

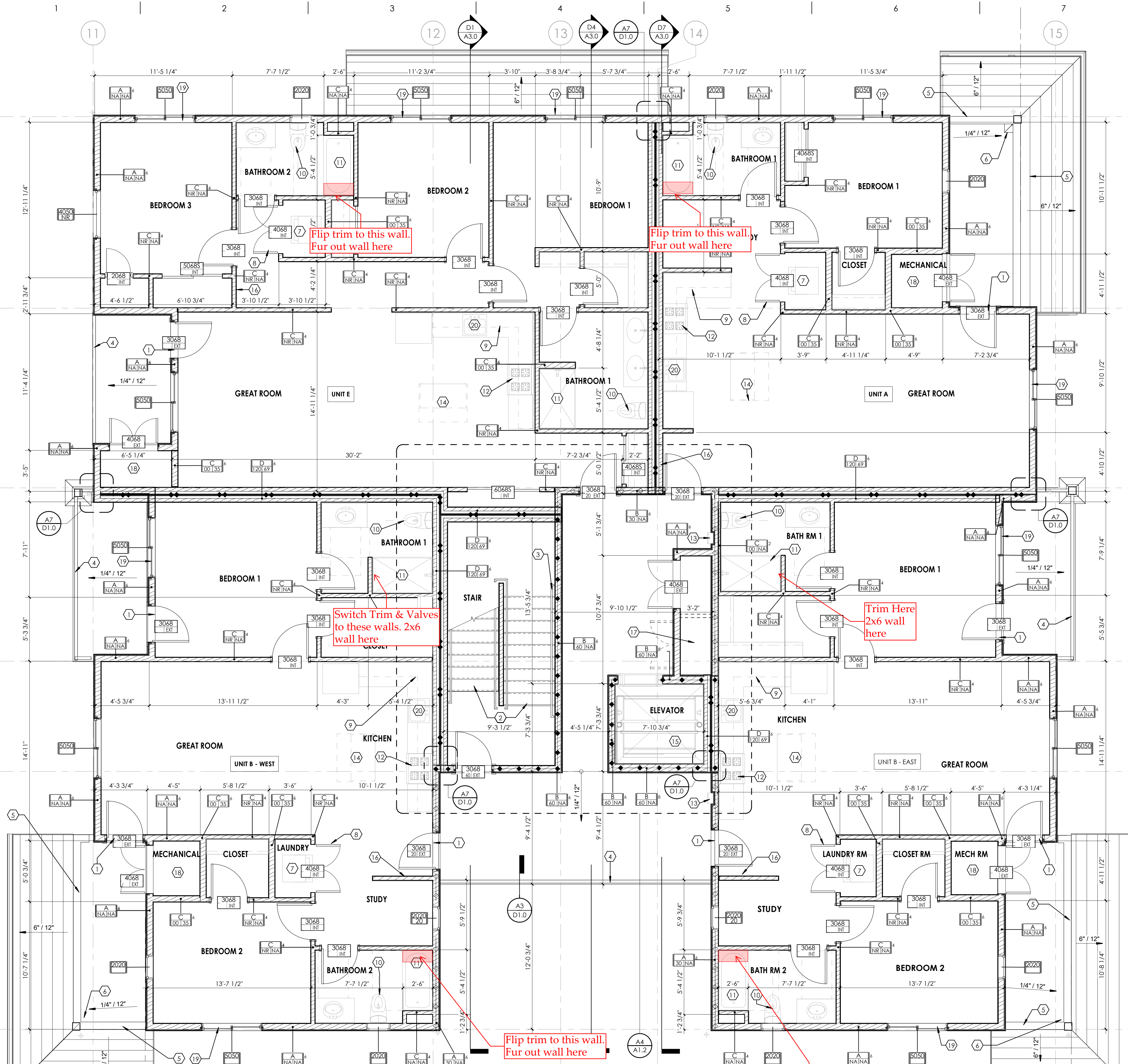
EVEN-LEVEL BUILDINGS

GENERAL NOTES:

- WHERE ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, OR OTHER ITEMS ARE RECESSED IN FIRE RATED FIXTURES, WALLS OR PARTITIONS, LINE THE BACK AND SIDES OF THE WALL AND RECESS WITH GYPSUM WALL BOARD TO MAINTAIN FIRE-RESISTIVE CONSTRUCTION OF THE WALL.
- THE CONTRACTOR SHALL COORDINATE ALL TRADES FOR ALL OPENINGS THROUGH NEW OR EXISTING CONSTRUCTION FOR DUCTS, PIPES, CONDUITS, CABINETS, AND EQUIPMENT. VERIFY SIZES, AND LOCATIONS.
- USE APPROVED FIRESTOP SLEEVES, AND SEALANTS WHERE PIPES, DUCTS, CONDUITS, OR OTHER SYSTEMS PENETRATE FIRE OR SMOKE-RESISTIVE WALLS.
- PACK INSULATION AROUND PIPES, CONDUITS, DUCTS, OR OTHER EQUIPMENT THAT PENETRATE NON-RATED PARTITIONS.
- VERIFY ALL ROUGH-IN DIMENSIONS, AND SERVICE CONNECTION REQUIREMENTS FOR OWNER-FURNISHED EQUIPMENT, AND EQUIPMENT INCLUDED IN THIS CONTRACT.
- NEW MATERIALS, EQUIPMENT, ASSEMBLIES, COMPONENTS, ACCESSORIES, ETC. SHALL MATCH & CONFORM TO THE SAME PRODUCTS IN THE EXISTING FACILITY AS DEFINED IN THE OWNER'S 'MAINTENANCE & OPERATIONS' STANDARD TO ASSURE UNIFORMITY, INTERCHANGEABILITY, AND COMPATIBILITY WITH AND BETWEEN EXISTING AND NEW.
- ALL TRADES SHALL REPORT DEFECTIVE CONDITIONS OF OTHER WORK INTENDED TO SUPPORT THEIR INSTALLATION 5 WORKING DAYS PRIOR TO THEIR SCHEDULED START DATE.
- NEW MATERIALS, EQUIPMENT, ASSEMBLIES, COMPONENTS, ACCESSORIES, ETC. SHALL MATCH & CONFORM TO THE SAME PRODUCTS IN THE EXISTING FACILITY AS DEFINED IN THE OWNER'S 'MAINTENANCE & OPERATIONS' STANDARD TO ASSURE UNIFORMITY, INTERCHANGEABILITY, AND COMPATIBILITY WITH AND BETWEEN EXISTING AND NEW.
- ALL EXISTING AND NEW PENETRATIONS THROUGH NON-RATED WALL MEMBRANES, ABOVE CEILING, SHALL BE SEALED WITH DRYWALL TAPE AND MUD, AIR TIGHT, BOTH SIDES OF WALL. AT VISUALLY EXPOSED FACES WHERE NO CEILING IS PRESENT FINISH AND PAINT ADJACENT SURFACE TO MATCH EXISTING OR AS SCHEDULED FOR NEW WORK.
- PER IBC 2018, 703.7 FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SEE GENERAL NOTES (FIRE ASSEMBLIES) HEREIN FOR ADDITIONAL INFO.

KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
1	THRESHOLDS AT DOORWAYS: BASE DESIGN (TYPE B UNITS) SHALL BE 4" MAX IN HEIGHT WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACE MATERIALS ARE IMPERVIOUS (2017 ICC A117.1 SECTION 1104.4.2). DESIGN OPTION (TYPE A UNITS) SHALL BE 1/2" MAX IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTION 302 AND 303 OF 2017 ICC A117.1.
2	STAIRS: MAX RISER HEIGHT SHALL BE 7"; MIN TREAD DEPTH SHALL BE 11" (2018 IBC SECTION 1011.5.2) MIN HEAD ROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6'-8" (2018 IBC 1011.3) THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.
3	HANDRAILS ON EACH SIDE WALL AT STAIRCASE (2018 IBC SECTION 1011.1) HANDRAIL DESIGN TO COMPLY WITH 2018 IBC SECTION 1014. SEE DETAIL A1/D1.3.4
4	GUARDRAIL SHALL BE NO LESS THAN 42" IN HEIGHT AT EDGE OF BALCONIES. GUARDRAIL DESIGN TO COMPLY WITH 2018 IBC SECTION 1015. SEE DETAILS ON D1.0.
5	GUARD WALL NO LESS THAN 42" IN HEIGHT; SIDING ON BALCONY SIDE WITH TYVEK BUILDING WRAP ON BOTH SIDES, SHEATHING, AND WALL STUD SIZE PER STRUCTURE, TOP WITH GALVANIZED METAL FLASHING CAP AND SELF-ADHERING FLASHING OVER TYVEK, PAINTED METAL FLASHING TO MATCH METAL ROOF. SEE F5/D1.2
6	FLOOR DRAIN CONNECT TO DOWNSPOUT
7	STACKABLE WASHER AND DRYER FOR BASE DESIGN (TYPE B), 2 IN 1 WASHER/ DRYER FOR DESIGN OPTION (TYPE A). FRONT LOAD PER 2017 ICC A117.1 SECTION 611. DRYER WITH METAL VENT DUCT WITH SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKDRAFT DAMPER. SEE MECH DRAWINGS. WASHING MACHINE WITH PRE-FABRICATED GALVANIZED METAL PAN UNDER WASHING MACHINE LOCATED ON UPPER FLOOR, DRAIN TO EXTERIOR.
8	UNDERCUT OR PROVIDE 10"x10" VENT AT BOTTOM HALF OF LAUNDRY DOOR
9	UPPER CABINETS, WALL MOUNTED ABOVE, 12" DEEP TYPICAL, 36" UPPER AND 42" UPPER OPTIONAL.
10	TOILET WITH SOLID BLOCKING FOR FUTURE GRAB BARS. SEE A3.3 AND G1.0 FOR CLEARANCE AND HEIGHTS, BASE DESIGN (TYPE B) SHOWN, SEE A3.3 FOR DESIGN OPTION (TYPE A)
11	SHOWER OR TUB/ SHOWER COMBO. PROVIDE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER MOISTURE-RESISTANT GYPSUM BOARD TO HEIGHT OF MIN 70" ABOVE THE DRAIN INLET. LOCATE SHOWER HEAD AT +8" AFF. PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS. SEE A3.3 AND G1.0 FOR CLEARANCE AND HEIGHTS, COORD. SHORT WALL DIM. W/ INSTALLED PRE-FAB UNIT. EXTEND 3" BEYOND UNIT.
12	COOKING APPLIANCES: 30" RANGE WITH 30" MICRO/ HOOD. LIGHT EXHAUST FAN ABOVE RANGE VENT TO BE VENTED TO EXTERIOR PER MECHANICAL PLAN. ALL KITCHEN APPLIANCES IN BASE DESIGN (TYPE B UNITS) TO COMPLY WITH 2017 ICC A117.1 SECTION 1104.12.2; IN DESIGN OPTION (TYPE A UNITS) TO COMPLY WITH 2017 ICC A117.1 SECTION 1103.12.5
13	SEMI-RECESSED FIRE RATED FIRE EXTINGUISHER CABINET
14	OPTIONAL KITCHEN ISLAND. PROVIDE 40" MIN CLEARANCE ALL THE WAY AROUND, INCLUDING COUNTER AND OTHER APPLIANCES.
15	ELEVATOR SHAFT. CONFIRM CLEAR DIMENSION WITH ELEVATOR SHOP DRAWINGS
16	ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS
17	ELEVATOR CONTROL ROOM, AT 3/F ONLY. SEE CORE PLAN, CONFIRM CLEARANCE AND FIRE-RATING REQUIREMENT WITH ELEVATOR SHOP DRAWINGS
18	MECHANICAL ROOM WITH FURNACE AND INSTAHOT FOR INDIVIDUAL DWELLING UNIT. SEE MECH AND PLUMBING DRAWINGS
19	EMERGENCY ESCAPE AND RESCUE OPENING (EVERY SLEEPING ROOM), WINDOW WITH SILL HEIGHT 3'-0" (NOT MORE THAN 44"). OPERABLE OPENING NOT LESS THAN 5.7 SF (5 SF AT LEVEL 1) WITH NET CLEAR HEIGHT NOT LESS THAN 24"; NET CLEAR WIDTH NOT LESS THAN 20" (2018 IRC SECTION R310.1, R310.2)
20	KITCHEN SINK AND WORK SURFACE WIDTH AND HEIGHT REQUIREMENT FOR DESIGN OPTION (TYPE A UNITS) SEE G1.0 (2017 ICC A117.1 FIG 1103.12.3 AND 1103.12.4)



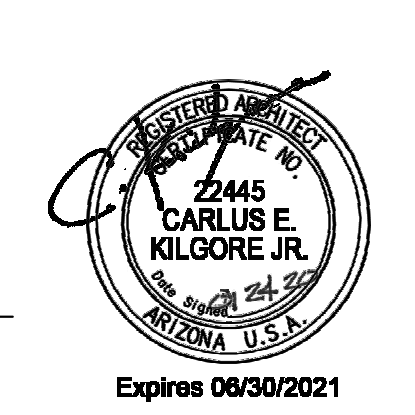
A1 EVEN-LEVEL BUILDINGS - 2ND FLOOR PLAN (3RD FLOOR SIMILAR)
SCALE: 1/4" = 1'-0"

NO.	REVISIONS/SUBMISSIONS	DATE

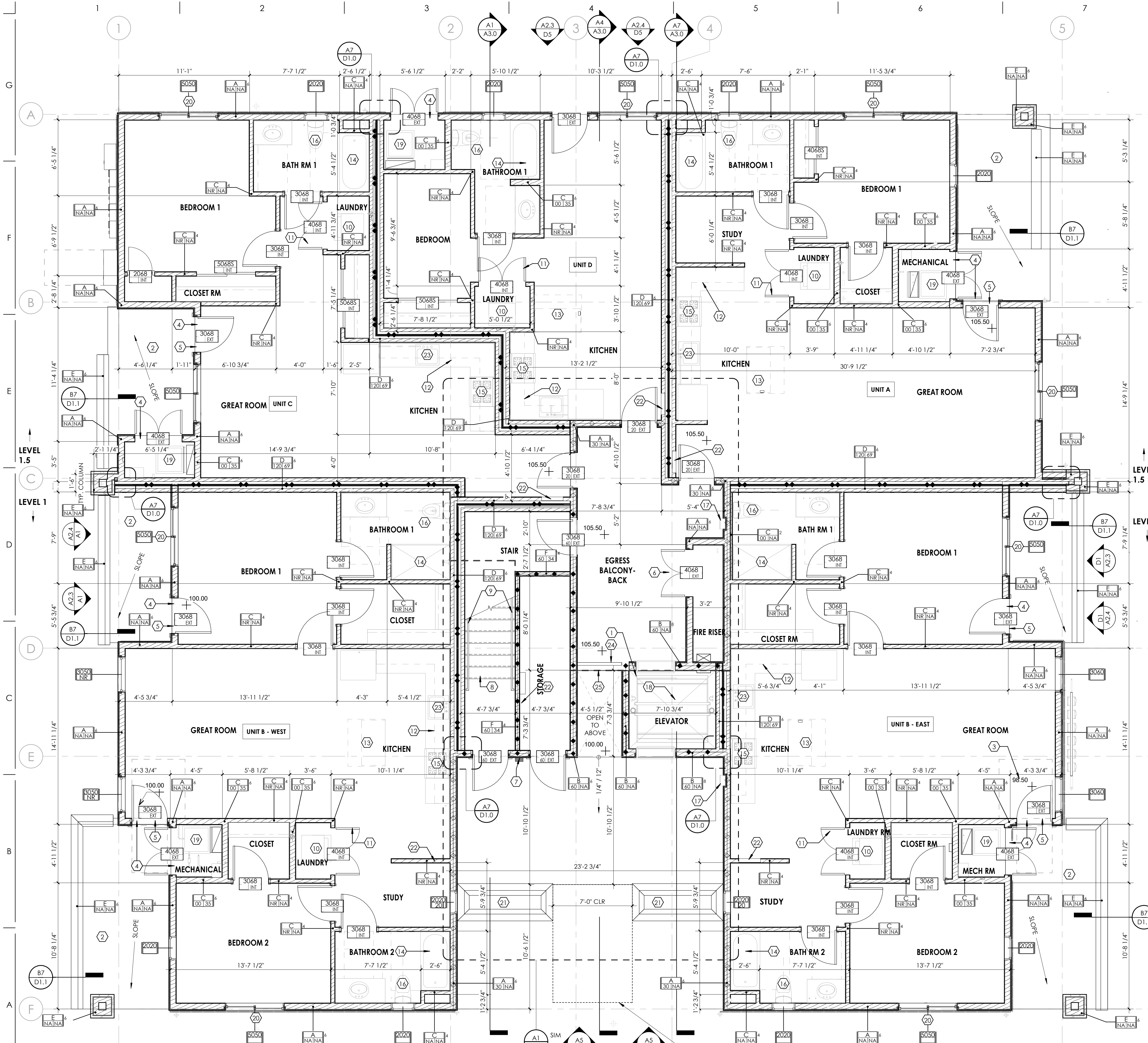


MIRAMONTE HOMES
PONDEROSA PARKWAY
EVEN-LEVEL BUILDINGS - 2ND AND 3RD FLOOR PLAN

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PROJECT NO.: 18048.00
DESIGN BY: SL
DRAWN BY: TR
CHECKED BY: CK
DATE: 2020/01/24



SPLIT-LEVEL BUILDINGS

- GENERAL NOTES:**
- WHERE ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, OR OTHER ITEMS ARE RECESSED IN FIRE RATED FIXTURES, WALLS OR PARTITIONS, LINE THE BACK AND SIDES OF THE WALL AND RECESS WITH GYPSUM WALL BOARD TO MAINTAIN FIRE-RESISTIVE CONSTRUCTION OF THE WALL.
 - THE CONTRACTOR SHALL COORDINATE ALL TRADES FOR ALL OPENINGS THROUGH NEW OR EXISTING CONSTRUCTION FOR DUCTS, PIPES, CONDUITS, CABINETS, AND EQUIPMENT. VERIFY SIZES, AND LOCATIONS.
 - USE APPROVED FIRESTOP SLEEVES, AND SEALANTS WHERE PIPES, DUCTS, CONDUITS, OR OTHER SYSTEMS PENETRATE FIRE OR SMOKE-RESISTIVE WALLS.
 - PACK INSULATION AROUND PIPES, CONDUITS, DUCTS, OR OTHER EQUIPMENT THAT PENETRATE NON-RATED PARTITIONS.
 - VERIFY ALL ROUGH-IN DIMENSIONS, AND SERVICE CONNECTION REQUIREMENTS FOR OWNER-FURNISHED EQUIPMENT, AND EQUIPMENT INCLUDED IN THIS CONTRACT.
 - ALL TRADES WORKING CONCURRENTLY TOGETHER WHICH ARE INTERDEPENDENT INSTALLATIONS SHALL COORDINATE AND SEQUENCE THEIR INSTALLATIONS TO FACILITATE THE TIMELY INSTALLATION OF BOTH TRADES.
 - ALL TRADES SHALL REPORT DEFECTIVE CONDITIONS OF OTHER WORK INTENDED TO SUPPORT THEIR INSTALLATION 5 WORKING DAYS PRIOR TO THEIR SCHEDULED START DATE.
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 - PER IBC 2018, 703.7 FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SEE GENERAL NOTES (FIRE ASSEMBLIES) HEREIN FOR ADDITIONAL INFO.

KEYNOTE LEGEND

1	ELEVATOR PIT TO BE 4" MIN. BELOW FFE OF FIRST LEVEL CORE
2	PATIO TO HAVE A MINIMUM 2% SLOPE DOWN AWAY FROM BUILDING AND DRAIN TO PATIO WALL END OPENING. SEE CIVIL DRAWINGS
3	REFER TO CIVIL DRAWINGS FOR FINISHED FLOOR ELEVATIONS
4	DEPRESS STEM 4" AND POUR SLAB OVER. SEE DETAIL B5/D1.1 AND STRUCTURAL DRAWINGS
5	THRESHOLDS AT DOORWAYS: BASE DESIGN (TYPE B UNITS) SHALL BE 4" MAX IN HEIGHT WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACE MATERIALS ARE IMPERVIOUS (2017 ICC A117.1 SECTION 1104.4.2). DESIGN OPTION (TYPE A UNITS) SHALL BE 1/2" MAX IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTION 302 AND 303 OF 2017 ICC A117.1.
6	LETTERS 4" TALL ON EXTERIOR OF DOOR STATING "FIRE RISER ROOM", IN CONTRASTING COLOR FROM BACKGROUND.
7	KNOX LOCK BOX PER LOCAL FIRE DEPARTMENT. LOCATION APPROXIMATE. COORDINATE WITH FIRE DEPARTMENT.
8	STAIRS: MAX RISER HEIGHT SHALL BE 7". MIN TREAD DEPTH SHALL BE 11" (2018 IBC SECTION 1011.5.2) MIN HEAD ROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6'-8" (2018 IBC 1011.3) THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FOR THE REMAINDER OF THE TREAD.
9	HANDRAILS ON EACH SIDE WALL AT STAIRCASE (2018 IBC SECTION 1011.11) HANDRAIL DESIGN TO COMPLY WITH 2018 IBC SECTION 1014. SEE DETAIL A1/D1.3.4
10	STACKABLE WASHER AND DRYER FOR BASE DESIGN (TYPE B). 2 IN 1 WASHER/ DRYER FOR DESIGN OPTION (TYPE A). FRONT LOAD PER 2017 ICC A117.1 SECTION 611. DRYER WITH METAL VENT DUCT WITH SMOOTH INTERIOR SURFACES. EXTENDING TO EXTERIOR WITH BACKDRAFT DAMPER. SEE MECH DRAWINGS. WASHING MACHINE WITH PRE-FABRICATED GALVANIZED METAL PAN UNDER WASHING MACHINE LOCATED ON UPPER FLOOR. DRAIN TO EXTERIOR.
11	UNDERCUT OR PROVIDE 10"x10" VENT AT BOTTOM HALF OF LAUNDRY DOOR
12	UPPER CABINETS, WALL MOUNTED ABOVE, 12" DEEP TYPICAL. 36" UPPER AND 42" UPPER OPTIONAL.
13	OPTIONAL KITCHEN ISLAND. PROVIDE 40" MIN CLEARANCE ALL THE WAY AROUND, INCLUDING COUNTER AND OTHER APPLIANCES.
14	SHOWER OR TUB/ SHOWER COMBO. PROVIDE A SMOOTH HARD, NON-ABSORBENT SURFACE OVER MOISTURE-RESISTANT GYPSUM BOARD TO HEIGHT OF MIN 70" ABOVE THE DRAIN INLET. LOCATE SHOWER HEAD AT +84" AFF. PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS. SEE A3.3 AND G1.0 FOR CLEARANCE AND HEIGHTS. COORD. SHORT WALL DIM. W/ INSTALLED PRE-FAB UNIT. EXTEND 3' BEYOND UNIT.
15	COOKING APPLIANCES: 30" RANGE WITH 30" MICRO/ HOOD. LIGHT. EXHAUST FAN ABOVE. RANGE VENT TO BE VENTED TO EXTERIOR PER MECHANICAL PLAN. ALL KITCHEN APPLIANCES IN BASE DESIGN (TYPE A UNITS) TO COMPLY WITH 2017 ICC A117.1 SECTION 1103.12.5 IN DESIGN OPTION (TYPE B UNITS) TO COMPLY WITH 2017 ICC A117.1 SECTION 1103.12.5
16	TOILET WITH SOLID BLOCKING FOR FUTURE GRAB BARS. SEE A3.3 AND G1.0 FOR CLEARANCE AND HEIGHTS. BASE DESIGN (TYPE B) SHOWN. SEE A3.3 FOR DESIGN OPTION (TYPE A)
17	SEMI-RECESSED FIRE RATED FIRE EXTINGUISHER CABINET
18	ELEVATOR SHAFT. CONFIRM CLEAR DIMENSION WITH ELEVATOR SHOP DRAWINGS
19	MECHANICAL ROOM WITH FURNACE AND INSTAHOOT FOR INDIVIDUAL DWELLING UNIT. SEE MECH AND PLUMBING DRAWINGS
20	EMERGENCY ESCAPE AND RESCUE OPENING (EVERY SLEEPING ROOM). WINDOW WITH SILL HEIGHT 3'-0" (NOT MORE THAN 44"). OPERABLE OPENING NOT LESS THAN 5.7 SF AT LEVEL 1) WITH NET CLEAR HEIGHT NOT LESS THAN 24". NET CLEAR WIDTH NOT LESS THAN 20" (2018 IRC SECTION R310.1, R310.2)
21	OWNER PROVIDED AND INSTALLED MANUFACTURED PLANTERS
22	ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS
23	KITCHEN SINK AND WORK SURFACE WIDTH AND HEIGHT REQUIREMENT FOR DESIGN OPTION (TYPE A UNITS) SEE G1.0 (2017 ICC A117.1 FIG 1103.12.3 AND 1103.12.4)
24	GUARDRAIL SHALL BE NO LESS THAN 42" IN HEIGHT AT EDGE OF BALCONIES. GUARDRAIL DESIGN TO COMPLY WITH 2018 IBC SECTION 1015. SEE DETAILS ON D1.0.
25	CMU STEM WALL TO LEVEL 1.5. SEE STRUCTURE

A1 SPLIT-LEVEL BUILDINGS - 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADA SLOPE, 1:20 MAX. SLOPE, AS REQUIRED. COORDINATE WITH CIVIL SITE PLAN

	DATE
	REVISIONS/SUBMISSIONS
	No

MIRAMONTE HOMES

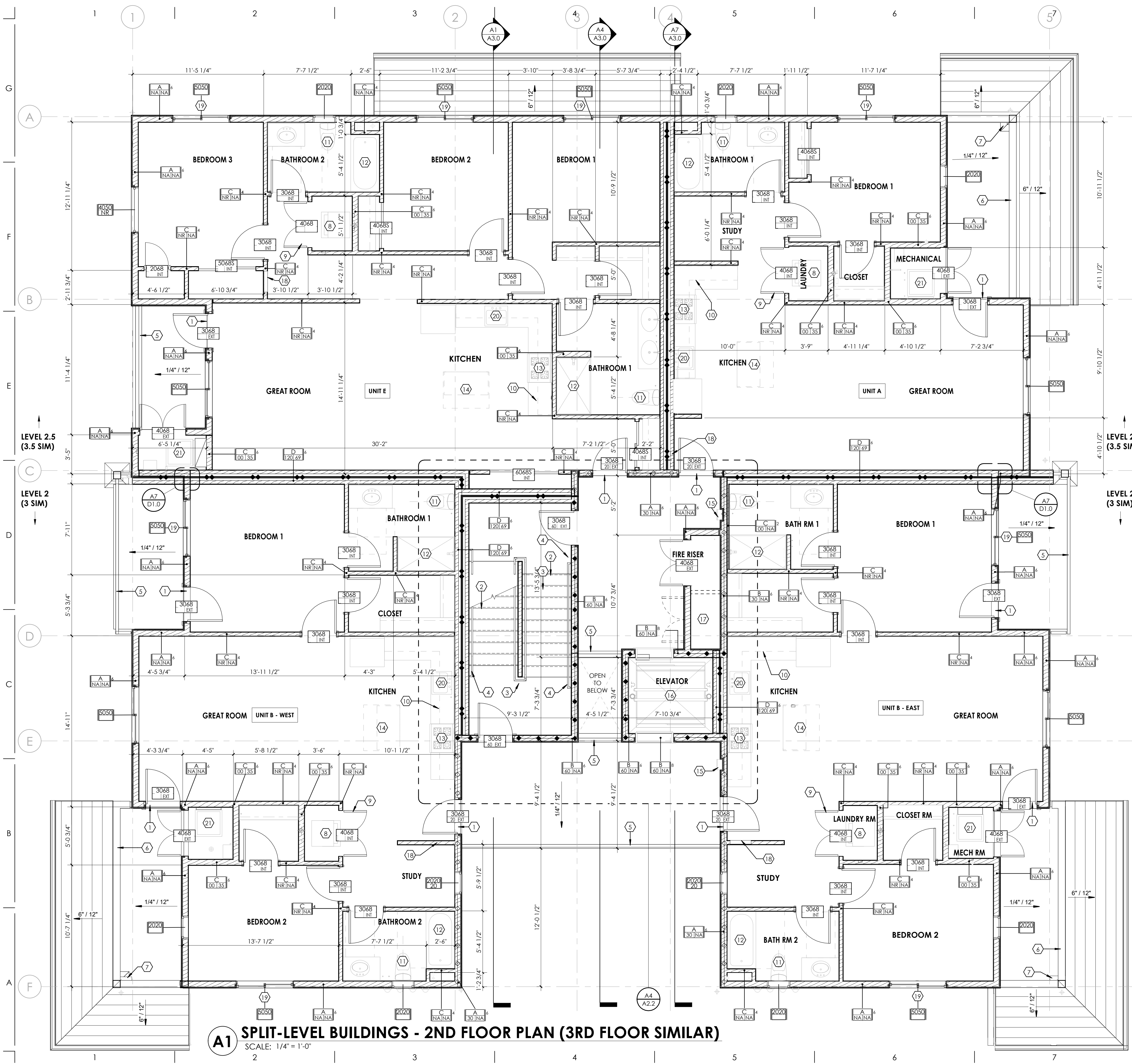
MIRAMONTE HOMES
PONDEROSA PARKWAY

SPLIT-LEVEL BUILDINGS - 1ST FLOOR PLAN

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Expires 06/30/2021

PROJECT NO.:	18048.00
DESIGN BY:	SL
DRAWN BY:	TR
CHECKED BY:	CK
DATE:	2020/01/24



A1 SPLIT-LEVEL BUILDINGS - 2ND FLOOR PLAN (3RD FLOOR SIMILAR)
SCALE: 1/4" = 1'-0"

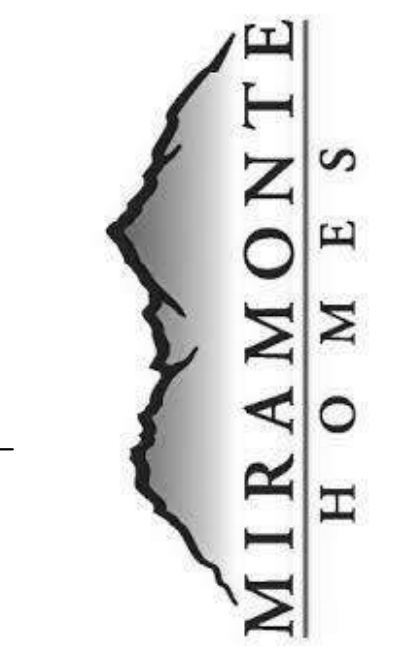
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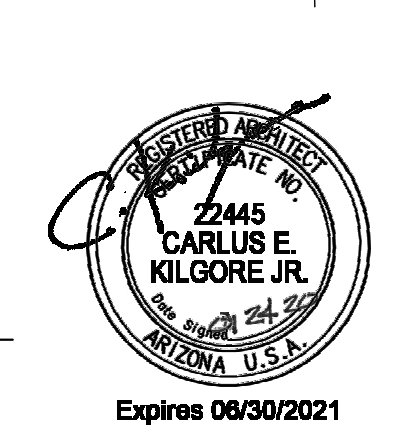
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3	HANDRAIL ATTACHED TO GUARDRAIL SYSTEM AT ALL STAIRS. SEE DETAILS ON D1.3
4	HANDRAILS ON EACH SIDE WALL AT STAIRCASE (2018 IBC SECTION 1011.1) HANDRAIL DESIGN TO COMPLY WITH 2018 IBC SECTION 1014. SEE DETAIL A1/D1.3.4
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No	



MIRAMONTE HOMES
PONDEROSA PARKWAY
SPLIT-LEVEL BUILDINGS - 2ND AND 3RD FLOOR PLAN
AND 2ND FLOOR REFLECTED CEILING PLAN

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