

**ABBREVIATIONS & LEGEND**

ABV above	FT foot/feet/fire treated	P BD particle board	revision mark
AFF above finished floor	FTG footing	PTN partition	building section mark
ACOUS acoustical	FAU forced air unit	PTPS per top plate splice	sheet number reference
ACT acoustical ceiling tile	FDTN foundation	PERM permanent	elevation mark
ADJ adjacent	FR DR french door	PLAS plaster/plastic	sheet number reference
AGGR aggregate	FG fuel gas	PL plate/property line	detail number
A/C air conditioning	FURR furring	PLYWD plywood	sheet number reference
ALT alternate		POC point of connection	space name/number
ALUM aluminum	GALV galvanized	POL polished	floor finish / ceiling height
AB anchor bolt	GD garbage disposal	PT post tension/pressure treated	change in elevation
APPROX approximate	GA gauge	PREFAB prefabricated	optional line - noted in italics
ARCH architectural	GT girder truss	PROP property	hidden line
AD area drain	GL glass	QT quarry tile	center line
ASPH asphalt	GLB glue lam beam		break line
AT asphalt tile	GR grade		
	GFCI ground fault circuit interrupter	R radius/riser	
BA bath	GYP BD gypsum board	RWD redwood	
BM beam	GWB gypsum wall board	RCP reflected ceiling plan/ reinforced concrete pipe	
BRG bearing		REF refrigerator/reference	
BR bedroom	HCP handicap	REG register	
BLW below	HS hard surface	REINFORCED reinforcement	
BLK block	HDW hardware	REQ required	
BLKG blocking	HDWD hardwood	RS resawn	
BD board	HDR header	RESL resilient	
BOT bottom	HTG heating	RESL resilient flooring	
BOV bottom of building	HVAC heating ventilation air condition	RF return air grill	
BUR built up roof	HT height	RAG reverse	
	HD hold down	REV reverse	
	HC hollow core	ROW right of way	
	HM hollow metal	RR roof drain	
CAB cabinet	HORZ horizontal	RD roof rafter	
CPT carpet	HP heat pump	RM room	
CANTIL cantilevered	HB hose bibb	RO rough opening	
CI cast iron	HHW hot water heater		
CB catch basin	HR hour	SL sawn lumber	
CLG ceiling joist		SCHED schedule	
CJ ceiling joist		SCRN screen	
CEM cement	ID identification	SCP scupper	
CTR center	INCL include/including	SHTG sheathing	
CL center line	INSUL insulation	SHT sheet	
CT ceramic tile	INT interior	SHT sheet metal	
CO clean out		S&P shelf and pole	
CLR clear	JAN janitor	SHT shower	
CLO closet	JT joint	SIM similar	
CW cold water	JST joist	SH single hung	
COL column		SLDG sliding	
CONC concrete	KP king post	SGD sliding glass door	
CMU concrete masonry unit	KIT kitchen	SD smoke detector/storm drain	
COND condition	LB lag bolt/pound	SC solid core	
CONSTR construction	LAM laminated	STC sound transmission class	
CONT continuous	LNDSCP landscape	SPEC specification/specified	
CONTR contract	LAU laundry	SQ square	
COBR corridor	LAV lavatory	SF square foot/square feet	
CNTR counter	LH left hand(ed)	SSL stainless steel	
	LT light	STD standard	
DJ deck joist	LW light weight	STL steel	
D deep/dryer	LWC light weight concrete	STOR storage	
DEMO demolition	LR living room	STRUCT structural	
DEPT department	LUM luminous	SAR supply air register	
DET detail		SUSP suspended/suspension	
DIAG diagonal	MB machine bolt	SYMM symmetrical	
DIA diameter	MH manhole		
DIM dimension	MFD manufactured	TEL telephone	
DW dishwasher	ML manufactured lumber	TEMP tempered	
DR door	MFR manufacturer	TEXT texture	
DBL double	MBL marble	THK thickness	
DH double hung	MAS masonry	T&G tongue and groove	
DF douglas fir/ drinking fountain	MO masonry opening	T&B top and bottom	
DN down	M BA master bath	TO top of	
DS downspout	MBR master bedroom	TOA top of arch	
DWG drawing	MATL material	TOC top of concrete	
	MAX maximum	TOD top of drain	
	MECH mechanical	TOP top of parapet	
EA each	MC medicine cabinet	TOW top of wall	
E east	MED medium	TC trash compactor	
EN edge nailing	MEMB membrane	T tread	
ELEC electrical	MTL metal	TYP typical	
EL elevation	MW microwave		
ELEV elevator	MID middle	U/G under group	
EJT end jack truss	MIN minimum	U/S under slab	
EQ equal	MISC miscellaneous	UNO unless noted otherwise	
EXH exhaust	MT mount	UR urinal	
EXH GR exhaust air grill	MOV movable	UTIL utility	
EXP expansion/exposed		VAR varies	
EJ expansion joint	NAT natural	VTR vent through roof	
EXT exterior	NOM nominal	VTW vent through wall	
	N north	VERT vertical	
FO face of	NA not applicable	VEST vestibule	
FOC face of concrete	NIC not in contract	VYL vinyl	
FOM face of masonry	NTS not to scale		
FOS face of stud	NO number	WIC walk in closet	
FAM CTR family center		WSCOT wainscot	
FIN finish		W washer	
FF finished floor	OFF office	WC water closet	
FIN GR finish grade	OC on center	WP waterproof	
FE fire extinguisher	OPNG opening	WT weight	
FEC fire extinguisher cabinet	OPP opposite	WWF welded wire fabric	
FP fireproof	OPT optional	WWM welded wire mesh	
FX fixed	OSB oriented strand board	W west	
FIXT fixture	O oven	WO where occurs	
FWP flat wall paint	O/ over	WDW window	
FLR floor	OH over head	W/ with	
FD floor drain	PT paint	W/O without	
FJ floor joist	PG paint grade	WD wood	
FMC floor material change	PR pair		
FLR SK floor sink	PNLG paneling		
FLUOR fluorescent	PAR parapet		
FL flush	PART partial		

# VISTA AZUL

## A PEDESTRIAN NEIGHBORHOOD

PALM STREET  
LEMON GROVE, CA

### City of Lemon Grove Tentative Map TM0-000-0062 PLANNED DEVELOPMENT PERMIT

PROJECT DATA	REQUIRED SPECIAL INSPECTION	DIRECTORY	SHEET INDEX																																																																																																																																								
<p><b>JURISDICTION HAVING AUTHORITY</b> City of Lemon Grove, California</p> <p><b>GOVERNING CODES</b> These documents and this project shall conform with the following codes: 2013 California Residential Code which incorporates: 2013 CBC 2013 California Green Building Standards Code 2013 CPC 2013 CEC 2013 California Fire Code 2013 California Building Energy Efficiency Standards</p> <p><b>OCCUPANCY GROUP</b> R-3 single family residences U-1 residential garages</p> <p><b>TYPE OF CONSTRUCTION</b> Type V-B</p> <p><b>LOCATION ON PROPERTY</b> See civil drawings by others.</p> <p><b>FLOOR AREA</b> See title sheet and first floor plan sheets.</p>	<p><b>OCCUPANT LOAD</b> R-3 occupancy, 1 per 300 square feet</p> <p><b>SPRINKLERED</b> yes</p> <p><b>ZONE</b> Residential Medium Density (RM) Zone Resident</p>	<p><b>OWNER/DEVELOPER</b> Vista Azul, LLC 8109 Santaluz Village, Green South San Diego, CA 92127 619.559.0372</p> <p><b>LANDSCAPE ARCHITECT</b> Development Design Services &amp; GraphicAccess, Inc. 2583 Via Merano Del Mar, CA, 92014 858.793.5450</p> <p><b>ARCHITECT</b> Architects BP Associates Inc. 11858 Bernardo Plaza Court, Suite 120 San Diego, CA 92128 858.592.4710 858.587.4193 fax</p> <p><b>CIVIL ENGINEER</b> Landmark Consulting 9555 Genesee Ave Ste 200 San Diego, CA 92121 858.587.8070 858.587.8750 fax</p> <p><b>STRUCTURAL ENGINEER</b></p> <p><b>TRUSS MANUFACTURER</b></p> <p><b>HVAC CONSULTANT</b></p> <p><b>PLUMBING CONSULTANT</b></p>	<p>TS TITLE SHEET</p> <p><b>CIVIL DRAWINGS</b> C1 TENTATIVE MAP C2 PRELIMINARY GRADING PLAN C3 PROJECT CROSS SECTION</p> <p><b>ARCHITECTURAL DRAWINGS</b> A5.001 ARCHITECTURAL SITE PLAN A1.101 FLOOR PLAN 1 A1.201 ELEVATIONS 1A A1.202 ELEVATIONS 1C A2.101 FLOOR PLAN 2 A2.102 ELEVATIONS 2A A2.201 ELEVATIONS 2A A2.202 ELEVATIONS 2B A2.203 ELEVATIONS 2B A2.204 ELEVATIONS 2B A3.101 FLOOR PLAN 3 A3.201 ELEVATIONS 3A A3.202 ELEVATIONS 3B A3.203 ELEVATIONS 3C A4.001 COLORS &amp; MATERIALS</p> <p><b>LANDSCAPE DRAWINGS</b> L-1 LANDSCAPE CONCEPT PLAN L-2 PLANTING LEGEND L-3 PLANT MATERIAL PHOTOS</p>																																																																																																																																								
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CGC 4.408.1</li> <li>The builder is to provide an operation manual (containing information for maintaining appliances, etc) for the owner at the time of final inspections. CGC 4.410.1</li> <li>During construction, ends of duct openings are to be sealed, and mechanical equipment is to be covered. CGC 4.504.1</li> <li>Gas fireplaces shall be direct vent. Woodstove or pellet stoves must be US EPA Phase II rated appliances. CGC 4.503.1</li> <li>VOCs must comply with the limitations listed in Section 4.504.3 and Tables 2.504.1, 4.504.2, 4.504.5 for: Adhesives, Paints and Coatings, Carpet and Composition Wood Products. CGC 4.504.2</li> <li>Interior moisture control at slab on grade floors shall be provided by the soils engineer responsible for the project soil report per CGC Section 5.505.2.1, item 3. If a soil engineer has not prepared a soil report for this project, the following is required: A 4" thick base of 1/2" or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete, with a concrete mix design which will address bleeding, shrinkage, and curing shall be used.</li> <li>The moisture content of wood shall not exceed 19% before it is enclosed in construction. The moisture content needs to be certified by one of 3 methods specified. Building materials with visible signs of water damage should not be used in construction. The moisture content must be determined by the contractor by one of the methods listed in CGC 4.505.3.</li> <li>Bathroom fans shall be Energy Star rated, vented directly to the outside and controlled by a humidistat. CGC 4.506.1</li> <li>If provided, whole house exhaust fan shall have insulated covers or louvers which close when the fan is off. The covers or louvers shall have a minimum R4.2 insulation. CGC 5.507.1</li> <li>Heating and AC shall be sized and selected by ACCA Manual J or ASHRAE handbook or equivalent. The duct sizing shall be sized in accordance with one of the ACCA methods listed in CGC 4.507.2.</li> <li>Prior to final approval of the building the licensed contractor, architect or engineer in responsible charge of the overall construction must complete and sign the Green Building Standards Certification form and given to the building department official to be filed with the approved plans.</li> <li>When a shower is provided with multiple shower heads, the sum of the flow to all the heads shall not exceed the 20% reduced limit, or the shower shall be designed so that only one head is on at a time. CGC 4.303.2</li> <li>Landscape irrigation water used shall have weather based controls. CGC 4.304.1</li> </ol>		
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Architects BP Associates  
Planning Design Architecture

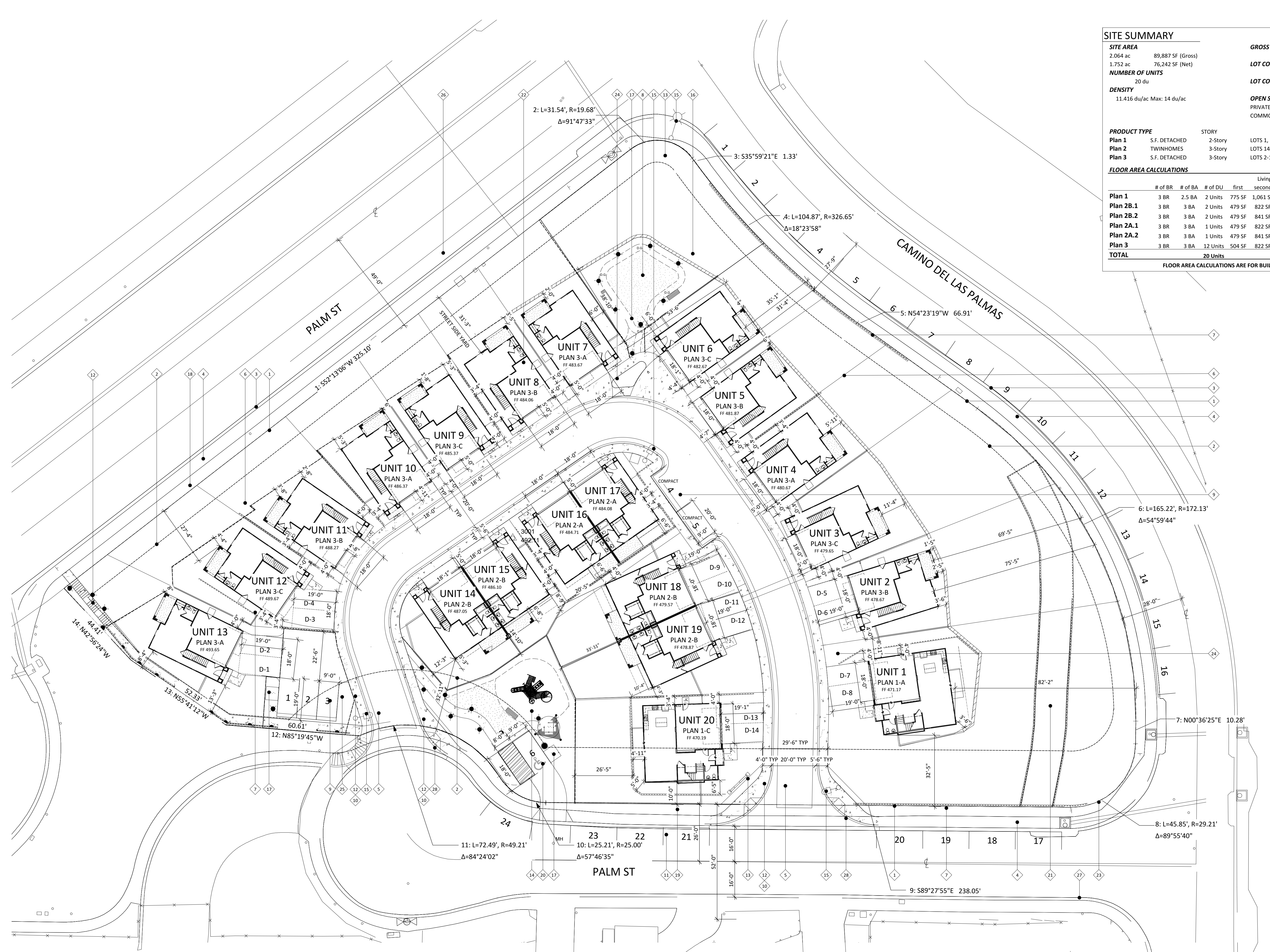
11858 Bernardo Plaza Court #120  
San Diego, California 92128  
P 619.592.4710 F 619.592.4193  
www.abpa-inc.com

**VISTA AZUL - TM0-000-0062**  
 PALM STREET, LEMON GROVE, CA  
 VISTA AZUL, LLC

JOB NO: 16BPM08	DATE: 9/15/16
DRAWN BY: YU	
9/24/15	PDP 1
12/23/15	PDP 2
2/8/16	PDP 3
7/18/16	PDP 4
8/31/16	PDP 5
9/15/16	PDP 6

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**TS**



**SITE SUMMARY**

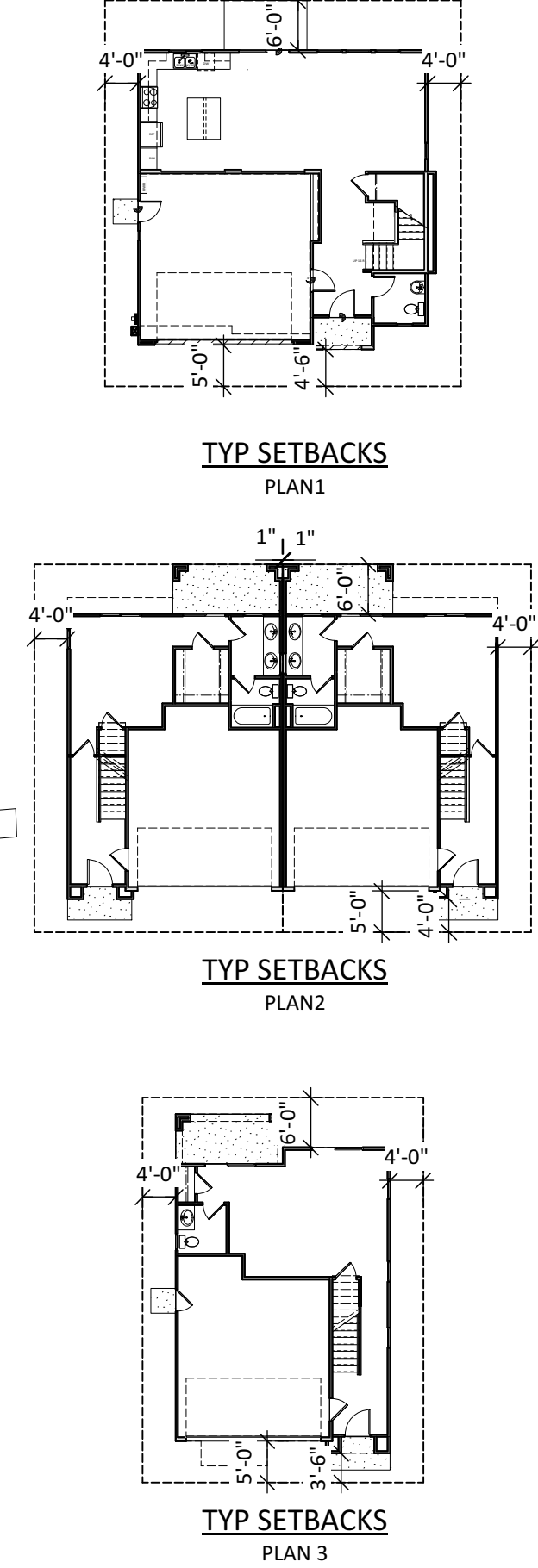
<b>SITE AREA</b>	2.064 ac	89,887 SF (Gross)	<b>GROSS FLOOR AREA</b>	40,113 SF	<b>OFF-STREET PARKING</b>	REQUIRED (2/DU)	40 Spaces
	1.752 ac	76,242 SF (Net)	<b>LOT COVERAGE AREA</b>	18,308 SF	REQUIRED GUEST	5 Spaces	
<b>NUMBER OF UNITS</b>	20 du		<b>LOT COVERAGE</b>	24 %	REQUIRED ON SITE	45 Spaces	
<b>DENSITY</b>	11.416 du/ac	Max: 14 du/ac	<b>OPEN SPACE</b>		<b>PARKING ON SITE</b>		
			PRIVATE	12,687 SF	GARAGE	40 Spaces	
			COMMON	3,545 SF	DRIVEWAY	14 Spaces	
					ON SITE GUEST	6 Spaces	
<b>PRODUCT TYPE</b>			<b>STORY</b>		<b>PARKING OFF SITE</b>		
Plan 1	S.F. DETACHED		2-Story	LOTS 1, 20	STREET	24 Spaces	
Plan 2	TWINHOMES		3-Story	LOTS 14-19			
Plan 3	S.F. DETACHED		3-Story	LOTS 2-13	<b>TOTAL PROVIDED</b>	<b>84 Spaces</b>	

**FLOOR AREA CALCULATIONS**

	# of BR	# of BA	# of DU	first	second	third	total (living)	1st+garage	patio & decks
Plan 1	3 BR	2.5 BA	2 Units	775 SF	1,061 SF		1,836 SF	442 SF	1,217 SF
Plan 2B.1	3 BR	3 BA	2 Units	479 SF	822 SF	605 SF	1,906 SF	386 SF	865 SF
Plan 2B.2	3 BR	3 BA	2 Units	479 SF	841 SF	605 SF	1,925 SF	386 SF	865 SF
Plan 2A.1	3 BR	3 BA	1 Units	479 SF	822 SF	605 SF	1,906 SF	386 SF	865 SF
Plan 2A.2	3 BR	3 BA	1 Units	479 SF	841 SF	605 SF	1,925 SF	386 SF	865 SF
Plan 3	3 BR	3 BA	12 Units	504 SF	822 SF	753 SF	2,079 SF	387 SF	891 SF
<b>TOTAL</b>			<b>20 Units</b>				<b>40,113 SF</b>	<b>18,308 SF</b>	<b>3,714 SF</b>

FLOOR AREA CALCULATIONS ARE FOR BUILDING DEPARTMENT PURPOSES ONLY

- SITE PLAN KEY NOTES**
- PROPERTY LINE
  - SETBACK LINE PROPERTY PERIMETER
  - EX CURB & GUTTER
  - EX SIDEWALK
  - DRIVEWAY
  - LOT LINE
  - RETAINING WALL
  - RECREATION AREA 5,085 SF (SEE L-1, L-2)
  - ON SITE GUEST PARKING
  - PROPOSED NEW CURB & SIDEWALK
  - STREET PARKING OFF SITE
  - PEDESTRIAN ENTRY
  - COMMUNITY MONUMENT (SEE L-1, L-2)
  - RECREATION AREA 3,202 SF (SEE L-1, L-2)
  - STREET LIGHT
  - SOUND WALL W/ VIEW PANELS (SEE L-2)
  - BIKE RACK
  - EX PALMS TO REMAIN (SEE L-1)
  - STREET TREE (SEE L-1)
  - HANDICAP PARKING
  - WQ & HMP DETENTION BASIN
  - BIKE RACK IN EACH GARAGE
  - ENHANCED PLANTING AT INTERSECTION
  - PLANTER
  - RECREATION AREA 1,451 SF (SEE L-1, L-2)
  - BIKE LANE
  - RED CURB
  - 28' RADIUS CURB



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ARCHITECTURAL SITE PLAN  
PALM STREET, LEMON GROVE, CA

JOB NO: 16BPM08 DATE: 9/15/16  
DRAWN BY: YU

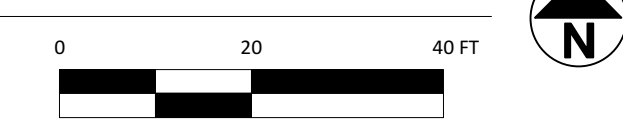
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7/18/16	PDP 4
8/31/16	PDP 5
9/15/16	PDP 6

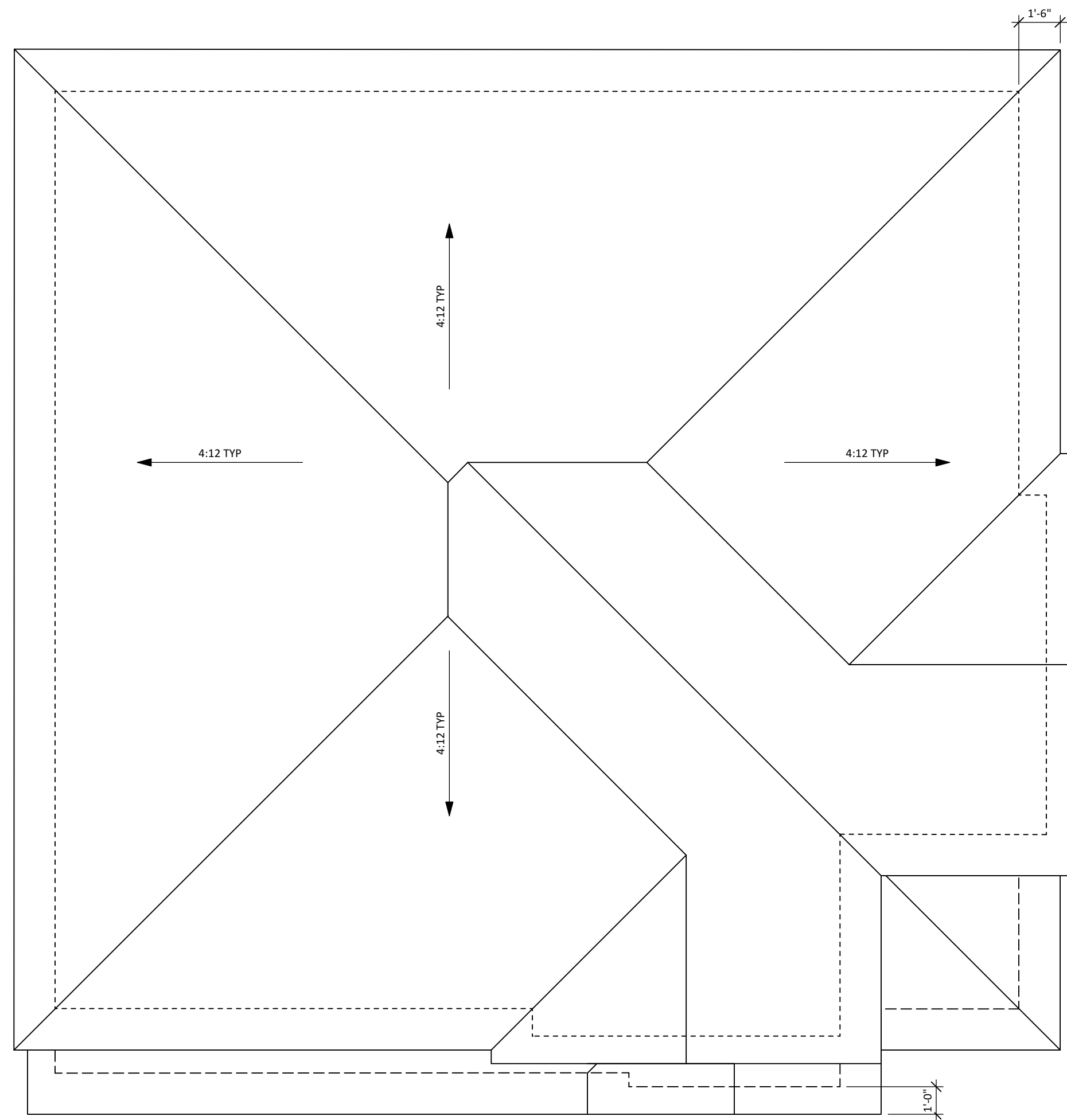
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**ARCHITECTURAL SITE PLAN - 20 UNITS**

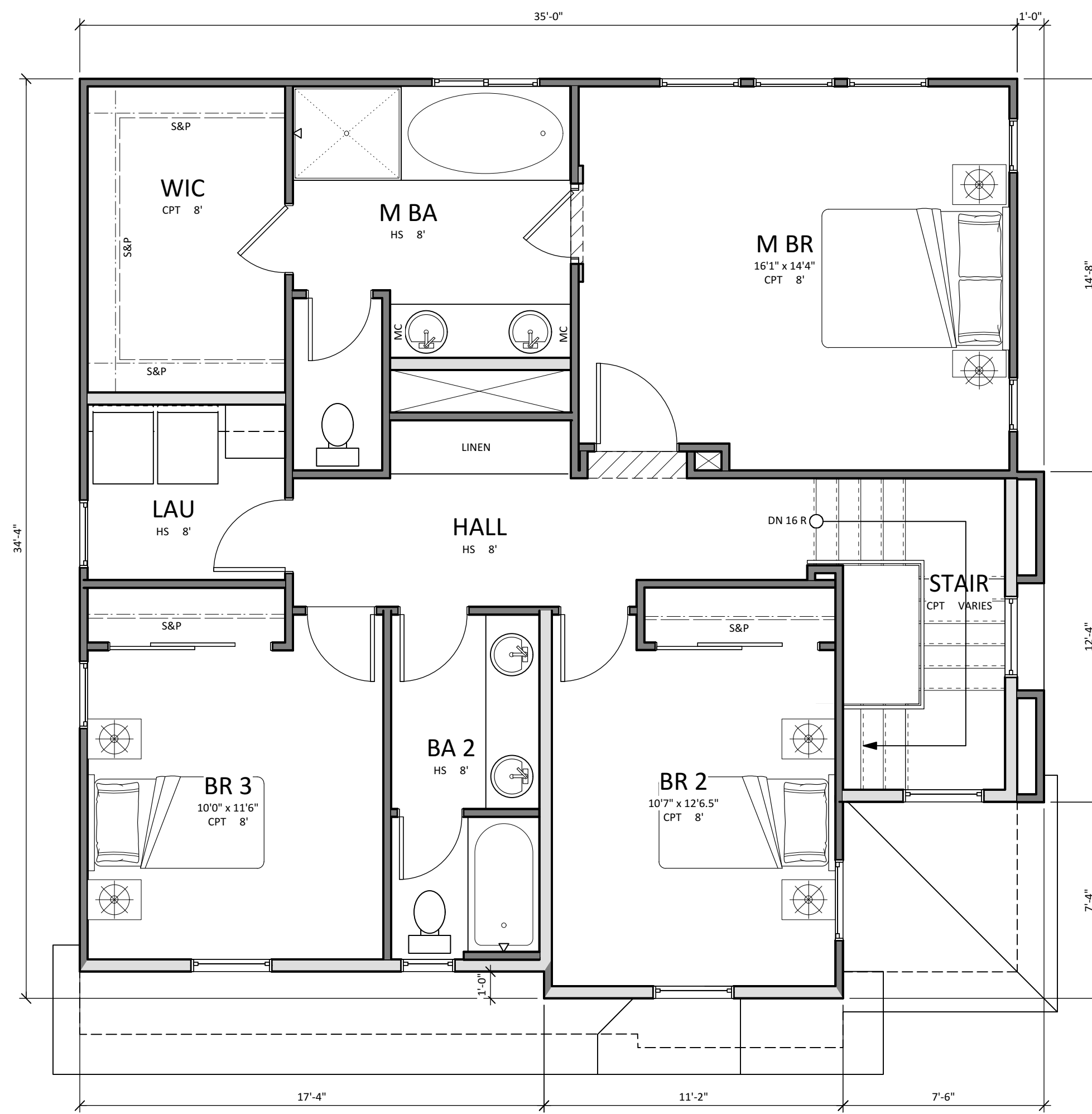
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RM - MEDIUM RESIDENTIAL ZONE

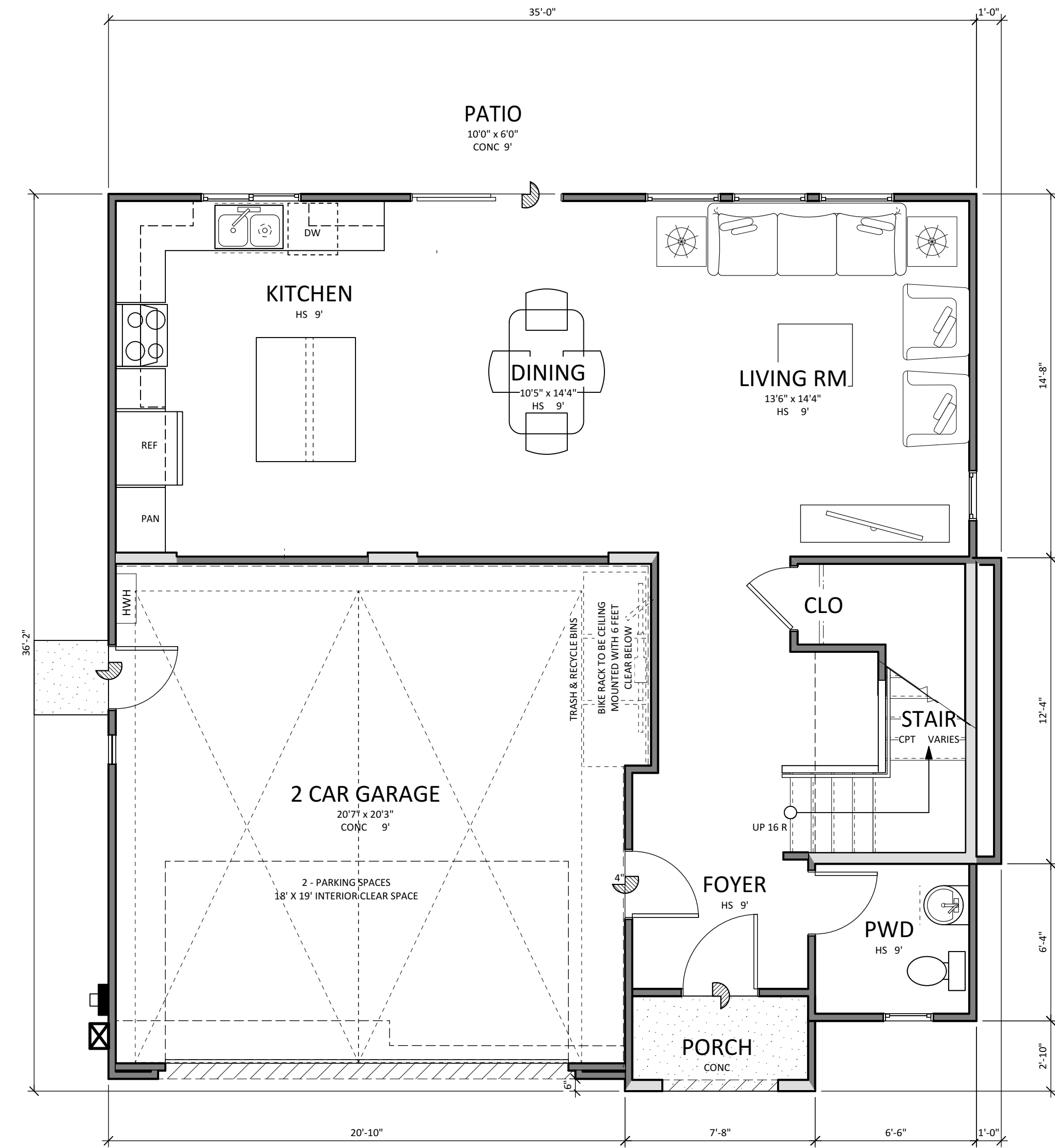




3 ROOF PLAN 1A  
 A1.101 Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN 1A  
 A1.101 Scale: 1/4" = 1'-0"



1 FIRST FLOOR PLAN 1A  
 A1.101 Scale: 1/4" = 1'-0"



FLOOR AREA CALCULATIONS	
<b>Plan 1A</b>	3BR / 2.5BA
first floor	775 SF
second floor	1,061 SF
<b>total living area</b>	<b>1,836 SF</b>
garage	442 SF
<b>coverage area (1st &amp; garage)</b>	<b>1,217 SF</b>
patio	60 SF
deck 1 & 2	0 SF
<b>total private open space</b>	<b>60 SF</b>

FLOOR AREA CALCULATIONS ARE FOR BUILDING DEPARTMENT PURPOSES ONLY

NOTE: ALL PLANS TO COMPLY WITH "SOLAR READY" REQUIREMENT IN TITLE 24 (SEC.110.10)



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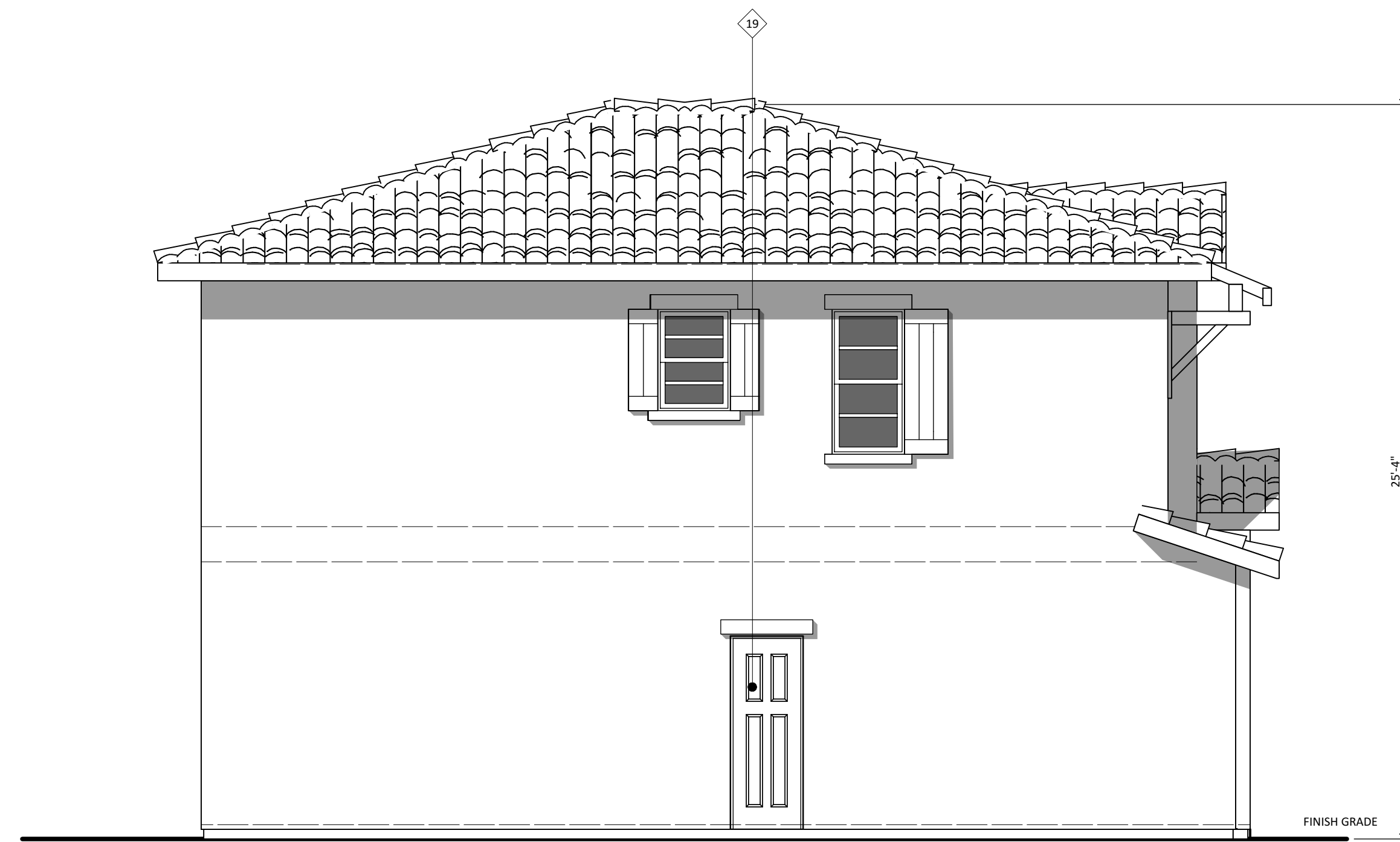
JOB NO: 168PM08 DATE: 9/15/16  
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9/24/15	PDP 1
12/23/15	PDP 2
2/8/16	PDP 3
7/18/16	PDP 4
8/31/16	PDP 5

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**A1.101**

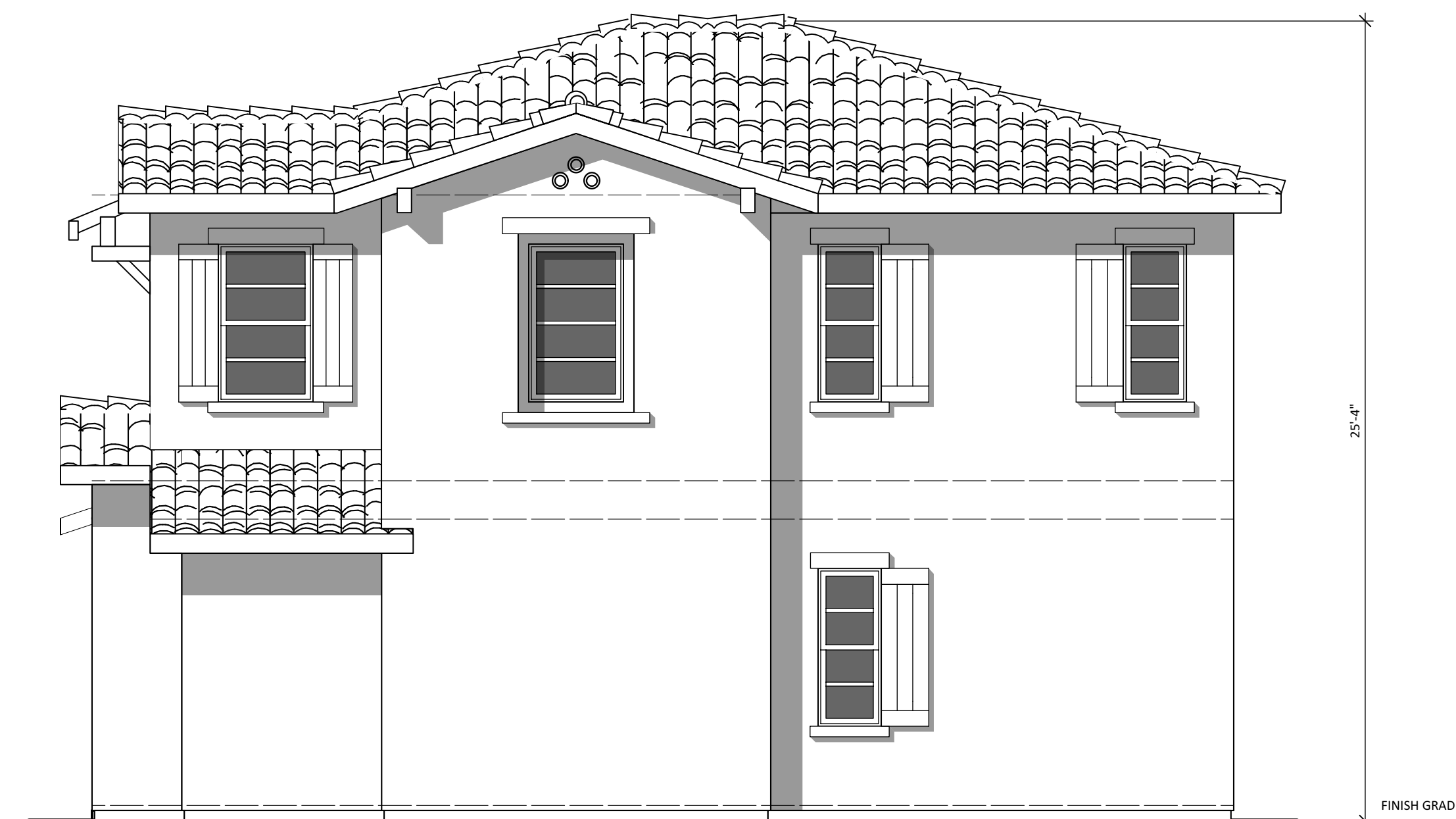
MATERIAL	MANUFACTURER	COLOR SCHEME A1
1 CONCRETE 'S' TILE	BORAL ROOFING	BARCELONA - SANTA CATARINA BLEND
2 WOOD FASCIA & RAKE BOARD	SHERWIN WILLIAMS	SW6090 - JAVA
3 18" EAVE & 12" RAKE		
4 STUCCO FINISH	OMEGA	433 - PRAIRIE DOG
5 WOOD POST	SHERWIN WILLIAMS	SW6090 - JAVA
6 WOOD BEAM & KNEEBRACE	SHERWIN WILLIAMS	SW6090 - JAVA
7 WOOD CORBELS	SHERWIN WILLIAMS	SW6090 - JAVA
8 WOOD / GLASS RAILING AT BALCONIES	SHERWIN WILLIAMS	SW6090 - JAVA
9 2X6 STUCCO TRIM	SHERWIN WILLIAMS	SW7013 - IVORY LACE
10 2X4 STUCCO TRIM	SHERWIN WILLIAMS	SW7013 - IVORY LACE
11 DECORATIVE CLAY TILE		
12 DECORATIVE WOOD FRONT DOOR	SHERWIN WILLIAMS	SW6090 - JAVA
13 WOOD OUTLOOKER	SHERWIN WILLIAMS	SW6090 - JAVA
14 DECORATIVE WOOD SHUTTER	SHERWIN WILLIAMS	SW6090 - JAVA
15 VINYL WINDOWS	ALPINE WINDOWS & DOORS	ALMOND
16 VINYL SLIDING DOORS	ALPINE WINDOWS & DOORS	ALMOND
17 METAL SECTIONAL GARAGE DOOR	CLOPAY GARAGE DOORS	CHOCOLATE
18 SHAPED STUCCO	OMEGA	433 - PRAIRIE DOG
19 FIBERGLASS ACCESS DOOR	ALPINE WINDOWS & DOORS	WHITE
20 DECORATIVE WROUGHT IRON	SHERWIN WILLIAMS	SW699 - BLACK MAGIC



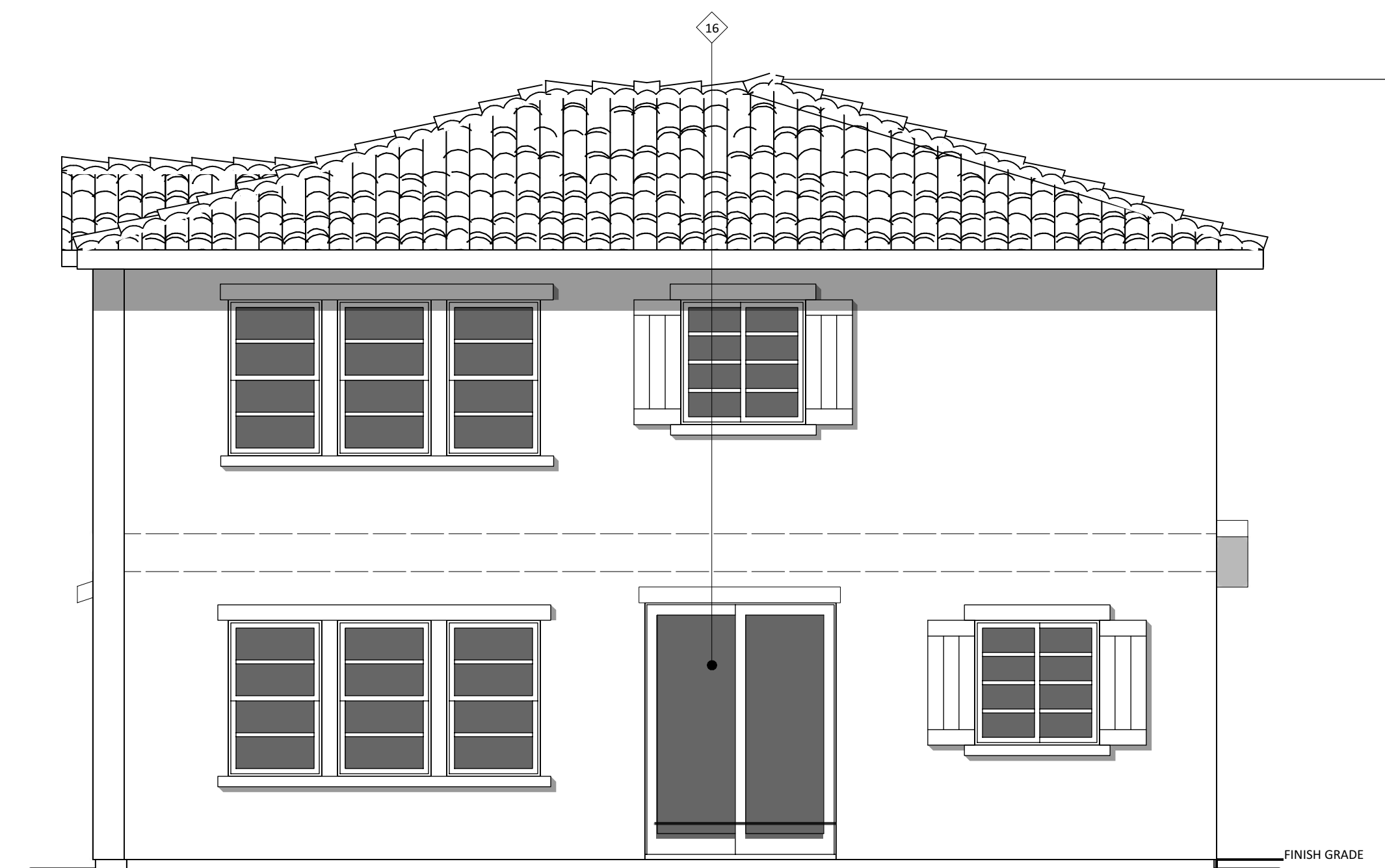
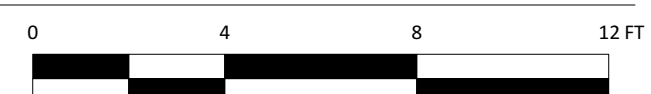
3 LEFT ELEVATION 1A  
A1.201 Scale: 1/4" = 1'-0"



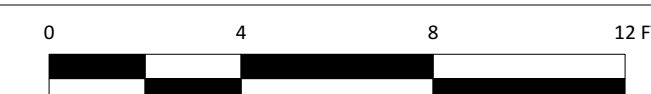
3 FRONT ELEVATION 1A - SPANISH REVIVAL  
A1.201 Scale: 1/4" = 1'-0"



3 RIGHT ELEVATION 1A  
A1.201 Scale: 1/4" = 1'-0"



3 REAR ELEVATION 1A  
A1.201 Scale: 1/4" = 1'-0"



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9/24/15 PDP 1

12/23/15 PDP 2

2/8/16 PDP 3

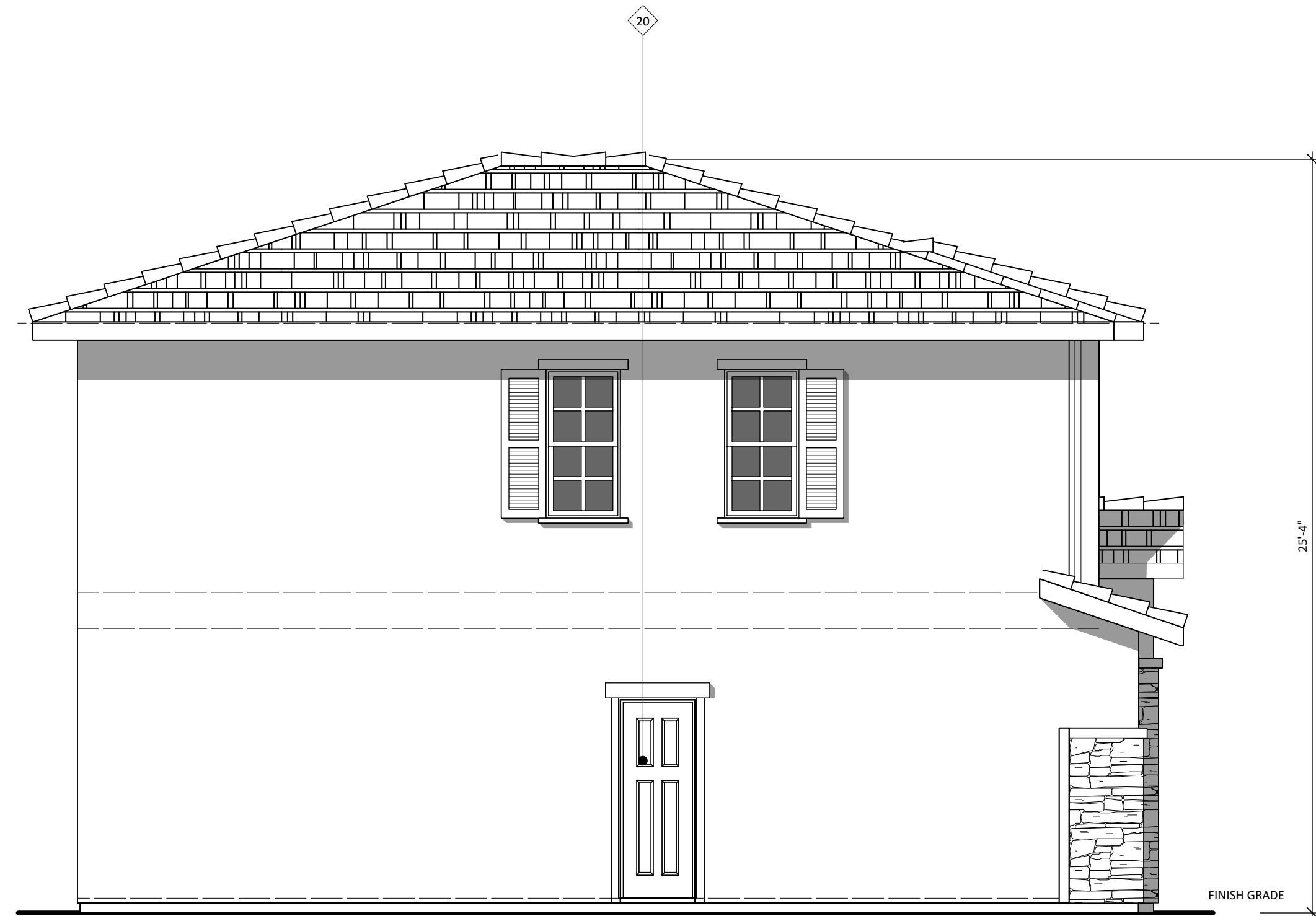
7/18/16 PDP 4

8/31/16 PDP 5

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A1.201

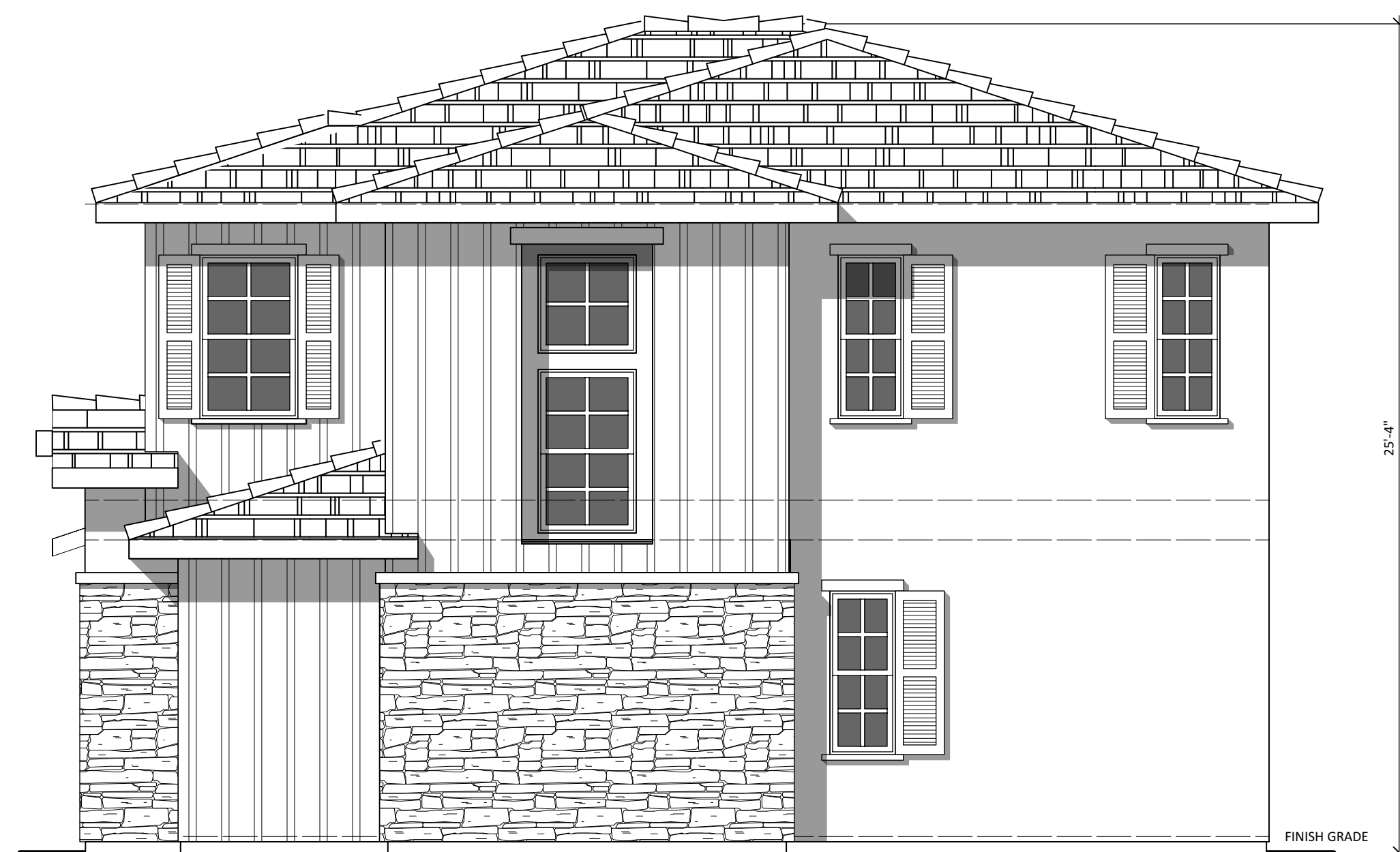
MATERIAL	MANUFACTURER	COLOR BC2
1 CONCRETE FLAT TILE	BORAL ROOFING	SAXONY SLATE - CHARCOAL BLEND
2 WOOD FASCIA & RAKE BOARD	SHERWIN WILLIAMS	SW7005 - PURE WHITE
3 18" EAVE & 12" RAKE		
4 STUCCO FINISH	OMEGA	35 - CLOUD GREY
5 SIDING (SHINGLE/BOARD & BATTEN)	JAMES HARDIE	MONTEREY TAUPE
6 STONE VENEER	ELDORADO STONE	SHADOW ROCK - TETON
7 WOOD POST	SHERWIN WILLIAMS	SW7005 - PURE WHITE
8 WOOD OUTLOOKER	SHERWIN WILLIAMS	SW7005 - PURE WHITE
9 WOOD KNEEBRACE	SHERWIN WILLIAMS	SW7005 - PURE WHITE
10 3X2 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
11 2X6 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
12 2X4 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
13 HARDIE TRIM	JAMES HARDIE (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
14 DECORATIVE WOOD FRONT DOOR	SHERWIN WILLIAMS	SW2808 ROCKWOOD DARK BROWN
15 DECORATIVE WOOD SHUTTER	SHERWIN WILLIAMS	SW6244 - NAVAL
16 VINYL WINDOWS	ALPINE WINDOWS & DOORS	WHITE
17 VINYL SLIDING DOOR	ALPINE WINDOWS & DOORS	WHITE
18 METAL SECTIONAL GARAGE DOOR	AMARR GARAGE DOORS	WHITE
19 GLASS RAILING AT BALCONIES	SHERWIN WILLIAMS	SW7005 - PURE WHITE
20 FIBERGLASS ACCESS DOOR	ALPINE WINDOWS & DOORS	WHITE
21 POTSHelf	SHERWIN WILLIAMS	SW7005 - PURE WHITE



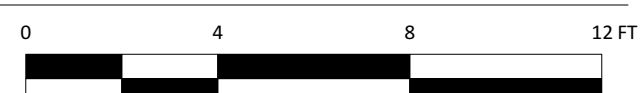
2 LEFT ELEVATION 1C  
A1.202 Scale: 1/4" = 1'-0"



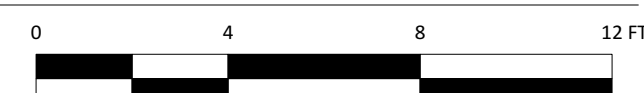
1 FRONT ELEVATION 1C - COASTAL COTTAGE  
A1.202 Scale: 1/4" = 1'-0"



5 RIGHT ELEVATION 1C  
A1.202 Scale: 1/4" = 1'-0"



5 REAR ELEVATION 1C  
A1.202 Scale: 1/4" = 1'-0"



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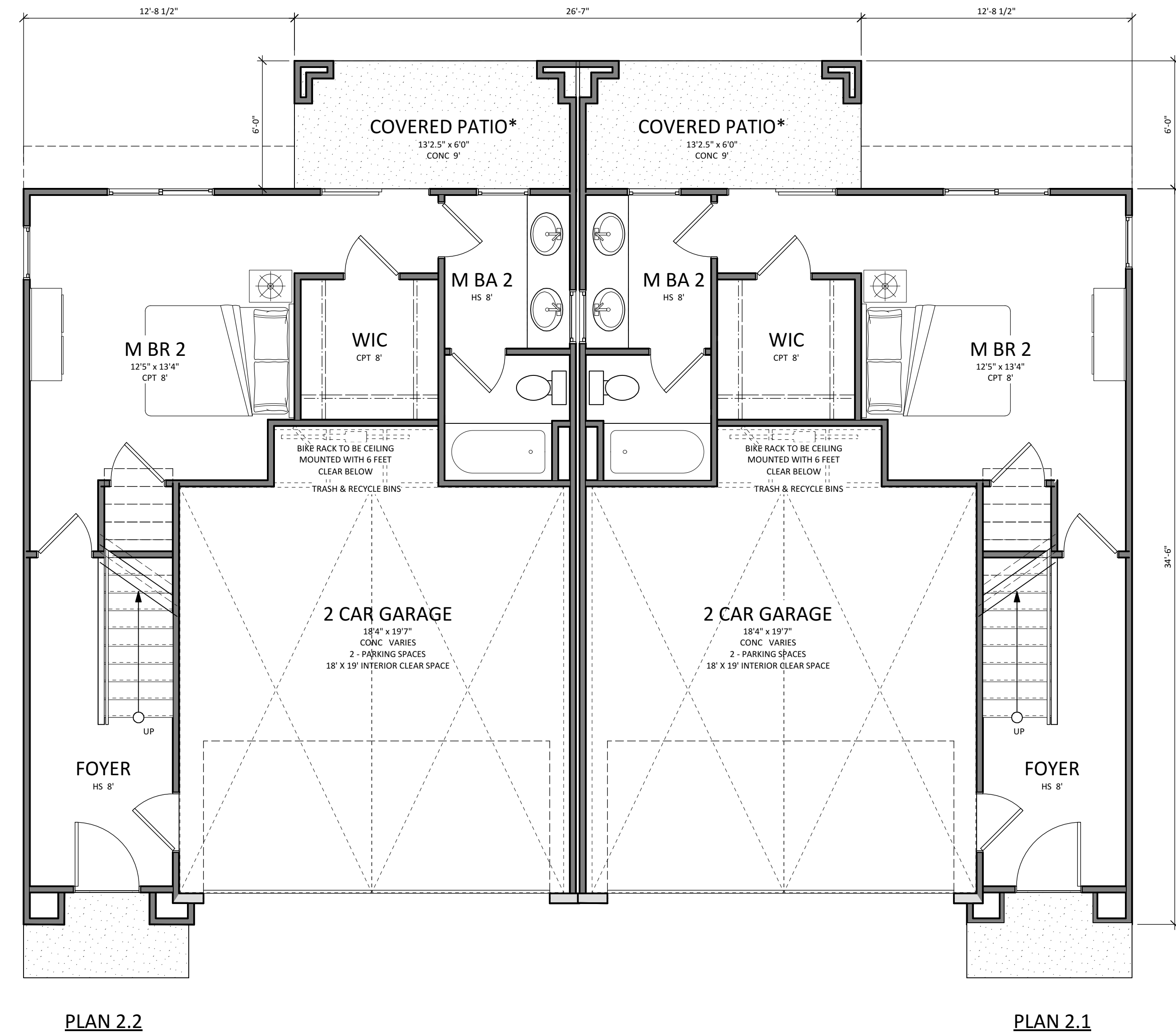
JOB NO: 168PM08 DATE: 9/15/16

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9/24/15 PDP 1  
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2/8/16 PDP 3  
7/18/16 PDP 4  
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A1.202



2 SECOND FLOOR PLAN 2B - TWINHOMES  
 Scale: 1/4" = 1'-0"  
 \* FLOOR PLAN 2A DOES NOT INCLUDE DECKS AT REAR YARD ON LOTS 16 & 17

1 FIRST FLOOR PLAN 2B- TWINHOMES  
 Scale: 1/4" = 1'-0"  
 \* FLOOR PLAN 2A DOES NOT INCLUDE COVERED PATIOS AT REAR YARD ON LOTS 16 & 17



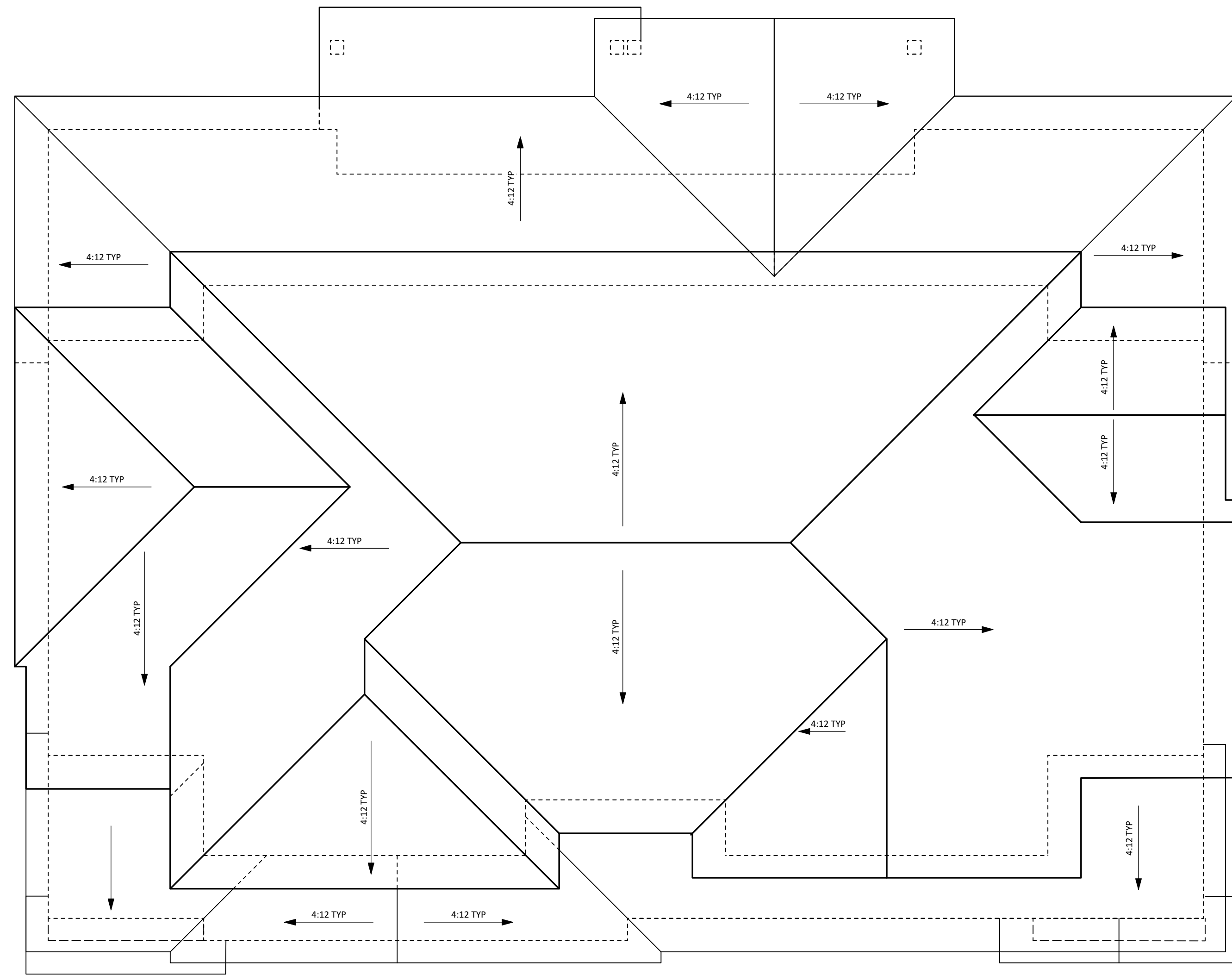
FLOOR AREA CALCULATIONS		FLOOR AREA CALCULATIONS	
Plan 2.2	3BR / 3BA	Plan 2.1	3BR / 3BA
first floor	479 SF	first floor	479 SF
second floor	841 SF	second floor	822 SF
third floor	605 SF	third floor	605 SF
<b>total living area</b>	<b>1,925 SF</b>	<b>total living area</b>	<b>1,906 SF</b>
garage	386 SF	garage	386 SF
coverage area	865 SF	coverage area	865 SF
patio	79 SF	patio	79 SF
deck	79 SF	deck	79 SF
<b>total private open space</b>	<b>158 SF</b>	<b>total private open space</b>	<b>158 SF</b>

FLOOR AREA CALCULATIONS ARE FOR BUILDING DEPARTMENT PURPOSES ONLY

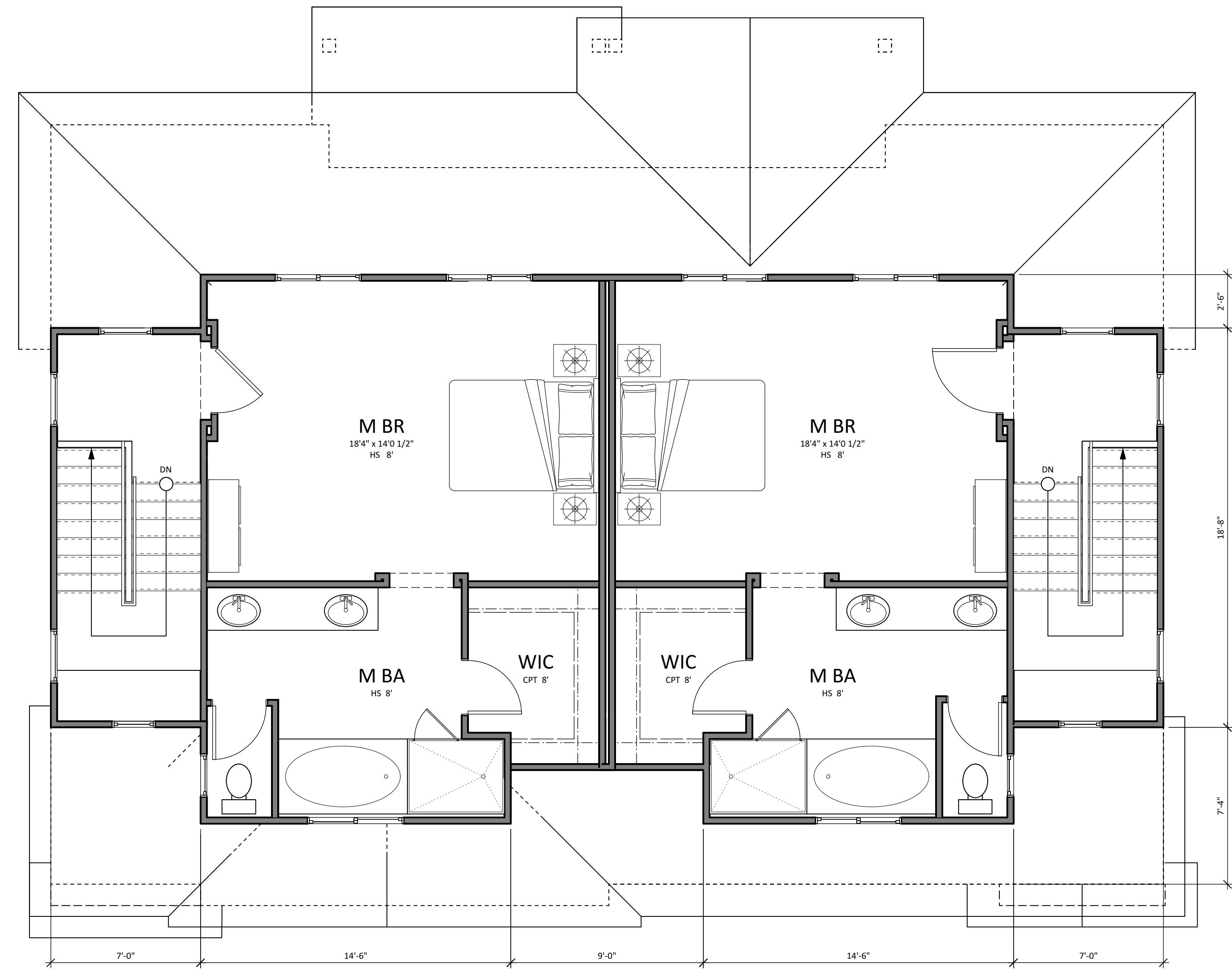
NOTE: ALL PLANS TO COMPLY WITH "SOLAR READY" REQUIREMENT IN TITLE 24 (SEC.110.10)

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7/18/16	PDP 4
8/31/16	PDP 5



2 ROOF PLAN 2B - TWINHOMES  
Scale: 1/4" = 1'-0"



1 THIRD FLOOR PLAN 2B - TWINHOMES  
Scale: 1/4" = 1'-0"

NOTE: ALL PLANS TO COMPLY WITH "SOLAR READY" REQUIREMENT IN TITLE 24 (SEC.110.10)

MATERIAL	MANUFACTURER	COLOR SCHEME A1
1 CONCRETE 'S' TILE	BORAL ROOFING	BARCELONA - SANTA CATARINA BLEND
2 WOOD FASCIA & RAKE BOARD	SHERWIN WILLIAMS	SW6090 - JAVA
3 18" EAVE & 12" RAKE		
4 STUCCO FINISH	OMEGA	433 - PRAIRIE DOG
5 WOOD POST	SHERWIN WILLIAMS	SW6090 - JAVA
6 WOOD BEAM & KNEEBRACE	SHERWIN WILLIAMS	SW6090 - JAVA
7 WOOD CORBELS	SHERWIN WILLIAMS	SW6090 - JAVA
8 WOOD / GLASS RAILING AT BALCONIES	SHERWIN WILLIAMS	SW6090 - JAVA
9 2X6 STUCCO TRIM	SHERWIN WILLIAMS	SW7013 - IVORY LACE
10 2X4 STUCCO TRIM	SHERWIN WILLIAMS	SW7013 - IVORY LACE
11 DECORATIVE CLAY TILE		
12 DECORATIVE WOOD FRONT DOOR	SHERWIN WILLIAMS	SW6090 - JAVA
13 WOOD OUTLOOKER	SHERWIN WILLIAMS	SW6090 - JAVA
14 DECORATIVE WOOD SHUTTER	SHERWIN WILLIAMS	SW6090 - JAVA
15 VINYL WINDOWS	ALPINE WINDOWS & DOORS	ALMOND
16 VINYL SLIDING DOORS	ALPINE WINDOWS & DOORS	ALMOND
17 METAL SECTIONAL GARAGE DOOR	CLOPAY GARAGE DOORS	CHOCOLATE
18 SHAPED STUCCO	OMEGA	433 - PRAIRIE DOG
19 FIBERGLASS ACCESS DOOR	ALPINE WINDOWS & DOORS	WHITE
20 DECORATIVE WROUGHT IRON	SHERWIN WILLIAMS	SW699 - BLACK MAGIC



2 LEFT ELEVATION 2A - TWINHOMES  
A2.201 Scale: 1/4" = 1'-0"



1 FRONT ELEVATION 2A - TWINHOMES - SPANISH REVIVAL  
A2.201 Scale: 1/4" = 1'-0"



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2/8/16 PDP 3

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8/31/16 PDP 5

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A2.201

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MATERIAL	MANUFACTURER	COLOR SCHEME A1
1 CONCRETE 'S' TILE	BORAL ROOFING	BARCELONA - SANTA CATARINA BLEND
2 WOOD FASCIA & RAKE BOARD	SHERWIN WILLIAMS	SW6090 - JAVA
3 18" EAVE & 12" RAKE		
4 STUCCO FINISH	OMEGA	433 - PRAIRIE DOG
5 WOOD POST	SHERWIN WILLIAMS	SW6090 - JAVA
6 WOOD BEAM & KNEEBRACE	SHERWIN WILLIAMS	SW6090 - JAVA
7 WOOD CORBELS	SHERWIN WILLIAMS	SW6090 - JAVA
8 WOOD / GLASS RAILING AT BALCONIES	SHERWIN WILLIAMS	SW6090 - JAVA
9 2X6 STUCCO TRIM	SHERWIN WILLIAMS	SW7013 - IVORY LACE
10 2X4 STUCCO TRIM	SHERWIN WILLIAMS	SW7013 - IVORY LACE
11 DECORATIVE CLAY TILE		
12 DECORATIVE WOOD FRONT DOOR	SHERWIN WILLIAMS	SW6090 - JAVA
13 WOOD OUTLOOKER	SHERWIN WILLIAMS	SW6090 - JAVA
14 DECORATIVE WOOD SHUTTER	SHERWIN WILLIAMS	SW6090 - JAVA
15 VINYL WINDOWS	ALPINE WINDOWS & DOORS	ALMOND
16 VINYL SLIDING DOORS	ALPINE WINDOWS & DOORS	ALMOND
17 METAL SECTIONAL GARAGE DOOR	CLOPAY GARAGE DOORS	CHOCOLATE
18 SHAPED STUCCO	OMEGA	433 - PRAIRIE DOG
19 FIBERGLASS ACCESS DOOR	ALPINE WINDOWS & DOORS	WHITE
20 DECORATIVE WROUGHT IRON	SHERWIN WILLIAMS	SW699 - BLACK MAGIC

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2 RIGHT ELEVATION 2A - TWINHOMES  
A2.202 Scale: 1/4" = 1'-0"



1 REAR ELEVATION 2A - TWINHOMES  
A2.202 Scale: 1/4" = 1'-0"



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VISTA AZUL, LLC

JOB NO: 168PM08 DATE: 9/15/16

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2/8/16 PDP 3

7/18/16 PDP 4

8/31/16 PDP 5

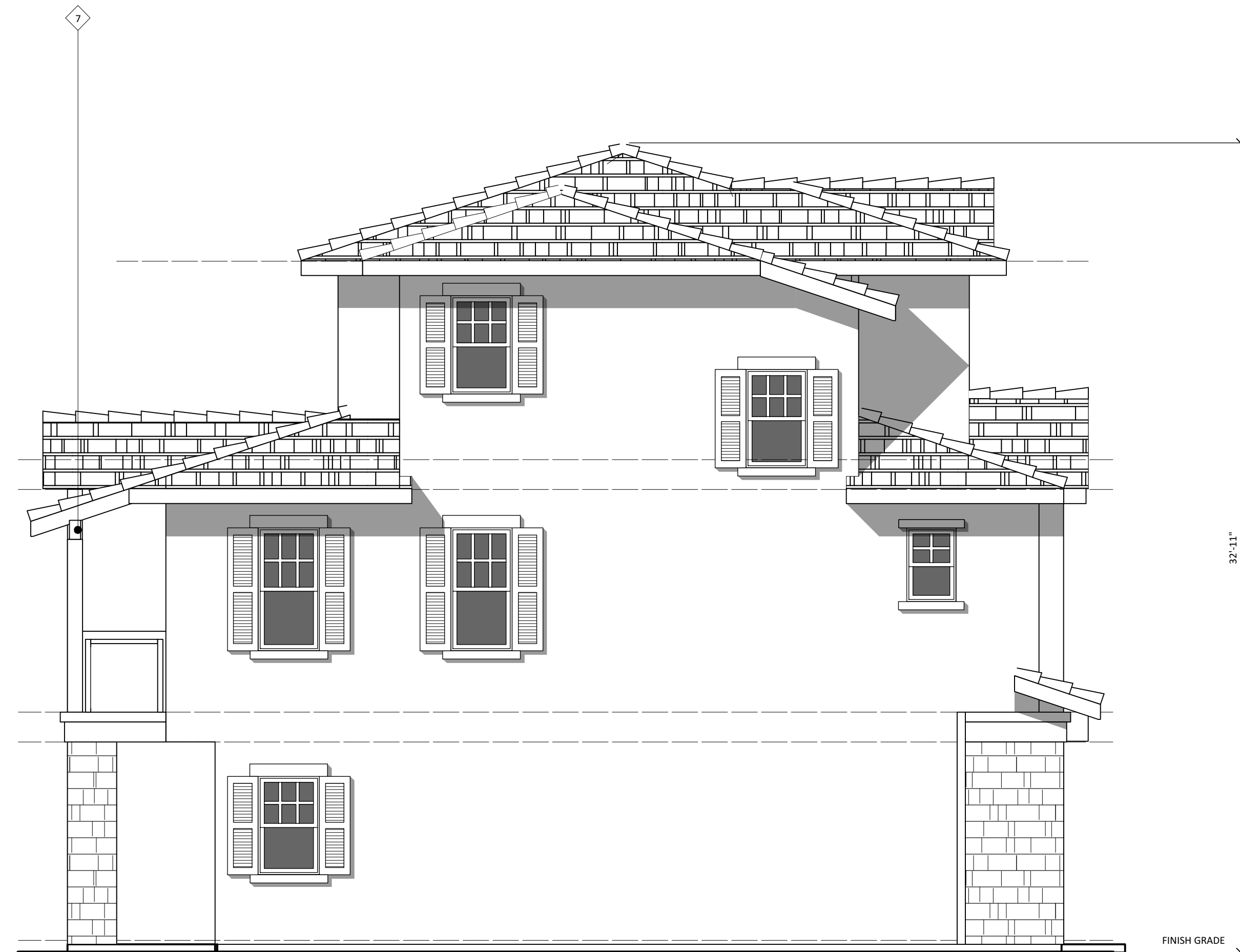
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A2.202

	MATERIAL	MANUFACTURER	COLOR
1	CONCRETE FLAT TILE	BORAL ROOFING	SAXONY SHAKE - CHARCOAL BLEND
2	WOOD FASCIA & RAKE BOARD	SHERWIN WILLIAMS	SW7005 - PURE WHITE
3	18" EAVE & 12" RAKE		
4	STUCCO FINISH	OMEGA	35 - CLOUD GREY
5	SIDING (SHINGLE/BOARD & BATTEN)	JAMES HARDIE	MONTEREY TAUPE
6	WOOD POST	SHERWIN WILLIAMS	SW7005 PURE WHITE
7	WOOD BEAM	SHERWIN WILLIAMS	SW7005 PURE WHITE
8	WOOD OUTLOOKER	SHERWIN WILLIAMS	SW7005 - PURE WHITE
9	WOOD KNEEBRACE	SHERWIN WILLIAMS	SW7005 - PURE WHITE
10	2X8 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
11	2X6 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
12	2X2 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
13	HARDIE TRIM	JAMES HARDIE (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
14	DECORATIVE WOOD FRONT DOOR	SHERWIN WILLIAMS	SW2808 ROCKWOOD DARK BROWN
15	DECORATIVE WOOD SHUTTER	SHERWIN WILLIAMS	SW6244 - NAVAL
16	VINYL WINDOWS	ALPINE WINDOWS & DOORS	WHITE
17	VINYL SLIDING DOOR	ALPINE WINDOWS & DOORS	WHITE
18	METAL SECTIONAL GARAGE DOOR	AMARR GARAGE DOORS	WHIRE
19	GLASS RAILING AT BALCONIES	SHERWIN WILLIAMS	SW7005 - PURE WHITE



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2 LEFT ELEVATION 2B - TWINHOMS  
 Scale: 1/4" = 1'-0"



1 FRONT ELEVATION 2B - TWINHOMES - CRAFTSMAN  
 Scale: 1/4" = 1'-0"



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JOB NO: 168PM08 DATE: 9/15/16  
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9/24/15	PDP 1
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8/31/16	PDP 5

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MATERIAL	MANUFACTURER	COLOR
1 CONCRETE FLAT TILE	BORAL ROOFING	SAXONY SHAKE - CHARCOAL BLEND
2 WOOD FASCIA & RAKE BOARD	SHERWIN WILLIAMS	SW7005 - PURE WHITE
3 18" EAVE & 12" RAKE		
4 STUCCO FINISH	OMEGA	35 - CLOUD GREY
5 SIDING (SHINGLE/BOARD & BATTEN)	JAMES HARDIE	MONTEREY TAUPE
6 WOOD POST	SHERWIN WILLIAMS	SW7005 PURE WHITE
7 WOOD BEAM	SHERWIN WILLIAMS	SW7005 PURE WHITE
8 WOOD OUTLOOKER	SHERWIN WILLIAMS	SW7005 - PURE WHITE
9 WOOD KNEEBRACE	SHERWIN WILLIAMS	SW7005 - PURE WHITE
10 2X8 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
11 2X6 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
12 2X2 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
13 HARDIE TRIM	JAMES HARDIE (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
14 DECORATIVE WOOD FRONT DOOR	SHERWIN WILLIAMS	SW2808 ROCKWOOD DARK BROWN
15 DECORATIVE WOOD SHUTTER	SHERWIN WILLIAMS	SW6244 - NAVAL
16 VINYL WINDOWS	ALPINE WINDOWS & DOORS	WHITE
17 VINYL SLIDING DOOR	ALPINE WINDOWS & DOORS	WHITE
18 METAL SECTIONAL GARAGE DOOR	AMARR GARAGE DOORS	WHITE
19 GLASS RAILING AT BALCONIES	SHERWIN WILLIAMS	SW7005 - PURE WHITE



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2 RIGHT ELEVATION 2B - TWINHOMES  
 A2.204 Scale: 1/4" = 1'-0"



1 REAR ELEVATION 2B - TWINHOMES  
 A2.204 Scale: 1/4" = 1'-0"

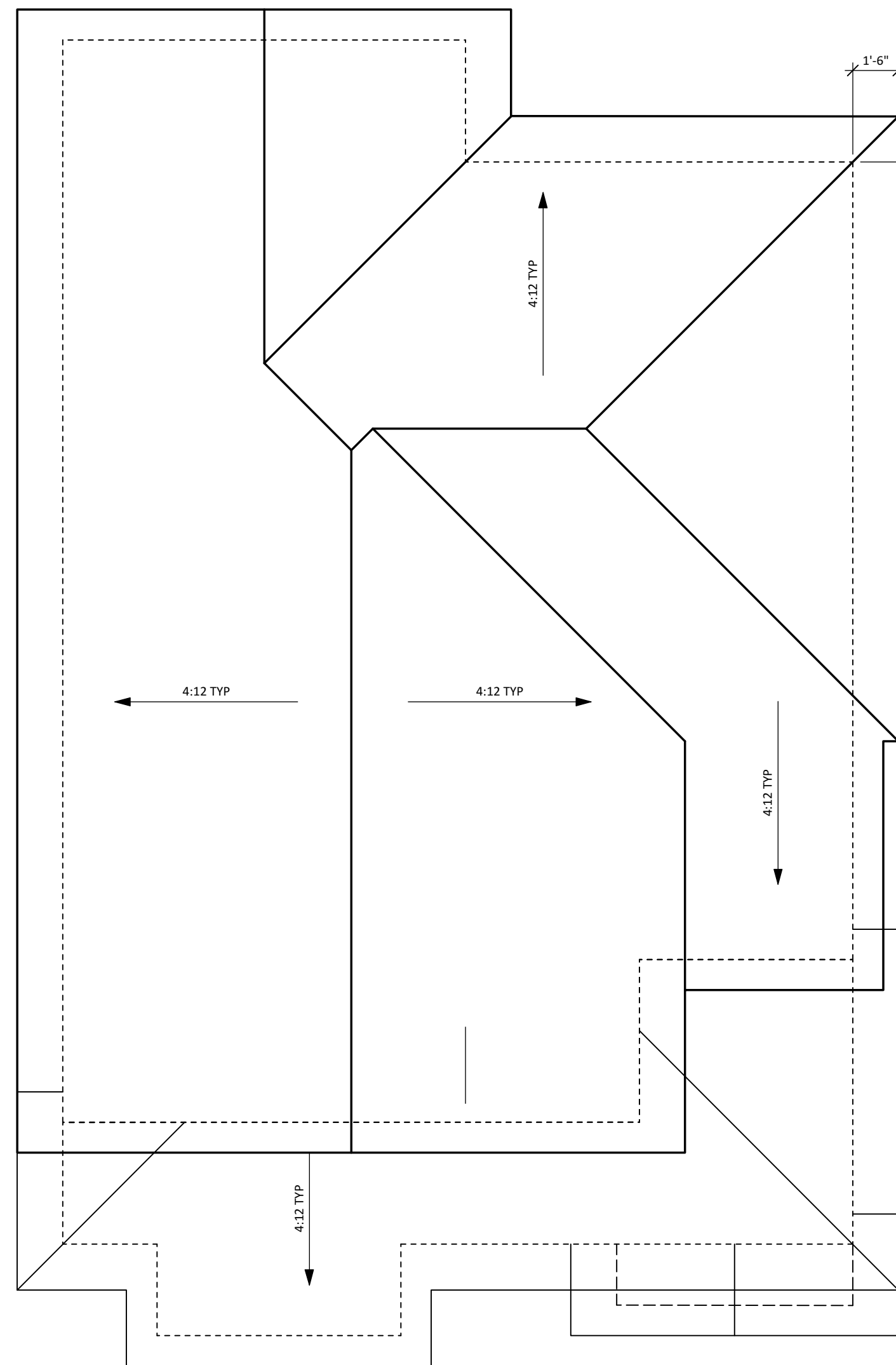


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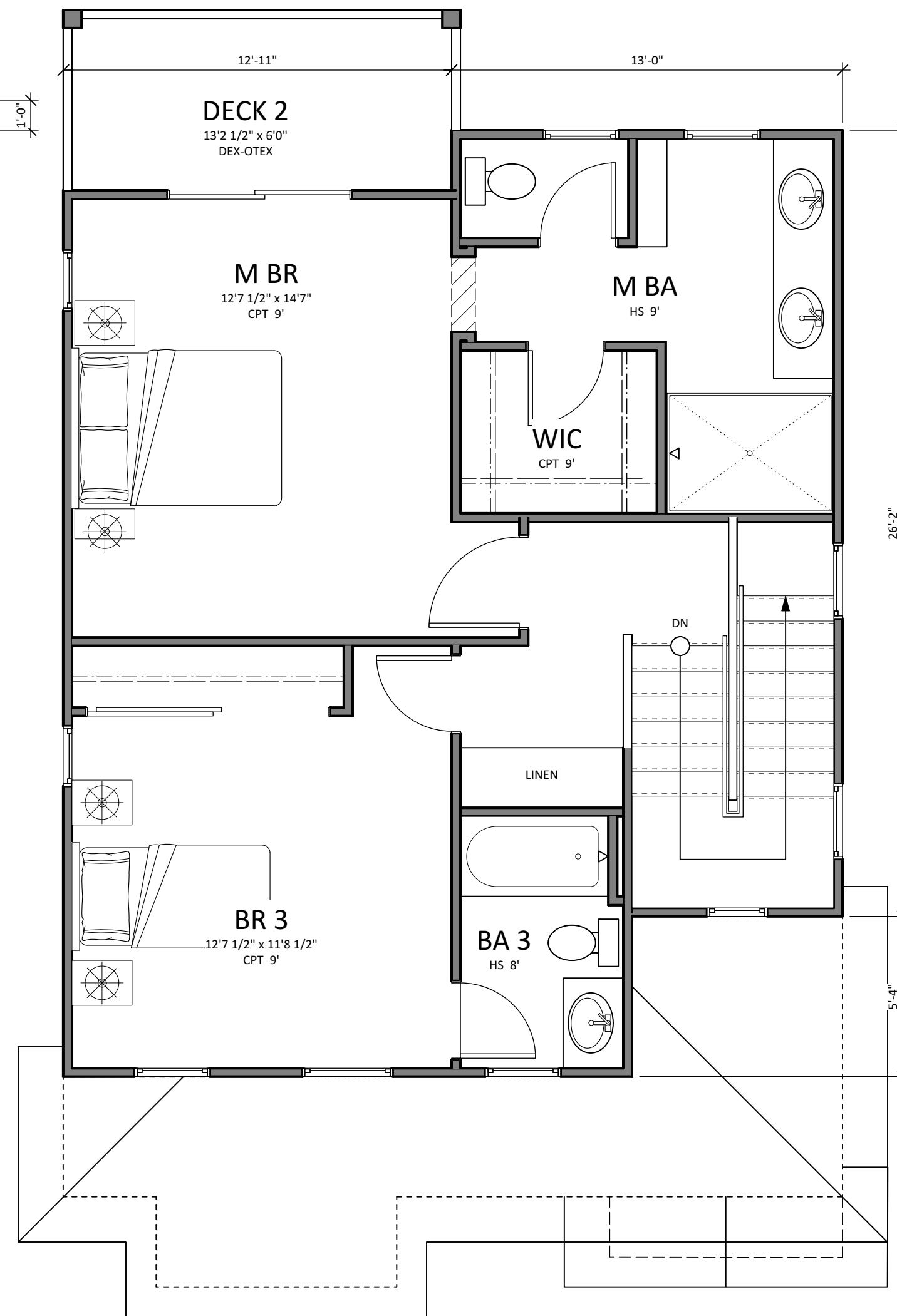
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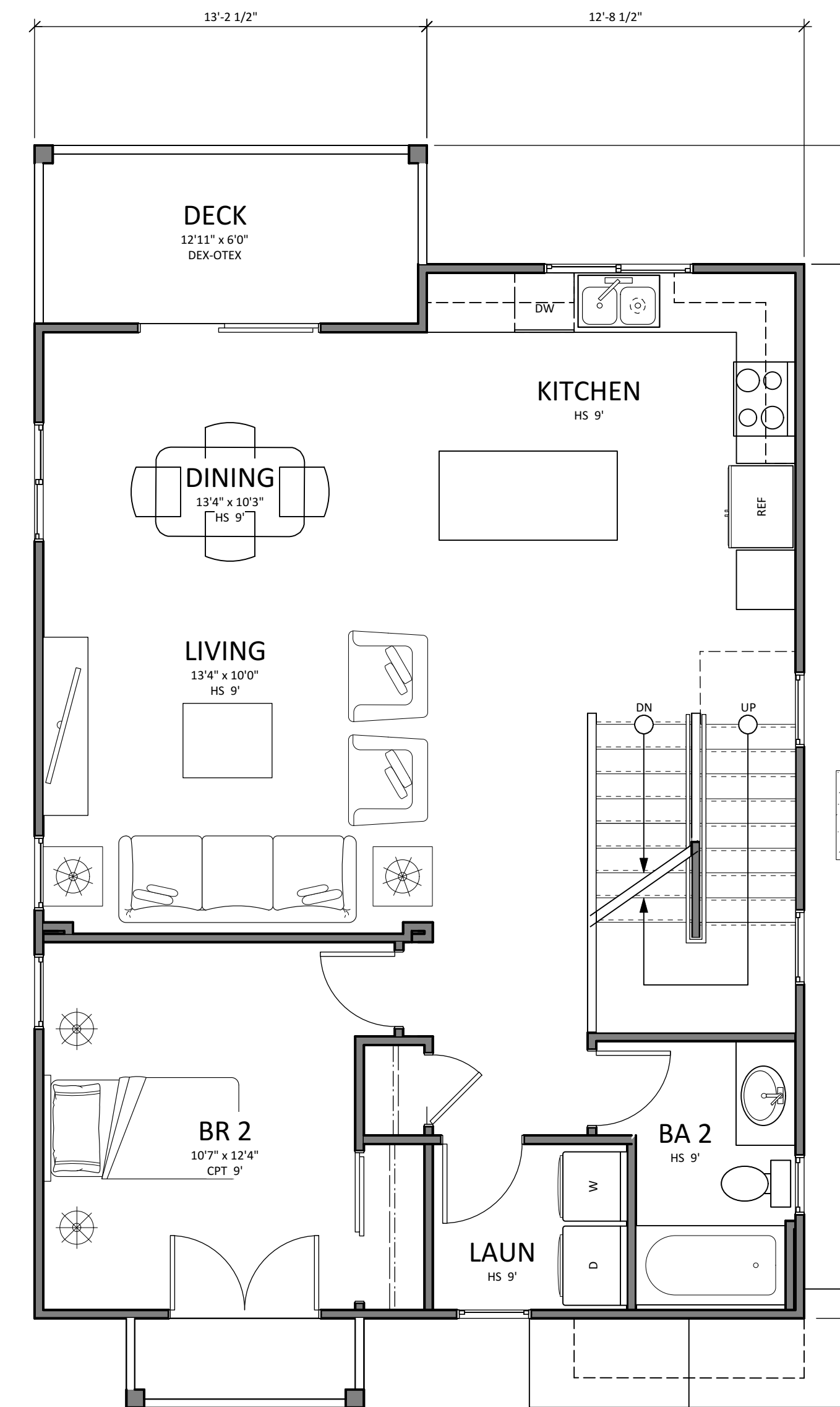
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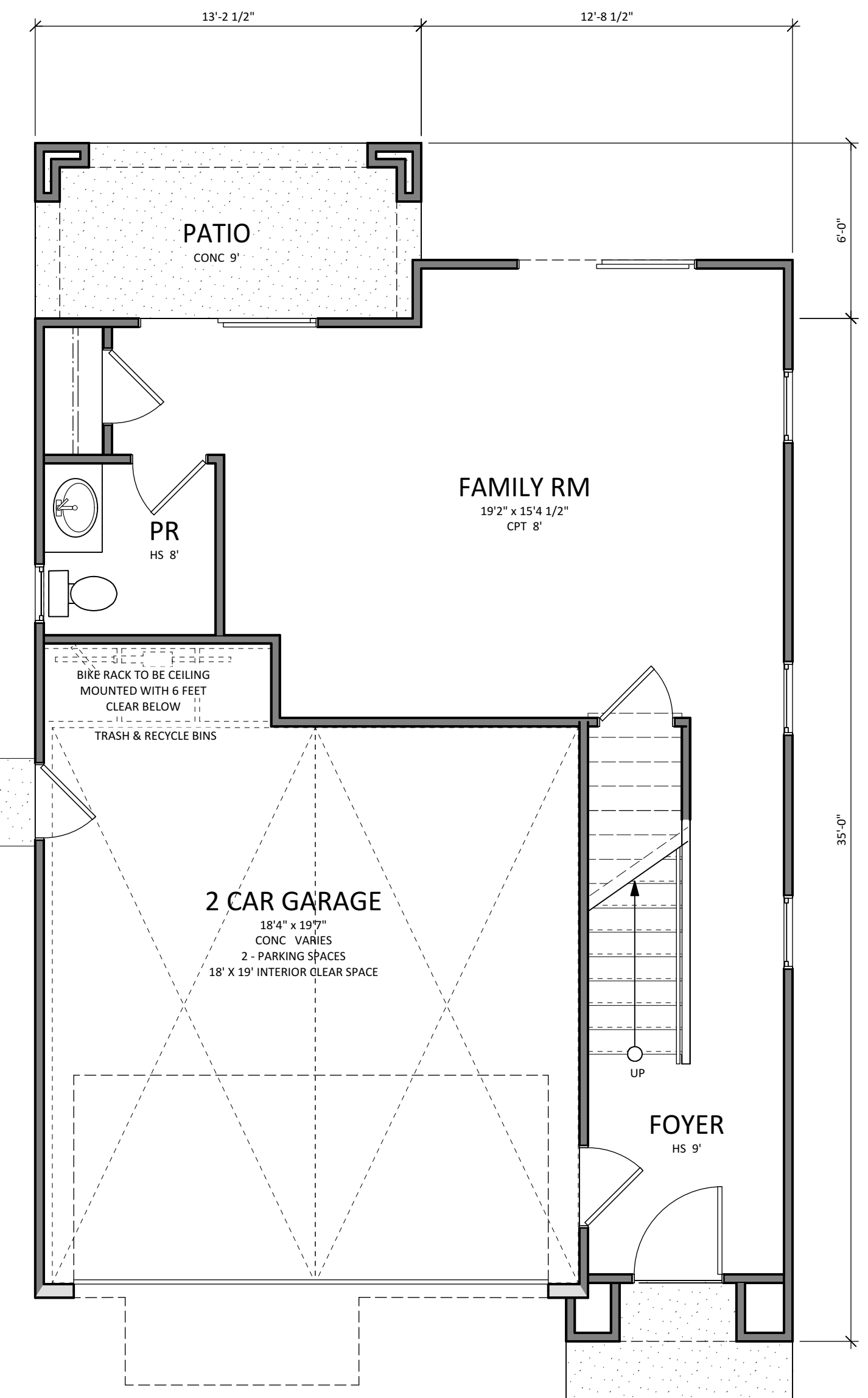
4 ROOF PLAN 3A  
 Scale: 1/4" = 1'-0"



3 THIRD FLOOR PLAN 3A  
 Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN 3A  
 Scale: 1/4" = 1'-0"



1 FIRST FLOOR PLAN 3A  
 Scale: 1/4" = 1'-0"



FLOOR AREA CALCULATIONS	
<b>Plan 3A</b>	3BR / 3.5BA
first floor	504 SF
second floor	822 SF
third floor	753 SF
<b>total living area</b>	<b>2,079 SF</b>
garage	387 SF
<b>coverage area (1st &amp; garage)</b>	<b>891 SF</b>
patio	79 SF
deck	155 SF
<b>total private open space</b>	<b>234 SF</b>

FLOOR AREA CALCULATIONS ARE FOR BUILDING DEPARTMENT PURPOSES ONLY

NOTE: ALL PLANS TO COMPLY WITH "SOLAR READY" REQUIREMENT IN TITLE 24 (SEC.110.10)

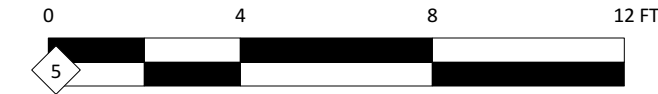
MATERIAL	MANUFACTURER	COLOR SCHEME A1
1 CONCRETE 'S' TILE	BORAL ROOFING	BARCELONA - SANTA CATARINA BLEND
2 WOOD FASCIA & RAKE BOARD	SHERWIN WILLIAMS	SW6090 - JAVA
3 18" EAVE & 12" RAKE		
4 STUCCO FINISH	OMEGA	433 - PRAIRIE DOG
5 WOOD POST	SHERWIN WILLIAMS	SW6090 - JAVA
6 WOOD BEAM & KNEEBRACE	SHERWIN WILLIAMS	SW6090 - JAVA
7 WOOD CORBELS	SHERWIN WILLIAMS	SW6090 - JAVA
8 WOOD / GLASS RAILING AT BALCONIES	SHERWIN WILLIAMS	SW6090 - JAVA
9 2X6 STUCCO TRIM	SHERWIN WILLIAMS	SW7013 - IVORY LACE
10 2X4 STUCCO TRIM	SHERWIN WILLIAMS	SW7013 - IVORY LACE
11 DECORATIVE CLAY TILE		
12 DECORATIVE WOOD FRONT DOOR	SHERWIN WILLIAMS	SW6090 - JAVA
13 WOOD OUTLOOKER	SHERWIN WILLIAMS	SW6090 - JAVA
14 DECORATIVE WOOD SHUTTER	SHERWIN WILLIAMS	SW6090 - JAVA
15 VINYL WINDOWS	ALPINE WINDOWS & DOORS	ALMOND
16 VINYL SLIDING DOORS	ALPINE WINDOWS & DOORS	ALMOND
17 METAL SECTIONAL GARAGE DOOR	CLOPAY GARAGE DOORS	CHOCOLATE
18 SHAPED STUCCO	OMEGA	433 - PRAIRIE DOG
19 FIBERGLASS ACCESS DOOR	ALPINE WINDOWS & DOORS	WHITE
20 DECORATIVE WROUGHT IRON	SHERWIN WILLIAMS	SW699 - BLACK MAGIC



2 LEFT ELEVATION 3A  
A3.201 Scale: 1/4" = 1'-0"



1 FRONT ELEVATION 3A - SPANISH REVIVAL  
A3.201 Scale: 1/4" = 1'-0"



5 RIGHT ELEVATION 3A  
A3.201 Scale: 1/4" = 1'-0"



5 REAR ELEVATION 3A  
A3.201 Scale: 1/4" = 1'-0"



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A3.201

MATERIAL	MANUFACTURER	COLOR
1 CONCRETE FLAT TILE	BORAL ROOFING	SAXONY SHAKE - CHARCOAL BLEND
2 WOOD FASCIA & RAKE BOARD	SHERWIN WILLIAMS	SW7005 - PURE WHITE
3 18" EAVE & 12" RAKE		
4 STUCCO FINISH	OMEGA	35 - CLOUD GREY
5 SIDING (SHINGLE/BOARD & BATTEN)	JAMES HARDIE	MONTEREY TAUPE
6 WOOD POST	SHERWIN WILLIAMS	SW7005 PURE WHITE
7 WOOD BEAM	SHERWIN WILLIAMS	SW7005 PURE WHITE
8 WOOD OUTLOOKER	SHERWIN WILLIAMS	SW7005 - PURE WHITE
9 WOOD KNEEBRACE	SHERWIN WILLIAMS	SW7005 - PURE WHITE
10 2X8 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
11 2X6 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
12 2X2 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
13 HARDIE TRIM	JAMES HARDIE (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
14 DECORATIVE WOOD FRONT DOOR	SHERWIN WILLIAMS	SW2808 ROCKWOOD DARK BROWN
15 DECORATIVE WOOD SHUTTER	SHERWIN WILLIAMS	SW6244 - NAVAL
16 VINYL WINDOWS	ALPINE WINDOWS & DOORS	WHITE
17 VINYL SLIDING DOOR	ALPINE WINDOWS & DOORS	WHITE
18 METAL SECTIONAL GARAGE DOOR	AMARR GARAGE DOORS	WHITE
19 GLASS RAILING AT BALCONIES	SHERWIN WILLIAMS	SW7005 - PURE WHITE



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3 LEFT ELEVATION 3B  
 Scale: 1/4" = 1'-0"



2 FRONT ELEVATION 3B - CRAFTSMAN  
 Scale: 1/4" = 1'-0"



1 RIGHT ELEVATION 3B  
 Scale: 1/4" = 1'-0"



1 REAR ELEVATION 3B  
 Scale: 1/4" = 1'-0"



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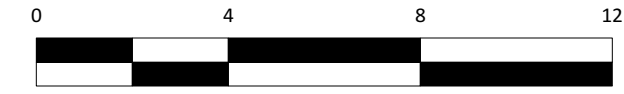
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1 LEFT ELEVATION 3C  
A3.203 Scale: 1/4" = 1'-0"



1 FRONT ELEVATION 3C - COASTAL COTTAGE  
A3.203 Scale: 1/4" = 1'-0"



2 RIGHT ELEVATION 3C  
A3.203 Scale: 1/4" = 1'-0"



2 REAR ELEVATION 3C  
A3.203 Scale: 1/4" = 1'-0"



MATERIAL	MANUFACTURER	COLOR BC2
1 CONCRETE FLAT TILE	BORAL ROOFING	SAXONY SLATE - CHARCOAL BLEND
2 WOOD FASCIA & RAKE BOARD	SHERWIN WILLIAMS	SW7005 - PURE WHITE
3 18" EAVE & 12" RAKE		
4 STUCCO FINISH	OMEGA	35 - CLOUD GREY
5 SIDING (SHINGLE/BOARD & BATTEN)	JAMES HARDIE	MONTEREY TAUPE
6 STONE VENEER	ELDORADO STONE	SHADOW ROCK - TETON
7 WOOD POST	SHERWIN WILLIAMS	SW7005 - PURE WHITE
8 WOOD OUTLOOKER	SHERWIN WILLIAMS	SW7005 - PURE WHITE
9 WOOD KNEEBRACE	SHERWIN WILLIAMS	SW7005 - PURE WHITE
10 3X2 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
11 2X6 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
12 2X4 STUCCO TRIM	OMEGA (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
13 HARDIE TRIM	JAMES HARDIE (PAINT: SHERWIN WILLIAMS)	SW7005 - PURE WHITE
14 DECORATIVE WOOD FRONT DOOR	SHERWIN WILLIAMS	SW2808 ROCKWOOD DARK BROWN
15 DECORATIVE WOOD SHUTTER	SHERWIN WILLIAMS	SW6244 - NAVAL
16 VINYL WINDOWS	ALPINE WINDOWS & DOORS	WHITE
17 VINYL SLIDING DOOR	ALPINE WINDOWS & DOORS	WHITE
18 METAL SECTIONAL GARAGE DOOR	AMARR GARAGE DOORS	WHIRE
19 GLASS RAILING AT BALCONIES	SHERWIN WILLIAMS	SW7005 - PURE WHITE
20 FIBERGLASS ACCESS DOOR	ALPINE WINDOWS & DOORS	WHITE
21 POTSHLF	SHERWIN WILLIAMS	SW7005 - PURE WHITE

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A3.203