

NOTE: THIS ARCHITECTURAL SITE PLAN IS FOR BUILDING SITE REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL ADDITIONAL INFORMATION NOT SHOWN HERE, INCLUDING BUT NOT LIMITED TO, DIMENSIONS, GRADING, WALLS, SITE LIGHTING, LANDSCAPE IMPROVEMENTS, ACCESSIBILITY COMPLIANCE, AND SITE DETAILS.

PEDESTRIAN PROTECTION

- ACCESSIBILITY SHALL BE MAINTAINED THROUGH THE AREA OF PEDESTRIAN PROTECTION.
 - A WALKWAY NOT LESS THAN 4 FEET WIDE (CLEAR WIDTH) SHALL BE MAINTAINED ON THE SIDEWALK IN FRONT OF THE BUILDING SITE DURING CONSTRUCTION, ALTERATION OR DEMOLITION UNLESS THE PUBLIC AGENCY HAVING JURISDICTION AUTHORIZES THE SIDEWALK TO BE FENCED AND CLOSED. ADEQUATE SIGNS AND RAILINGS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC. THE WALKWAY SHALL BE CAPABLE OF SUPPORTING A UNIFORM LIVE LOAD OF 150 POUNDS PER SQUARE FOOT. A DURABLE WEARING SURFACE SHALL BE PROVIDED. C.B.C. SECTIONS 3306.2 AND 1022.
 - ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50%/5% SLOPE), EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. WHEN CHANGES IN LEVEL GREATER THAN 1/2" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS. C.B.C. SEC. 1121A.1 AND 1121A.2.
- NO FASTENERS (SHOTS, REDHEADS, ETC.) TO SIDEWALK OR PAVED SURFACE WITHIN THE PUBLIC RIGHT-OF-WAY.
- PEDESTRIAN PROTECTION SHALL COMPLY WITH C.B.C. SECTION 3306 AND C.B.C. TABLE 3306.1

OVERALL SITE PARKING SUMMARY

PARKING REQUIRED (PER CALIFORNIA DENSITY BONUS LAW): 2 PER 2-BEDROOM UNITS = 50X2 = 100	
PARKING PROVIDED:	
GARAGES	70
OPEN ON-SITE GUEST PARKING	30 (INCLUDING 2 ACCESSIBLE)
OPEN OFF-SITE PARKING (GRANT ST.)	7
ECCS	3 (1 ACCESSIBLE)

ACCESSIBLE PARKING CALCULATIONS

PER C.B.C. SECTION 1109A.5, WHEN PARKING IS PROVIDED FOR COVERED MULTIFAMILY DWELLINGS AND IS NOT ASSIGNED TO A RESIDENT OR A GROUP OF RESIDENTS, AT LEAST 5 PERCENT OF THE PARKING SPACES SHALL BE ACCESSIBLE AND PROVIDE ACCESS TO GRADE-LEVEL ENTRANCES OF COVERED MULTIFAMILY DWELLINGS AND FACILITIES THAT SERVE MULTIFAMILY DWELLINGS. ACCESSIBLE PARKING SHALL BE PROVIDED WITH SIGNAGE AS REQUIRED BY SECTION 1109A.8.8. SUCH SIGNAGE SHALL NOT BE BLOCKED FROM VIEW BY A VEHICLE PARKED IN THE SPACE.

# OF UNASSIGNED PARKING SPACES	# OF ACCESSIBLE PARKING SPACES REQUIRED	# OF ACCESSIBLE PARKING SPACES PROVIDED
30	30 X 5% = 1.5	2

ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE PER C.B.C. SECTION 1109A.8.6.

# OF ACCESSIBLE PARKING SPACES	# OF VAN ACCESSIBLE PARKING SPACES REQUIRED (1 IN EVERY 8) = 1	# OF VAN ACCESSIBLE PARKING SPACES PROVIDED
2		1

NOTE: PRIVATE GARAGES COMPLYING WITH C.B.C. SECTION 1109A.2.1 EXCEPTION SHALL NOT BE REQUIRED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.

FUTURE ELECTRIC VEHICLE CHARGING

NEW CONSTRUCTION SHALL COMPLY WITH C.G.B.C. SECTION 4.106.4.2 TO FACILITATE FUTURE INSTALLATION AND USE OF ELECTRIC VEHICLE CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625. SEE ELECTRICAL PLANS AND FOR ADDITIONAL INFORMATION.

MULTIFAMILY DWELLING UNITS:

PER C.G.B.C. SECTION 4.106.4.2, WHERE 7 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, 3 PERCENT OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR ALL TYPES OF PARKING FACILITIES, BUT IN NO CASE LESS THAN ONE, SHALL BE ELECTRIC VEHICLE CHARGING STATIONS (EVCS) CAPABLE OF SUPPORTING FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) AND SHALL BE IDENTIFIED ON CONSTRUCTION DOCUMENTS. CALCULATIONS FOR THE NUMBER OF EVCS SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.

THIS PROJECT CONSIST OF 90 RESIDENTIAL UNITS. (EACH PRIVATE GARAGE PROVIDES A CONDUIT FOR A FUTURE EVSE.)

TYPE OF SPACE	# OF SPACES	# OF EVCS REQUIRED	# OF EVCS PROVIDED
OPEN GUEST PARKING	30	30 x 10% = 3	3 (1 ACCESSIBLE)
PRIVATE GARAGES	70	70 x 10% = 7	70

PER C.G.B.C. SECTION 4.106.4.2.1, AT LEAST ONE EVCS SHALL BE LOCATED IN COMMON USE AREAS AND AVAILABLE FOR USE BY ALL RESIDENTS. PER C.B.C. SECTION 4.106.4.2.2 ITEMS 1, 2, & 3, THE MINIMUM LENGTH OF EACH EVCS SHALL BE 18 FEET AND THE MINIMUM WIDTH OF EACH EVCS SHALL BE 8 FEET.

PER C.B.C. SECTION 4.106.4.2.2 ITEM 3, ONE IN EVERY 25 EVCS, BUT NOT LESS THAN ONE EVCS, SHALL ALSO HAVE AN 8-FOOT WIDE MINIMUM AISLE. A 5-FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EVCS IS 12 FEET. THE SURFACE SLOPE FOR THIS EVCS AND THE AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083% SLOPE) IN ANY DIRECTION.

PER C.G.B.C. SECTION 4.106.4.2.1, EVCS WITH AN ACCESSIBLE AISLE AS REQUIRED BY SECTION 4.106.2.2 ITEM 3, SHALL COMPLY WITH AT LEAST ONE OF THE FOLLOWING OPTIONS:

- THE EVCS SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE MEETING THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, CHAPTER 11A, TO ALLOW USE OF THE EV CHARGER FROM THE ACCESSIBLE PARKING SPACE; OR
- THE EVCS SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. PER C.B.C. CHAPTER 2 DEFINITIONS, TO THE BUILDING.

PROVIDE IDENTIFICATION SIGNS PER CBC 11B-817.7.3 AND 11B-812.8.

EVCS SPACES SHALL BE MARKED WITH "EV CHARGING ONLY" IN 12 INCH LETTERS CENTERED AT THE END OF THE SPACE. PER CBC 11B-812.9

EV CHARGING STATIONS SHALL BE ON AN ACCESSIBLE ROUTE FROM THE PARKING SPACE, AND OPERABLE PARTS SHALL BE WITHIN RANGES. PER CBC 11B-812.2, 11B-812.5.2, AND 11B-812.10.3

ALLOWABLE EXTERIOR OPENINGS

PER CBC SECTION 705.8.1, MAXIMUM AREA OF PROTECTED AND UNPROTECTED OPENINGS PERMITTED IN EXTERIOR WALL OF ANY STORY OF A BUILDING SHALL NOT EXCEED THE PERCENTAGE AS BELOW (AND INCREASES WITH NFPA 13R FIRE SPRINKLER SYSTEM)

FIRE SEPARATION DIST.	UNPROTECTED
9' TO LESS THAN 10'	10%
10' TO LESS THAN 15'	15%
15' TO LESS THAN 20'	25%
20' TO LESS THAN 25'	45%
25' TO LESS THAN 30'	70%
30' OR MORE	UNLIMITED

REQUIREMENTS FOR EXTERIOR WALLS WITH OPENING LIMITATIONS NOTED ON THIS SITE PLAN. SEE EXTERIOR ELEVATIONS FOR OPENING PERCENTAGE CALCULATIONS

NOTE A - LOWER LEVEL OPENING PERCENTAGES (GARAGE DOORS/ DOORS/ WINDOWS WITH A FIRE SEPARATION DISTANCE OF 15' OR MORE ARE ALLOWED TO BE UNLIMITED PER CBC 705.8.1 EXCEPTION 1.

NOTE: UTILITY CLOSETS ARE SEPARATED FROM THE REST OF THE BUILDING BY 1-HOUR WALLS AND CEILING AND THEREFORE UTILITY DOOR OPENINGS ARE NOT COUNTED IN THE CALCULATIONS.

LEGEND

- ACCESSIBLE ROUTE (WITH 4" MIN. CONCRETE WALKWAY, NO STEPS, RUNNING SLOPE LESS THAN 5%, AND CROSS-SLOPE LESS THAN 2%. SEE LANDSCAPE/SITE GRADING/IMPROVEMENT PLANS FOR ALL DETAILS)
- BUILDING NUMBER/ TYPE (R INDICATES REVERSE)
- EVCS LOCATION OF EV CHARGING STATION (GROUND SURFACES AT EVCS SHALL HAVE A MAXIMUM SLOPE OF 1:48 (2.083%))
- LIVE/WORK ACCESSIBLE WORK AREA
- MULTI-STORY UNITS IN COMPLIANCE WITH THE 10% REQUIREMENT OF CBC SECTION 1102A.3.2. (WITH DIRECT ACCESS TO THE GARAGE - PER CBC 1109A2.1 EXCEPTION 1, PRIVATE GARAGES WITH DIRECT ACCESS DO NOT NEED TO BE HANDICAPPED PARKING SPACES)

REVIEWED FOR CODE COMPLIANCE Nov 12, 2021 INTEREST CONSULTING GROUP

SILVERADO TERRACE CONDOMINIUMS CALISTOGA, CA

DENOVA HOMES CONCORD, CA

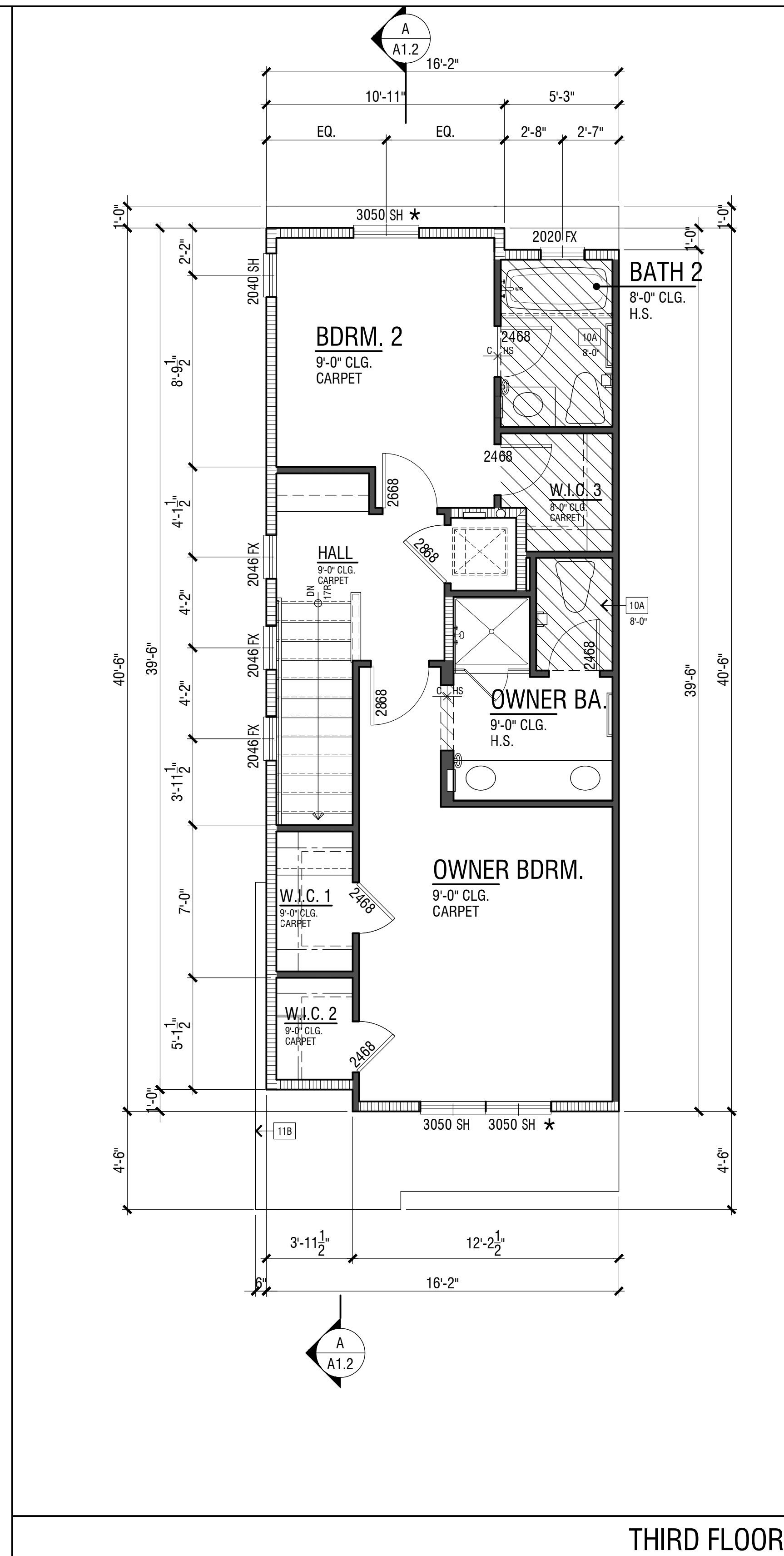
REVISIONS

NO.	DATE	DESCRIPTION
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2	10-15-2021	SECOND PLAN CHECK

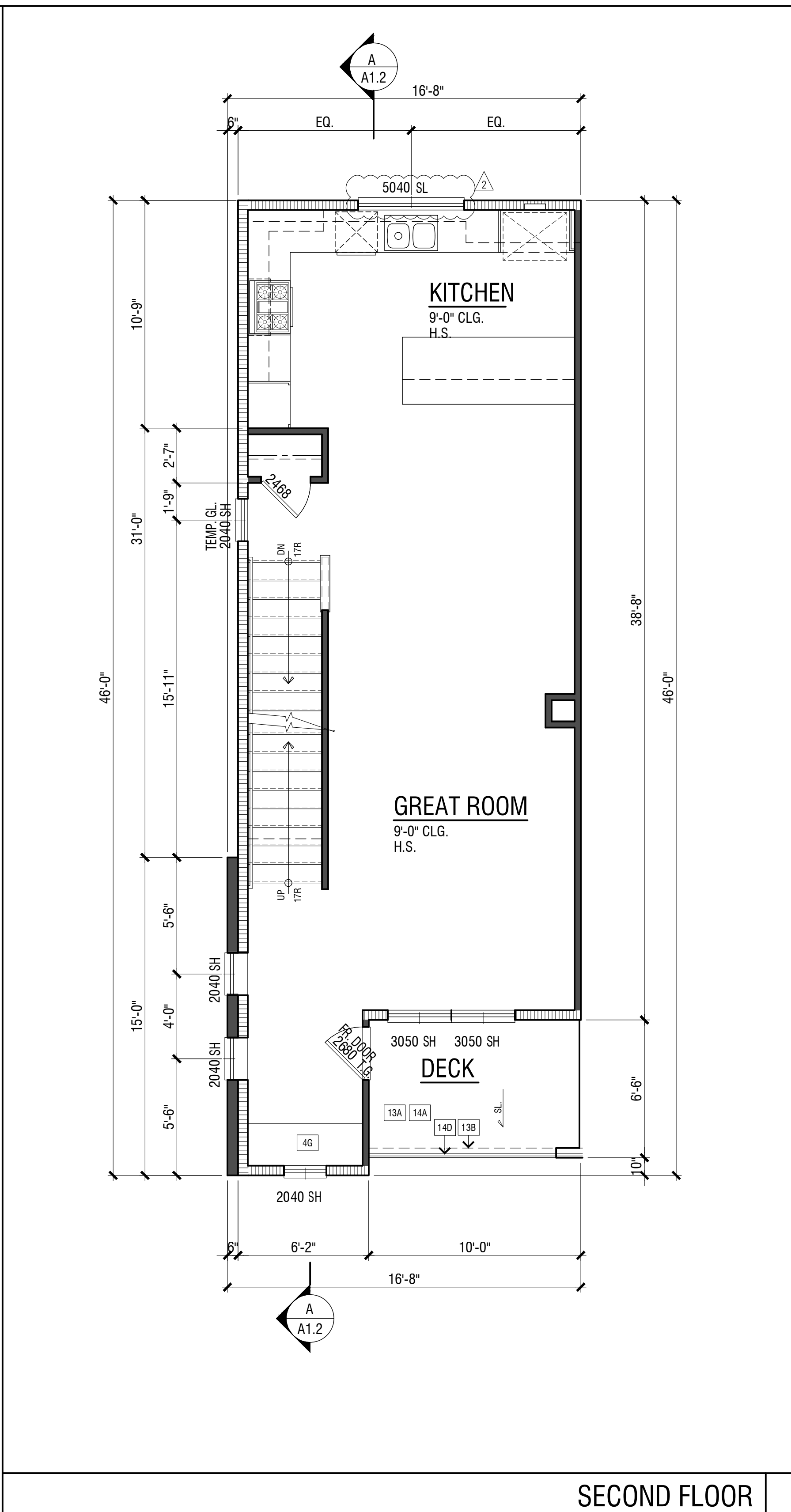


ARCHITECTURAL SITE PLAN

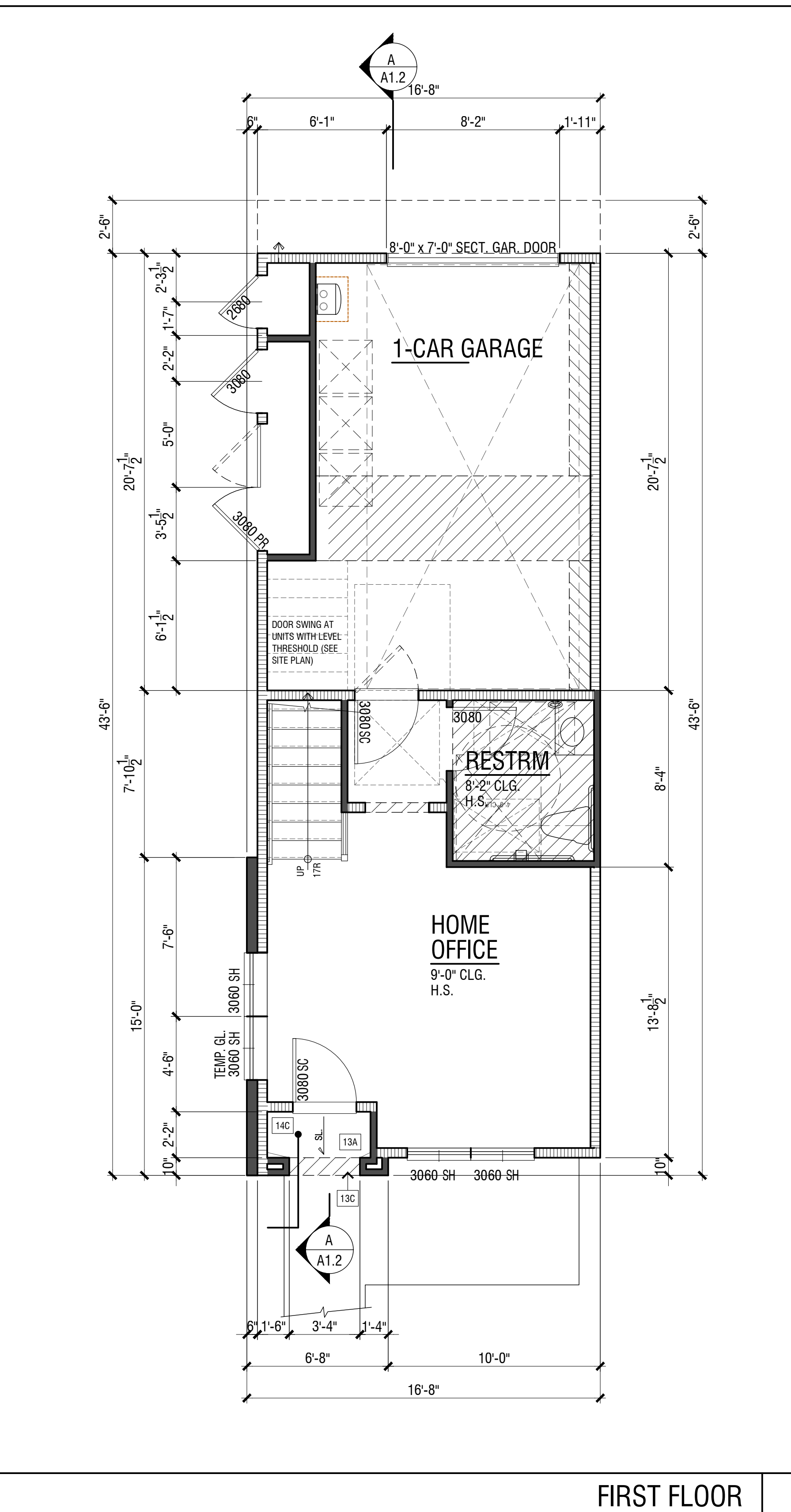
PROJECT MANAGER:	-
DESIGNER:	-
DRAWN BY:	-
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	05-20-21
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JOB NUMBER:	2020043
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DATE:	10-15-21
SHEET:	A0.40



THIRD FLOOR



SECOND FLOOR

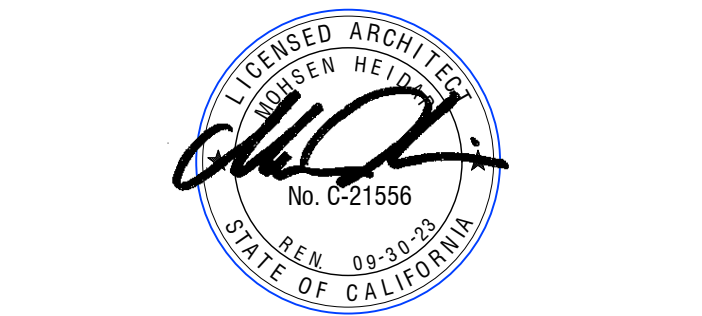


FIRST FLOOR

NOTE: FOR COMMON KEYNOTES AND DIMENSIONS NOT SHOWN HERE, SEE SHEET A1.1.0

REVISIONS

NO.	DATE	DESCRIPTION
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2	10-15-2021	SECOND PLAN CHECK

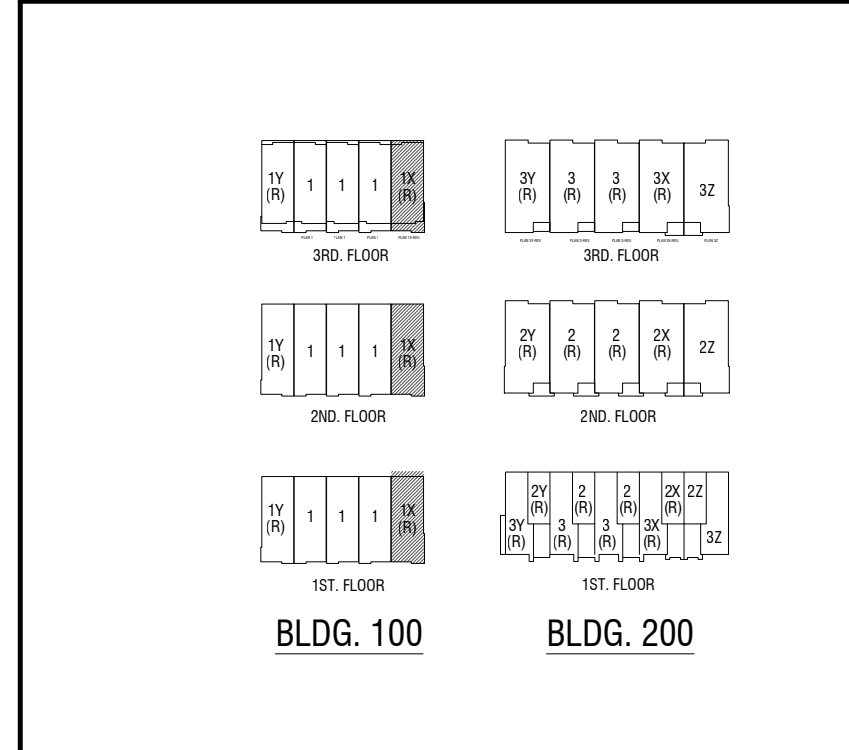


PLAN 1X FLOOR PLANS

PROJECT MANAGER: -
 DESIGNER: -
 DRAWN BY: -
 REVIEWED BY: -
 1ST BLDG. DEPT. SUBMITTAL: 05-20-21
 ISSUED FOR CONSTRUCTION: -
 JOB NUMBER: 2020043
 CAD FILE NAME: A0-00
 SHEET SCALE: -
 DATE: 10-15-21
 SHEET: A1.1.1

3RD. BUILDING DEPARTMENT SUBMITTAL

UNIT PLAN KEY MAP



UNIT PLAN KEY NOTES

- 156 NOT USED
- 157 PROVIDE SOLID WOOD OR SOLID CORE OR HONEYCOMB STEEL DOOR, NOT LESS THAN 1-3/4" THICK, OR 20 MINUTE RATED FIRE DOOR. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING PER CBC 404.3.2.1
- 158 ONE HOUR PROTECTION AT STAIRS AT SEPARATION BETWEEN 2 OCCUPANCY AND GARAGE OF A DIFFERENT UNIT. REFER TO DETAIL 20A02
- 159 TRASH, RECYCLE, AND GREEN WASTE AREA
- 160 RIMMIN THINNESS WATER HEATER (PROVIDE VENT TO OUTSIDE PER CBC 604.4)
- 161 LINEN-LONG, DEPTH PER PLAN. SEE INTERIOR ELEVATIONS.
- 162 LINEN-FACE FRAME. SEE INTERIOR ELEVATIONS
- 163 SHELF AND POLE
- 164 PANTY CABINET WITH 5 EQUALLY SPACED SHELVES
- 165 COAT CLOSET
- 166 DESK
- 167 24" (610) NO. 0 BASE CABINET
- 168 12" DEEP (310) DRYER CABINET, 24" ABOVE REFRIGERATOR, 12" AT LAUNDRY UPPER.
- 169 DNL. SINK WITH FAUCET & GARBAGE DISPOSAL, 1.8 GPM AT 60 PSI MAX. FOR WATER FLOW
- 170 ENERGY STAR DISHWASHER PER CLIENT SPECS.
- 171 30" SLIDE IN RANGE W/ MICROHOOD VENT TO OUTSIDE, ABOVE PER CLIENT SPECS. SEE INTERIOR ELEVATIONS FOR MECHANICAL DRAWINGS. PROVIDE 2" CLEAR ABOVE RANGE AND UNDERSIDE OF MICROHOOD VENT
- 172 39" WIDE REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX, ALLOWING NO MORE THAN 2" GAP ON EITHER SIDE OF REFR.
- 173 KITCHEN ISLAND-PROVIDE APPROX CONDUIT FOR ELEC. SERVICE ROUTING TO ISLAND.
- 174 SPACE FOR STACKED WASHER/DRYER WITH RECESS WATER BOX. PROVIDE SMITTY PAN AND APPROVED LIFT TRUCK. SEE PLUMBING & MECH. DWGS.
- 175 MINIMUM 100 SQ. INCHES (NET FREE) OF MAKEUP AIR OPENING (CMC 504.4.1). PROVIDE EITHER A GLASS DOOR OR INSTALL A 1/4" X 1/4" Louver IN OR ABOVE THE DOOR AND UNDERCUT THE DOOR ONE INCH - REFER TO MECH DWGS.
- 176 LAVATORY WITH FACETS - 1.20 GPM AT 60 PSI MAX & 0.8 GPM AT 20 PSI MIN.
- 177 LOW FLOW WATER CLOSET, 1.20 PER FLUSH. ALLOW A MIN. OF 10" FROM CENTERLINE OF WATER CLOSET TO SIDE WALL OR OBSTRUCTION. PROVIDE 24" CLEAR SPACE AT FRONT PER CPC SECTION 407.6. FOR ACCESSIBLE UNITS SEE FLOOR PLAN
- 178 SHOWER PAN W/ FIBERGLASS SURROUND W/ SNAITCHROOF SHOWER ENCLOSURE - SIZE PER PLAN (TYP). SINGLE SHOWERHEAD W/ 1.8 GPM AT 80 PSI FLOW RATE. SHOWER HEAD TO BE AT 70" AFF. SEE DETAIL 13A05.0
- 179 32" X 60" TUB/SHOWER COMBO W/ CURTAIN ROD. W/ FIBERGLASS SURROUND AS SELECTED BY BUILDER. SINGLE SHOWERHEAD W/ 1.8 GPM AT 80 PSI FLOW RATE. SHOWER HEAD TO BE AT 70" AFF. SEE DETAIL 13A05.0
- 180 FOR TUB SHOWER NEXT TO FIRE RATED WALL. SEE DETAIL 15A02.2, 14" ANZ2
- 181 24" MEDICINE CABINET. SEE DETAIL 24A002 FOR ONE HOUR WALL PROTECTION
- 182 TOILET PAPER HOLDER
- 183 TOWEL BAR AS SELECTED BY BUILDER
- 184 TOWEL RING AS SELECTED BY BUILDER
- 185 INTERIOR STAIR RAILING. SEE DETAIL 5/A A06.0
- 186 INTERIOR HANDRAIL (3" TO 38" ABV. NOSING). SEE DETAIL 5/A A06.0
- 187 INTERIOR GUARD RAIL (+42" MIN). SEE EXTERIOR ELEVATIONS.
- 188 ADDITIONAL CONC. STAIR WINDING OCCURS. REFER TO CIVIL DRAWINGS. SCALE: 1/8"=1'-0" FROM POCKET TO GARAGE. MIN. 4" AND MAX. 7".
- 189 +44" HIGH 2x4 FRAMED INTERIOR GUARD WALL WITH NOF GAP. -SEE DETAILS A06.0
- 190 2200 ONE HOUR RATED ATTIC ACCESS. TIGHTLY SEAL WITH WEATHER STRIP. SEE BLDG.100 FOR PLAN 1 ATTIC ACCESS LOCATIONS
- 191 NOT USED
- 192 INTERIOR SOFFIT ABOVE. ALL INTERIOR SOFFITS (WIDER THAN 6") TO BE NON-COMBUSTIBLE METAL FRAMING
- 193 LINE OF FLOOR ABOVE
- 194 LINE OF FLOOR BELOW
- 195 LOW SHELF DRYWALL TOP. -SEE SECTION ON SHEET A1.2
- 196 EXTERIOR STUCCO CEILING - REFER TO DETAIL
- 197 EXTERIOR STUCCO SOFFIT
- 198 WATERPROOF SIKING SYSTEM (PLADEX OR BUILDER APPROVED EQ.). INSTALL PER MFR. INSTRUCTIONS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOOR DRAINAGE IN DIRECTION INDICATED. REFER TO DETAIL 5/06.0
- 199 DECK OVERFLOW SCOPPER. BOTTOM OF OVERFLOW TO BE LOCATED AT 2" ABOVE DECK DRAIN. DETAIL 25/A05.0
- 200 CONCRETE PORCH/PATIO. SLOPE TO DRAIN 1/4" PER FT. MIN.
- 201 EXTERIOR METAL GUARD RAIL, +42 MIN. SEE EXTERIOR ELEVATIONS. SEE DETAIL 21A05.0
- 202 EXTERIOR GUARD WALL, +42 MIN. SEE EXTERIOR ELEVATIONS. SEE DETAIL 13A05.0
- 203 ADDITIONAL CONC. STAIR WINDING OCCURS. REFER TO CIVIL DRAWINGS. SCALE: 1/8"=1'-0" FROM POCKET TO GARAGE. MIN. 4" AND MAX. 7".

WORK AREA - PER CBC CHAPTER 11B FLOOR PLAN KEYNOTES

- 101 CIRCULAR TURNING SPACE OF 60" DIAMETER MIN. (CBC 11B-304.3.1)
- 102 PROVIDE GRAB BARS FOR WATER CLOSET PER CBC 11B-604.5 AND SHOWERS PER CBC 11B-604.3
- 103 WALL MOUNTED LAVATORY PER CBC 11B - 606. MAX FLOW RATE OF 1.2 GPM AT 60 PSI.
- 104 30"x48" CLEAR AT LAVATORY (CBC 11B-300.3)
- 105 MAX FLOW FLOW WATER CLOSET (1.20 GALLON PER FLUSH MAX). 17" INCHES MIN. - 10" MAX. SEAT HEIGHT ABOVE FLOOR PER 11B-604.4
- 106 60"x48" MANEUVERING CLEARANCE AT FRONT OF WATER CLOSET (CBC 11B-604.3.1)
- 107 MIRROR LOCATED ABOVE LAVATORIES SHALL BE INSTALLED WITH THE BOTTOM EDGE OF REFLECTING SURFACE 40" MAX. ABOVE FINISHED FLOOR OR GROUND. (CBC 11B-603.1)
- 108 TOILET PAPER DISPENSERS SHALL COMPLY WITH CBC 11B-604.8.6

UNIT PLAN GENERAL NOTES

- A. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH ANY CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
- B. REFER TO BUILDING PLANS FOR LOCATION AND ORIENTATION OF UNITS AND FOR OVERALL DIMENSIONS. REFER TO SITE PLAN FOR LOCATION OF BLDG.
- C. REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS, FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.
- D. GENERAL CONTRACTOR TO COORDINATE DROPPED SOFFIT FRAMING WITH PLUMBING AND MECHANICAL CONTRACTORS PRIOR TO CONSTRUCTION.
- E. FRAMER TO PROVIDE BLOCKING ON HEADER ABOVE GARAGE DOOR FOR GARAGE DOOR SPRING. PER GARAGE DOOR MANUFACTURERS INSTALLATION REQUIREMENTS.
- F. SHOWER COMPARTMENTS AND WALLS ABOVE BATHUBS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO 4'-78" A.F.F. SHOWER HEAD SHALL BE SET AT +81" A.F.F.
- G. SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE PER CBC 408.6.
- H. ATTICS ACCESS PER CBC SECTION 1209.2. PROVIDE FIREBLOCKING AND DRAYFOTFORMS FOR CONICAL SPACE PER CBC SECTIONS 718.2, 718.3 & 718.4. ROOF VENTILATION PER CBC SECTION 1203.
- I. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1030. MEANS OF EGRESS DOORS PER SECTION 1010.1.
- J. MEANS OF EGRESS STAIRS PER CBC SECTION 1011. STAIR HANDRAILS PER CBC SECTION 1014. AND GUARDS PER CBC SECTION 1015.
- K. KITCHEN COUNTERTOP SHALL BE STONE, COUNTER TOP, OR TILED.
- L. NATURAL LIGHT & VENTILATION PER CBC SECTIONS 1203.3 & 1205.2.
- M. COMBUSTION AIR TO FORCED AIR UNIT PER CBC CHAPTER 7.

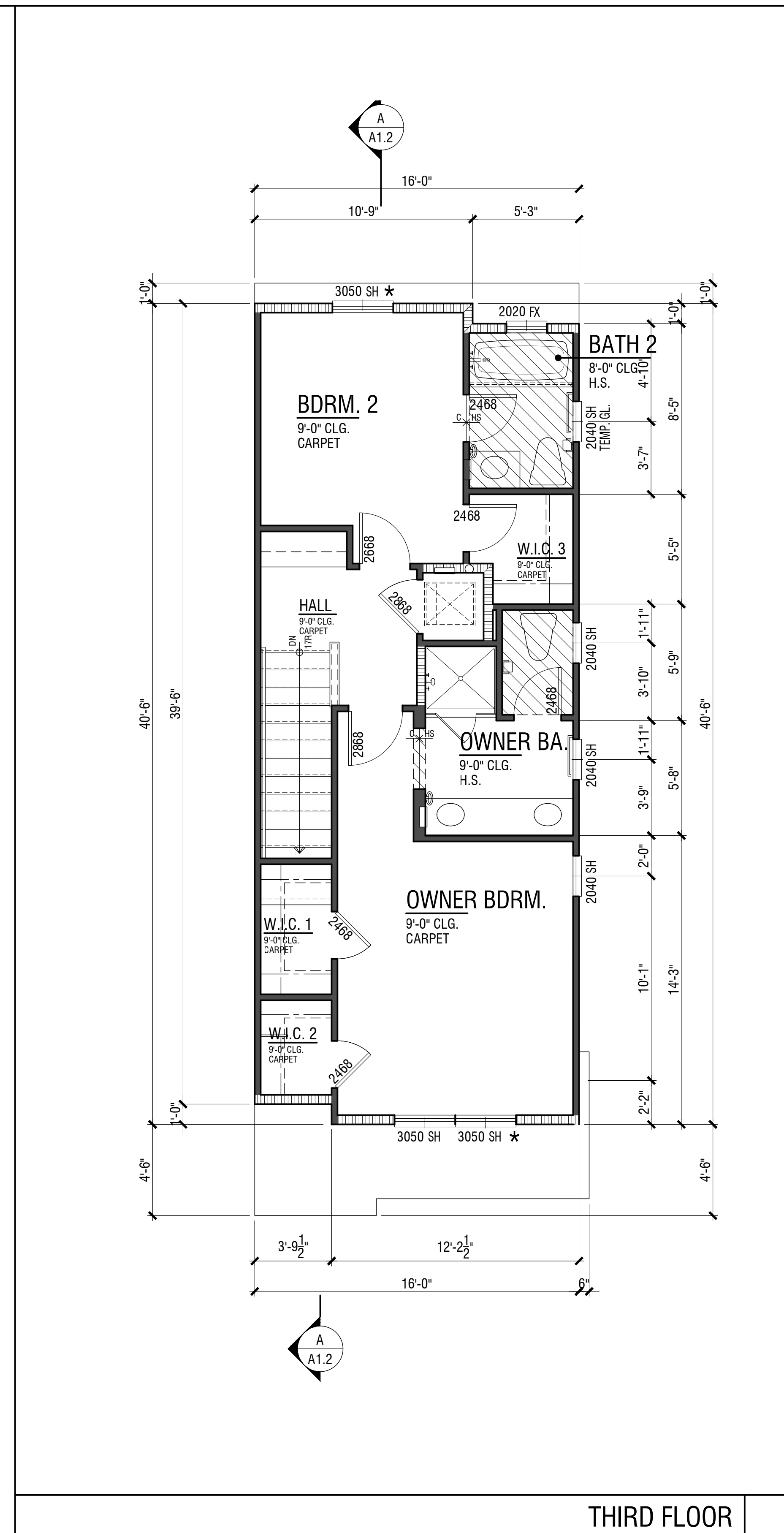
UNIT PLAN LEGEND

- LOW WALL
- 2 x 4 STUD WALL
- 2 x 6 STUD WALL
- SOFFIT LIMITS
- LOCATION OF FLOOR TIPPING
- ELEVATION CHANGE - 1/4" MIN. TO 7/8" MAX. SEE SLAB PLAN
- ELEVATION CHANGE - FLUSH AT ADA THRESHOLD. SEE SLAB PLAN
- EGRESS WINDOWS
- T.G. TEMPERED GLASS
- SLOPE TO DRAIN 1/4" PER FOOT MIN. U.N.C.
- FLOOR MATERIAL TRANSITION
- INTERIOR ELEVATION KEY

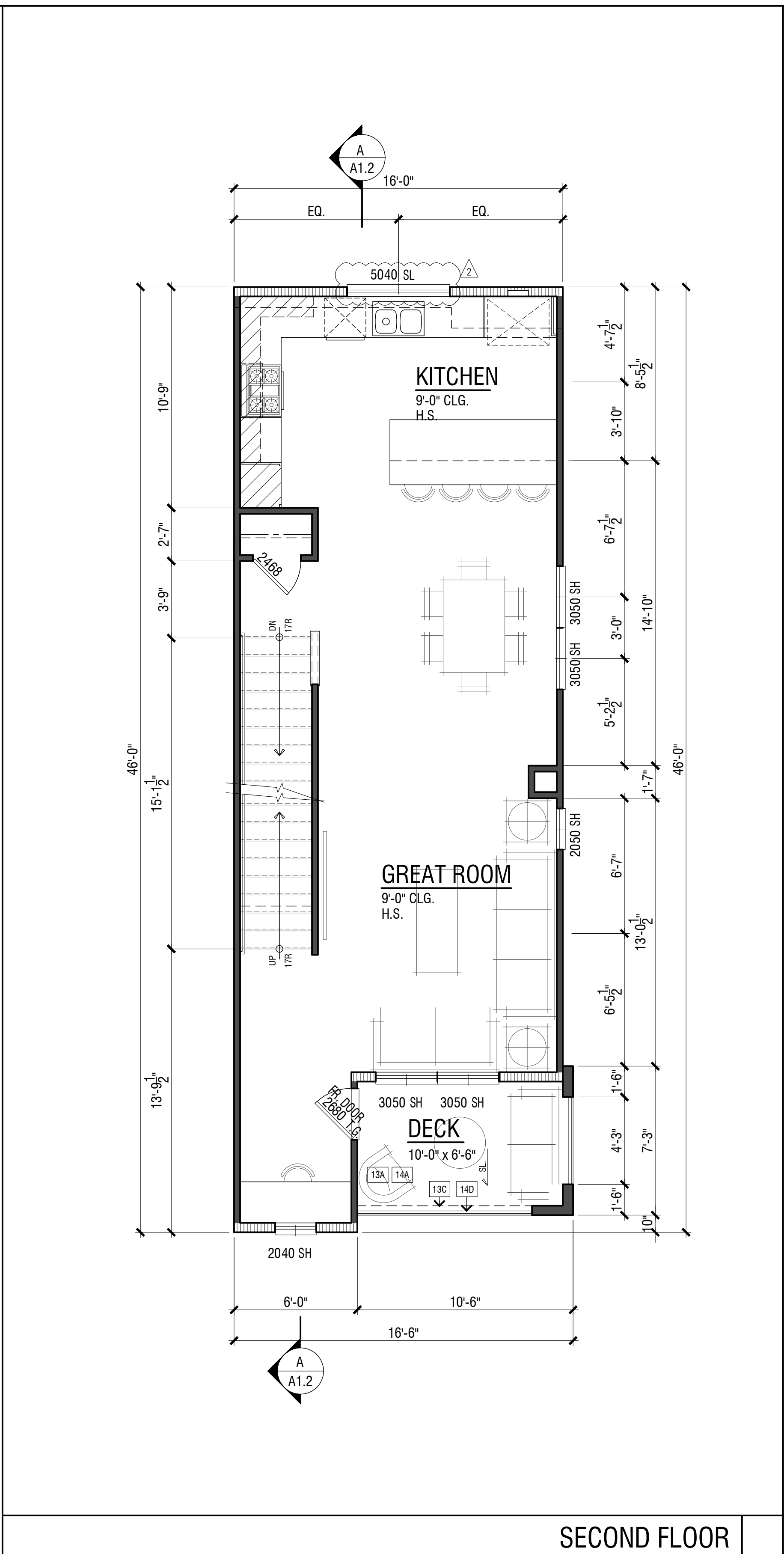
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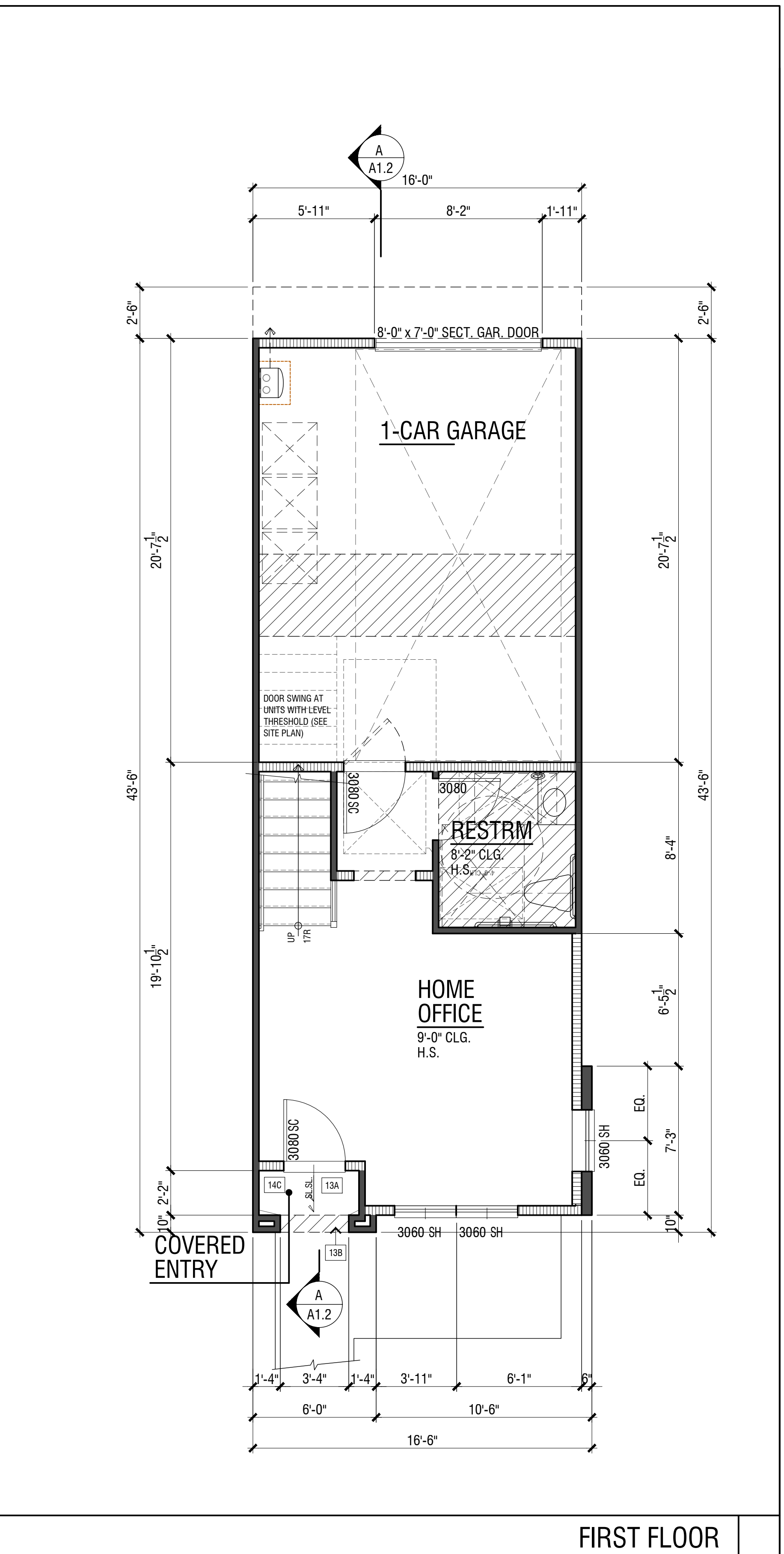
DENOVA HOMES
 CONCORD, CA



THIRD FLOOR



SECOND FLOOR



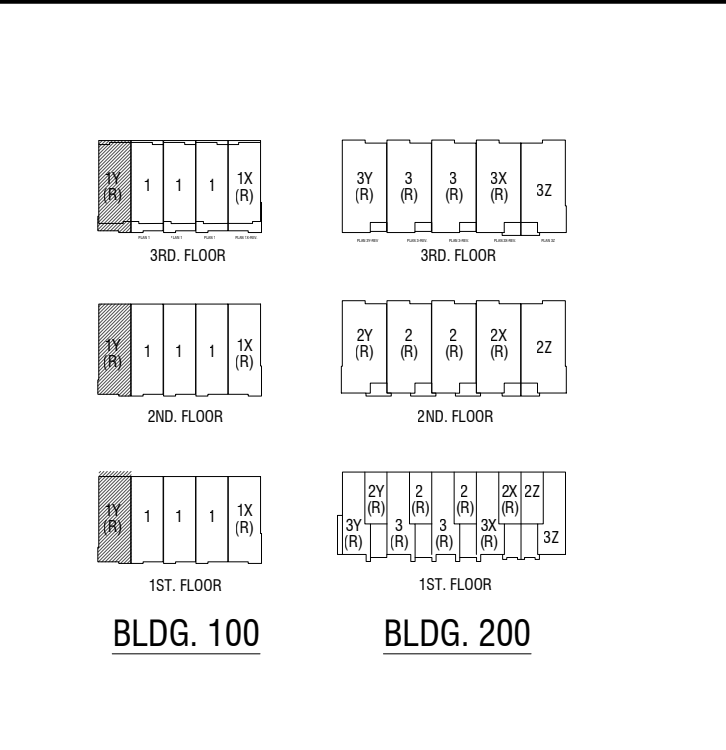
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- 1C1 ONE HOUR PROTECTION AT STAIRS AT SEPARATION BETWEEN R2 OCCUPANCY AND GARAGE OF A DIFFERENT UNIT. REFER TO DETAIL 20AADD
- 23 TRASH, RECYCLE, AND GREEN WASTE AREA
- 23A RIMM THINNESS WATER HEATER (PROVIDE VENT TO OUTSIDE PER CBC 604.4)
- 4A LINEN-LOW, DEPTH PER PLAN. SEE INTERIOR ELEVATIONS.
- 4B LINEN-UPPER, 12" DEEP U.N.O. SEE INTERIOR ELEVATIONS.
- 4C LINEN-FACE FRAME. SEE INTERIOR ELEVATIONS
- 4D SHELF AND HOLE
- 4E PANTRY CABINET WITH 5 EQUALLY SPACED SHELVES
- 4F COAT CLOSET
- 4G DESK
- 5A 24" (6) NO. 40 BASE CABINET
- 5B 12" DEEP (3) NO. 40 UPPER CABINET, 24" ABOVE REFRIGERATOR, 15" AT LAUNDRY UPPIERS.
- 5C DSK. SINK WITH FAUCET & GARBAGE DISPOSAL, 1.8 GPM AT 60 PSI MAX. FOR WATER FLOW
- 5D ENERGY STAR DISHWASHER PER CLIENT SPECS.
- 5E 30" SLIDE IN RANGE W/ MICROHOOD VENT TO OUTSIDE, ABOVE PER CLIENT SPECS. SEE INTERIOR ELEVATIONS MECHANICAL DRAWINGS. PROVIDE 2" CLEAR ABOVE RANGE AND UNDERSIDE OF MICROWAVE VENT
- 5F 39" WIDE REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX, ALLOWING NO MORE THAN 2" GAP ON EITHER SIDE OF REFR.
- 5G KITCHEN ISLAND-PROVIDE APPROX CONDUIT FOR ELEC. SERVICE ROUTING TO ISLAND.
- 5A SPACE FOR STACKED WASHER/DRYER WITH DRESS WATER BOX. PROVIDE SMITTY PAN AND APPROVED LIFT TRUCK. SEE PLUMBING & MECH. DWGS.
- 5B MINIMUM 100 SQ. INCHES (NET FREE) OF MAKEUP AIR OPENING (CMC 504.4.1). PROVIDE EITHER A GLASS-DOOR OR INSTALL A 1/4" X 10" Louver IN OR ABOVE THE DOOR AND UNDERCUT THE DOOR ONE INCH - REFER TO MECH DWGS.
- 5C LAVATORY WITH FAUCETS - 1.20 GPM AT 60 PSI MAX & 0.8 GPM AT 20 PSI MIN.
- 5D LOW FLOW WATER CLOSET, 1.20 PER FLUSH. ALLOW A MIN. OF 15" FROM CENTERLINE OF WATER CLOSET TO SIDE WALL OR OBSTRUCTION. PROVIDE 24" CLEAR SPACE AT FRONT PER CBC SECTION 407.6. FOR ACCESSIBLE UNITS SEE FLOOR PLAN
- 5E SHOWER PAN W/ FIBERGLASS SURROUND W/ GUA/TERRAZO SHOWER ENCLOSURE - SIZE PER PLAN (TYP). SINGLE SHOWERHEAD W/ 1.8 GPM AT 80 PSI FLOW RATE. SHOWER HEAD TO BE AT 7'0" AFF. SEE DETAIL 13A05.0
- 5F 32" X 60" TUB/SHOWER COMBO W/ CURTAIN ROD. W/ FIBERGLASS SURROUND AS SELECTED BY BUILDER. SINGLE SHOWERHEAD W/ 1.8 GPM AT 80 PSI FLOW RATE. SHOWER HEAD TO BE AT 7'0" AFF. SEE DETAIL 13A05.0
- 5G TOILET PAPER DISPENSER SHALL COMPLY WITH CBC 118-404.8.6
- 5H 44" HIGH 2x4 FRAMED INTERIOR GUARD WALL WITH MOF GAP. SEE DETAILS A06.0
- 5I 2200 ONE HOUR RATED ATTIC ACCESS, TIGHTLY SEAL WITH WEATHER STRIP. SEE BLDG.100 FOR PLAN 1 ATTIC ACCESS LOCATIONS
- 5J NOT USED
- 5K INTERIOR SOFFIT ABOVE. ALL INTERIOR SOFFITS (WIDER THAN 6") TO BE NON-COMBUSTIBLE METAL FRAMING
- 5L LINE OF FLOOR ABOVE
- 5M LINE OF FLOOR BELOW
- 5N LOW SHELF DRYWALL TOP. SEE SECTION ON SHEET A1.2
- 5O EXTERIOR STUCCO CEILING - REFER TO DETAIL
- 5P EXTERIOR STUCCO SOFFIT
- 5Q EXTERIOR WOOD SOFFIT
- 5R WATERPROOF SIKKENS SYSTEM (PLA) LEX OR BUILDER APPROVED EQ. - INSTALL PER MFR INSTRUCTIONS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED. REFER TO DETAIL S105.0
- 5S DECK OVERFLOW SCOPPER, BOTTOM OF OVERFLOW TO BE LOCATED AT 2" ABOVE DECK DRAIN. DETAIL 25 A05.0
- 5T CONCRETE PORCH/PATIO. SLOPE TO DRAIN 1/4" PER FT. MIN.
- 5U EXTERIOR METAL GUARD RAIL, +42 MIN. SEE EXTERIOR ELEVATIONS. SEE DETAIL 21A05.0
- 5V EXTERIOR GUARD WALL, +42 MIN. SEE EXTERIOR ELEVATIONS. SEE DETAIL 13A05.0
- 5W ADDITIONAL CONC. STOP WHIRL OCCURS. REFER TO CIVIL DRAWINGS. SCALE: 1/8"=1'-0" FROM POCKET TO GARAGE, MIN. 4" MAX. 1/2"
- 5X INTERIOR GUARD RAIL (+42 MIN). SEE DETAIL S A06.0
- 5Y INTERIOR GUARD RAIL (+42 MIN). SEE DETAIL S A06.0

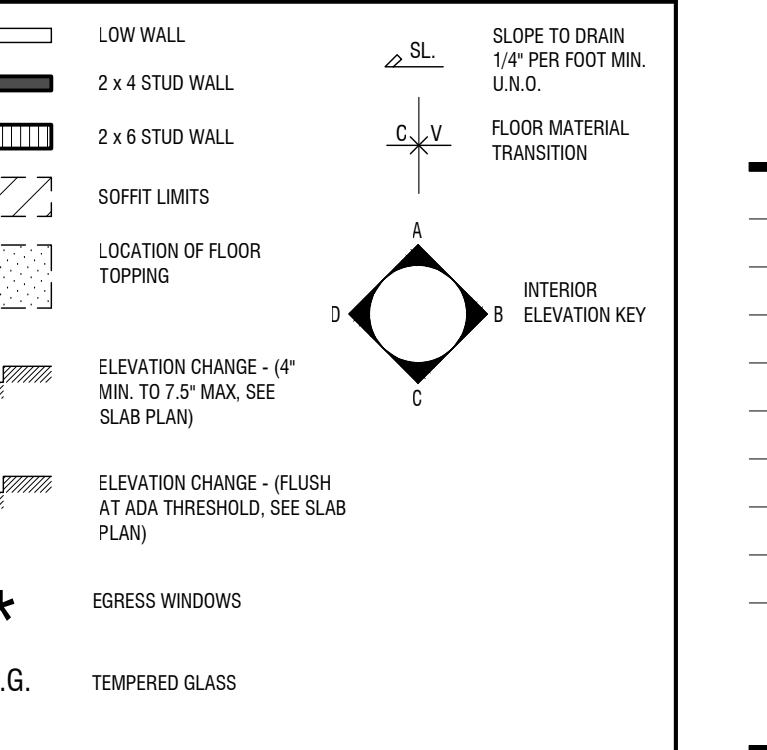
WORK AREA - PER CBC CHAPTER 11B FLOOR PLAN KEYNOTES

- 11B1 CIRCULAR TURNING SPACE OF 60" DIAMETER MIN. (CBC 11B-304.3.1)
- 11B2 PROVIDE GRAB BARS FOR WATER CLOSET PER CBC 11B-404.5 AND SHOWERS PER CBC 11B-408.3
- 11B3 WALL MOUNTED LAVATORY PER CBC 11B - 406. MAX FLOW RATE OF 1.2 GPM AT 60 PSI
- 11B4 30"x40" CLEAR AT LAVATORY (CBC 11B-303.3)
- 11B5 MAX FLOW WATER CLOSET (1.20 GALLON PER FLUSH MAX). 17" INCHES MIN. - 10" MAX SEAT HEIGHT ABOVE FLOOR PER 11B-404.4
- 11B6 60"x48" MANEUVERING CLEARANCE AT FRONT OF WATER CLOSET (CBC 11B-404.3.1)
- 11B7 MIRROR LOCATED ABOVE LAVATORIES SHALL BE INSTALLED WITH THE BOTTOM EDGE OF REFLECTING SURFACE 40" MAX. ABOVE FINISHED FLOOR OR GROUND. (CBC 11B-403.3)
- 11B8 TOILET PAPER DISPENSERS SHALL COMPLY WITH CBC 11B-404.8.6

UNIT PLAN GENERAL NOTES

- A. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH ANY CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
- B. REFER TO BUILDING PLANS FOR LOCATION AND ORIENTATION OF UNITS AND FOR OVERALL DIMENSIONS. REFER TO SITE PLAN FOR LOCATION OF BLDG.
- C. REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS, FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.
- D. GENERAL CONTRACTOR TO COORDINATE DROPPED SOFFIT FRAMING WITH PLUMBING AND MECHANICAL CONTRACTORS PRIOR TO CONSTRUCTION.
- E. FRAMER TO PROVIDE BLOCKING ON HEADER ABOVE GARAGE DOOR FOR GARAGE DOOR SPRING. PER GARAGE DOOR MANUFACTURERS INSTALLATION REQUIREMENTS.
- F. SHOWER COMPARTMENTS AND WALLS ABOVE BATHS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO 4'-7" A.F.F. SHOWER HEAD SHALL BE SET AT +8'-4" A.F.F.
- G. SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE PER CBC 408.6
- H. ATTICS ACCESS PER CBC SECTION 1209.2. PROVIDE FIREBLOCKING AND DRAPETIGHTNESS FOR CONICAL SPACE PER CBC SECTIONS 718.2, 718.3 & 718.4. ROOF VENTILATION PER CBC SECTION 1203.
- I. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1030. MEANS OF EGRESS DOORS PER SECTION 1003.1
- J. MEANS OF EGRESS STAIRS PER CBC SECTION 1011. STAIR HANDRAILS PER CBC SECTION 1014. AND GUARD PER CBC SECTION 1015.
- K. KITCHEN COUNTERTOP SHALL BE STONE, CULTURED STONE, OR TILED.
- L. NATURAL LIGHT & VENTILATION PER CBC SECTIONS 1203.3 & 1205.2
- N. COMBUSTION AIR TO FORCED AIR UNIT PER CBC CHAPTER 7.

UNIT PLAN LEGEND



PLAN 1Y FLOOR PLANS

PROJECT MANAGER: -
 DESIGNER: -
 DRAWN BY: -
 REVIEWED BY: -
 1ST BLDG. DEPT. SUBMITTAL: 05-20-21
 ISSUED FOR CONSTRUCTION: -
 JOB NUMBER: 2020043
 CAD FILE NAME: A0-00
 SHEET SCALE: -
 DATE: 10-15-21
 SHEET: A1.1.2

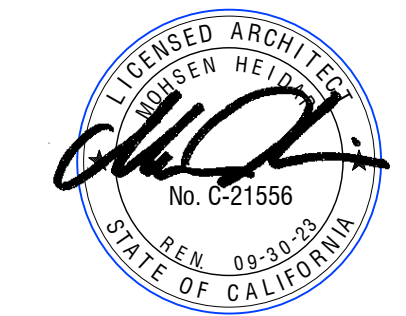
REVIEWED
 FOR
 CODE COMPLIANCE
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 INTEREST CONSULTING GROUP

SILVERADO TERRACE
 CONDOMINIUMS
 CALISTOGA, CA

DENOVHOMES
 CONCORD, CA

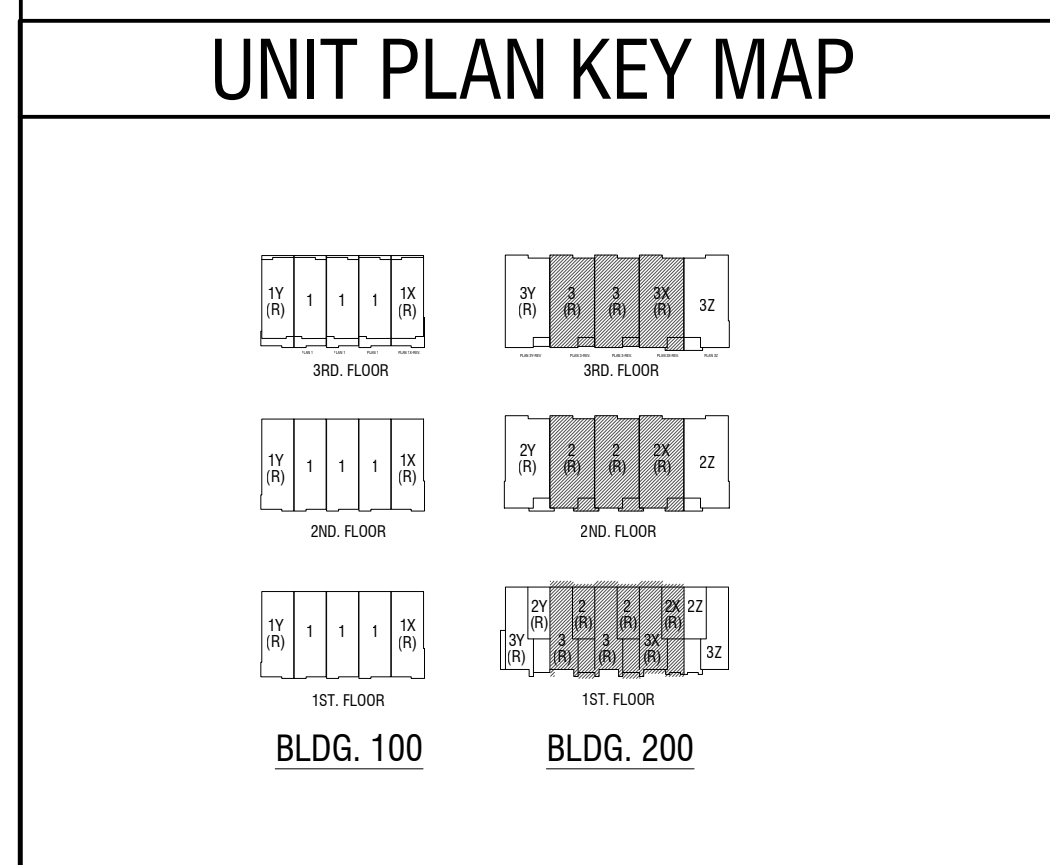
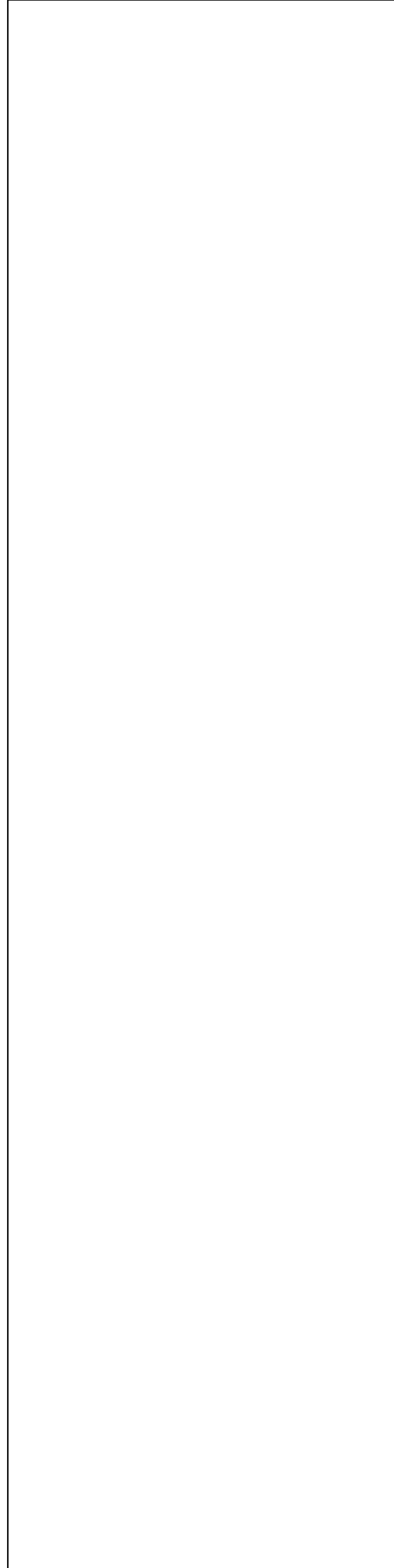
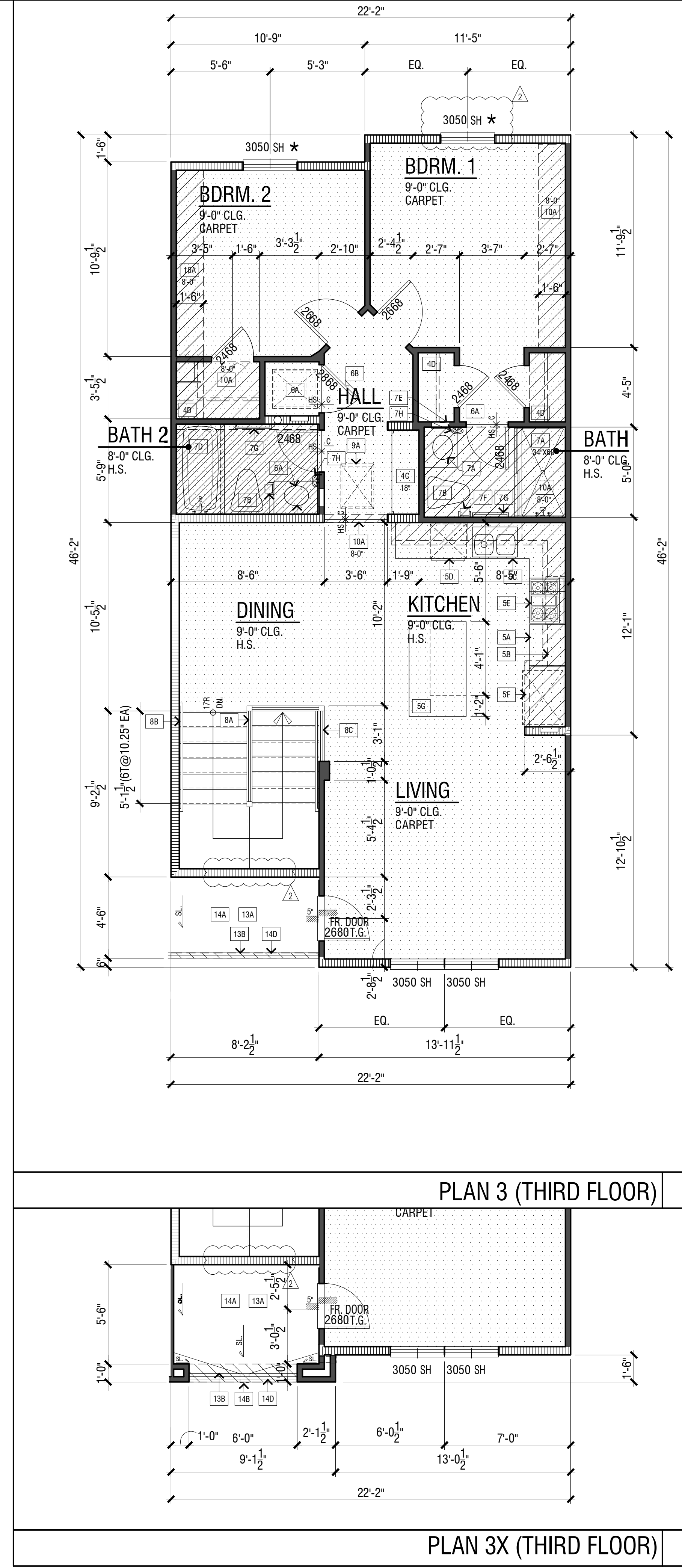
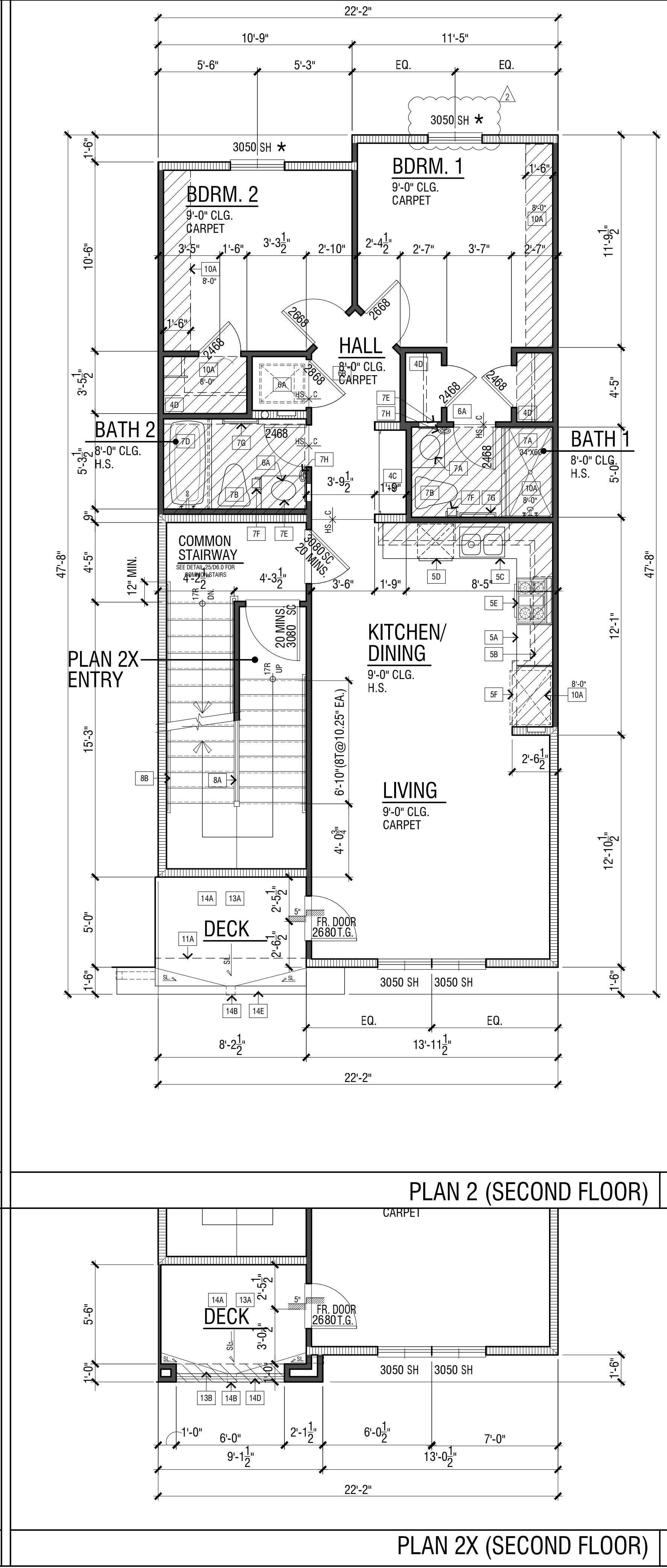
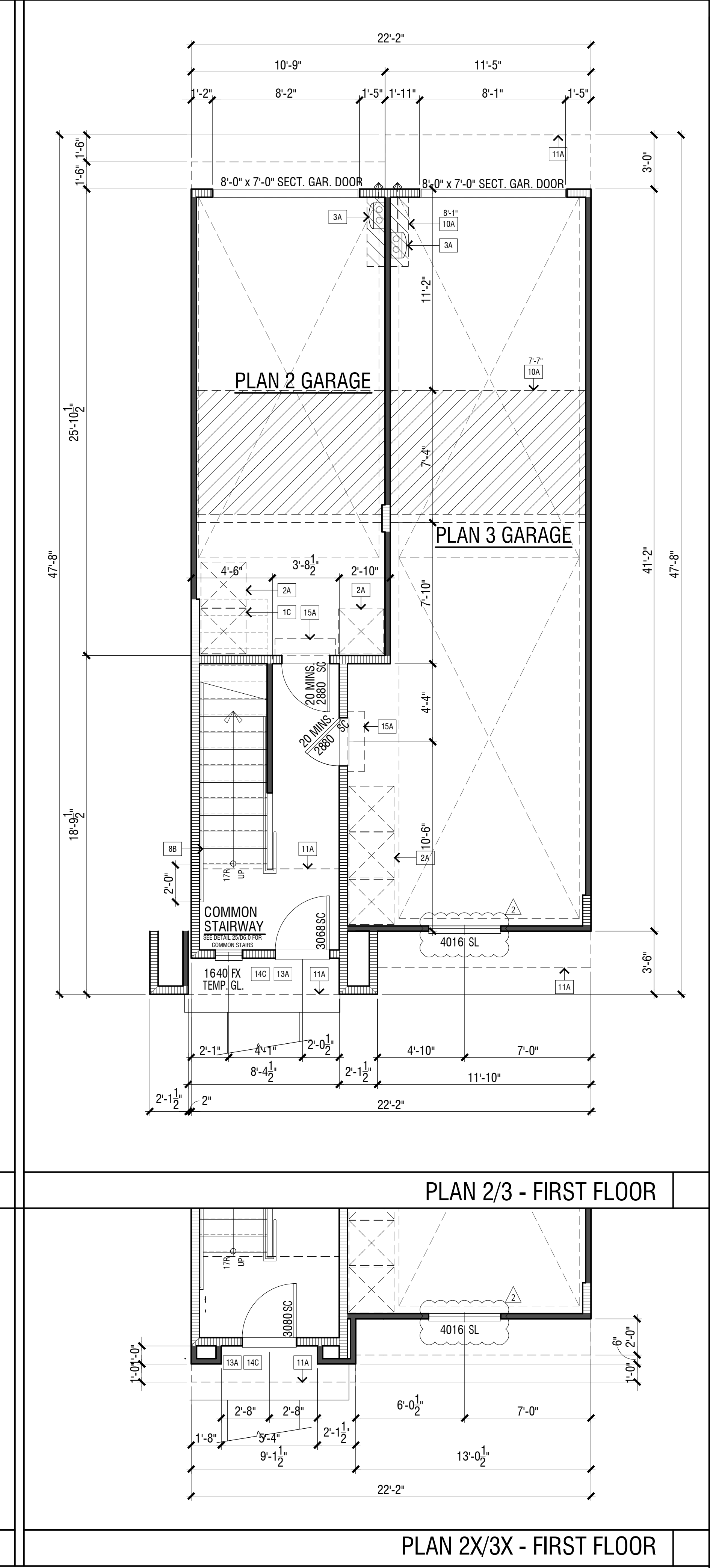
REVISIONS

NO.	DATE	DESCRIPTION
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2	10-15-2021	SECOND PLAN CHECK



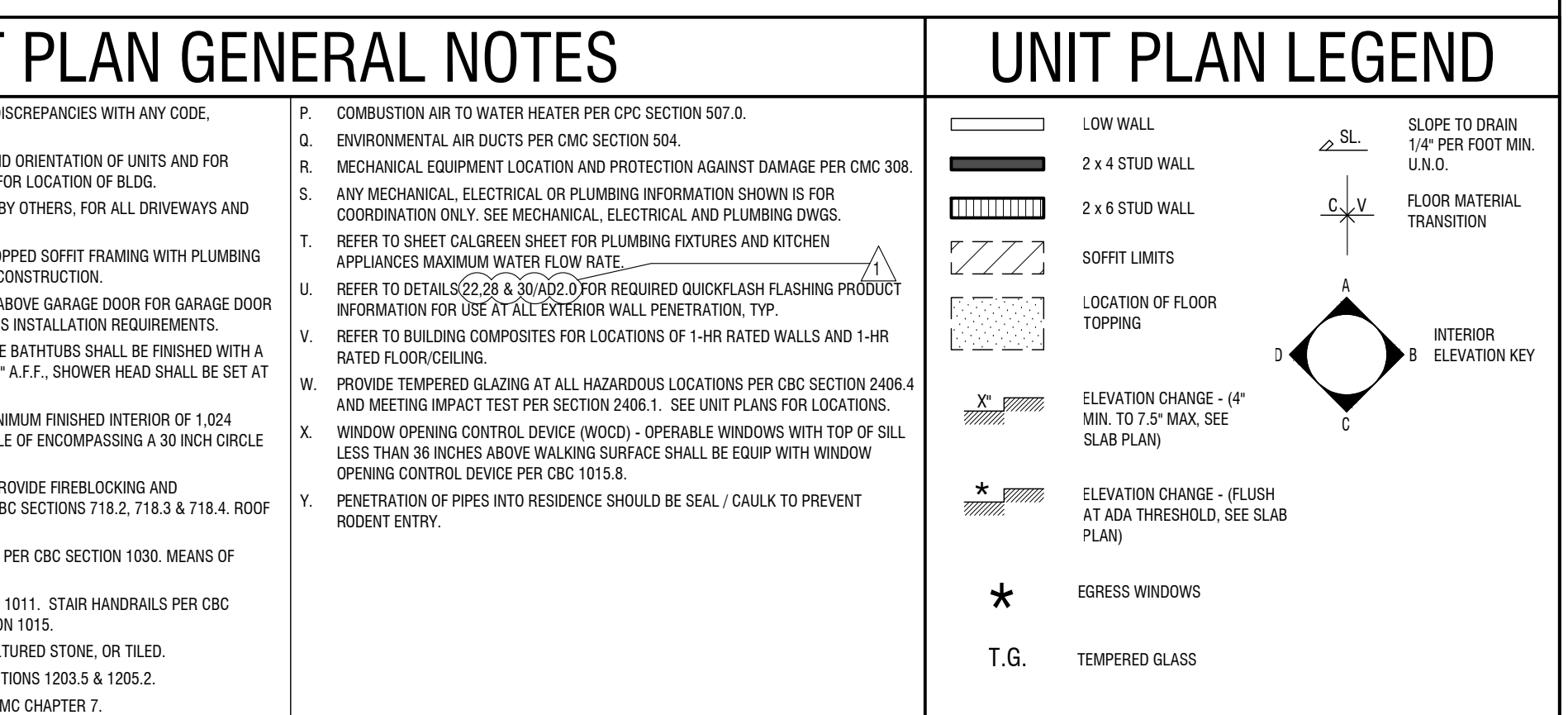
UNIT TYPES 2 / 3 AND 2X / 3X FLOOR PLANS

PROJECT MANAGER: -
 DESIGNER: -
 DRAWN BY: -
 REVIEWED BY: -
 1ST BLDG. DEPT. SUBMITTAL: 05-20-21
 ISSUED FOR CONSTRUCTION: -
 JOB NUMBER: 2020043
 CAD FILE NAME: A0-0
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 SHEET: A2.1.0

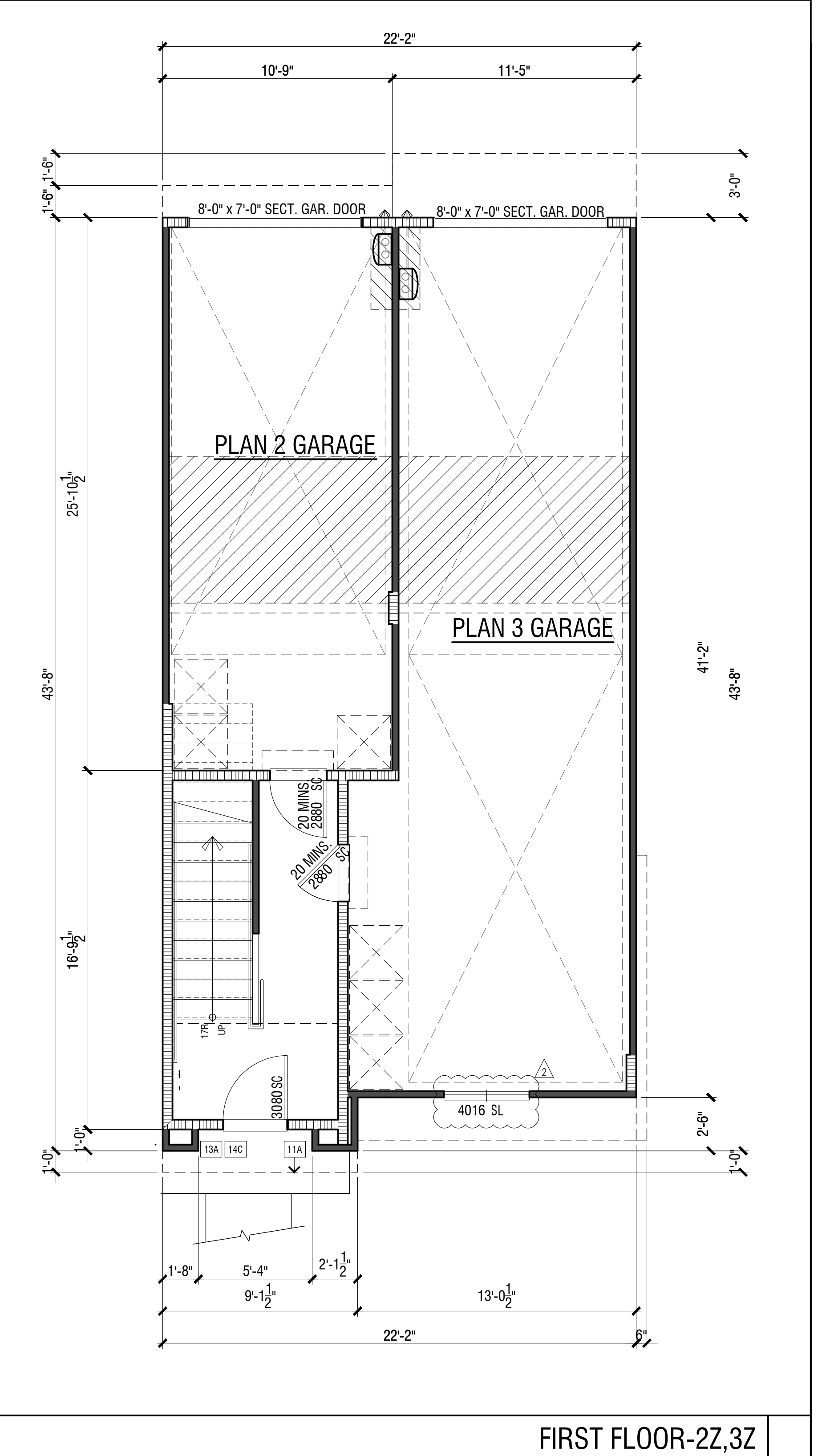
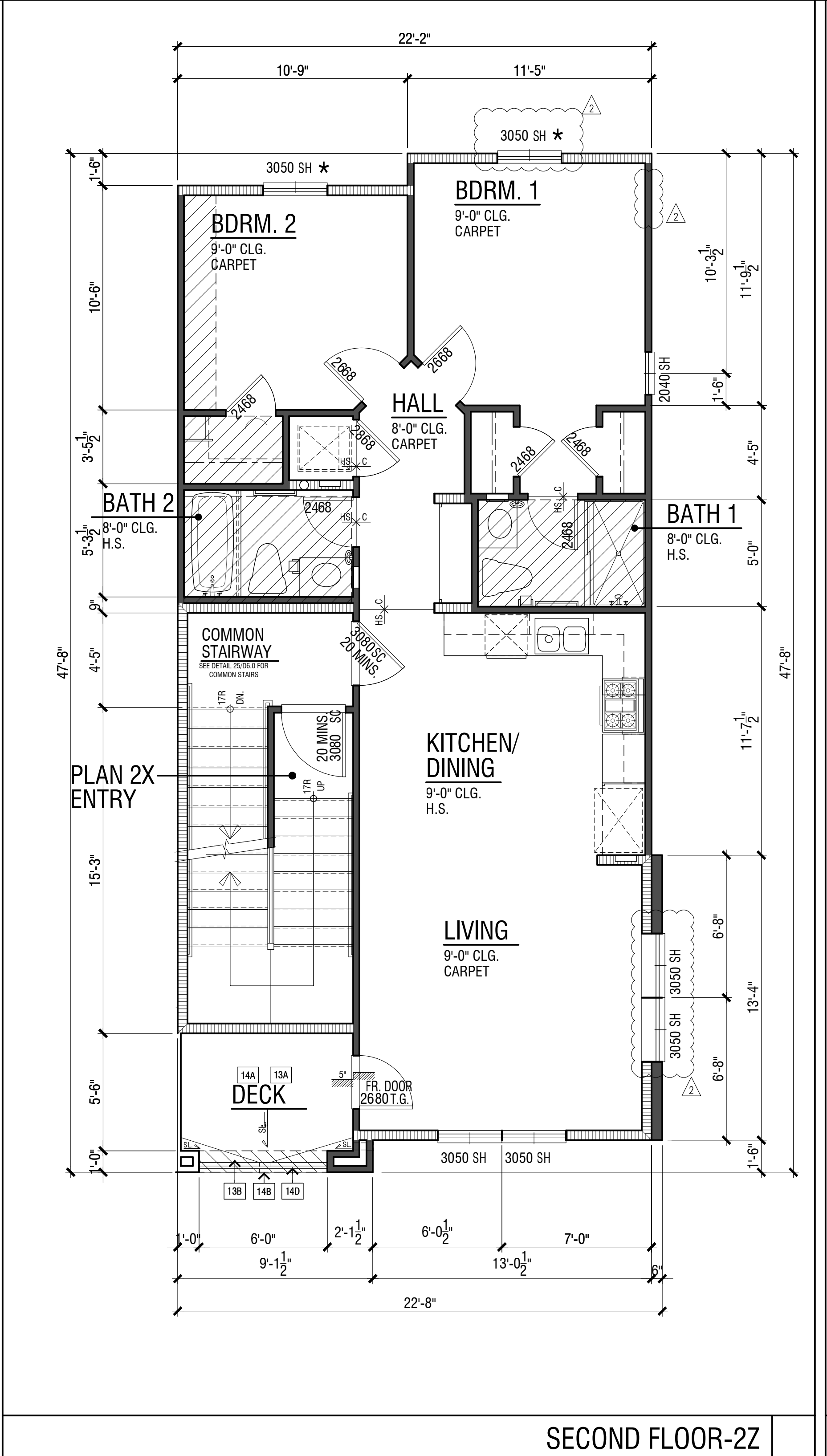
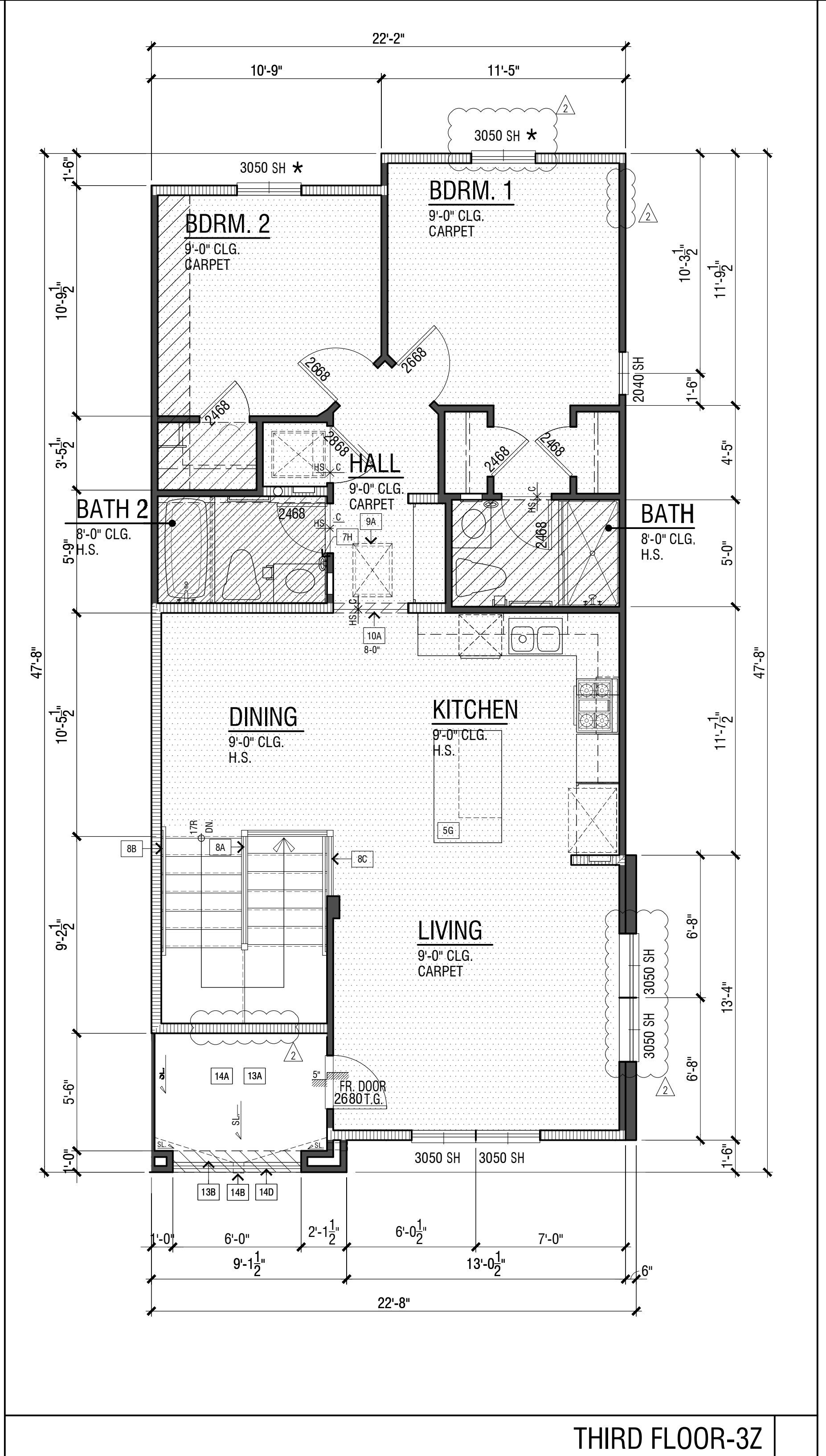


- UNIT PLAN KEY NOTES**
- 153 NOT USED
 - 154 PROVIDE SOLID WOOD OR SOLID CORE OR HONEYCOMB STEEL DOOR, NOT LESS THAN 1-3/4" THICK, OR 20 MINUTE RATED FIRE DOOR. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING PER CBC 406.3.2.1
 - 155 ONE HOUR PROTECTION AT STAIRS AT SEPARATION BETWEEN R2 OCCUPANCY AND GARAGE OF A DIFFERENT UNIT. REFER TO DETAIL 20A02
 - 156 FINISH RECYCLE AND GREEN WASTE AREA
 - 157 FINISH THINNESS WATER HEATER (PROVIDE VENT TO OUTSIDE PER CBC 406.4)
 - 158 LINEN-CLO. DEPTH PER PLAN. SEE INTERIOR ELEVATIONS.
 - 159 LINEN-FACE FRAME. 12" DEEP. U.O.D. SEE INTERIOR ELEVATIONS.
 - 160 PANTRY CABINET WITH 5 EQUALLY SPACED SHELVES
 - 161 COAT CLOSET
 - 162 DESK
 - 163 24" (610) NO. 40 BASE CABINET
 - 164 12" DEEP (318) DRYER CABINET. 24" ABOVE REFRIGERATOR. 15" AT LAUNDRY UPPER.
 - 165 DRY. SINK WITH FAUCET & GARBAGE DISPOSAL. 1.8 GPM AT 60 PSI MAX. FOR WATER FLOW
 - 166 ENERGY STAR DISHWASHER PER CLIENT SPECS.
 - 167 30" SLIDE IN RANGE W/ MICROHOOD VENT TO OUTSIDE. ABOVE PER CLIENT SPECS. SEE INTERIOR ELEVATIONS & MECHANICAL DRAWINGS. PROVIDE 2" CLEARANCE ABOVE RANGE AND UNDERSIDE OF MICROWAVE VENT
 - 168 39" WIDE REFRIGERATOR. SPACE WITH RECESSED COLD WATER BOX, ALLOWING NO MORE THAN 2" GAP ON EITHER SIDE OF REFR.
 - 169 KITCHEN ISLAND-PROVIDE APPROVED CONDUIT FOR ELEC. SERVICE ROUTING TO ISLAND.
 - 170 SPACE FOR STACKED WASHER/DRYER WITH RECESS WATER BOX. PROVIDE SMITTY PAN AND APPROVED MITT TRAP. SEE PLUMBER & MECH. DWGS.
 - 171 NOT USED
 - 172 INTERIOR SOFFIT ABOVE. ALL INTERIOR SOFFITS (WIDER THAN 6") TO BE NON-COMBUSTIBLE METAL FINISH.
 - 173 LINE OF FLOOR ABOVE
 - 174 LINE OF FLOOR BELOW
 - 175 LOW SHELF DRYWALL TOP. SEE SECTION ON SHEET A1.2
 - 176 EXTERIOR STUCCO CEILING - REFER TO DETAIL
 - 177 EXTERIOR STUCCO SOFFIT
 - 178 EXTERIOR WOOD SOFFIT
 - 179 WATERPROOF SIKING SYSTEM (PLA-DEK OR BUILDER APPROVED EQ.). INSTALL PER MFR. INSTRUCTIONS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED. REFER TO DETAIL S105.0
 - 180 DECK OVERFLOW SCUPPER. BOTTOM OF OVERFLOW TO BE LOCATED AT 2" ABOVE DECK DRAIN. DETAIL 25.A05.0
 - 181 CONCRETE PORCH PATIO. SLOPE TO DRAIN 1/4" PER FT. MIN.
 - 182 EXTERIOR METAL GUARD RAIL. +42 MIN. SEE EXTERIOR ELEVATIONS. SEE DETAIL 21A05.0
 - 183 EXTERIOR GUARD WALL. +42 MIN. SEE EXTERIOR ELEVATIONS. SEE DETAIL 13A05.0
 - 184 INTERIOR HANDRAIL (4" TO 36" ABV. NOBING). SEE DETAIL S1.A06.0
 - 185 INTERIOR GUARD RAIL (+42 MIN.). SEE DETAIL S1.A06.0
 - 186 +44" HIGH 2x4 FRAMED INTERIOR GUARD WALL WITH NOF CAP. SEE DETAILS A06.0
 - 187 22500 ONE HOUR RATED ATTIC ACCESS. TIGHTLY SEAL WITH WEATHER STRIP. SEE BLDG. 100 FOR PLAN 1 ATTIC ACCESS LOCATIONS
 - 188 NOT USED
 - 189 INTERIOR SOFFIT ABOVE. ALL INTERIOR SOFFITS (WIDER THAN 6") TO BE NON-COMBUSTIBLE METAL FINISH.
 - 190 LINE OF FLOOR ABOVE
 - 191 LINE OF FLOOR BELOW
 - 192 LOW SHELF DRYWALL TOP. SEE SECTION ON SHEET A1.2
 - 193 EXTERIOR STUCCO CEILING - REFER TO DETAIL
 - 194 EXTERIOR STUCCO SOFFIT
 - 195 EXTERIOR WOOD SOFFIT
 - 196 WATERPROOF SIKING SYSTEM (PLA-DEK OR BUILDER APPROVED EQ.). INSTALL PER MFR. INSTRUCTIONS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED. REFER TO DETAIL S105.0
 - 197 DECK OVERFLOW SCUPPER. BOTTOM OF OVERFLOW TO BE LOCATED AT 2" ABOVE DECK DRAIN. DETAIL 25.A05.0
 - 198 CONCRETE PORCH PATIO. SLOPE TO DRAIN 1/4" PER FT. MIN.
 - 199 EXTERIOR METAL GUARD RAIL. +42 MIN. SEE EXTERIOR ELEVATIONS. SEE DETAIL 21A05.0
 - 200 EXTERIOR GUARD WALL. +42 MIN. SEE EXTERIOR ELEVATIONS. SEE DETAIL 13A05.0
 - 201 INTERIOR HANDRAIL (4" TO 36" ABV. NOBING). SEE DETAIL S1.A06.0
 - 202 INTERIOR GUARD RAIL (+42 MIN.). SEE DETAIL S1.A06.0

- UNIT PLAN GENERAL NOTES**
- A. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH ANY CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
 - B. REFER TO BUILDING PLANS FOR LOCATION AND ORIENTATION OF UNITS AND FOR OVERALL DIMENSIONS. REFER TO SITE PLAN FOR LOCATION OF BLDG.
 - C. REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS, FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.
 - D. GENERAL CONTRACTOR TO COORDINATE DROPPED SOFFIT FRAMING WITH PLUMBING AND MECHANICAL CONTRACTORS PRIOR TO CONSTRUCTION.
 - E. FRAMER TO PROVIDE BLOCKING ON HEADER ABOVE GARAGE DOOR FOR GARAGE DOOR SPRING. PER GARAGE DOOR MANUFACTURER'S INSTALLATION REQUIREMENTS.
 - F. SHOWER COMPARTMENTS AND WALLS ABOVE BATHS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO +78" A.F.F. SHOWER HEAD SHALL BE SET AT +81" A.F.F.
 - G. SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE PER CBC 406.6
 - H. ATTICS ACCESS PER CBC SECTION 1209.2. PROVIDE FIREBLOCKING AND DRAPETIGHTENING FOR CONICAL SPACE PER CBC SECTIONS 718.2, 718.3 & 718.4. ROOF VENTILATION PER CBC SECTION 1203.
 - I. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1030. MEANS OF EGRESS DOORS PER SECTION 1003.1.
 - J. MEANS OF EGRESS STAIRS PER CBC SECTION 1011. STAIR HANDRAILS PER CBC SECTION 1014. AND GUARDS PER CBC SECTION 1015.
 - K. KITCHEN COUNTERTOP SHALL BE STONE, CULTURED STONE, OR TILED.
 - L. NATURAL LIGHT & VENTILATION PER CBC SECTIONS 1203.3 & 1205.2.
 - N. COMBUSTION AIR TO FORCED AIR UNIT PER CBC CHAPTER 7.



REVIEWED
 FOR
 CODE COMPLIANCE
 Nov 12, 2021
 INTEREST CONSULTING GROUP



NOTE: FOR COMMON KEYNOTES AND DIMENSIONS NOT SHOWN HERE, SEE SHEET A2.1.0

SILVERADO TERRACE
 CONDOMINIUMS
 CALISTOGA, CA

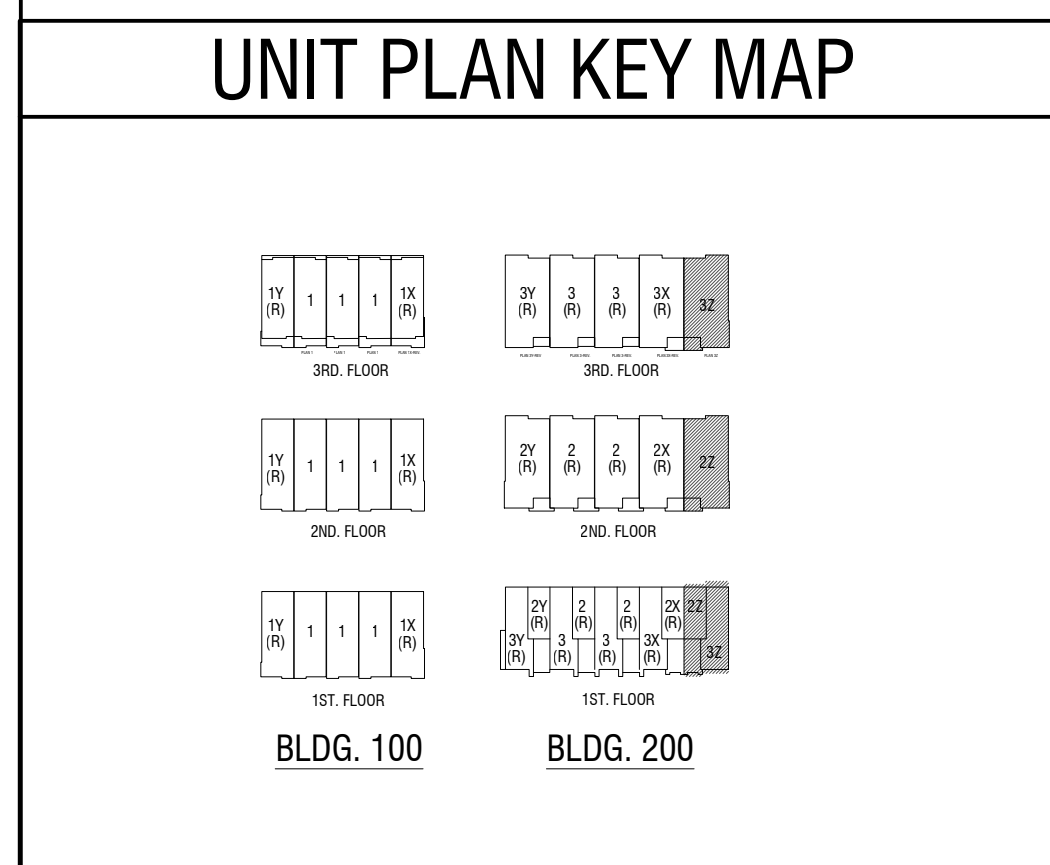
DENOVA HOMES
 CONCORD, CA

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-18-2021	FIRST PLAN CHECK
2	10-15-2021	SECOND PLAN CHECK



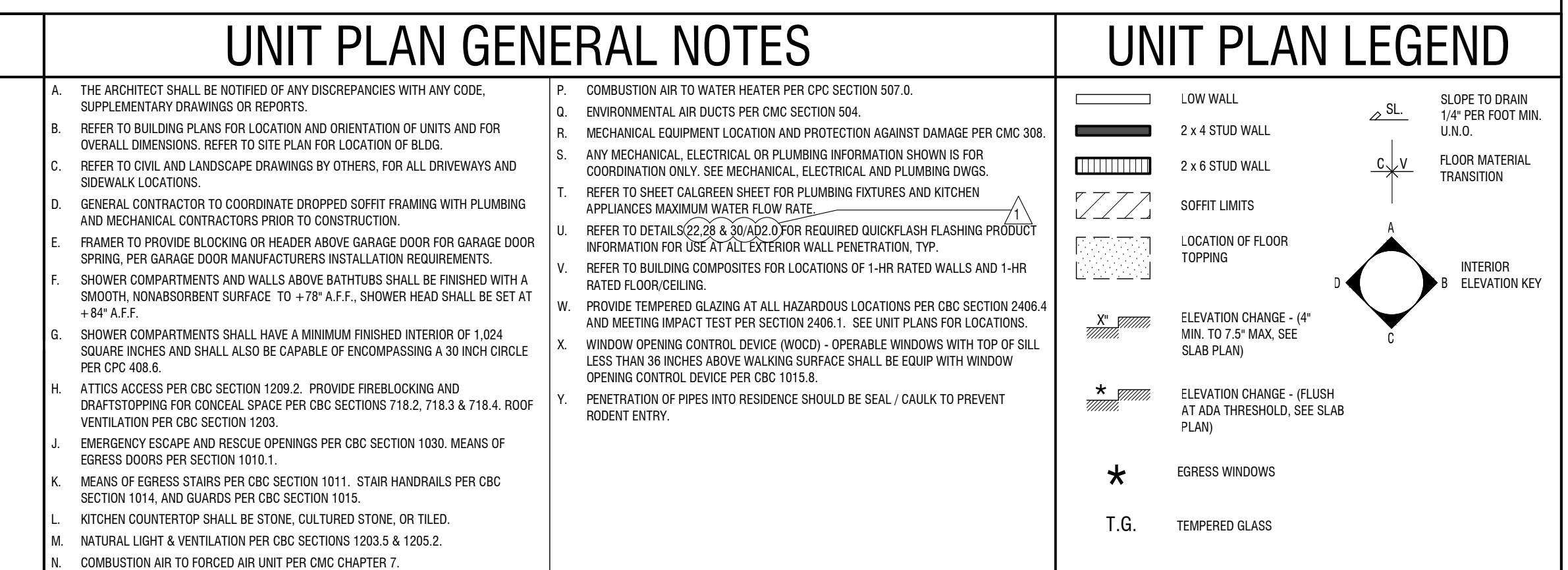
PLAN 2Z, 3Z FLOOR PLANS

PROJECT MANAGER :	-
DESIGNER :	-
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	05-20-21
ISSUED FOR CONSTRUCTION :	A0-00
JOB NUMBER :	2020043
CAD FILE NAME :	A0-00
SHEET SCALE :	-
DATE :	10-15-21
SHEET :	A2.1.2



- UNIT PLAN KEY NOTES**
- 1A NOT USED
 - 1B PROVIDE SOLID WOOD OR SOLID CORE OR HONEYCOMB STEEL DOOR, NOT LESS THAN 1-3/4" THICK, OR 20 MINUTE RATED FIRE DOOR. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING PER CBC 406.3.2.1
 - 1C ONE HOUR PROTECTION AT STAIRS AT SEPARATION BETWEEN R2 OCCUPANCY AND GARAGE OF A DIFFERENT UNIT. REFER TO DETAIL 20A402
 - 2A TRASH, RECYCLE, AND GREEN WASTE AREA. REFER TO DETAIL 20A402
 - 3A RIMMIN THINSLASS WATER HEATER (PROVIDE VENT TO OUTSIDE PER CBC SEC 6.0)
 - 4A LINEN-LINEN, 12" DEEP PER PLAN. SEE INTERIOR ELEVATIONS.
 - 4B LINEN-FACE FRAME. SEE INTERIOR ELEVATIONS
 - 4C PANTRY CABINET WITH 5 EQUALLY SPACED SHELVES
 - 4D COAT CLOSET
 - 4E DESK
 - 5A 24" (610) BASE CABINET
 - 5B 12" DEEP (310) UPPER CABINET, 24" ABOVE REFRIGERATOR, 15" AT LAUNDRY UPPIERS.
 - 5C DBL. SINK WITH FAUCET & GARBAGE DISPOSAL, 1.8 GPM AT 60 PSI MAX. FOR WATER FLOW
 - 5D ENERGY STAR DISHWASHER PER CLIENT SPECS.
 - 5E 30" SLIDE IN RANGE W/ MICROHOOD VENT TO OUTSIDE, ABOVE PER CLIENT SPECS. SEE INTERIOR ELEVATIONS MECHANICAL DRAWINGS. PROVIDE 2" CLEAR ABOVE RANGE AND UNDERSIDE OF MICROWAVE VENT
 - 5F 39" WIDE REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX, ALLOWING NO MORE THAN 2" GAP ON EITHER SIDE OF REFR.
 - 6A KITCHEN ISLAND-PROVIDE APPROVED CONDUIT FOR ELEC. SERVICE ROUTING TO ISLAND.
 - 6B SPACE FOR STACKED WASHER/DRYER WITH RECESS WATER BOX. PROVIDE SMITTY PAN AND APPROVED LIFT TRUCK. SEE PLUMBING & MECH. DWGS.
 - 6C MINIMUM 100 SQ. INCHES (NET FREE) OF MAKEUP AIR OPENING (CMC S4.4.1). PROVIDE EITHER A GLASS-DOOR OR INSTALL A 1/4" X 1/4" Louver IN OR ABOVE THE DOOR AND UNDERCUT THE DOOR ONE INCH - REFER TO MECH. DWGS.
 - 7A LAVATORY WITH FAUCETS - 1.20 GPM AT 60 PSI MAX & 0.8 GPM AT 20 PSI MIN.
 - 7B LOW FLOW WATER CLOSET, 1.20 PER FLUSH. ALLOW A MIN. OF 15" FROM CENTERLINE OF WATER CLOSET TO SIDE WALL OR OBSTRUCTION. PROVIDE 2" CLEAR SPACE AT FRONT PER CBC SECTION 407.6. FOR ACCESSIBLE UNITS SEE FLOOR PLAN
 - 7C SHOWER PAN W/ FIBERGLASS SURROUND W/ SHATTERTHOPEX ENCLOSURE - SIZE PER PLAN (TYP). SINGLE SHOWERHEAD W/ 1.8 GPM AT 80 PSI FLOW RATE. SHOWER HEAD TO BE AT 7' 0" AFF. SEE DETAIL 13A05.0
 - 7D 32" X 60" TUB/SHOWER COMBO W/ CURTAIN ROD. W/ FIBERGLASS SURROUND AS SELECTED BY BUILDER. SINGLE SHOWERHEAD W/ 1.8 GPM AT 80 PSI FLOW RATE. SHOWER HEAD TO BE AT 7' 0" AFF. SEE DETAIL 13A05.0
 - 7E FOR TUB SHOWER NEXT TO FIRE RATED WALL. SEE DETAIL 13A02.2, 14" ANZ
 - 7F 24" MEDICINE CABINET. SEE DETAIL 24A402 FOR ONE HOUR WALL PROTECTION
 - 7G TOILET PAPER HOLDER
 - 7H TOWEL BAR AS SELECTED BY BUILDER
 - 7I TOWEL RING AS SELECTED BY BUILDER
 - 7J INTERIOR STAIR RAILING. SEE DETAIL S/A A06.0
 - 7K INTERIOR HANDRAIL (3" TO 38" ABV. NOSING). SEE DETAIL S/A A06.0
 - 7L INTERIOR GUARD RAIL (+/- 2" MIN). SEE DETAIL S/A A06.0
 - 8A 44" HIGH 2x4 FRAMED INTERIOR GUARD WALL WITH MOF GAP. SEE DETAILS A06.0
 - 8B 22X50 ONE HOUR RATED ATTIC ACCESS, TIGHTLY SEAL WITH WEATHER STRIP. SEE BLDG. 100 FOR PLAN 1 ATTIC ACCESS LOCATIONS
 - 8C NOT USED
 - 8D INTERIOR SOFFIT ABOVE. ALL INTERIOR SOFFITS (WIDER THAN 6") TO BE NON COMBUSTIBLE METAL FRAMING
 - 8E LINE OF FLOOR ABOVE
 - 8F LINE OF FLOOR BELOW
 - 8G LOW SHELF DRYWALL TOP. SEE SECTION ON SHEET A1.2
 - 8H EXTERIOR STUCCO CEILING - REFER TO DETAIL
 - 8I EXTERIOR STUCCO SOFFIT
 - 8J EXTERIOR WOOD SOFFIT
 - 8K WATERPROOF SIKING SYSTEM (PLADEX OR BUILDER APPROVED EQ.). INSTALL PER MFR. INSTRUCTIONS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED. REFER TO DETAIL S06.0
 - 8L DECK OVER/LOW SCUPPER. BOTTOM OF OVERFLOW TO BE LOCATED AT 2" ABOVE DECK DRAIN. DETAIL 25. A05.0
 - 8M CONCRETE PORCH/PATIO. SLOPE TO DRAIN 1/4" PER FT. MIN.
 - 8N EXTERIOR METAL GUARD RAIL, +42 MIN. SEE EXTERIOR ELEVATIONS. SEE DETAIL 21A05.0
 - 8O EXTERIOR GUARD WALL, +42 MIN. SEE EXTERIOR ELEVATIONS.
 - 8P ADDITIONAL CONC. STRIP WHERE OCCURS. REFER TO CIVIL DRAWINGS. SLOPE 2" PER FOOT FROM TO GARAGE. MIN. 4" AND MAX. 7"
 - 8Q INTERIOR GUARD RAIL (+/- 2" MIN). SEE DETAIL S/A A06.0

- UNIT PLAN GENERAL NOTES**
- A. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH ANY CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
 - B. REFER TO BUILDING PLANS FOR LOCATION AND ORIENTATION OF UNITS AND FOR OVERALL DIMENSIONS. REFER TO SITE PLAN FOR LOCATION OF BLDG.
 - C. REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS, FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.
 - D. GENERAL CONTRACTOR TO COORDINATE DROPPED SOFFIT FRAMING WITH PLUMBING AND MECHANICAL CONTRACTORS PRIOR TO CONSTRUCTION.
 - E. FRAMER TO PROVIDE BLOCKING OR HEADER ABOVE GARAGE DOOR FOR GARAGE DOOR SPRING. PER GARAGE DOOR MANUFACTURERS INSTALLATION REQUIREMENTS.
 - F. SHOWER COMPARTMENTS AND WALLS ABOVE BATHS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO 4-7/8" A.F.F. SHOWER HEAD SHALL BE SET AT +81" A.F.F.
 - G. SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE PER CBC 406.6.
 - H. ATTICS ACCESS PER CBC SECTION 1209.2. PROVIDE FIREBLOCKING AND DRAYSTOPS FOR CONICAL SPACE PER CBC SECTIONS 718.2, 718.3 & 718.4. ROOF VENTILATION PER CBC SECTION 1203.
 - I. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1030. MEANS OF EGRESS DOORS PER SECTION 1003.1.
 - J. MEANS OF EGRESS STAIRS PER CBC SECTION 1011. STAIR HANDRAILS PER CBC SECTION 1014, AND GUARDS PER CBC SECTION 1015.
 - K. KITCHEN COUNTERTOP SHALL BE STONE, CULTURED STONE, OR TILED.
 - L. NATURAL LIGHT & VENTILATION PER CBC SECTIONS 1203.3 & 1205.2.
 - N. COMBUSTION AIR TO FORCED AIR UNIT PER CBC CHAPTER 7.
 - P. COMBUSTION AIR TO WATER HEATER PER CBC SECTION 607.0.
 - Q. ENVIRONMENTAL AIR DUCTS PER CBC SECTION 504.
 - R. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CBC 308.
 - S. ANY MECHANICAL, ELECTRICAL OR PLUMBING INFORMATION SHOWN IS FOR COORDINATION ONLY. SEE MECHANICAL, ELECTRICAL AND PLUMBING DWGS.
 - T. REFER TO SHEET CALGREEN SHEET FOR PLUMBING FIXTURES AND KITCHEN APPLIANCES MAXIMUM WATER FLOW RATE.
 - U. REFER TO DETAIL S06.0 & S06.0 FOR REQUIRED QUICKLASH FLASHING PRODUCT INFORMATION FOR USE AT ALL EXTERIOR WALL PENETRATION, TYP.
 - V. REFER TO BUILDING COMPOSITES FOR LOCATIONS OF 1-HR RATED WALLS AND 1-HR RATED FLOORCEILING.
 - W. PROVIDE TEMPERED GLAZING AT ALL HAZARDOUS LOCATIONS PER CBC SECTION 2406.4 AND MEETING IMPACT TEST PER SECTION 2406.1. SEE UNIT PLANS FOR LOCATIONS.
 - X. WINDOW OPENING CENTRAL DEVICE (WOCED) - OPERABLE WINDOWS WITH TOP OF SILL LESS THAN 36 INCHES ABOVE SURFACE SHALL BE EQUP WITH WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.
 - Y. PENETRATION OF PIPES INTO RESIDENCE SHOULD BE SEAL/CAULK TO PREVENT ROOFTOP ENTRY.



3RD. BUILDING DEPARTMENT SUBMITTAL

REVIEWED
FOR
CODE COMPLIANCE
Nov 12, 2021
INTEREST CONSULTING GROUP

3RD LEVEL	
TOTAL WALL AREA:	421 S.F.
UNPROTECTED OPENINGS:	40 S.F.
PERCENTAGE OF OPENINGS:	9.5%

2ND LEVEL	
TOTAL WALL AREA:	421 S.F.
UNPROTECTED OPENINGS:	38 S.F.
PERCENTAGE OF OPENINGS:	9%

1ST LEVEL	
TOTAL WALL AREA:	391 S.F.
UNPROTECTED OPENINGS:	0 S.F.
PERCENTAGE OF OPENINGS:	0%

NOTE: UTILITY CLOSETS ARE SEPARATED FROM THE REST OF THE BUILDING BY 1 HOUR WALLS AND CEILING AND THEREFORE UTILITY DOOR OPENINGS ARE NOT COUNTED IN THE CALCULATIONS.



LEFT ELEVATION

3RD LEVEL	
TOTAL WALL AREA:	1013 S.F.
UNPROTECTED OPENINGS:	150 S.F.
PERCENTAGE OF OPENINGS:	14.8%

2ND LEVEL	
TOTAL WALL AREA:	1013 S.F.
UNPROTECTED OPENINGS:	150 S.F.
PERCENTAGE OF OPENINGS:	14.8%

1ST LEVEL	
FSD > 15'	LOWER LEVEL OPENING PERCENTAGES (GARAGE DOORS) WITH A FIRE SEPARATION DISTANCE OF 15' OR MORE ARE ALLOWED TO BE UNLIMITED PER CBC 705.8.1 EXCEPTION 1.

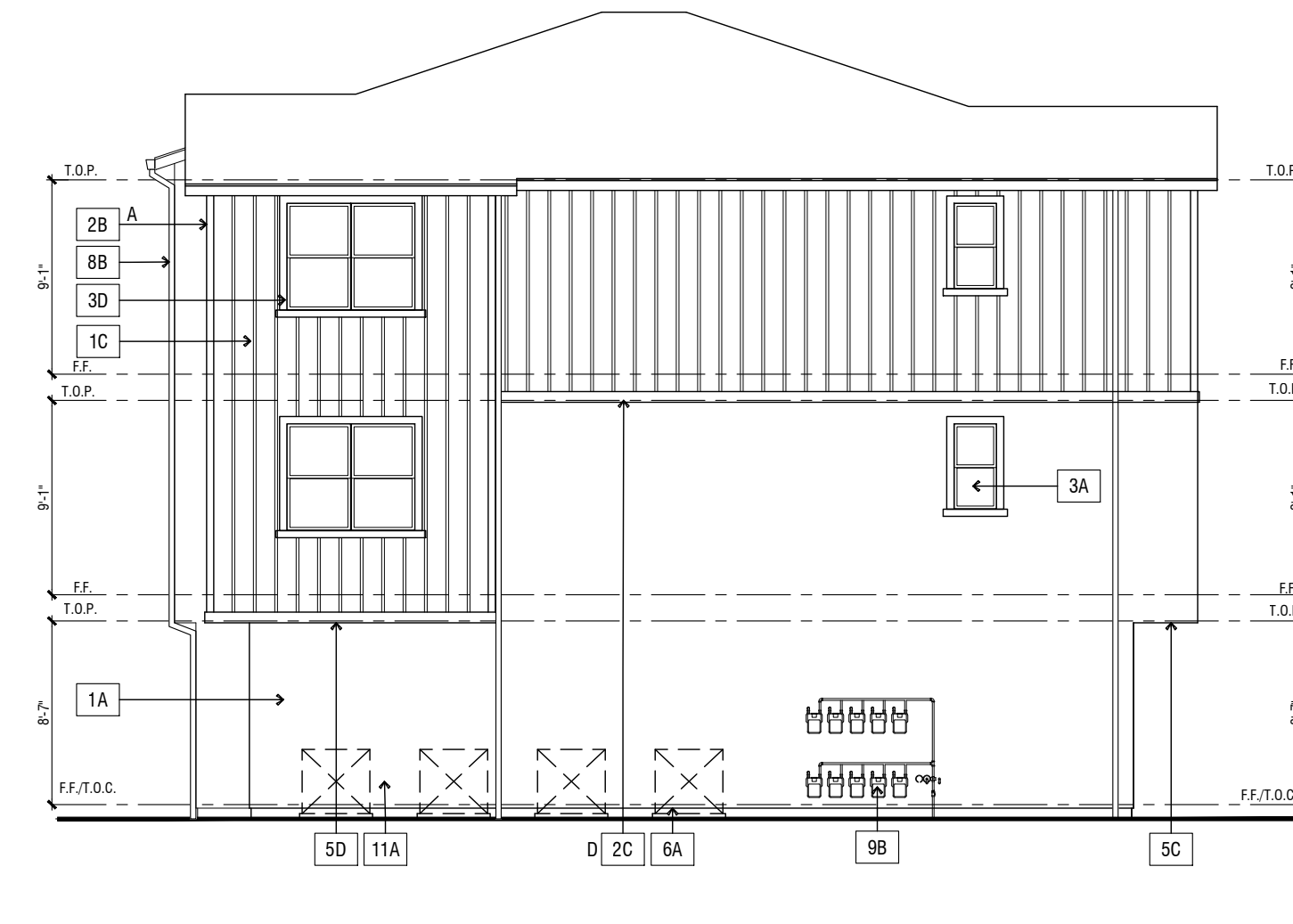


REAR ELEVATION

3RD LEVEL	
TOTAL WALL AREA:	421 S.F.
UNPROTECTED OPENINGS:	38 S.F.
PERCENTAGE OF OPENINGS:	9%

2ND LEVEL	
TOTAL WALL AREA:	421 S.F.
UNPROTECTED OPENINGS:	38 S.F.
PERCENTAGE OF OPENINGS:	9%

1ST LEVEL	
TOTAL WALL AREA:	391 S.F.
UNPROTECTED OPENINGS:	0 S.F.
PERCENTAGE OF OPENINGS:	0%



RIGHT ELEVATION

3RD LEVEL	
TOTAL WALL AREA:	1024 S.F.
UNPROTECTED OPENINGS:	140 S.F.
PERCENTAGE OF OPENINGS:	14.6%

2ND LEVEL	
TOTAL WALL AREA:	1024 S.F.
UNPROTECTED OPENINGS:	140 S.F.
PERCENTAGE OF OPENINGS:	14.6%

1ST LEVEL	
TOTAL WALL AREA:	978 S.F.
UNPROTECTED OPENINGS:	140 S.F.
PERCENTAGE OF OPENINGS:	14.5%

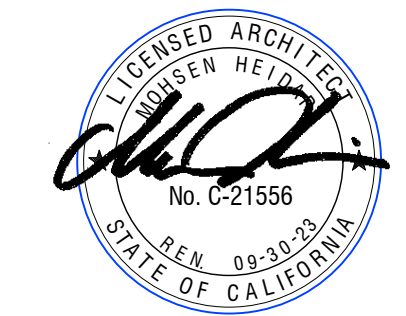


FRONT ELEVATION

SILVERADO TERRACE
CONDOMINIUMS
CALISTOGA, CA

DENOVA HOMES
CONCORD, CA

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-18-2021	FIRST PLAN CHECK
2	10-15-2021	SECOND PLAN CHECK



BUILDING TYPE 200 EXTERIOR ELEVATIONS

PROJECT MANAGER:	-
DESIGNER:	-
DRAWN BY:	-
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	05-20-21
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2020043
CAD FILE NAME:	A0-00
SHEET SCALE:	-
DATE:	10-15-21
SHEET:	A200.3

ELEVATION KEY NOTES

ELEVATION NOTES

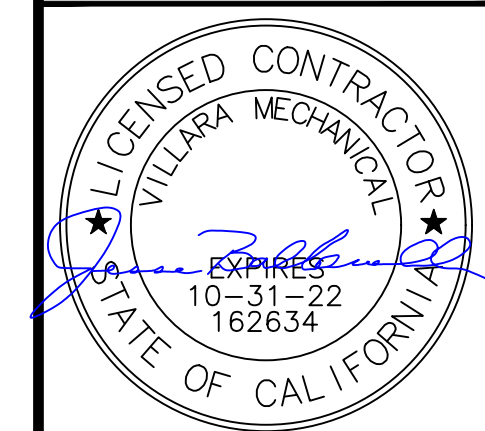
- 1A 1-COAT STUCCO W/ LIGHT SAND FINISH (18/20 AGGREGATE) PER CBC 1407 STUCCO SYSTEM (EFS) IS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS BY AN INSTALLER CERTIFIED BY THE MANUFACTURER AND SHALL COMPLY WITH ASTM E 2568.
- 1B JAMES HARDIE, CEDARMILL OR COMPARABLE FIBER CEMENT SIDING. 8" EXPOSURE
- 1C 4/4X 2.5" FIBER CEMENT BATTENS O/ FIBER CEMENT PANEL AT 18" O.C. (JAMES HARDIE, OR COMPARABLE)
- 2A FIBER CEMENT TRIM - JAMES HARDIE FIBER CEMENT OR COMPARABLE - SIZE PER ELEVATION
- 2B CORNER TRIMS - SEE DETAIL 20/AD4.0
- A - OUTSIDE BOARD & BATTEN / BOARD & BATTEN
- B - OUTSIDE SIDING / SIDING
- C - INSIDE BOARD & BATTEN / BOARD & BATTEN
- D - INSIDE SIDING / SIDING
- E - INSIDE SIDING OR BOARD & BATTEN / STUCCO
- 2C MATERIAL TRANSITIONS - SEE DETAIL 15/AD4.0
- A - VERTICAL TRIM - SIDING / STUCCO
- B - VERTICAL TRIM - SIDING OR BOARD & BATTEN / SIDING
- C - HORIZONTAL TRIM - SIDING O/ STUCCO
- D - HORIZONTAL TRIM - BOARD & BATTEN O/ STUCCO
- E - HORIZONTAL TRIM - STUCCO O/ SIDING
- F - HORIZONTAL TRIM - SIDING O/ BOARD & BATTEN
- 2D KNEE BRACE @ EAVE - SEE DETAIL 7/AD1.0
- 3A WINDOW @ STUCCO - SEE DETAIL 5/AD2.0
- 3B WINDOW @ STUCCO - SEE DETAIL 5/AD2.0 - ELEVATION-1
- 3C WINDOW @ STUCCO W/ RIGID FOAM SHELF - SEE DETAIL 25/AD2.0
- 3D WINDOW @ BOARD & BATTEN - SEE DETAIL 10/AD2.0
- 3E WINDOW @ SIDING - SEE DETAIL 15/AD2.0
- 3F WINDOW @ STUCCO W/ FIBER CEMENT TRIM - SEE DETAIL 15/AD2.0 - ELEVATION-1
- 4A EXTERIOR SWING DOOR @ STUCCO - SEE DETAIL 5/AD3.0
- 4B EXTERIOR UTILITY CLOSET METAL DOOR (LOUVERED) @ STUCCO - SEE DETAIL 6/AD3.0
- 4C SECTIONAL ROLL-UP GARAGE DOOR @ STUCCO & SIDING - SEE DETAIL 15/AD3.0
- 5A STUCCO SOFFIT - SEE DETAIL 5/AD4.0
- 5B WOOD SOFFIT - SEE DETAIL 7/AD4.0
- 5C CANTILEVER @ STUCCO - SEE DETAIL 8/AD4.0
- 5D CANTILEVER @ BOARD & BATTEN O/ STUCCO - SEE DETAIL 9/AD4.0
- 5E CANTILEVER @ STUCCO O/ SIDING - SEE DETAIL 10/AD4.0
- 6A STUCCO @ FOUNDATION - SEE DETAIL 3/AD4.0
- 6B SIDING @ FOUNDATION - SEE DETAIL 2/AD4.0
- 6C CONCRETE CURB @ ACCESSIBLE UNIT - SEE DETAIL 1/AD4.0
- 7A DECK WITH METAL GUARDRAIL @ STUCCO - SEE DETAILS 5, 11, 18, 20, 21 & 23/AD5.0
- 7B DECK WITH METAL GUARDRAIL @ SIDING - SEE DETAILS 5, 11, 18, 20, 21, 22 & 23/AD5.0
- 7C DECK WITH STUCCO LOW WALL & METAL RAIL - SEE DETAILS 5, 15, 18, 22, & 25/AD5.0
- 7D DECK WITH STUCCO WALL - SEE DETAILS 5, 13, 18 & 25/AD5.0
- 8A G.I. ROOF FLASHING - SEE DETAIL 1/01.0
- 8B G.I. DOWNSPOUT (CONNECTED TO UNDERGROUND PIPE) - PAINT TO MATCH ADJACENT COLOR - SEE DETAIL 3/01.0
- 8C G.I. SCUPPER - PAINT TO MATCH ADJACENT COLOR - SEE DETAIL 25/AD5.0
- SCUPPER OPENINGS SHALL NOT BE LESS THAN 4" HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED
- 8D G.I. OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT COLOR - SEE DETAIL 25/AD5.0
- 8E 5" G.I. METAL GUTTER - MANUFACTURER TO BE SELECTED BY OWNER/BUILDER
- 9A UTILITY CLOSET PER PLANS - VERIFY UTILITY PANELS/METERS LOCATION(S) WITH UTILITY COMPANIES - SEE DETAIL 8/AD3.0 FOR UTILITY CLOSET DOOR
- 9B GAS METERS - VERIFY LOCATION(S) WITH UTILITY COMPANIES
- 9C FIRE RISER PANEL / FIRE SPRINKLER ROOM - REFER TO CIVIL AND PLUMBING PLAN FOR ADDITIONAL INFORMATION
- 10A INTERNALLY ILLUMINATED UNIT ADDRESS PANEL. NUMBERS SHALL BE MIN. 4" HIGH WITH MIN. STROKE WIDTH OF 1/2" AND SHALL CONTRAST WITH THEIR BACKGROUND (2018 CBC 502.1)
- 10B EXTERIOR LIGHTS PER...
- 11A AIR CONDITIONER CONDENSER LOCATION

- 1. ALL FOAM TRIM TO HAVE SMOOTH CEMENTITIOUS FINISH UNLESS NOTED OTHERWISE.
- 2. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE & SITE DRAINAGE INFO.
- 3. USE HIGH DENSITY FOAM AT ALL TRIM LOCATIONS.
- 4. APPROVED PREMISES IDENTIFICATION SHALL BE PROVIDED. SUCH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE READILY VISIBLE FROM THE STREET. EACH BUILDING SHALL BE ADDRESSED SEPARATELY, PER 2018 C.F.C. SECTION 505.1
- 5. PLUMBING AND MECHANICAL ROOF VENTS SHALL BE LOCATED ON THE ALLEY SIDE WHERE POSSIBLE.
- 6. ALL VENT STACKS, PIPES AND CAPS SHALL BE COLORED TO MATCH THE ROOF OR WALL MATERIAL FROM WHICH THEY PROJECT.
- 7. ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL NEW BUILDINGS AND SHALL BE A MINIMUM OF FOUR INCHES HIGH FOR INDIVIDUAL DWELLING UNITS AND SIX INCHES HIGH FOR ALL OTHER INSTALLATIONS AND STRUCTURES. NUMBERS SHALL HAVE CONTRASTING BACKGROUNDS AND BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY THE BUILDING IS ADDRESSED ON.
- 8. THE PRIMARY ENTRANCE TO THE DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL CHIME OR EQUIVALENT, MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING (PER THE ELECTRICAL DRAWINGS.)
- 9. PROVIDE BUILDING ADDRESS NUMBERS OR LETTERS PER C.B.C. SECTION 501.2
- 10. SEE SITE PLAN FOR PLACEMENT OF THE "MASTER ADDRESS SIGN" FOR EACH BUILDING.
- 11. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXTERIOR BUILDING LIGHTING.
- 12. ALL MECHANICAL CLOSETS SHALL BE IDENTIFIED AS TO THE USE. PROVIDE ID SIGNAGE ON ALL DOORS WITH LETTERS NOT LESS THAN 2" IN HEIGHT. SIGNS SHALL BE WATER RESISTIVE WITH CONTRASTING COLORS.
- 13. PROVIDE FIRE DEPARTMENT "KNOX" BOX ON THE FACE OF THE MECHANICAL CLOSET WALLS, AT A HEIGHT OF 6' ABOVE FINISH FLOOR.
- 14. TYPICAL WINDOW HEAD HEIGHTS:
FIRST FLOOR: 8'-0" U.N.O.
SECOND FLOOR: 8'-0"
THIRD FLOOR: 8'-0"

3RD. BUILDING DEPARTMENT SUBMITTAL



VILLARA
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PH: 916.646.2700 FAX: 916.646.2718



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HVAC KEYNOTES

- USE MINIMUM 2" MERV 13 FILTERS (EXPECTED STATIC PRESSURE 0.15")
- ZONE PREP
- ZONE STANDARD
- BAROMETRIC BYPASS DAMPER FOR ZONING
- MOTORIZED DAMPERS
- MANUAL DAMPER
- EXHAUST FAN WYE BRANCH
- VENT FROM BELOW
- WYE IN CHASE
- 14"x14" GRILL
- TRANSFER GRILLE (MATCH SUPPLY REGISTER SIZE)
- MINIMUM OF 10' OF DUCT WORK TO REDUCE NOISE TRANSFER
- RUN HIGH FOR FURNACE CLEARANCE
- 14"x 8" TRANSFER GRILLE OR OTHER
- APPROVED MEANS FOR MAKE UP AIR (PER CMC 504.4.1)
- AT OPTION ONLY
- CONTRACTOR SHALL CUT HOLES THROUGH FLOOR JOIST TO ALLOW DUCTWORK TO PENETRATE THROUGH HATCHED AREA
- MAINTAIN A MINIMUM OF 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING
- NON-METALLIC INSULATED FLEX DUCT

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
		DB	WB				
FC-1-1	CARRIER 40MAH8029XA3	30-55	25-30	176-382	POWERED BY OUTDOOR UNIT	22.71	1ST FLOOR

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
		DB	WB				
FC-1-2	CARRIER 40MB0212-3	63-90	32-86	280-400	POWERED BY OUTDOOR UNIT	40.78	2ND FLOOR

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
		DB	WB				
FC-1-3A	CARRIER 40MAH8029XA3	30-55	25-30	176-382	POWERED BY OUTDOOR UNIT	22.71	3RD FLOOR BED 2

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
		DB	WB				
FC-1-3B	CARRIER 40MAH8029XA3	30-55	25-30	176-382	POWERED BY OUTDOOR UNIT	22.71	3RD FLOOR OWNER BED

OUTDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	SERVES	CAPACITY (MBH)		ELECTRICAL DATA		SEER/EEER	HSPF	REMARKS
			COOLING	HEATING	VOLT/PH	NCA/MCCP			
HP-1	CARRIER 38MGR0300-3	FC-1, FC-2, FC-3B	28,000	230/1	30	45	23.8/12.5	10	PROVIDE W/ REFRIGERANT LINESET (1/4" X 3/8" X3) 101/4" X 1/2", THERMOSTAT

MECHANICAL SPECIFICATIONS

VENTILATION				
PER ASHRAE 62.2				
LOCATION	SYSTEM TYPE	INTERMITTENT OR CONTINUOUS	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	MAXIMUM SOUND RATING IN SONES
KITCHEN	LOCAL EXHAUST	INTERMITTENT	100	3.0
*LAUNDRY	WBV	CONTINUOUS	71	1.0
BATHROOMS	LOCAL EXHAUST	INTERMITTENT	50	3.0

*Per ASHRAE 62.2 - (Eq. 4.1a) Qfan = 0.03Afloor + 7.5(Nbr + 1)
Eq 4.1a Qfan = 0.03(1604) + 7.5(2 + 1) = 70.62 CFM

Note: Control for whole building ventilation fan must be separate from all lighting and labeled to inform the occupant that the exhaust fan is the whole building ventilation exhaust fan and is intended to be operated continuously.

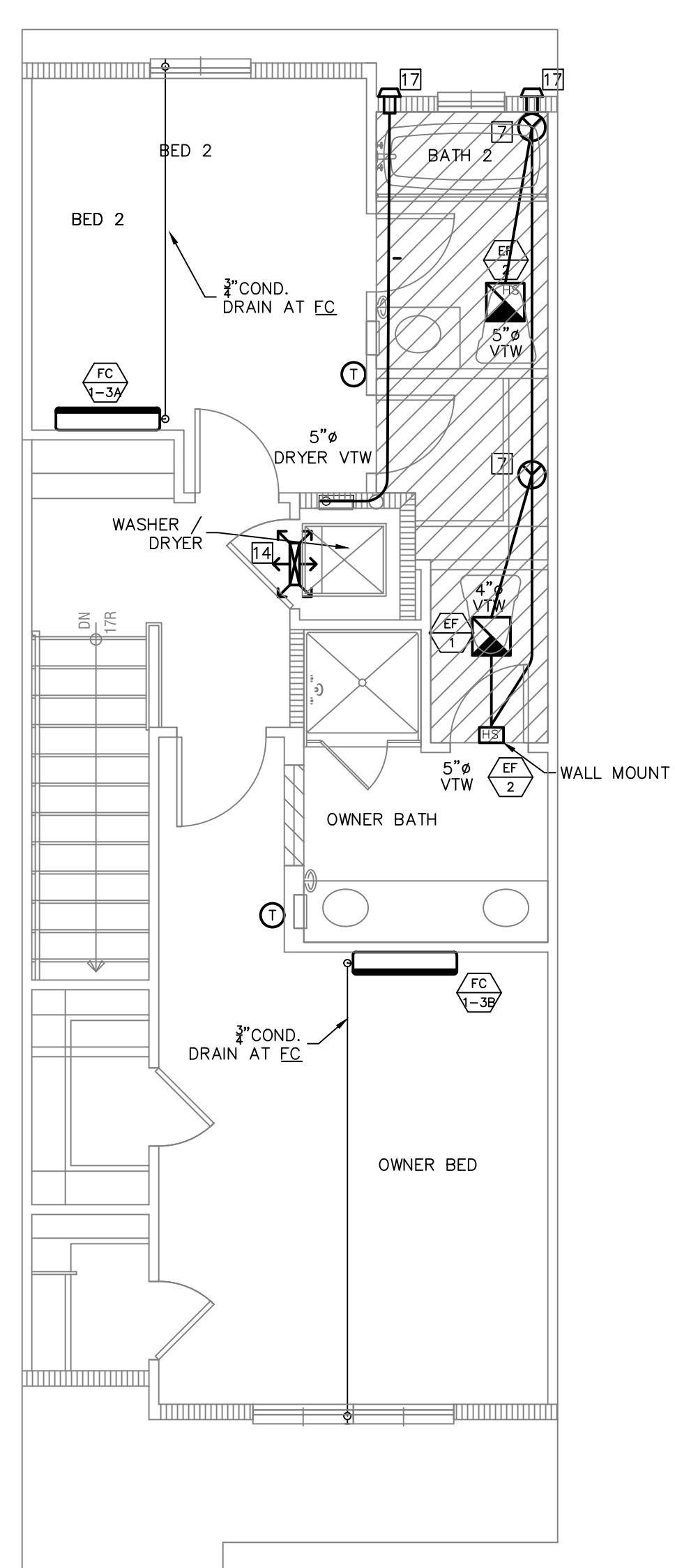
PRESCRIPTIVE DUCT VENTILATION

LOCATION	COMPLIANCE METHOD	TESTING REQUIRED	MUST COMPLY WITH TABLE 7.1 OF ASHRAE 62.2		DUCT TYPE	DUCT SIZE	NUMBER OF ELBOWS OR FITTINGS	LENGTH	ALLOWABLE LENGTH (NL=NO LIMIT)
			REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	DUCT TYPE					
KITCHEN	PRESCRIPTIVE	NO	100	SMOOTH	7"	N/A	N/A	NL	
LAUNDRY	PRESCRIPTIVE	NO	71	FLEX	6"	N/A	N/A	NL	
BATHROOMS	PRESCRIPTIVE	NO	50	FLEX	5"	N/A	N/A	NL	

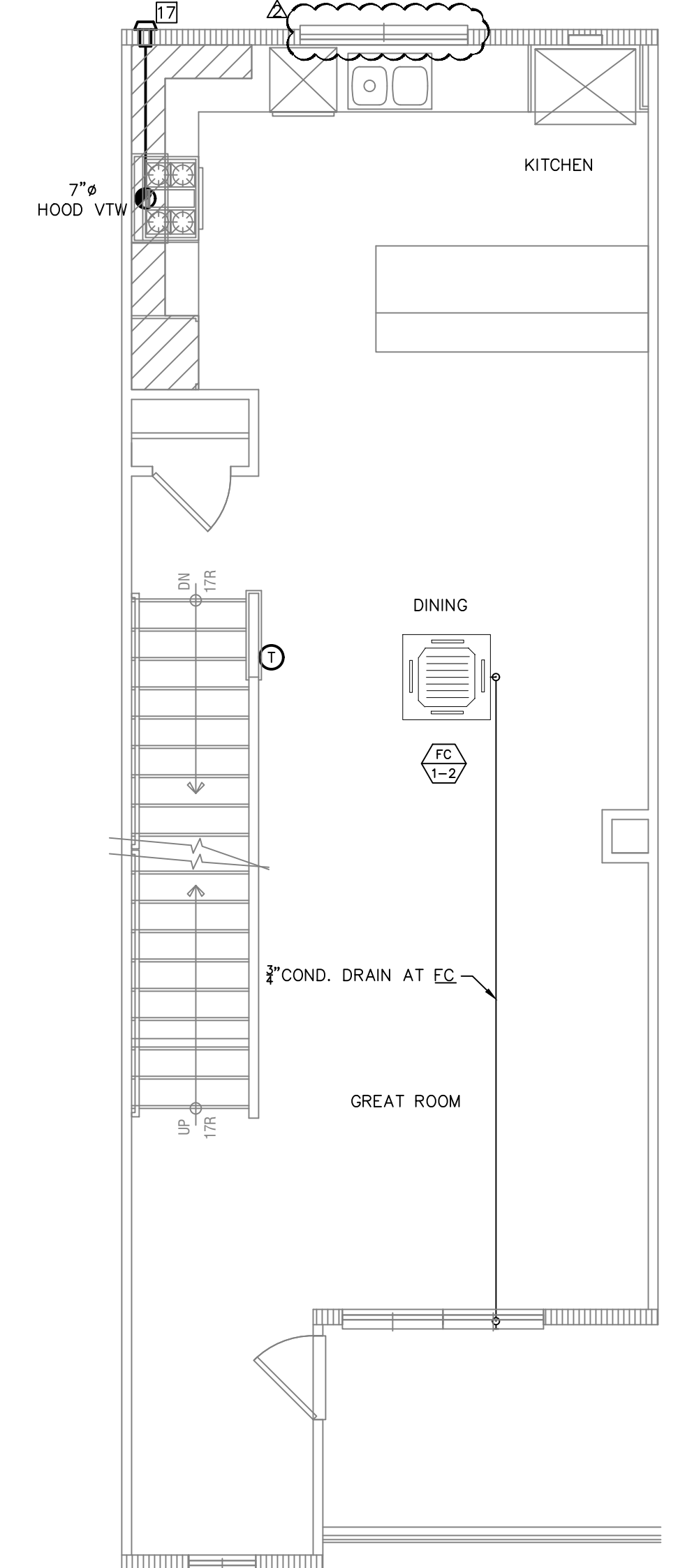
EXHAUST FAN SCHEDULE

TAG	MAKE MODEL	TYPE	ELECTRICAL DATA				SONES	CFM	S.P. (IN H2O)	SHIP WEIGHT	NOTES
			VOLTS	WATTS	AMPS	PHASE					
EF-1	DELTA IT500	CEILING	120	5.0	0.14	1	0.7	50	0.1	---	POWERS & WATER CLOSETS
EF-2	DELTA GBR80H	CEILING	120	9.7	0.22	1	0.8	64	0.25	7.2	BATHROOMS
EF-3	DELTA S90-110	CEILING	120	14.1	0.38	1	0.8	110	0.25	---	WHOLE BUILDING VENTILATION

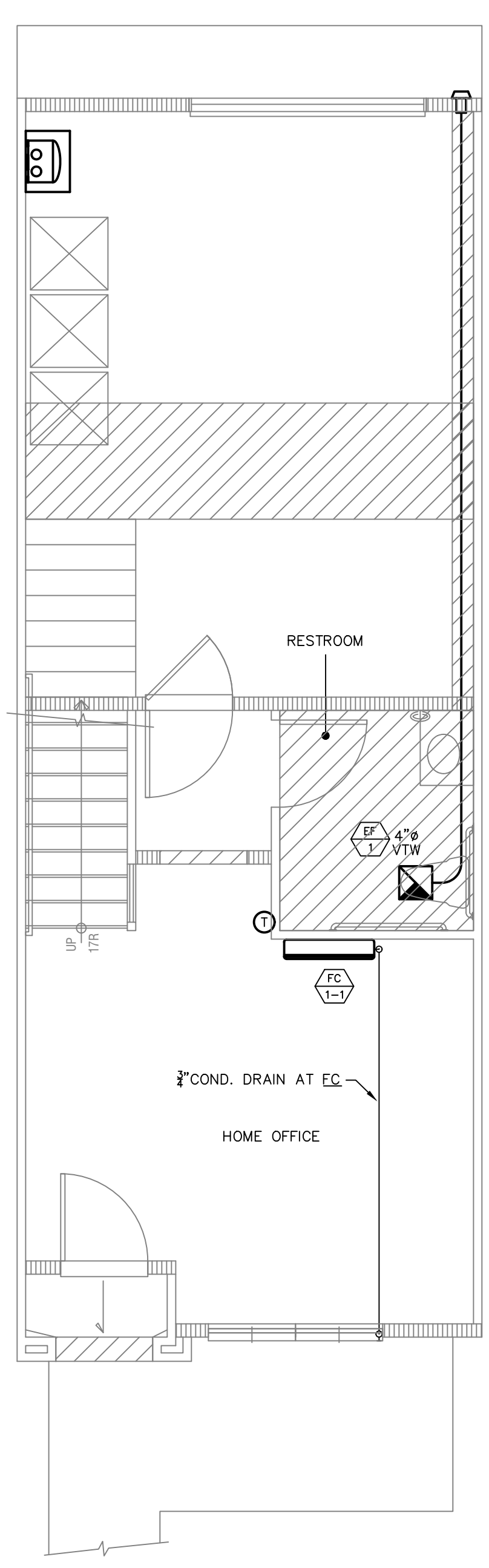
- EXHAUST FANS TO BE ENERGY STAR RATED FOR ALL BATHROOMS WITH A TUB OR SHOWER PER 2019 CALGREEN CODE SECTION 4.506.1.1
- PROVIDE HUMIDISTAT CONTROL FOR ALL BATHROOMS WITH A TUB OR SHOWER PER 2019 CALGREEN CODE SECTION 4.506.1.2
- GBR80H UTILIZES A BUILT IN HUMIDISTAT CONTROL
- HEATING AND COOLING LOADS PER ACCA MANUAL J
- EQUIPMENT SELECTED PER ACCA 36-S (MANUAL S)
- ALL EQUIPMENT INSTALLED SHALL BE EQUAL TO OR BETTER THAN THE EQUIPMENT SPECIFIED ON SCHEDULES
- EQUIPMENT LISTED IN THIS SCHEDULE MAY BE SUBSTITUTED WITH AN EQUIVALENT AS LONG AS MINIMUM FILE 24 EFFICIENCIES ARE MET. CONTRACTOR ACCEPTS ALL RESPONSIBILITY TO ENSURE SUBSTITUTED EQUIPMENT MEETS THE PERFORMANCE CRITERIA FOR AMFLOW AND FAN WATT DRAW LISTED IN THE 2019 CALIFORNIA ENERGY CODE SECTION 150.10.3B AND 150.1(c)



PLAN 1 THIRD FLOOR
SCALE: 1/4" = 1'



PLAN 1 SECOND FLOOR
SCALE: 1/4" = 1'



PLAN 1 FIRST FLOOR
SCALE: 1/4" = 1'

DENOVA HOMES
SILVERADO TERRACE
CALISTOGA, CA

REVIEWED FOR CODE COMPLIANCE
Nov 12, 2021
INTERWEST CONSULTING GROUP

CITY/COUNTY STAMP

UNIT 1 (1604)

DRAWN	SCALE	DATE
JB	1/4"=1'-0"	03/22/2021

REVISIONS

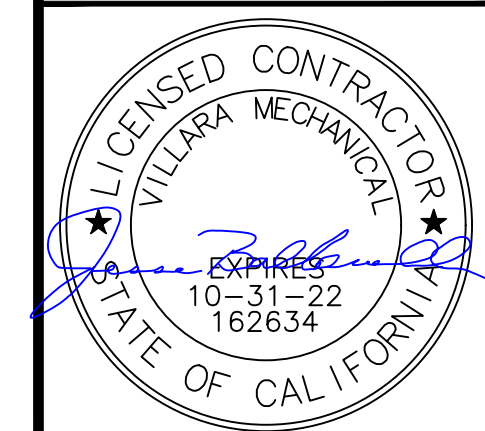
NO.	DATE	DESCRIPTION
1	07/20/21	PC COMMENTS
2	10/25/21	PC COMMENTS

SHEET

M-1.0



VILLARA
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- HVAC KEYNOTES**
- 1- USE MINIMUM 2" MERV 13 FILTERS (EXPECTED STATIC PRESSURE 0.15")
 - 2-ZONE PREP
 - 3-ZONE STANDARD
 - 4-BAROMETRIC BYPASS DAMPER FOR ZONING
 - 5-MOTORIZED DAMPERS
 - 6-MANUAL DAMPER
 - 7-EXHAUST FAN WYE BRANCH
 - 8-VENT FROM BELOW
 - 9-WYE IN CHASE
 - 10-14"x14" GRILL
 - 11-TRANSFER GRILLE (MATCH SUPPLY REGISTER SIZE)
 - 12-MINIMUM OF 10' OF DUCT WORK TO REDUCE NOISE TRANSFER
 - 13-RUN HIGH FOR FURNACE CLEARANCE
 - 14-APPROVED MEANS FOR MAKE UP AIR (PER CMC 504.4.1)
 - 15-AT OPTION ONLY
 - 16-CONTRACTOR SHALL CUT HOLES THROUGH FLOOR JOIST TO ALLOW DUCTWORK TO PENETRATE THROUGH HATCHED AREA
 - 17-MAINTAIN A MINIMUM OF 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING
 - 18-NON-METALLIC INSULATED FLEX DUCT

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)	DB	WB	CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
FC_1-1	CARRIER 40MAH8Q99KA3	30-55	25-30	176-382	176-382	POWERED BY OUTDOOR UNIT	22.71	1ST FLOOR

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)	DB	WB	CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
FC_1-2	CARRIER 40MCBQ2-3	63-90	32-86	280-400	280-400	POWERED BY OUTDOOR UNIT	40.78	2ND FLOOR

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)	DB	WB	CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
FC_1-3A	CARRIER 40MAH8Q99KA3	30-55	25-30	176-382	176-382	POWERED BY OUTDOOR UNIT	22.71	3RD FLOOR BED 2

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)	DB	WB	CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
FC_1-3B	CARRIER 40MAH8Q99KA3	30-55	25-30	176-382	176-382	POWERED BY OUTDOOR UNIT	22.71	3RD FLOOR OWNER BED

OUTDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	SERVES	CAPACITY (MBH)	ELECTRICAL DATA	SEER/EER	HSPF	REMARKS
				COOLING HEATING VOLT/PH MCA MOOP	AHR1 #		
HP_1	CARRIER 30MR8Q300-3	FC_1-1 FC_1-2 FC_1-3A FC_1-3B	28,000 28,000	230/1 30 45	23.8/12.5	10	PROVIDE W/ REFRIGERANT UNSET (1/4" x 3/8" 30 KTI/4" x 1/2" THERMOSTAT)

MECHANICAL SPECIFICATIONS

VENTILATION	PER ASHRAE 62.2	LOCATION	SYSTEM TYPE	INTERMITTENT OR CONTINUOUS	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	MAXIMUM SOUND RATING IN SONES
KITCHEN	LOCAL EXHAUST	INTERMITTENT	100	3.0		
LAUNDRY	MEV	CONTINUOUS	71	1.0		
BATHROOMS	LOCAL EXHAUST	INTERMITTENT	50	3.0		

*Per ASHRAE 62.2 - (Eq. 4.1a) $Q_{fan} = 0.03A_{floor} + 7.5(N_{br} + 1)$

Eq. 4.1a $Q_{fan} = 0.03(1604) + 7.5(2 + 1) = 70.62$ CFM

Note: Control for whole building ventilation fan must be separate from all lighting and labeled to inform the occupant that the exhaust fan is the whole building ventilation exhaust fan and is intended to be operated continuously.

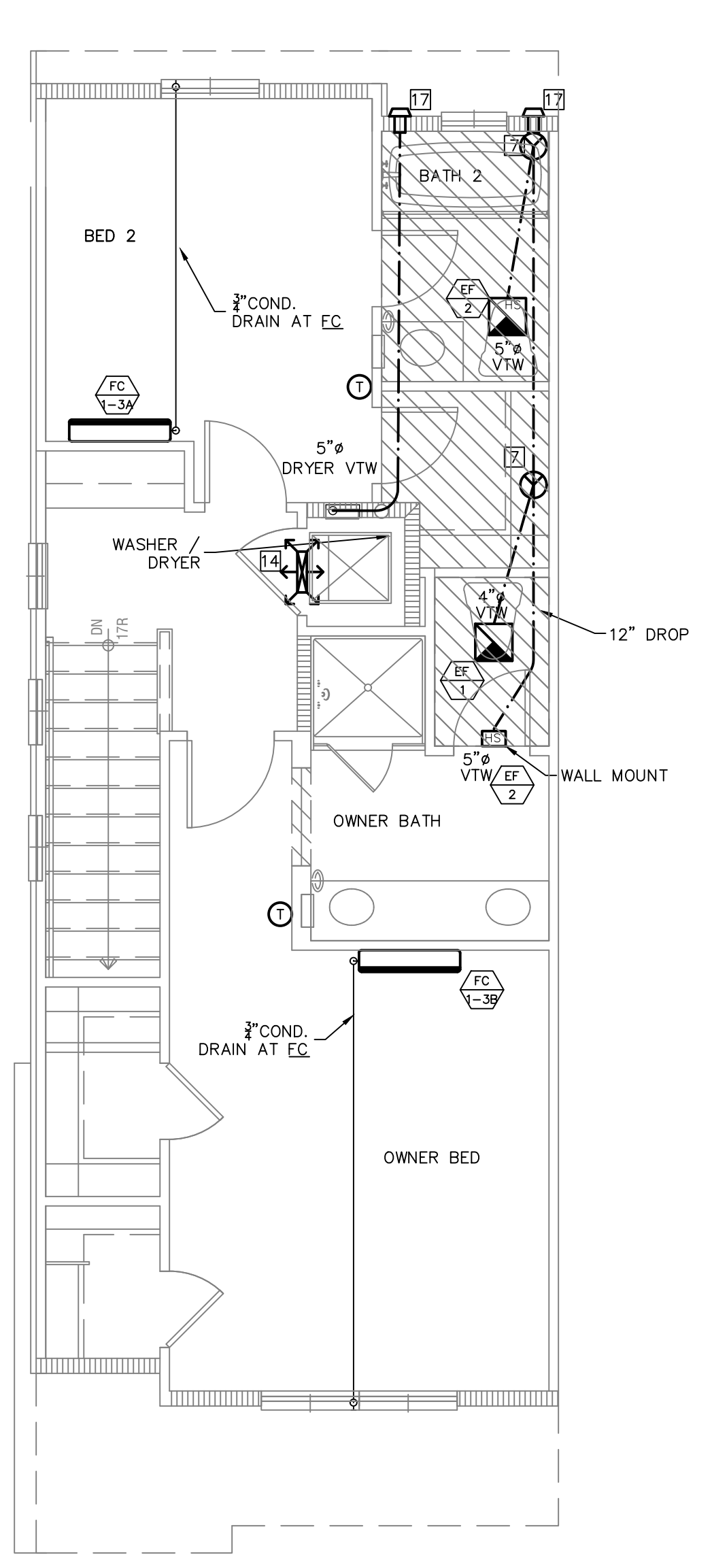
PRESCRIPTIVE DUCT VENTILATION

DUCT SYSTEM	COMPLIANCE METHOD	TESTING REQUIRED	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	DUCT TYPE	DUCT SIZE	NUMBER OF ELBOWS OR FITTINGS	LENGTH	ALLOWABLE LENGTH (NL=NO LIMIT)
KITCHEN	PRESCRIPTIVE	NO	100	SMOOTH	7"	N/A	N/A	NL
LAUNDRY	PRESCRIPTIVE	NO	71	FLEX	6"	N/A	N/A	NL
BATHROOMS	PRESCRIPTIVE	NO	50	FLEX	5"	N/A	N/A	NL

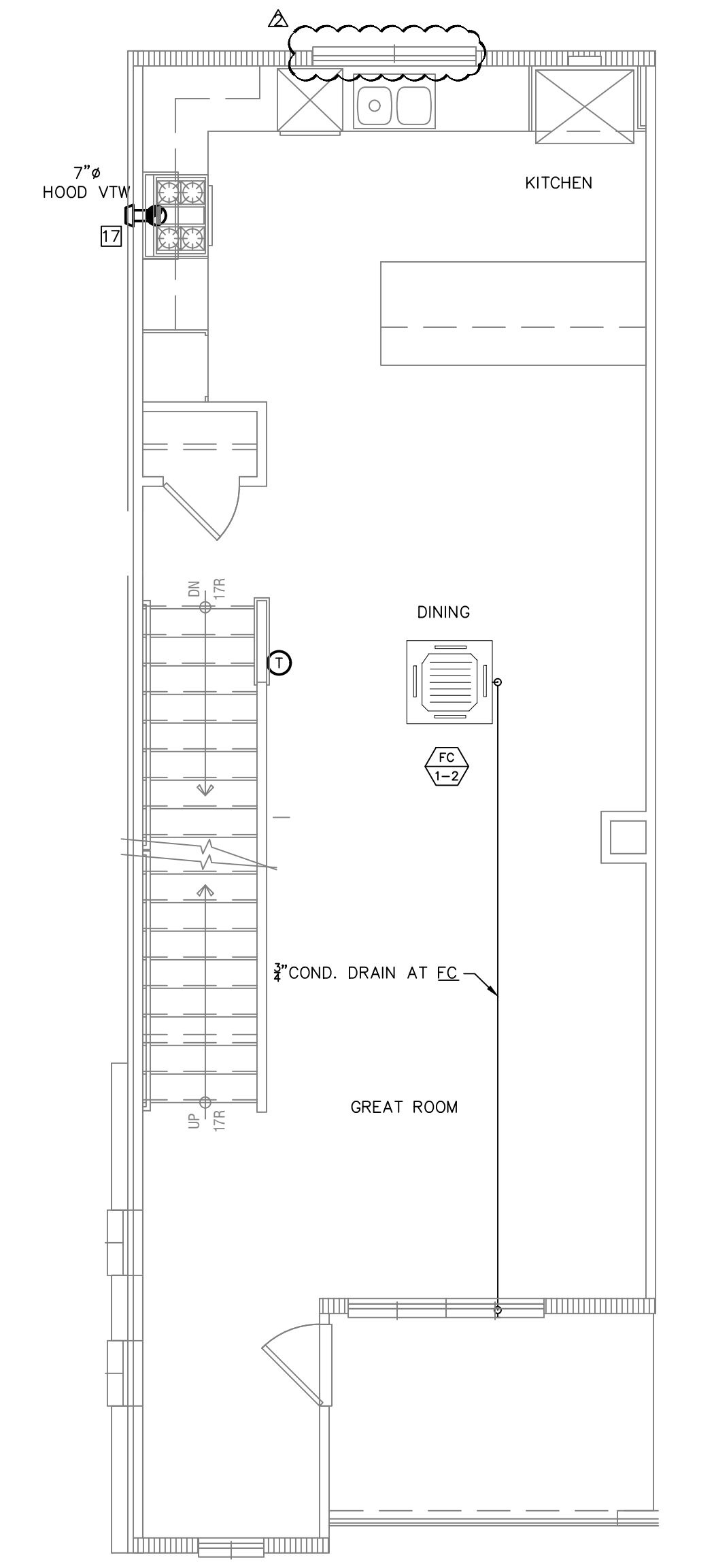
EXHAUST FAN SCHEDULE

TAG	MAKE & MODEL	TYPE	ELECTRICAL DATA	SONES	CFM	S.P. (IN H2O)	SHIP WEIGHT	NOTES
			VOLTS WATTS AMPS PHASE					
EF_1	DELTA IT050	CEILING	120 5.0 0.14 1	0.7	50	0.1	---	POWDERS & WATER CLOSETS
EF_2	DELTA GBR80H	CEILING	120 9.7 0.22 1	0.8	64	0.25	7.2	BATHROOMS
EF_3	DELTA SBR6-110	CEILING	120 14.1 0.38 1	0.8	110	0.25	---	WHOLE BUILDING VENTILATION

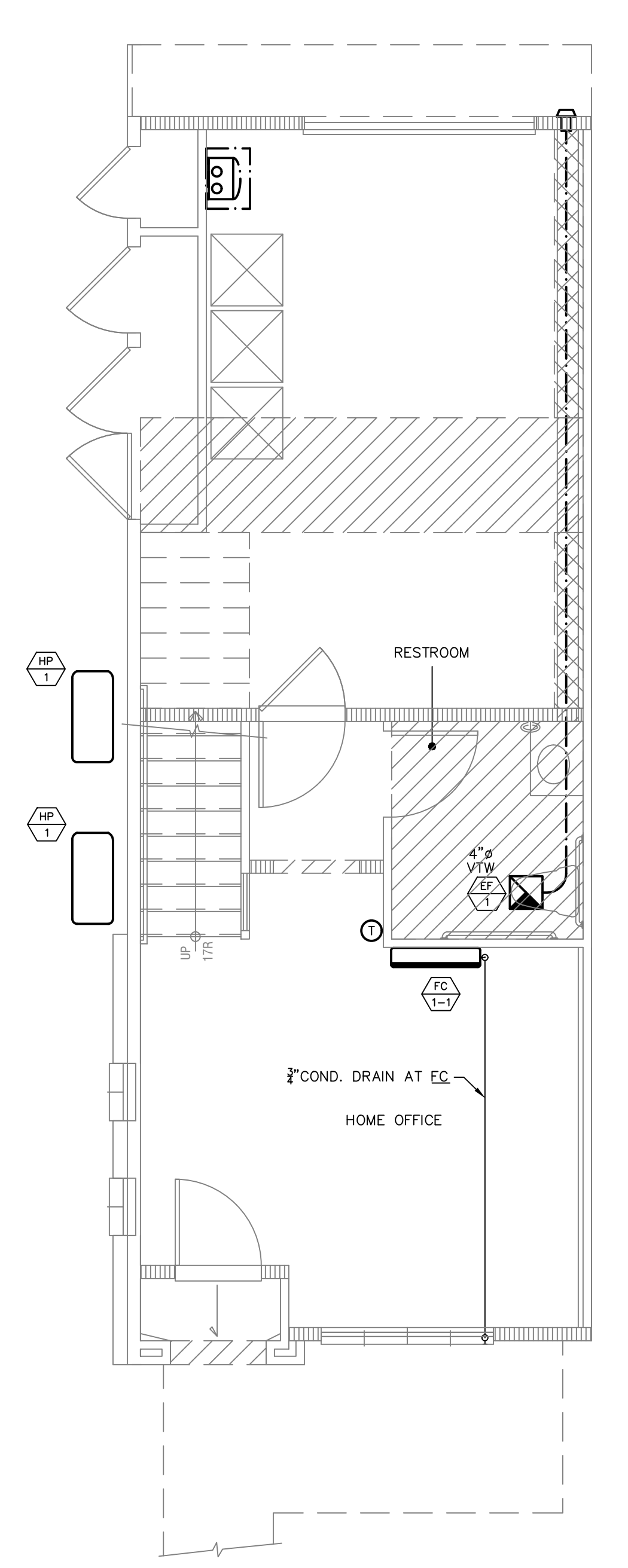
- 1 EXHAUST FANS TO BE ENERGY STAR RATED FOR ALL BATHROOMS WITH A TUB OR SHOWER PER 2019 CALGREEN CODE SECTION 4.506.1.1
- 2 PROVIDE HUMIDISTAT CONTROL FOR ALL BATHROOMS WITH A TUB OR SHOWER PER 2019 CALGREEN CODE SECTION 4.506.1.2
- 3 GBR80H UTILIZES A BUILT IN HUMIDISTAT CONTROL
- 4 HEATING AND COOLING LOADS PER ACCA MANUAL J
- 5 EQUIPMENT SELECTED PER ACCA 36-S (MANUAL S)
- 6 ALL EQUIPMENT INSTALLED SHALL BE EQUAL TO OR BETTER THAN THE EQUIPMENT SPECIFIED ON SCHEDULES
- 7 EQUIPMENT LISTED IN THIS SCHEDULE MAY BE SUBSTITUTED WITH AN EQUIVALENT AS LONG AS MINIMUM TITLE 24 EFFICIENCIES ARE MET. CONTRACTOR ACCEPTS ALL RESPONSIBILITY TO ENSURE SUBSTITUTED EQUIPMENT MEETS THE PERFORMANCE CRITERIA FOR AIRFLOW AND FAN WATT DRAW LISTED IN THE 2019 CALIFORNIA ENERGY CODE SECTION 150.1(b)(3) AND 150.1(c)



PLAN 1X THIRD FLOOR
SCALE: 1/4" = 1'



PLAN 1X SECOND FLOOR
SCALE: 1/4" = 1'



PLAN 1X FIRST FLOOR
SCALE: 1/4" = 1'

DENOVA HOMES
SILVERADO TERRACE
CALISTOGA, CA

REVIEWED FOR CODE COMPLIANCE
Nov 12, 2021
INTERWEST CONSULTING GROUP

CITY/COUNTY STAMP

UNIT 1X (1604)

DRWN	SCALE	DATE
JB	1/4"=1'-0"	03/22/2021

REVISIONS

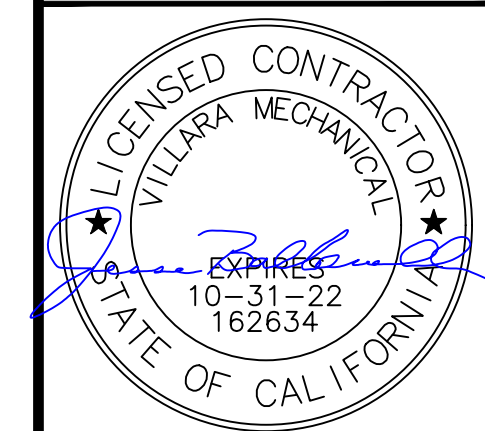
NO.	PC COMMENTS	DATE
1	PC COMMENTS	07/20/21
2	PC COMMENTS	10/25/21

SHEET

M-1.1



VILLARA
BUILDING SYSTEMS
4700 LANG AVENUE
MCLELLAN, CA 95652
PH: 916.646.2700 FAX: 916.646.2718



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- HVAC KEYNOTES**
- 1- USE MINIMUM 2" MERV 13 FILTERS (EXPECTED STATIC PRESSURE 0.15")
 - 2-ZONE PREP
 - 3-ZONE STANDARD
 - 4-BAROMETRIC BYPASS DAMPER FOR ZONING
 - 5-MOTORIZED DAMPERS
 - 6-MANUAL DAMPER
 - 7-EXHAUST FAN WYE BRANCH
 - 8-VENT FROM BELOW
 - 9-WYE IN CHASE
 - 10-14"x14" GRILL
 - 11-TRANSFER GRILLE (MATCH SUPPLY REGISTER SIZE)
 - 12-MINIMUM OF 10' OF DUCT WORK TO REDUCE NOISE TRANSFER
 - 13-RUN HIGH FOR FURNACE CLEARANCE
 - 14-APPROVED MEANS FOR MAKE UP AIR (PER CMC 504.4.1)
 - 15-AT OPTION ONLY
 - 16-CONTRACTOR SHALL CUT HOLES THROUGH FLOOR JOIST TO ALLOW DUCTWORK TO PENETRATE THROUGH HATCHED AREA
 - 17-MAINTAIN A MINIMUM OF 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING
 - 18-NON-METALLIC INSULATED FLEX DUCT

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
		DB	WB				
FC-1-1	CARRIER 40MAH8029XA3	30-55	25-30	176-382	POWERED BY OUTDOOR UNIT	22.71	1ST FLOOR

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
		DB	WB				
FC-1-2	CARRIER 40MBR021-3	63-90	32-66	280-400	POWERED BY OUTDOOR UNIT	40.78	2ND FLOOR

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
		DB	WB				
FC-1-3A	CARRIER 40MAH8029XA3	30-55	25-30	176-382	POWERED BY OUTDOOR UNIT	22.71	3RD FLOOR BED 2

INDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
		DB	WB				
FC-1-3B	CARRIER 40MAH8029XA3	30-55	25-30	176-382	POWERED BY OUTDOOR UNIT	22.71	3RD FLOOR OWNER BED

OUTDOOR UNIT SCHEDULE

TAG	MAKE & MODEL	SERVES	CAPACITY (MBH)		ELECTRICAL DATA		SEER/EEER	HSPFF	REMARKS
			COOLING	HEATING	VOLT/PH	NCCA/MCOP			
HP-1	CARRIER 38MR0300-3	FC-1, FC-2, FC-3B	28,000	28,000	230/1	30	45	23.8/12.5	PROVIDE W/ REFRIGERANT LINESET (1/4" X 3/8" 3X) & (1/4" X 1/2"), THERMOSTAT

MECHANICAL SPECIFICATIONS

PER ASHRAE 62.2				
LOCATION	SYSTEM TYPE	INTERMITTENT OR CONTINUOUS	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	MAXIMUM SOUND RATING IN SONES
KITCHEN	LOCAL EXHAUST	INTERMITTENT	100	3.0
LAUNDRY	WBV	CONTINUOUS	71	1.0
BATHROOMS	LOCAL EXHAUST	INTERMITTENT	50	3.0

*Per ASHRAE 62.2 - (Eq. 4.1a) Qfan = 0.03Afloor + 7.5(Nbr + 1)
Eq. 4.1a Qfan = 0.03(1604) + 7.5(2 + 1) = 70.62 CFM
Note: Control for whole building ventilation fan must be separate from all lighting and labeled to inform the occupant that the exhaust fan is the whole building ventilation exhaust fan and is intended to be operated continuously.

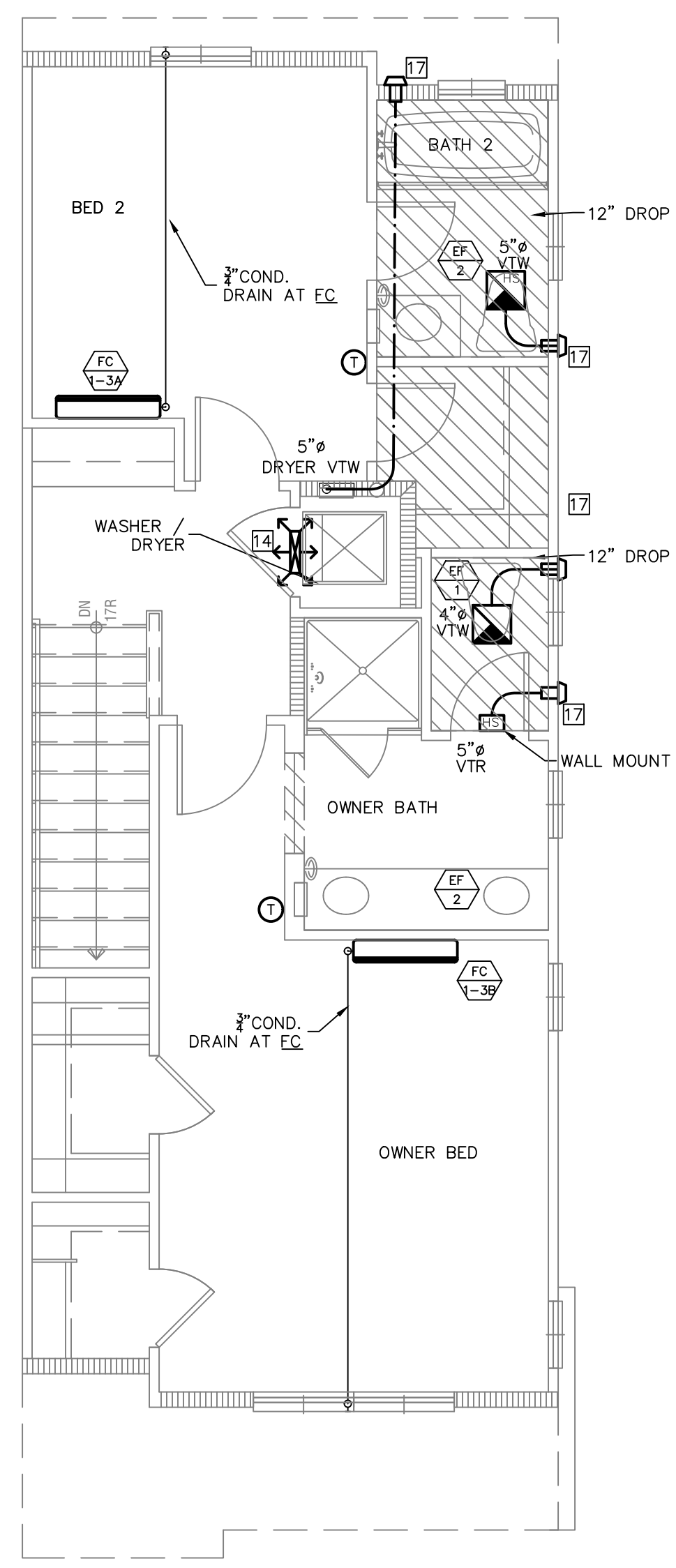
PRESCRIPTIVE DUCT VENTILATION

LOCATION	COMPLIANCE METHOD	TESTING REQUIRED	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	DUCT TYPE	DUCT SIZE	NUMBER OF ELBOWS OR FITTINGS	LENGTH	ALLOWABLE LENGTH (NL=NO LIMIT)
								(NL=NO LIMIT)
KITCHEN	PRESCRIPTIVE	NO	100	SMOOTH	7"	N/A	N/A	NL
LAUNDRY	PRESCRIPTIVE	NO	71	FLEX	6"	N/A	N/A	NL
BATHROOMS	PRESCRIPTIVE	NO	50	FLEX	5"	N/A	N/A	NL

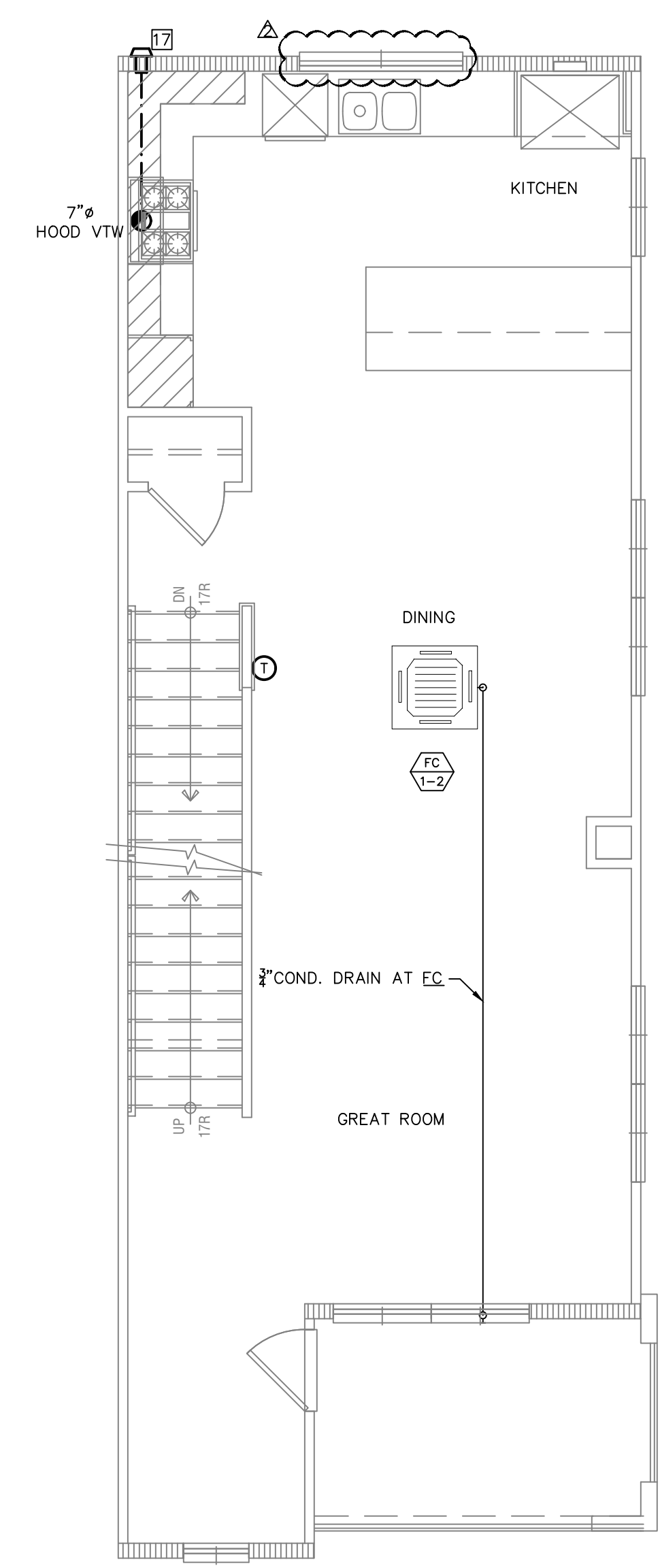
EXHAUST FAN SCHEDULE

TAG	MAKE MODEL	TYPE	ELECTRICAL DATA				SONES	CFM	S.P. (IN H2O)	SHIP WEIGHT	NOTES
			VOLTS	WATTS	AMPS	PHASE					
EF-1	DELTA 1T050	CEILING	120	5.0	0.14	1	0.7	50	0.1	---	POWERS & WATER CLOSETS
EF-2	DELTA 6R80H	CEILING	120	9.7	0.22	1	0.8	64	0.25	7.2	BATHROOMS
EF-3	DELTA 500S-110	CEILING	120	14.1	0.38	1	0.8	110	0.25	---	WHOLE BUILDING VENTILATION

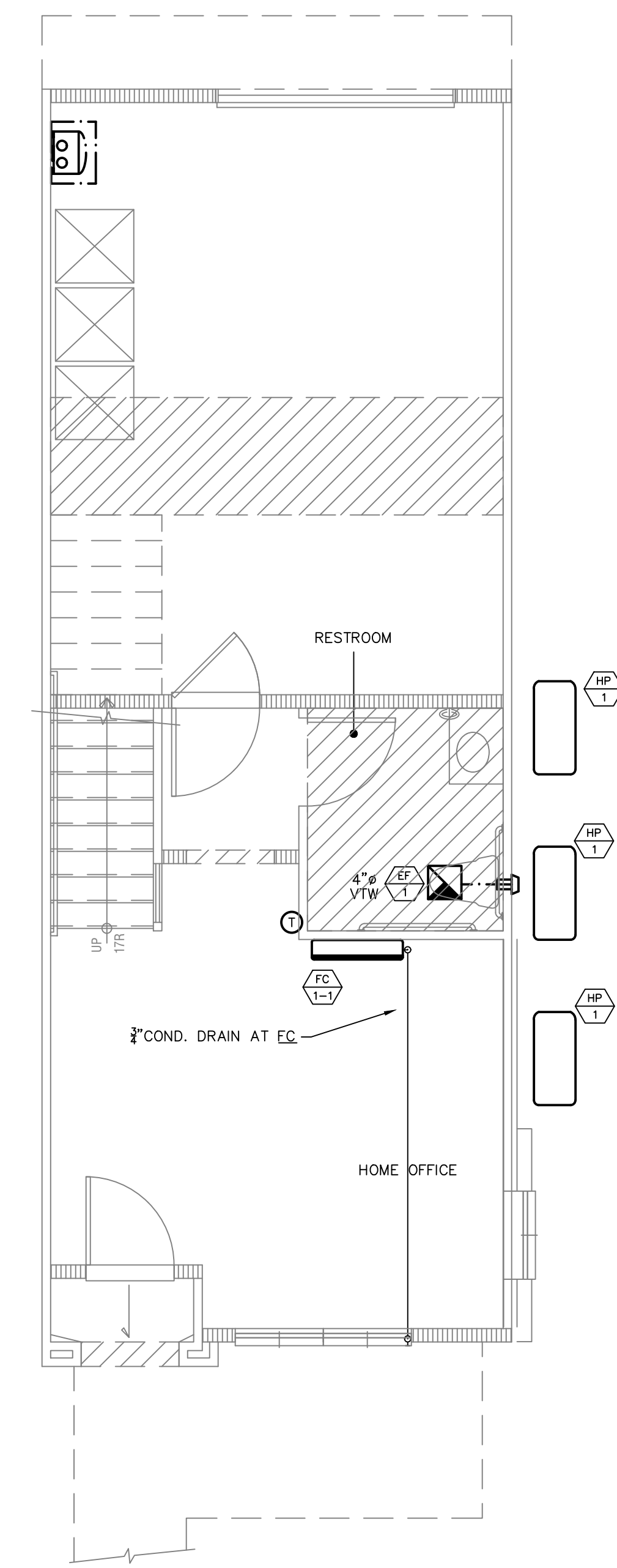
- 1 EXHAUST FANS TO BE ENERGY STAR RATED FOR ALL BATHROOMS WITH A TUB OR SHOWER PER 2019 CALIFORNIA CODE SECTION 4.506.1.1
- 2 PROVIDE HUMIDISTAT CONTROL FOR ALL BATHROOMS WITH A TUB OR SHOWER PER 2019 CALIFORNIA CODE SECTION 4.506.1.2
- 3 GBR80H UTILIZES A BUILT IN HUMIDISTAT CONTROL
- 4 HEATING AND COOLING LOADS PER ACCA MANUAL J
- 5 EQUIPMENT SELECTED PER ACCA 36-S (MANUAL S)
- 6 ALL EQUIPMENT INSTALLED SHALL BE EQUAL TO OR BETTER THAN THE EQUIPMENT SPECIFIED ON SCHEDULES
- 7 EQUIPMENT LISTED IN THIS SCHEDULE MAY BE SUBSTITUTED WITH AN EQUIVALENT AS LONG AS MINIMUM TITLE 24 EFFICIENCIES ARE MET. CONTRACTOR ACCEPTS ALL RESPONSIBILITY TO ENSURE SUBSTITUTED EQUIPMENT MEETS THE PERFORMANCE CRITERIA FOR AIRFLOW AND FAN WATT DRAW LISTED IN THE 2019 CALIFORNIA ENERGY CODE SECTION 150.10.3B AND 150.10.1(c)



PLAN 1Y THIRD FLOOR
SCALE: 1/4" = 1'



PLAN 1Y SECOND FLOOR
SCALE: 1/4" = 1'



PLAN 1Y FIRST FLOOR
SCALE: 1/4" = 1'

DENOVA HOMES
SILVERADO TERRACE
CALISTOGA, CA

REVIEWED FOR CODE COMPLIANCE
Nov 12, 2021
INTERWEST CONSULTING GROUP

QTY/COUNTY STAMP

UNIT 1Y (1604)

DRW#	SCALE	DATE
1B	1/4"=1'-0"	03/22/2021

REVISIONS

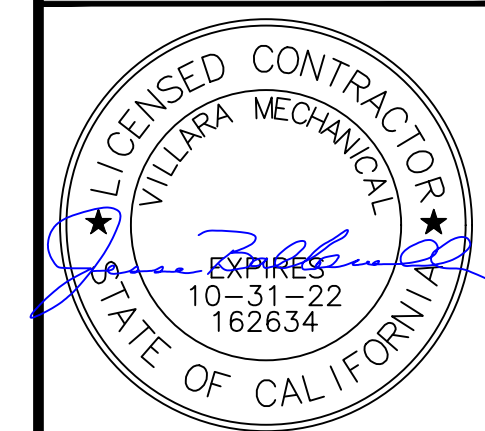
NO.	DESCRIPTION	DATE
1	PC COMMENTS	07/20/21
2	PC COMMENTS	10/25/21

SHEET

M-1.3



VILLARA
BUILDING SYSTEMS
4700 LANG AVENUE
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SILVERADO TERRACE
CALISTOGA, CA

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FOR
CODE COMPLIANCE
Nov 12, 2021
INTERWEST CONSULTING GROUP

CITY/COUNTY STAMP
UNIT 2 (805) / 3 (984)
DRAWN: JB SCALE: 1/4"=1'-0" DATE: 03/22/2021
REVISIONS
PC COMMENTS 07/20/21
PC COMMENTS 10/25/21
SHEET
M-2.0

TAG	MAKE & MODEL	TYPE	ELECTRICAL DATA				CFM	S.P. (IN H2O)	SHIP WEIGHT	NOTES
			VOLTS	WATTS	AMPS	PHASE				
EF_1	DELTA 17050	CEILING	120	5.0	0.14	1	0.7	50	0.1	POWERS & WATER CLOSETS
EF_2	DELTA GBR80H	CEILING	120	9.7	0.22	1	0.8	64	0.25	BATHROOMS
EF_3	DELTA GBR80	CEILING	120	10.5	0.21	1	0.8	64	0.25	WHOLE BUILDING VENTILATION

- ① EXHAUST FANS TO BE ENERGY STAR RATED FOR ALL BATHROOMS WITH A TUB OR SHOWER PER 2019 CALIFORNIA CODE SECTION 4.506.1.1
- ② PROVIDE HUMIDISTAT CONTROL FOR ALL BATHROOMS WITH A TUB OR SHOWER PER 2019 CALIFORNIA CODE SECTION 4.506.1.2
- ③ GBR80H UTILIZES A BUILT IN HUMIDISTAT CONTROL
- ④ HEATING AND COOLING LOADS PER ACCA MANUAL J
- ⑤ ALL EQUIPMENT INSTALLED SHALL BE EQUAL TO OR BETTER THAN THE EQUIPMENT SPECIFIED ON SCHEDULES
- ⑥ EQUIPMENT LISTED IN THIS SCHEDULE MAY BE SUBSTITUTED WITH AN EQUIVALENT AS LONG AS MINIMUM TITLE 24 EFFICIENCIES ARE MET. CONTRACTOR ACCEPTS ALL RESPONSIBILITY TO ENSURE SUBSTITUTED EQUIPMENT MEETS THE PERFORMANCE CRITERIA FOR AIRFLOW AND FAN WATT DRAW LISTED IN THE 2019 CALIFORNIA ENERGY CODE SECTION 150.1(b)(3)(B) AND 150.1(c)

- HVAC KEYNOTES**
- 1 USE MINIMUM 2" MERV 13 FILTERS (EXPECTED STATIC PRESSURE 0.15")
 - 2-ZONE PREP
 - 3-ZONE STANDARD
 - 4-BAROMETRIC BYPASS DAMPER FOR ZONING
 - 5-MOTORIZED DAMPERS
 - 6-MANUAL DAMPER
 - 7-EXHAUST FAN WYE BRANCH
 - 8-VENT FROM BELOW
 - 9-WYE IN CHASE
 - 10-14"x14" GRILL
 - 11-TRANSFER GRILLE (MATCH SUPPLY REGISTER SIZE)
 - 12-MINIMUM OF 10' OF DUCT WORK TO REDUCE NOISE TRANSFER
 - 13-RUN HIGH FOR FURNACE CLEARANCE
 - 14"x 8" TRANSFER GRILLE OR OTHER APPROVED MEANS FOR MAKE UP AIR (PER CMC 504.4.1)
 - 15-AT OPTION ONLY
 - 16-CONTRACTOR SHALL CUT HOLES THROUGH FLOOR JOIST TO ALLOW DUCTWORK TO PENETRATE THROUGH HATCHED AREA
 - 17-MAINTAIN A MINIMUM OF 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING
 - 18-NON-METALLIC INSULATED FLEX DUCT

UNIT 2 (805) SECOND FLOOR INDOOR UNIT SCHEDULE							
TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
		DB	WB				
FC_2A	CARRIER 40MAH8029XA3	63-90	32-86	176-382	POWERED BY OUTDOOR UNIT	22.71	BED 2
FC_2B	CARRIER 40MAH8029XA3	63-90	32-86	176-382	POWERED BY OUTDOOR UNIT	22.71	BED 1
FC_2C	CARRIER 40MAH8012XA3	63-90	32-86	176-382	POWERED BY OUTDOOR UNIT	22.93	LIVING AREA

UNIT 2 (805) SECOND FLOOR OUTDOOR UNIT SCHEDULE									
TAG	MAKE & MODEL	SERVICES	CAPACITY (MBH)	ELECTRICAL DATA		SEER/SEER	EHP/HP	REMARKS	
				COOLING	HEATING				VOLT/PH
HP_2	CARRIER 38MGR024C-3	FC_2A FC_2B FC_2C	23,000	23,000	230/1	25	35	23.0/12.5 204522277	10.3 PROVIDE W/ REFRIGERANT LINESET (1/4"x 3/8" 3x) THERMOSTAT

UNIT 3 (984) THIRD FLOOR INDOOR UNIT SCHEDULE							
TAG	MAKE & MODEL	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
		DB	WB				
FC_3A	CARRIER 40MAH8029XA3	63-90	32-86	176-382	POWERED BY OUTDOOR UNIT	22.71	BED 2
FC_3B	CARRIER 40MAH8029XA3	63-90	32-86	176-382	POWERED BY OUTDOOR UNIT	22.71	BED 1
FC_3C	CARRIER 40MBC029-3	63-90	32-86	260-380	POWERED BY OUTDOOR UNIT	40.78	DINING / KITCHEN
FC_3D	CARRIER 40MBC029-3	63-90	32-86	260-380	POWERED BY OUTDOOR UNIT	40.78	LIVING

UNIT 3 (984) THIRD FLOOR OUTDOOR UNIT SCHEDULE									
TAG	MAKE & MODEL	SERVICES	CAPACITY (MBH)	ELECTRICAL DATA		SEER/SEER	EHP/HP	REMARKS	
				COOLING	HEATING				VOLT/PH
HP_3	CARRIER 38MGR035D-3	FC_3A FC_3B FC_3C FC_3D	28,000	28,000	230/1	30	45	23.6/12.5 9844628	10 PROVIDE W/ REFRIGERANT LINESET (1/4"x 3/8" 4x) THERMOSTAT

UNIT 2 (805) SECOND FLOOR MECHANICAL SPECIFICATIONS					
PER ASHRAE 62.2					
VENTILATION	LOCATION	SYSTEM TYPE	INTERMITTENT OR CONTINUOUS	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	MAXIMUM SOUND RATING IN SONES
KITCHEN	LOCAL EXHAUST	INTERMITTENT		100	3.0
*LAUNDRY	WBV	CONTINUOUS		47	1.0
BATHROOMS	LOCAL EXHAUST	INTERMITTENT		50	3.0

*Per ASHRAE 62.2 - (Eq. 4.1a) Qfan = 0.03Afloor + 7.5(Nbr + 1)
Eq. 4.1a Qfan = 0.03(805) + 7.5(2 + 1) = 46.65 CFM

Note: Control for whole building ventilation fan must be separate from all lighting and labeled to inform the occupant that the exhaust fan is the whole building ventilation exhaust fan and is intended to be operated continuously.

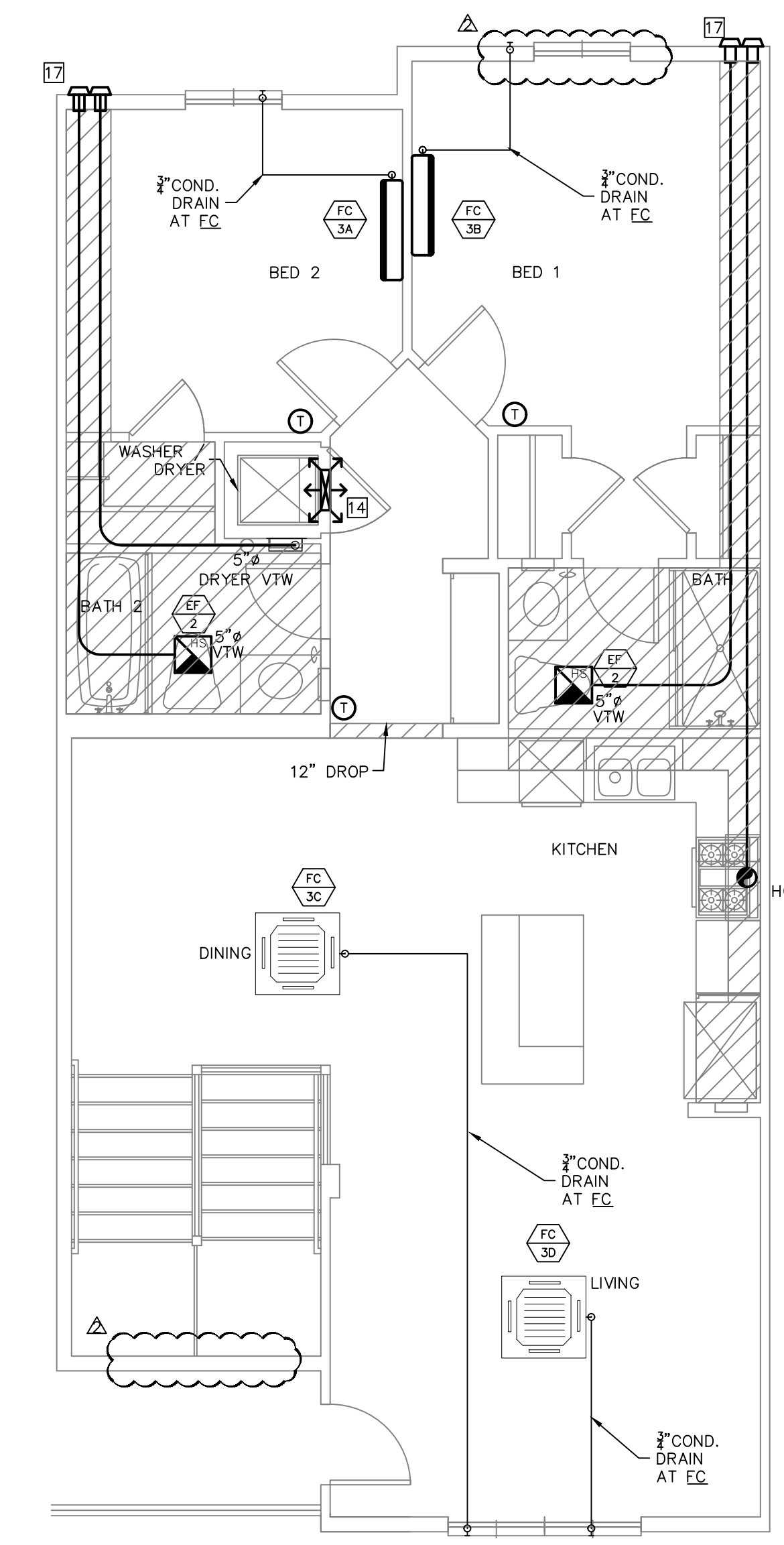
UNIT 2 (805) SECOND FLOOR PRESCRIPTIVE DUCT VENTILATION								
MUST COMPLY WITH TABLE 7.1 OF ASHRAE 62.2								
DUCT SYSTEM	COMPLIANCE METHOD	TESTING REQUIRED (AT 0.25 STATIC PRESSURE)	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	DUCT TYPE	DUCT SIZE	NUMBER OF ELBOWS OR FITTINGS	LENGTH	ALLOWABLE LENGTH (NL=NO LIMIT)
KITCHEN	PRESCRIPTIVE	NO	100	SMOOTH	7"	N/A	N/A	NL
LAUNDRY	PRESCRIPTIVE	NO	47	FLEX	6"	N/A	N/A	NL
BATHROOMS	PRESCRIPTIVE	NO	50	FLEX	5"	N/A	N/A	NL

UNIT 3 (984) THIRD FLOOR MECHANICAL SPECIFICATIONS					
PER ASHRAE 62.2					
VENTILATION	LOCATION	SYSTEM TYPE	INTERMITTENT OR CONTINUOUS	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	MAXIMUM SOUND RATING IN SONES
KITCHEN	LOCAL EXHAUST	INTERMITTENT		100	3.0
*LAUNDRY	WBV	CONTINUOUS		60	1.0
BATHROOMS	LOCAL EXHAUST	INTERMITTENT		50	3.0

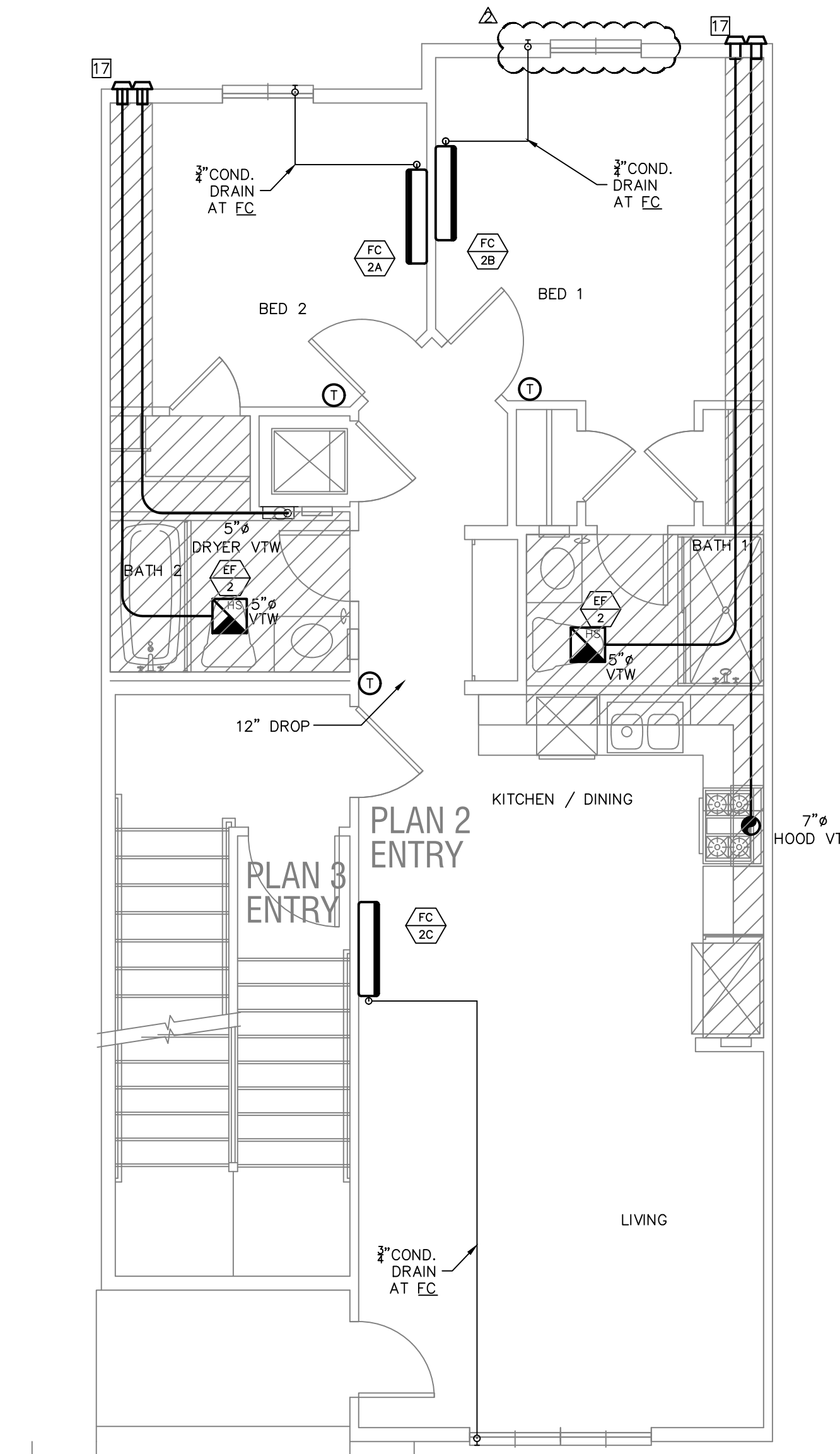
*Per ASHRAE 62.2 - (Eq. 4.1a) Qfan = 0.03Afloor + 7.5(Nbr + 1)
Eq. 4.1a Qfan = 0.03(984) + 7.5(2 + 1) = 59.52 CFM

Note: Control for whole building ventilation fan must be separate from all lighting and labeled to inform the occupant that the exhaust fan is the whole building ventilation exhaust fan and is intended to be operated continuously.

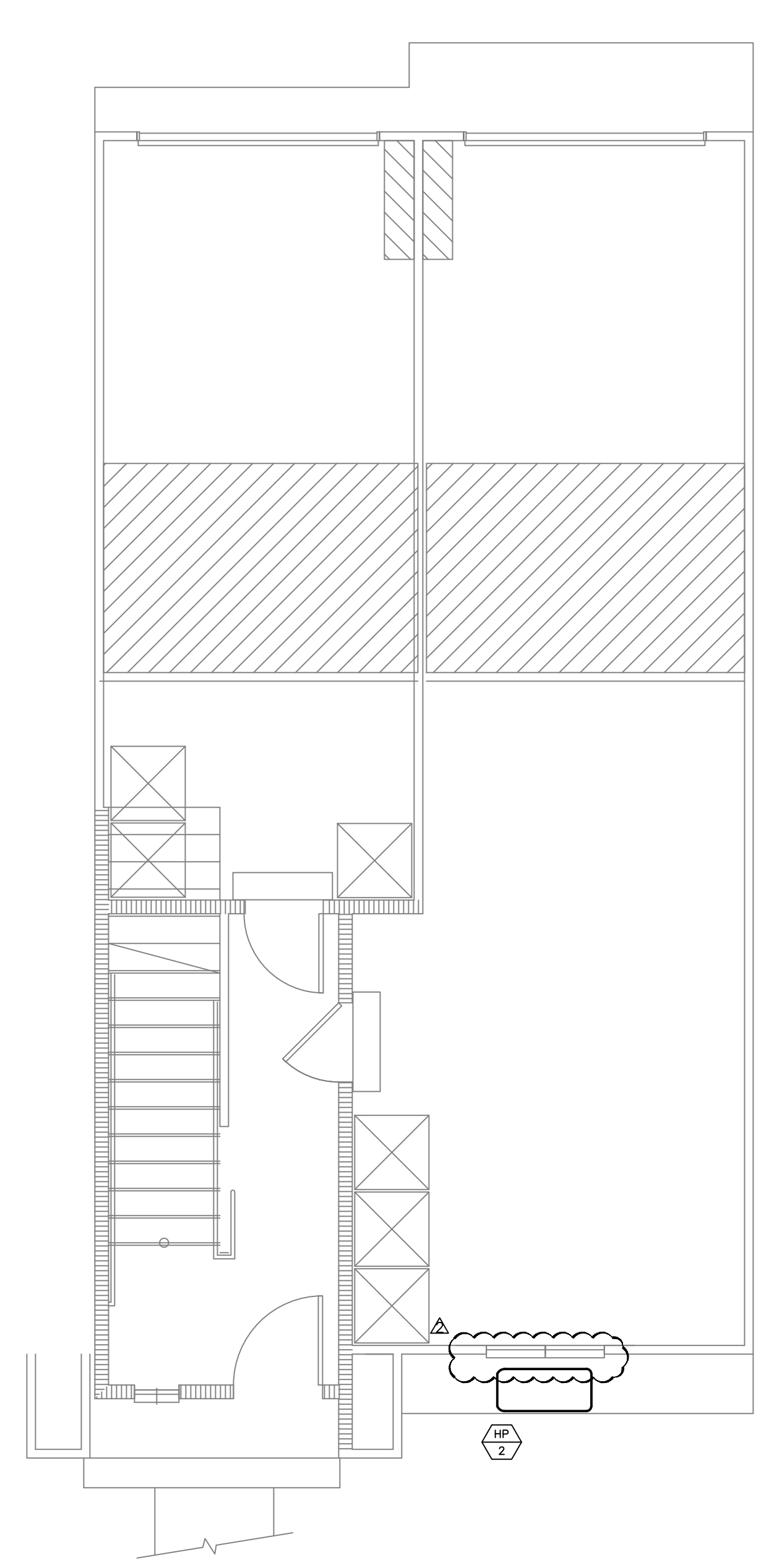
UNIT 3 (984) THIRD FLOOR PRESCRIPTIVE DUCT VENTILATION								
MUST COMPLY WITH TABLE 7.1 OF ASHRAE 62.2								
DUCT SYSTEM	COMPLIANCE METHOD	TESTING REQUIRED (AT 0.25 STATIC PRESSURE)	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	DUCT TYPE	DUCT SIZE	NUMBER OF ELBOWS OR FITTINGS	LENGTH	ALLOWABLE LENGTH (NL=NO LIMIT)
KITCHEN	PRESCRIPTIVE	NO	100	SMOOTH	7"	N/A	N/A	NL
LAUNDRY	PRESCRIPTIVE	NO	60	FLEX	6"	N/A	N/A	NL
BATHROOMS	PRESCRIPTIVE	NO	50	FLEX	5"	N/A	N/A	NL



PLAN 3 THIRD FLOOR
SCALE: 1/4" = 1' 3X SIMILAR



PLAN 2 SECOND FLOOR
SCALE: 1/4" = 1' 2X SIMILAR

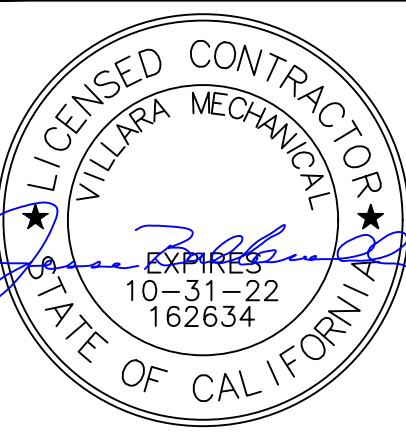


PLAN 2/3 FIRST FLOOR
SCALE: 1/4" = 1' 3X & 2X SIMILAR



VILLARA BUILDING SYSTEMS

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TAG	MAKE & MODEL	TYPE	ELECTRICAL DATA				SONES	CFM	S.P. (IN H2O)	SHIP WEIGHT	NOTES
			VOLTS	WATTS	AMPS	PHASE					
EF_1	DELTA ITD50	CEILING	120	5.0	0.14	1	0.7	50	0.1	---	POWDERS & WATER CLOSETS
EF_2	DELTA GBR80H	CEILING	120	9.7	0.22	1	0.8	64	0.25	7.2	BATHROOMS
EF_3	DELTA GBR80	CEILING	120	10.5	0.21	1	0.8	64	0.25	7.0	WHOLE BUILDING VENTILATION

- 1 EXHAUST FANS TO BE ENERGY STAR RATED FOR ALL BATHROOMS WITH A TUB OR SHOWER PER 2019 CALIFORNIA CODE SECTION 4.506.1.1
- 2 PROVIDE HUMIDISTAT CONTROL FOR ALL BATHROOMS WITH A TUB OR SHOWER PER 2019 CALIFORNIA CODE SECTION 4.506.1.2
- 3 GBR80H UTILIZES A BUILT IN HUMIDISTAT CONTROL
- 4 HEATING AND COOLING LOADS PER ACCA MANUAL J
- 5 EQUIPMENT SELECTED PER ACCA 36-S (MANUAL S)
- 6 ALL EQUIPMENT INSTALLED SHALL BE EQUAL TO OR BETTER THAN THE EQUIPMENT SPECIFIED ON SCHEDULES.
- 7 EQUIPMENT LISTED IN THIS SCHEDULE MAY BE SUBSTITUTED WITH AN EQUIVALENT AS LONG AS MINIMUM TITLE 24 EFFICIENCIES ARE MET. CONTRACTOR ACCEPTS ALL RESPONSIBILITY TO ENSURE SUBSTITUTED EQUIPMENT MEETS THE PERFORMANCE CRITERIA FOR AIRFLOW AND FAN WATT DRAW LISTED IN THE 2019 CALIFORNIA ENERGY CODE SECTION 150.1(b)(3) AND 150.1(c)

- ### HVAC KEYNOTES
- 1 USE MINIMUM 2" MERV 13 FILTERS (EXPECTED STATIC PRESSURE 0.15")
 - 2-ZONE PREP
 - 3-ZONE STANDARD
 - 4-BAROMETRIC BYPASS DAMPER FOR ZONING
 - 5-MOTORIZED DAMPERS
 - 6-MANUAL DAMPER
 - 7-EXHAUST FAN WYE BRANCH
 - 8-VENT FROM BELOW
 - 9-WYE IN CHASE
 - 10-14"x14" GRILL
 - 11-TRANSFER GRILLE (MATCH SUPPLY REGISTER SIZE)
 - 12-MINIMUM OF 10" OF DUCT WORK TO REDUCE NOISE TRANSFER
 - 13-RUN HIGH FOR FURNACE CLEARANCE
 - 14"x 8" TRANSFER GRILLE OR OTHER
 - 15-FLOOR JOIST TO ALLOW DUCTWORK TO PENETRATE THROUGH HATCHED AREA
 - 16-APPROVED MEANS FOR MAKE UP AIR (PER CMC 504.4.1)
 - 17-AT OPTION ONLY
 - 18-CONTRACTOR SHALL CUT HOLES THROUGH FLOOR JOIST TO ALLOW DUCTWORK TO PENETRATE THROUGH HATCHED AREA
 - 19-MAINTAIN A MINIMUM OF 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING
 - 20-NON-METALLIC INSULATED FLEX DUCT

UNIT 2 (805) SECOND FLOOR INDOOR UNIT SCHEDULE								
TAG	MAKE & MODEL	SERVICES	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
			DB	WB				
FC_2A	CARRIER 40MAH200KA3	COOLING	63-90	32-86	176-382	POWERED BY OUTDOOR UNIT	22.71	BED 2
FC_2B	CARRIER 40MAH200KA3	HEATING	63-90	32-86	176-382	POWERED BY OUTDOOR UNIT	22.71	BED 1
FC_2C	CARRIER 40MBC012-3	COOLING	63-90	32-86	208-400	POWERED BY OUTDOOR UNIT	40.78	LIVING AREA

UNIT 2 (805) SECOND FLOOR OUTDOOR UNIT SCHEDULE										
TAG	MAKE & MODEL	SERVICES	CAPACITY (MBH)		ELECTRICAL DATA	SEER/AER	HSPF	REMARKS		
			COOLING	HEATING						
HP_2	CARRIER 38MGR024C-3	COOLING	23,000	23,000	230/1	25	35	204220277	10.3	PROVIDE W/ REFRIGERANT LINESET (1/4"x 3/8" 3X) THERMISTAT

UNIT 3 (984) THIRD FLOOR INDOOR UNIT SCHEDULE								
TAG	MAKE & MODEL	SERVICES	OUTDOOR DESIGN TEMPERATURE (°F)		CFM	ELECTRICAL	WEIGHT (LBS)	REMARKS
			DB	WB				
FC_3A	CARRIER 40MAH200KA3	COOLING	63-90	32-86	176-382	POWERED BY OUTDOOR UNIT	22.71	BED 2
FC_3B	CARRIER 40MAH200KA3	HEATING	63-90	32-86	176-382	POWERED BY OUTDOOR UNIT	22.71	BED 1
FC_3C	CARRIER 40MBC009-3	COOLING	63-90	32-86	260-380	POWERED BY OUTDOOR UNIT	40.78	DINING / KITCHEN
FC_3D	CARRIER 40MBC009-3	COOLING	63-90	32-86	260-380	POWERED BY OUTDOOR UNIT	40.78	LIVING

UNIT 3 (984) THIRD FLOOR OUTDOOR UNIT SCHEDULE										
TAG	MAKE & MODEL	SERVICES	CAPACITY (MBH)		ELECTRICAL DATA	SEER/AER	HSPF	REMARKS		
			COOLING	HEATING						
HP_3	CARRIER 38MGR030D-3	COOLING	28,000	28,000	230/1	30	45	9854628	10	PROVIDE W/ REFRIGERANT LINESET (1/4"x 3/8" 4X) THERMISTAT

UNIT 2 (805) SECOND FLOOR MECHANICAL SPECIFICATIONS					
PER ASHRAE 62.2					
VENTILATION	LOCATION	SYSTEM TYPE	INTERMITTENT OR CONTINUOUS	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	MAXIMUM SOUND RATING IN SONES
	KITCHEN	LOCAL EXHAUST	INTERMITTENT	100	3.0
	*LAUNDRY	WBV	CONTINUOUS	47	1.0
	BATHROOMS	LOCAL EXHAUST	INTERMITTENT	50	3.0

*Per ASHRAE 62.2 - (Eq. 4.1a) Qfan = 0.03Afloor + 7.5(Nbr + 1)
Eq 4.1a Qfan = 0.03(805) + 7.5(2 + 1) = 46.65 CFM

Note: Control for whole building ventilation fan must be separate from all lighting and labeled to inform the occupant that the exhaust fan is the whole building ventilation exhaust fan and is intended to be operated continuously.

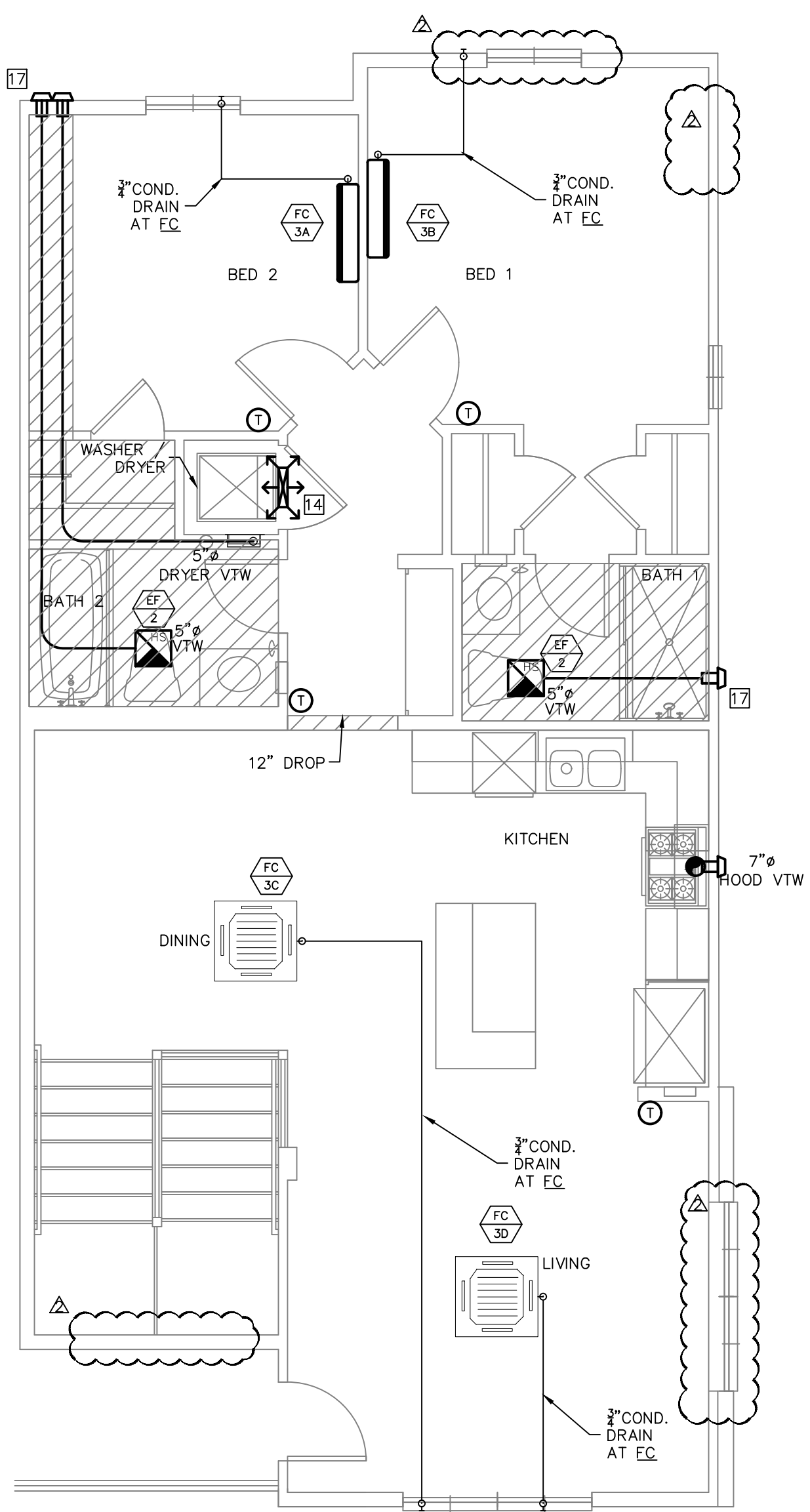
UNIT 2 (805) SECOND FLOOR PRESCRIPTIVE DUCT VENTILATION									
MUST COMPLY WITH TABLE 7.1 OF ASHRAE 62.2									
DUCT SYSTEM	LOCATION	COMPLIANCE METHOD	TESTING REQUIRED	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	DUCT TYPE	DUCT SIZE	NUMBER OF ELBOWS OR FITTINGS	LENGTH	ALLOWABLE LENGTH (NL=NO LIMIT)
	KITCHEN	PRESCRIPTIVE	NO	100	SMOOTH	7"	N/A	N/A	NL
	LAUNDRY	PRESCRIPTIVE	NO	47	FLEX	6"	N/A	N/A	NL
	BATHROOMS	PRESCRIPTIVE	NO	50	FLEX	5"	N/A	N/A	NL

UNIT 3 (984) THIRD FLOOR MECHANICAL SPECIFICATIONS					
PER ASHRAE 62.2					
VENTILATION	LOCATION	SYSTEM TYPE	INTERMITTENT OR CONTINUOUS	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	MAXIMUM SOUND RATING IN SONES
	KITCHEN	LOCAL EXHAUST	INTERMITTENT	100	3.0
	*LAUNDRY	WBV	CONTINUOUS	60	1.0
	BATHROOMS	LOCAL EXHAUST	INTERMITTENT	50	3.0

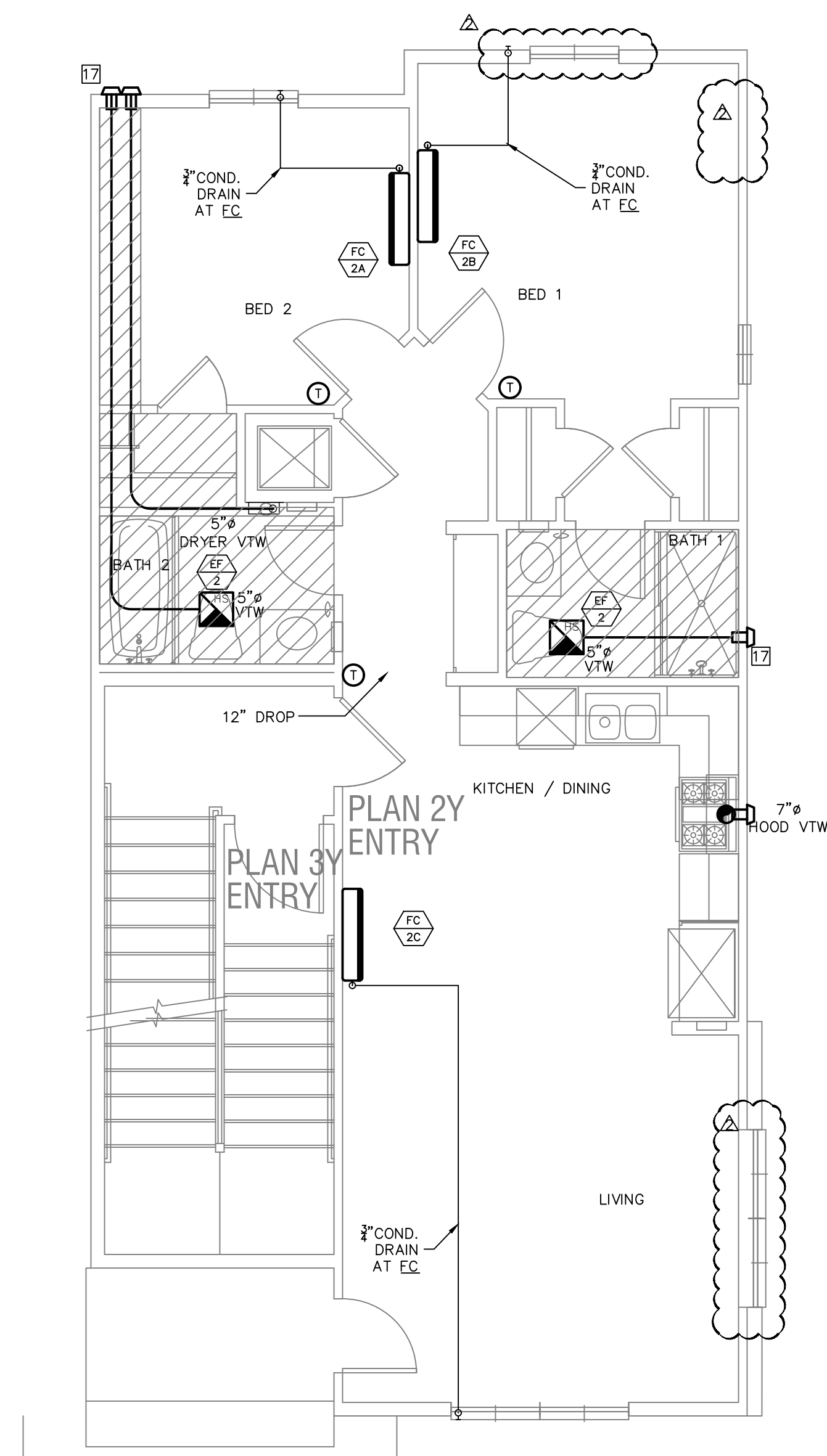
*Per ASHRAE 62.2 - (Eq. 4.1a) Qfan = 0.03Afloor + 7.5(Nbr + 1)
Eq 4.1a Qfan = 0.03(984) + 7.5(2 + 1) = 59.52 CFM

Note: Control for whole building ventilation fan must be separate from all lighting and labeled to inform the occupant that the exhaust fan is the whole building ventilation exhaust fan and is intended to be operated continuously.

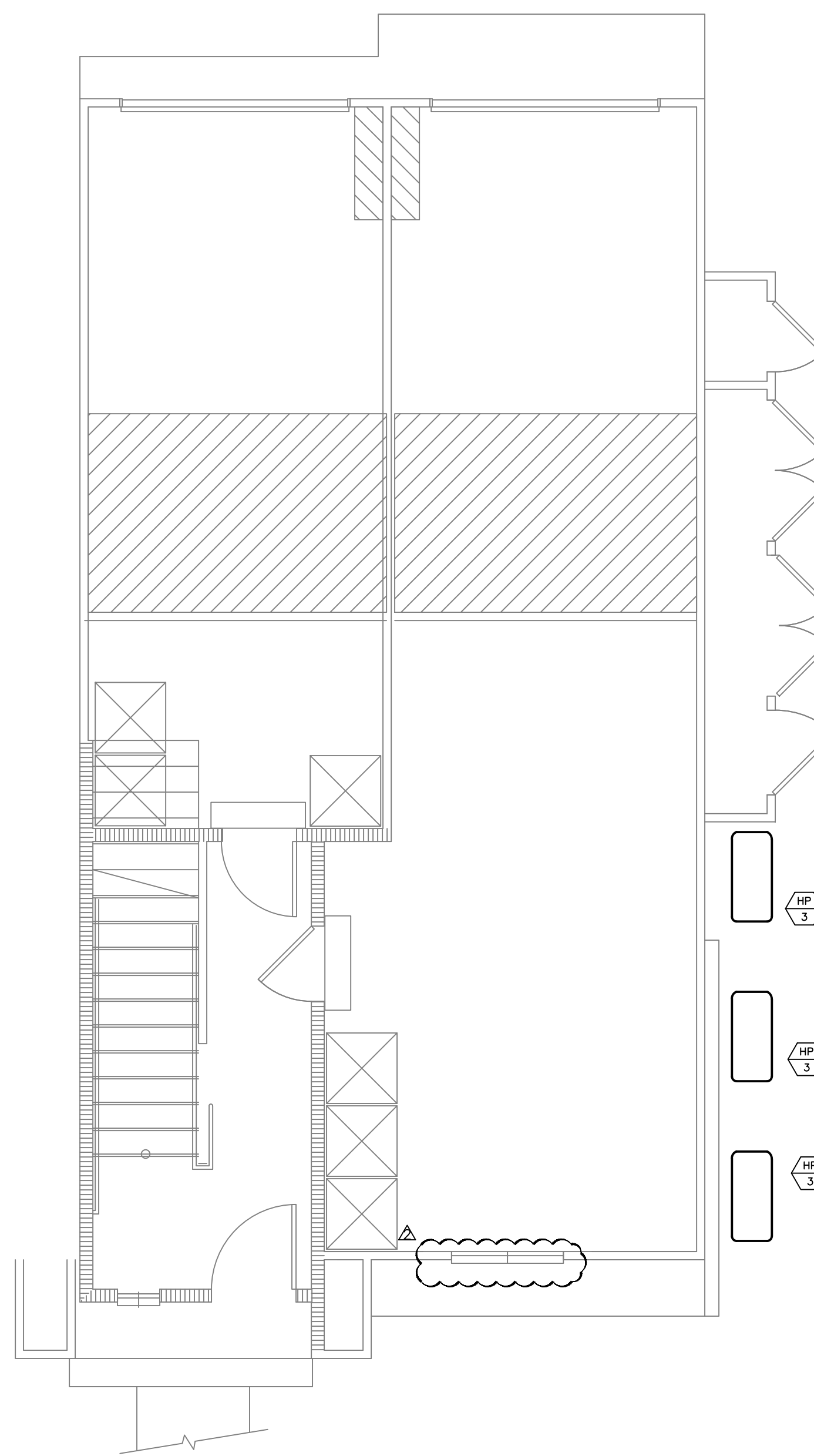
UNIT 3 (984) THIRD FLOOR PRESCRIPTIVE DUCT VENTILATION									
MUST COMPLY WITH TABLE 7.1 OF ASHRAE 62.2									
DUCT SYSTEM	LOCATION	COMPLIANCE METHOD	TESTING REQUIRED	REQUIRED AIRFLOW (AT 0.25 STATIC PRESSURE)	DUCT TYPE	DUCT SIZE	NUMBER OF ELBOWS OR FITTINGS	LENGTH	ALLOWABLE LENGTH (NL=NO LIMIT)
	KITCHEN	PRESCRIPTIVE	NO	100	SMOOTH	7"	N/A	N/A	NL
	LAUNDRY	PRESCRIPTIVE	NO	60	FLEX	6"	N/A	N/A	NL
	BATHROOMS	PRESCRIPTIVE	NO	50	FLEX	5"	N/A	N/A	NL



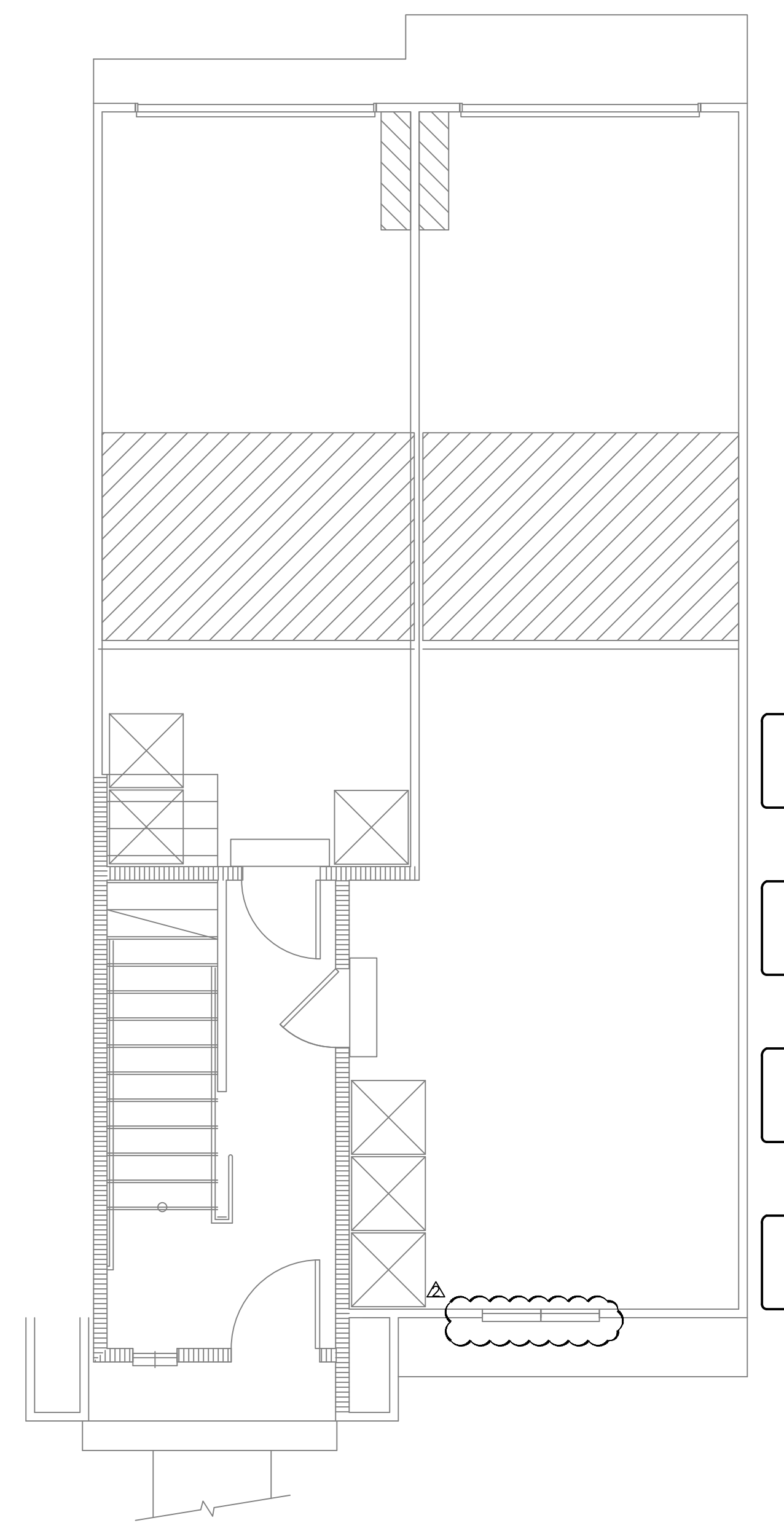
PLAN 3Y THIRD FLOOR
SCALE: 1/4" = 1' 3/2 SIMILAR



PLAN 2Y SECOND FLOOR
SCALE: 1/4" = 1' 2/2 SIMILAR



PLAN 2/3Y FIRST FLOOR
SCALE: 1/4" = 1'



PLAN 2/3Z FIRST FLOOR
SCALE: 1/4" = 1'

DENOVA HOMES
SILVERADO TERRACE
CALISTOGA, CA

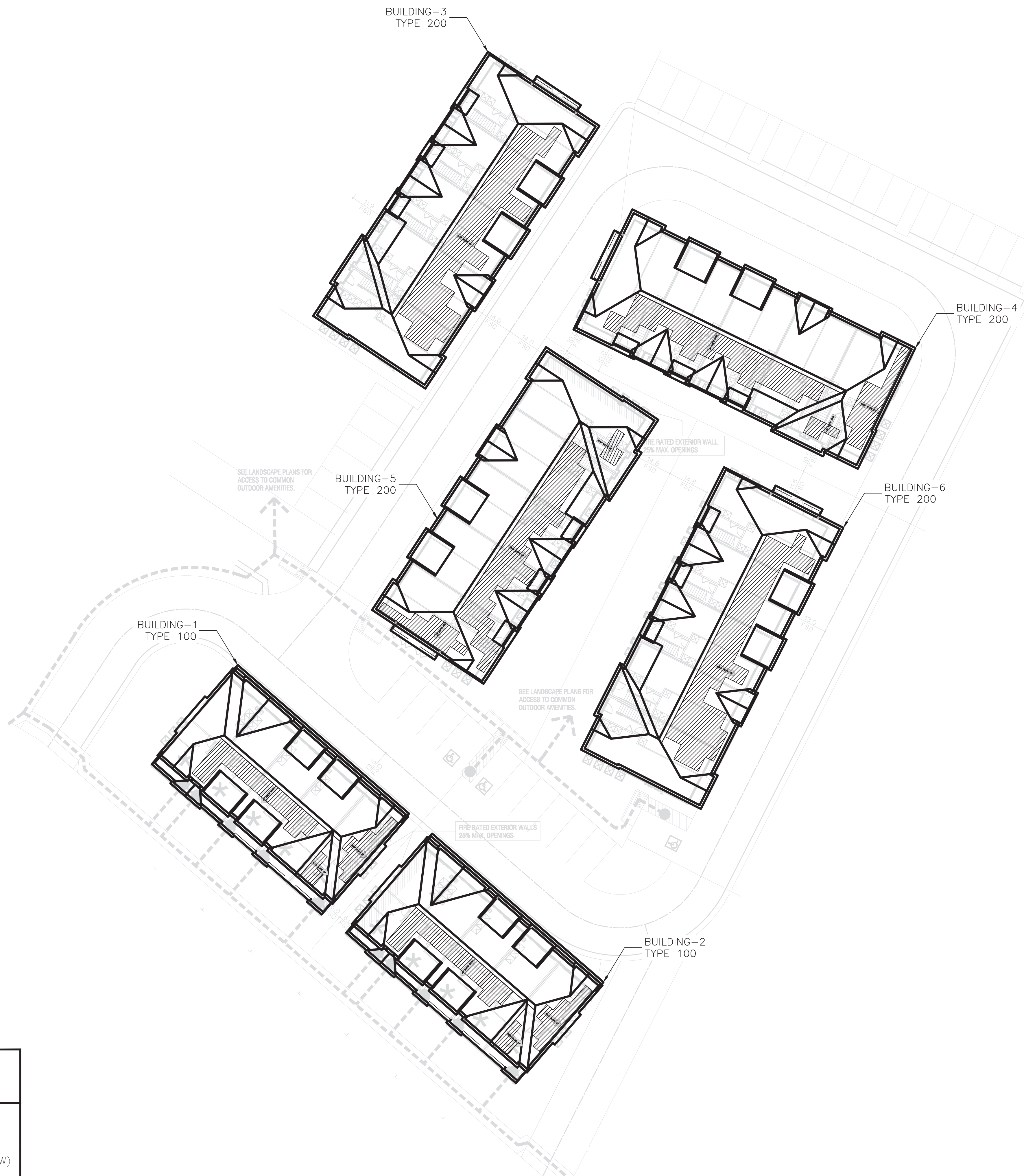
REVIEWED FOR CODE COMPLIANCE
Nov 12, 2021
INTERWEST CONSULTING GROUP

GTY/COUNTY STAMP	
UNIT 2X (805) / 3X (984)	DATE: 03/22/2021
SCALE: 1/4"=1'-0"	DATE: 07/20/21
REVISIONS	
PC COMMENTS	10/25/21

SHEET
M-2.1



B21-101
 City of Calistoga
 Rcvd 11/4/21
 3rd Sub

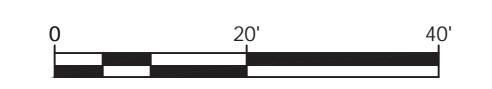


Building Type	Building #	Array	No. of modules	Azimuth	KWDC
100	1	Array-1	20	221°	7.00
		Array-2	9	131°	3.15
		Array-3	3	131°	1.05
	2	Array-4	20	221°	7.00
		Array-5	9	131°	3.15
		Array-6	3	131°	1.05
200	3	Array-7	58	214°	20.3
		Array-8	41	124°	14.35
	4	Array-9	14	206°	4.9
		Array-10	3	124°	1.05
		Array-11	11	214°	3.85
	5	Array-12	44	124°	15.4
		Array-13	3	124°	1.05
		6	Array-14	58	117°

NOTES:
 1. ALL SITE MEASUREMENTS ARE APPROXIMATE & SHALL BE FIELD VERIFIED.
 2. DIMENSIONS ARE SHOWN BASED ON PLAN VIEW PROJECTION.

SYSTEM INFO
 SYSTEM SIZE : 103.6KWDC; 85.84KWAC
 PANEL USED : (296) LONGI SOLAR LR4-60HPB-350M (350W)
 TYPE OF INVERTER : (296) IQ7PLUS-72-2-US [208V][S11-JUN20] (290W)

REVIEWED
 FOR
 CODE COMPLIANCE
 Nov 12, 2021
 INTERWEST CONSULTING GROUP



PROJECT TITLE:
SILVERADO TERRACE
 CONDOMINIUMS
 CALISTOGA, CA 94515

ENGINEER'S STAMP



CITADEL
 ROOFING & SOLAR
 4880 ALLISON PKWY
 VACAVILLE, CA 95688
 JOB NUMBER: 11712

REVISIONS	
#	DATE
01	25-MAY-21
02	03-JUN-21

PAPER SIZE: ARCH D
 DRAWN BY: NATRON
 CHECKED BY: JHA
 APPROVED BY: JHA

SCALE:
 1" = 20'-0"

SHEET TITLE:
SITE PLAN

SHEET #:
 A100