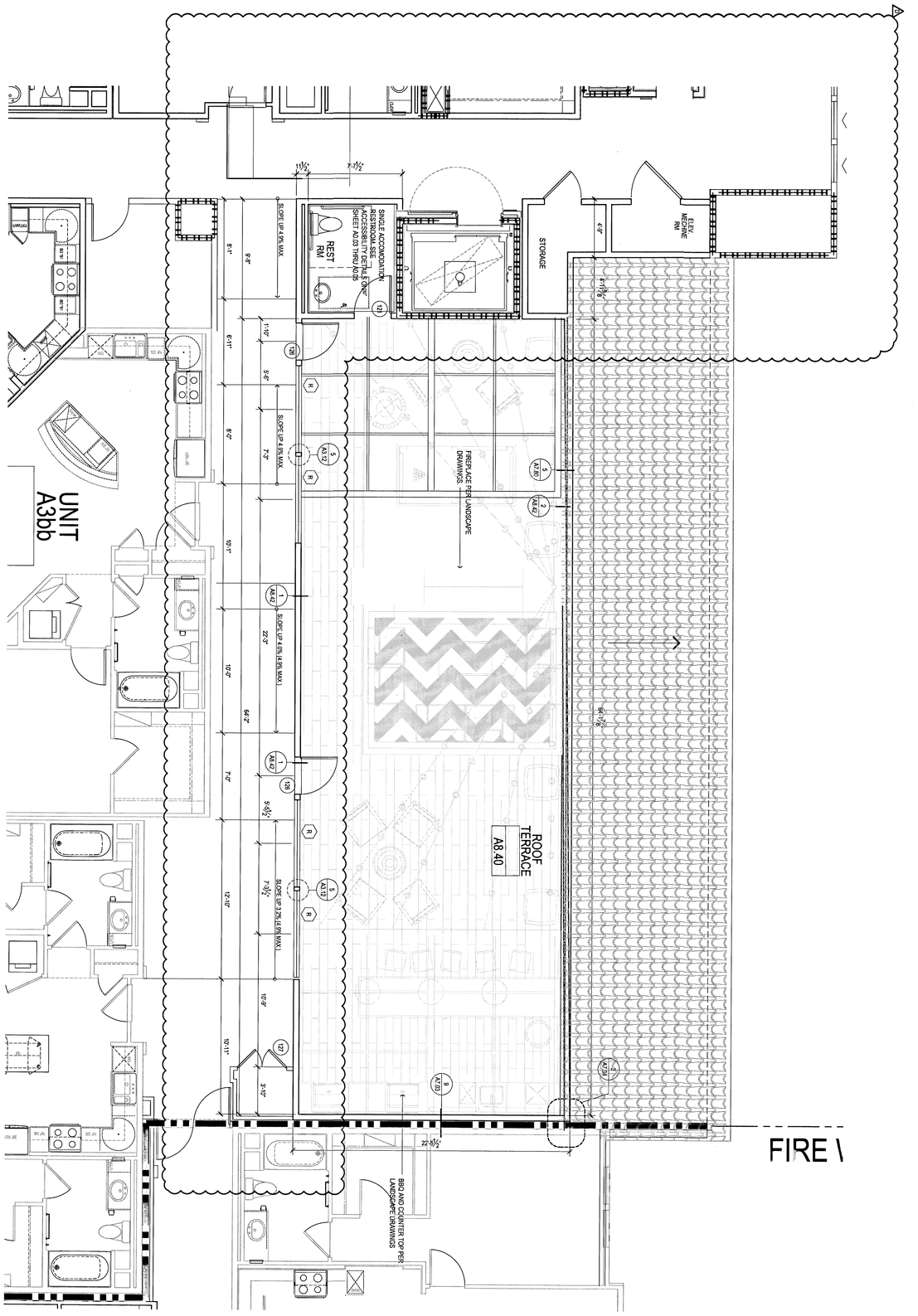
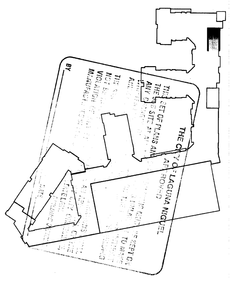
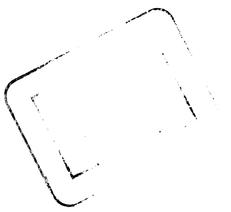


01 FIFTH LEVEL ROOFTOP TERRACE
SCALE: 1/4" = 1'-0"





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Drawn By	Designed By	Architect of Record	Original Date Plotted
		VINCE CHUPKA	

#	DATE	COMMENTS
1	03/15/16	

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2012364

A8.40

SHEET NO.

SHEET CONTENTS
FIFTH LEVEL ROOFTOP TERRACE

05-19-16 CITY SUBMITTAL

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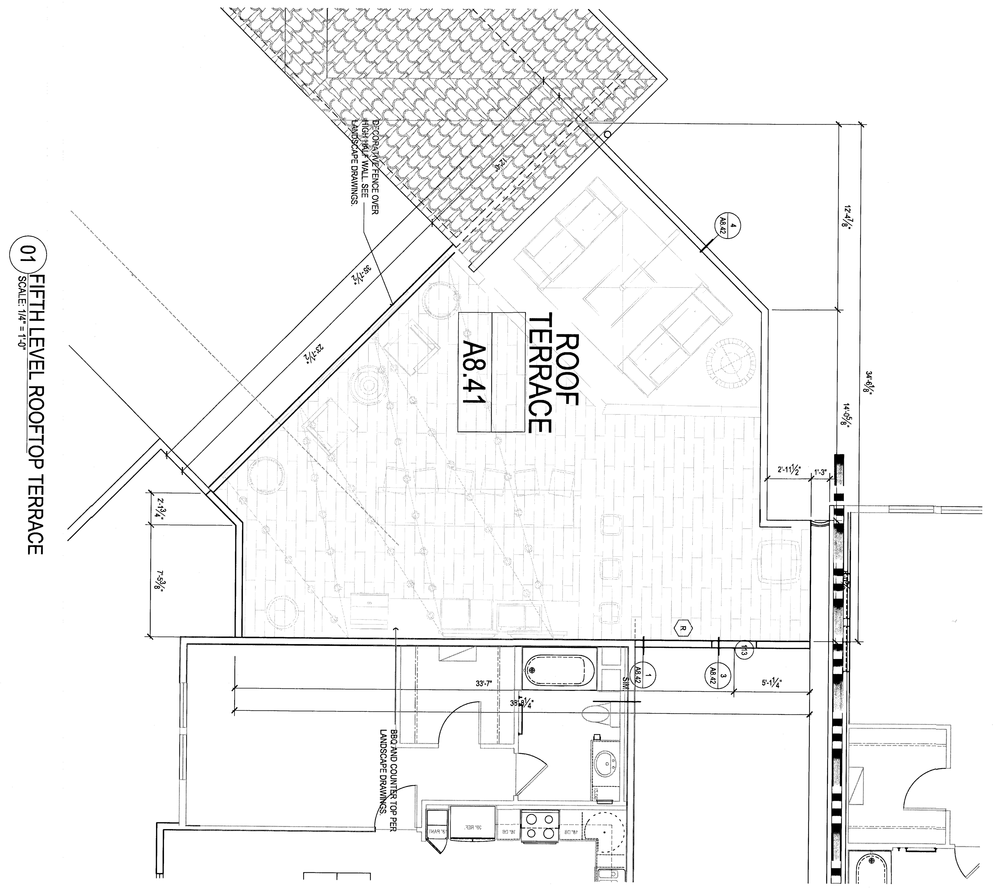
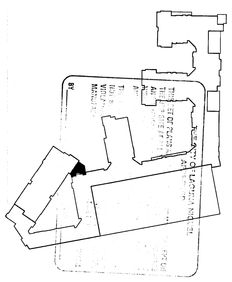
USER: aabdelghani DATE/TIME: May 18, 2016 - 9:48am
SCALE: 48 LAYOUT: A8.41



01 FIFTH LEVEL ROOFTOP TERRACE
SCALE: 1/4" = 1'-0"



2012364

A8.41

SHEET CONTENTS: FIFTH LEVEL ROOFTOP TERRACE

SHEET NO.

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05-19-16 CITY SUBMITTAL

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
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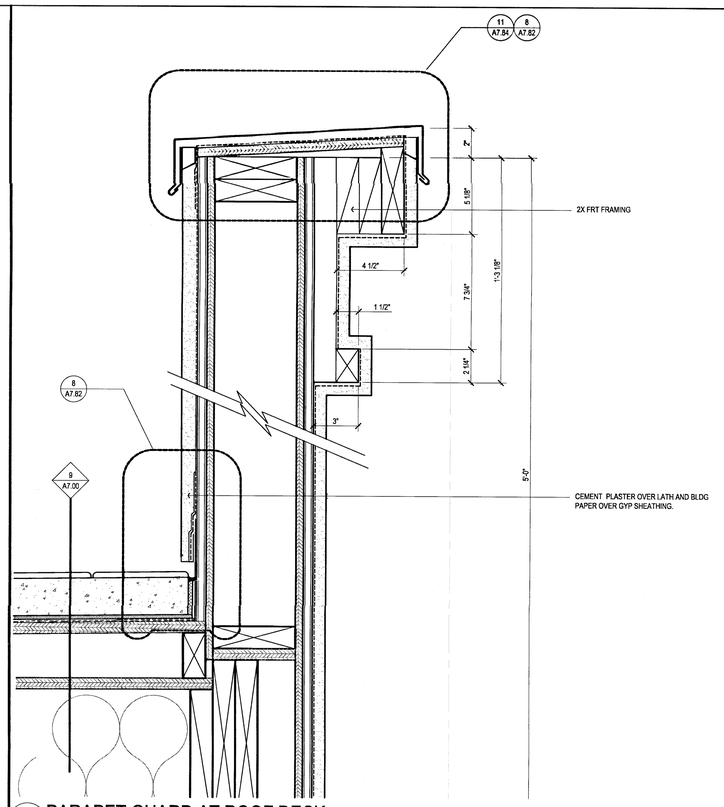
#	DATE	COMMENTS
1	092314	

Drawn By:
Designed By:
Architect of Record: VINCE CHIOPKA
Original Date Plotted:
Revisions:



4 PARAPET GUARD AT ROOF DECK
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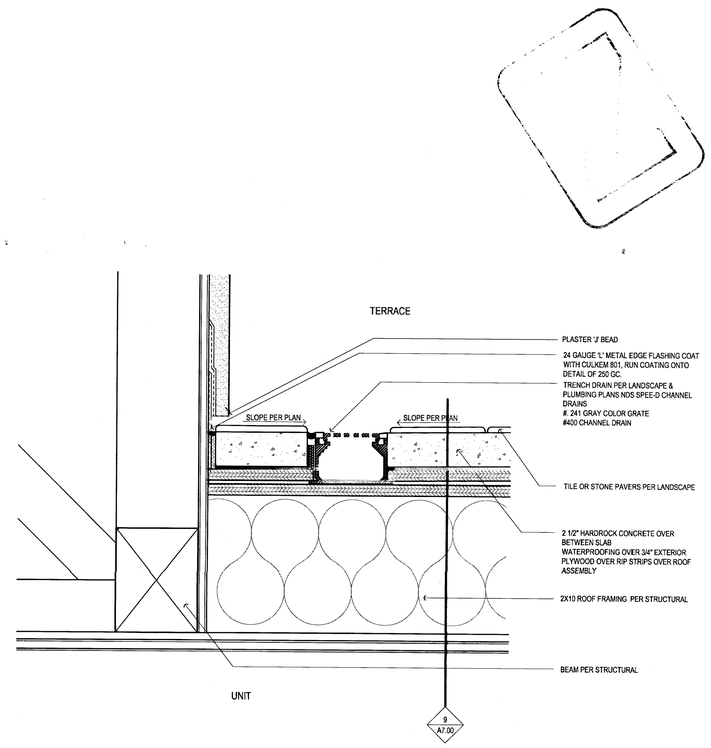
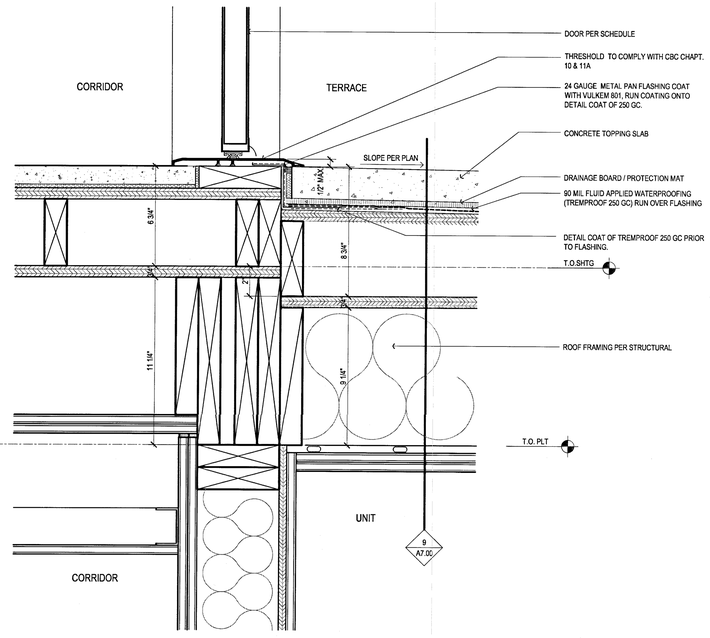
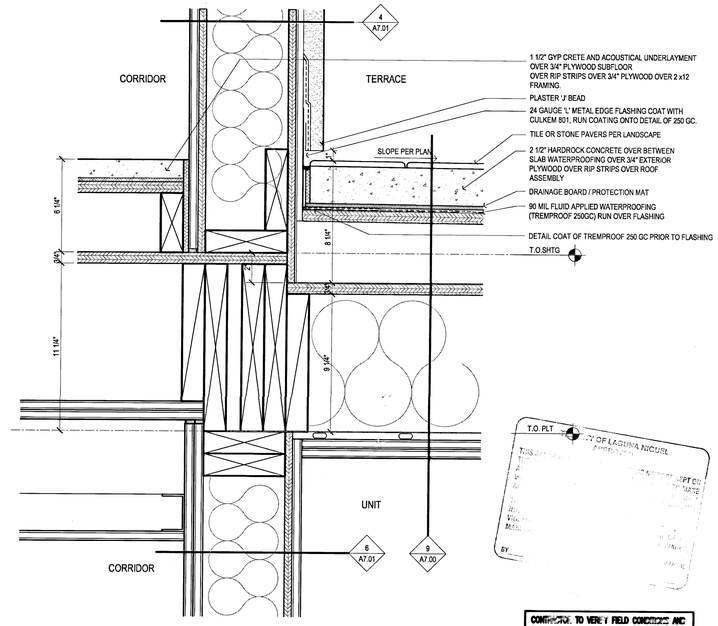


2 TRENCH DRAIN AT ROOFTOP TERRACE
SCALE: 3" = 1'-0"

5 NOT USED
SCALE : 3/4" = 1'-0"



3 TILE TO DOOR AT ROOFTOP TERRACE
SCALE: 3" = 1'-0"



01 TILE TO WALL AT ROOFTOP TERRACE
SCALE: 3" = 1'-0"

CONTRACTOR TO VERIFY FIELD CONDITIONS AND TO PROVIDE SHOP DRAWINGS / DETAILS FOR ALL CONDITIONS. DETAILS PROVIDED HERE ARE BASE ON DESIGN.

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

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1	09/23/14	

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GATEWAY VILLAGE

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ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
ROOFTOP TERRACE DETAILS

SHEET NO.
A8.42

2012364

05-19-16 CITY SUBMITTAL

FILE: M112364_Wood Partners Laguna Niguel\4-CD\800 COMM AREAS\A8-ROOFTOP TERRACE.dwg
USER: rob.hall DATE/TIME: May 19, 2016 - 9:18am
PLOT: 1:1 LAYOUT: A42

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ARCHITECTS, L.P.
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05-19-16 CITY SUBMITTAL

SHEET CONTENTS:
FIRST LEVEL
GARAGE ENTRY

SHEET NO.
A8.50

2012364

GATEWAY VILLAGE
LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

Drawn By:			
Designed by:			
Architect of Record:	VINCE CHUPKA		
Original Date Plotted:			
Revisions:	#	DATE	COMMENTS

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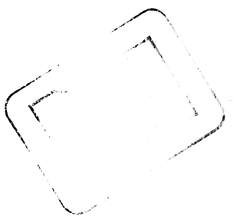

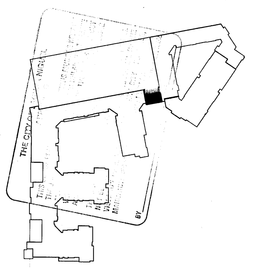

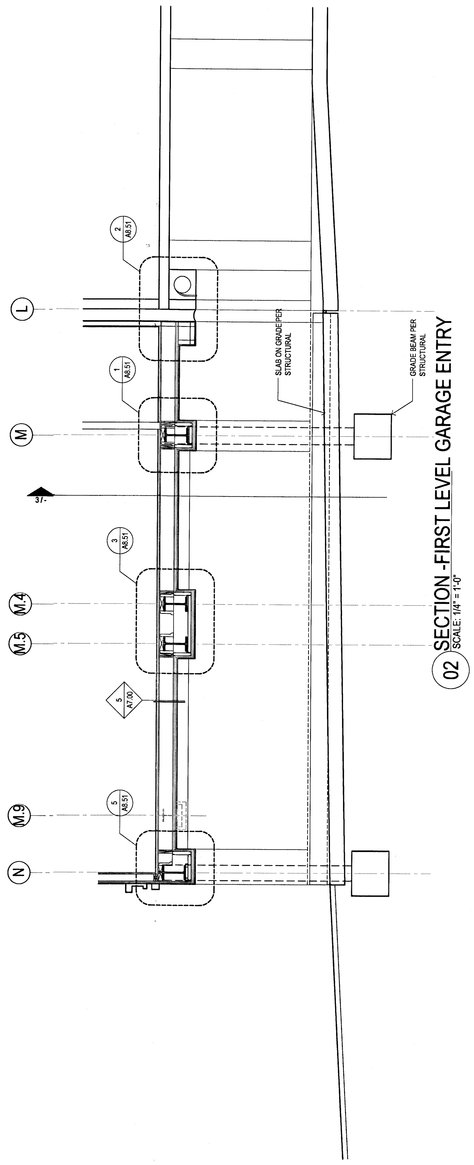

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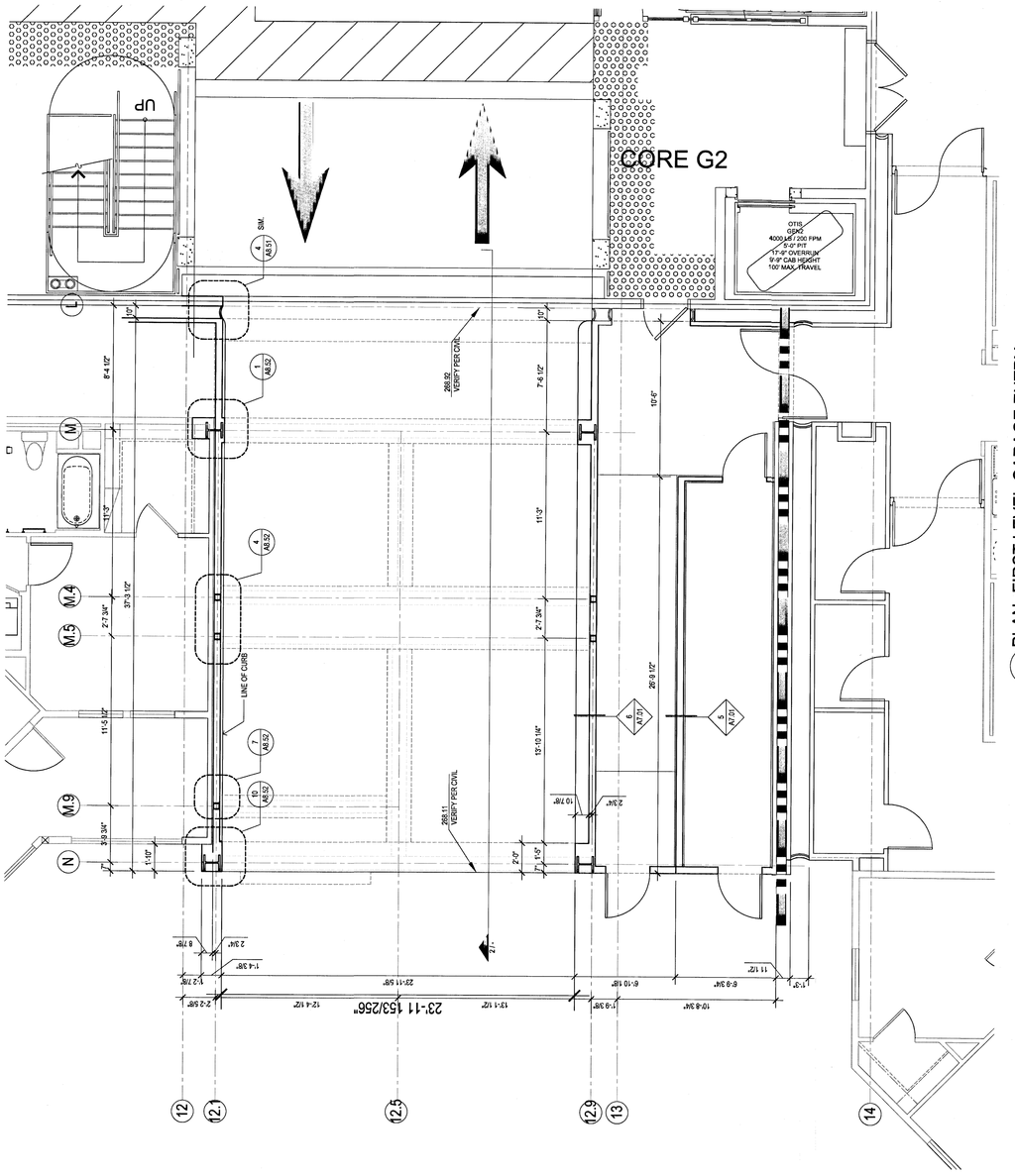

01 PLAN -FIRST LEVEL GARAGE ENTRY
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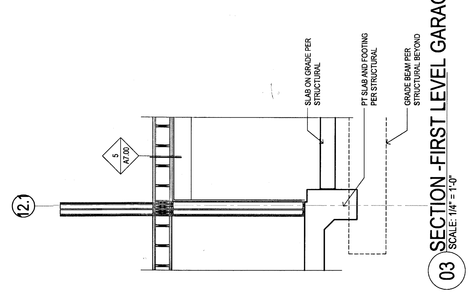

03 SECTION -FIRST LEVEL GARAGE ENTRY
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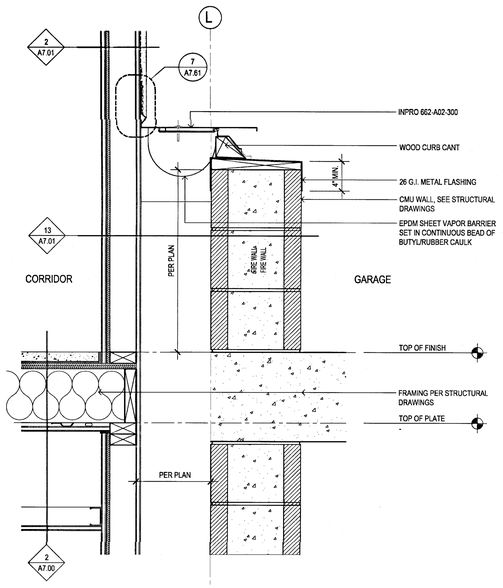
USER: sbolingham DATE/TIME: May 18, 2016 - 9:48am
SCALE: 96 LAYOUT: A8.50



6 ROOF TO WALL AT EXPANSION DETAIL
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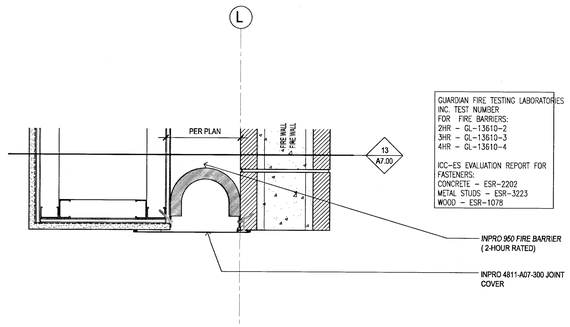
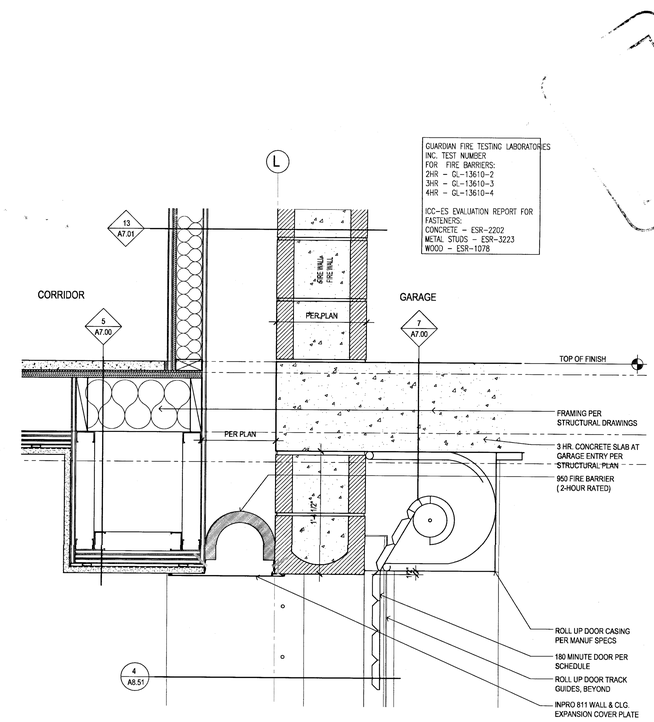
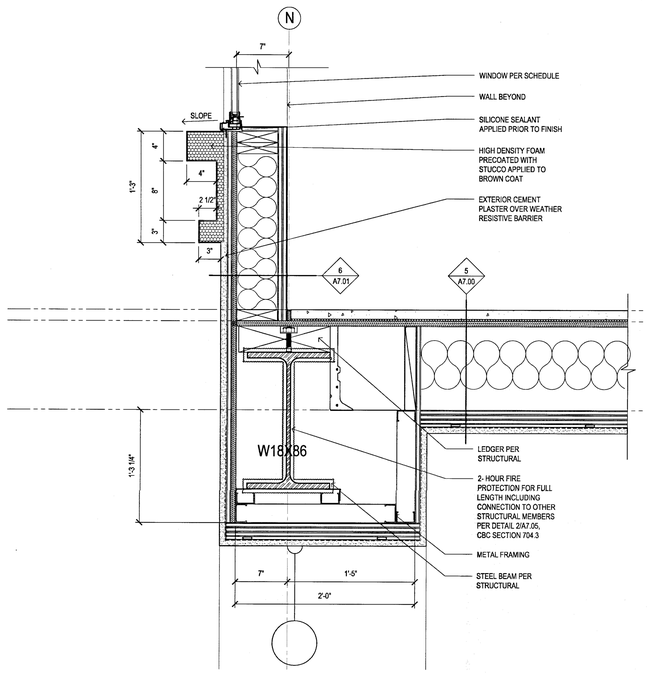


4 JAMB DETAIL
SCALE : 1 1/2" = 1'-0"



2 DETAIL AT GARAGE ENTRY AT ROLL UP GATE
SCALE : 1 1/2" = 1'-0"



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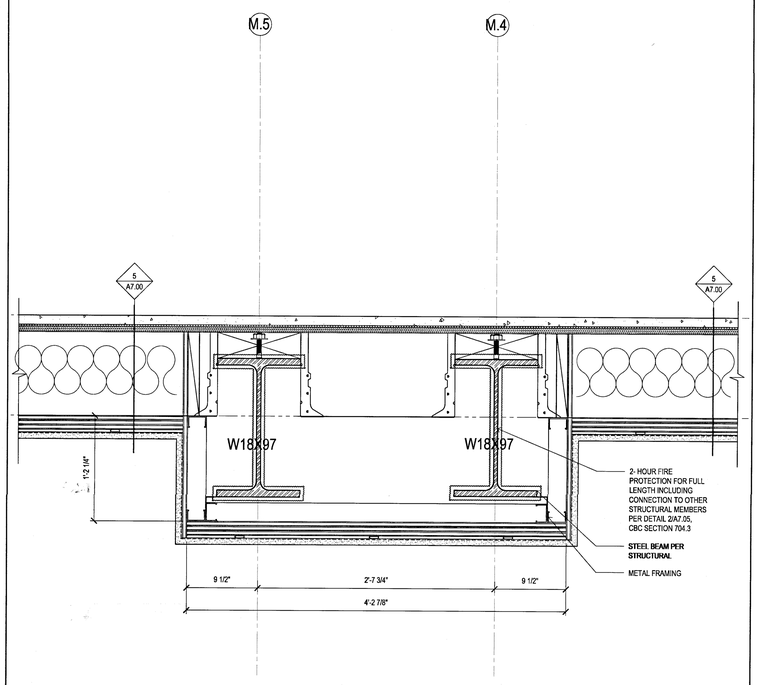
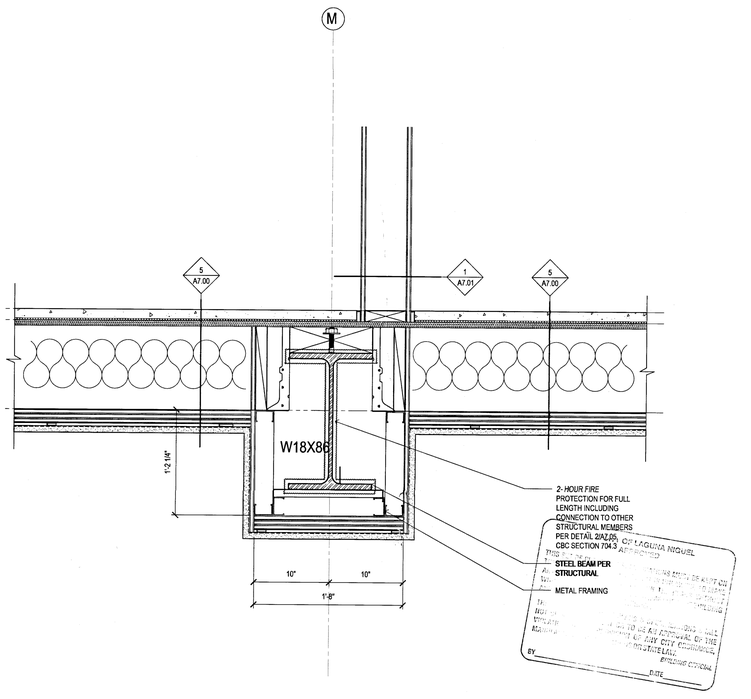
SCALE : 1 1/2" = 1'-0"



3 DETAIL AT GARAGE ENTRY TUNNEL
SCALE : 1 1/2" = 1'-0"



1 DETAIL AT GARAGE ENTRY TUNNEL
SCALE : 1 1/2" = 1'-0"

Drawn By:	
Designed by:	
Architect of Record:	VINCE CHUPKA
Original Date Plotted:	
Revisions:	

#	DATE	COMMENTS

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GATEWAY VILLAGE

LAGUNA NIGUEL, CA
27742 FORBES ROAD, LAGUNA NIGUEL, CA 92677
ALLIANCE RESIDENTIAL COMPANY

LICENSED ARCHITECT — No. C23572 Ren. 7-31-17 — STATE OF CALIFORNIA

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SHEET CONTENTS:
DETAILS

SHEET NO.
A8.51

2012364

11-19-16 CITY SUBMITTAL

FILE: M:\12364_Wood Partners Laguna Niguel\4-CD\800-COMM AREA\830-GARAGE ENTRY.dwg
USER: sdodejayrani DATE/TIME: May 18, 2016 - 9:43am
SCALE: 96 1:47.001 / 24.51

12 NOT USED
SCALE : 1 1/2" = 1'-0"

9 NOT USED
SCALE : 1 1/2" = 1'-0"

6 NOT USED
SCALE : 1 1/2" = 1'-0"

3 NOT USED
SCALE : 1 1/2" = 1'-0"

11 NOT USED
SCALE : 1 1/2" = 1'-0"

8 NOT USED
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5 NOT USED
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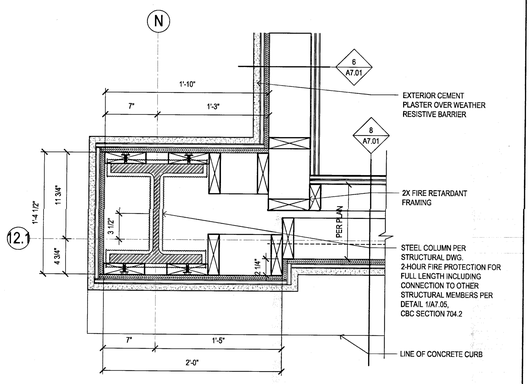
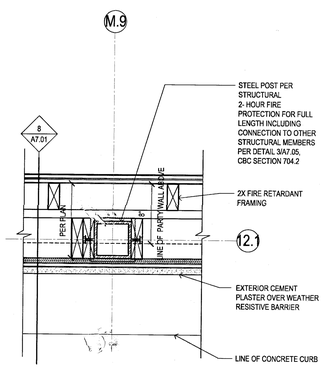
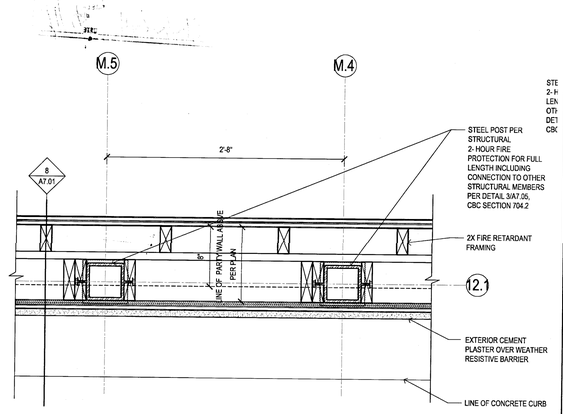
2 NOT USED
SCALE : 1 1/2" = 1'-0"



10 PLAN VIEW - COLUMN AT GARAGE ENTRY
SCALE : 1 1/2" = 1'-0"



7 PLAN VIEW - POST AT GARAGE ENTRY
SCALE : 1 1/2" = 1'-0"



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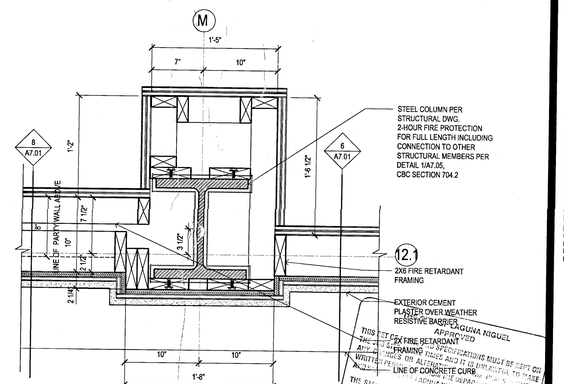

1 PLAN VIEW - COLUMN AT GARAGE ENTRY
SCALE : 1 1/2" = 1'-0"

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BY _____ DATE _____

Drawn By:
Designed by:
Architect of Record: VINCE CHUPKA
Original Date Plotted:
Revisions:

#	DATE	COMMENTS

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LICENSED ARCHITECT
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No. C23572
Ren. 7-31-17
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SHEET CONTENTS:
DETAILS
SHEET NO.
A8.52

19-16 CITY SUBMITTAL

FILE: M:\12084_Wood Partners Laguna Niguel\4-CD\500 COMM AREA\850-GARAGE ENTRY.dwg
USER: Jeff Lamb DATE/TIME: May 18, 2016 - 9:49am
SCALE: 1/8" = 1'-0" / 1/4" = 1'-0" / 1/2" = 1'-0"

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BY _____ DATE 5/11/16

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MANUFACTURER'S INSTALLATIONS OR STATE LAW.

BY _____ DATE _____

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MAY 19 2016
CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT

BLD

Gary OK

26033 CAPE DR
~~27742 FORBES RD~~

Rev to B14-1484 Architectural

B16-1255