

SCOPE OF WORK:

4984 SF GROUND LEVEL
654 SF UPPER LEVEL
510 SF GARAGE/UTILITY
739 SF GARAGE/WORK
339 SF COVERED PATIO
203 SF BALCONY
140 SF SPA BATH
44 SF TRASH ENCLOSURE

SUBMITTAL

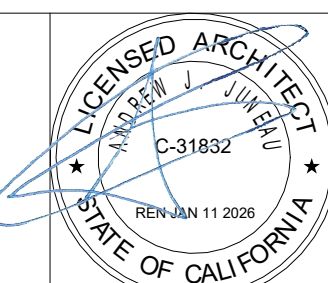
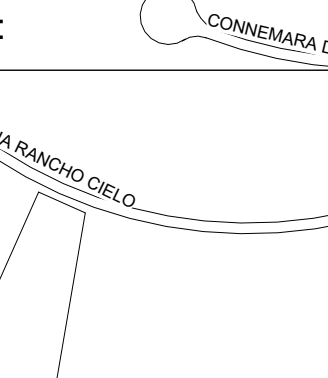
REVISION 1:

REVISION 2:

REVISION 3:

REVISION 4:

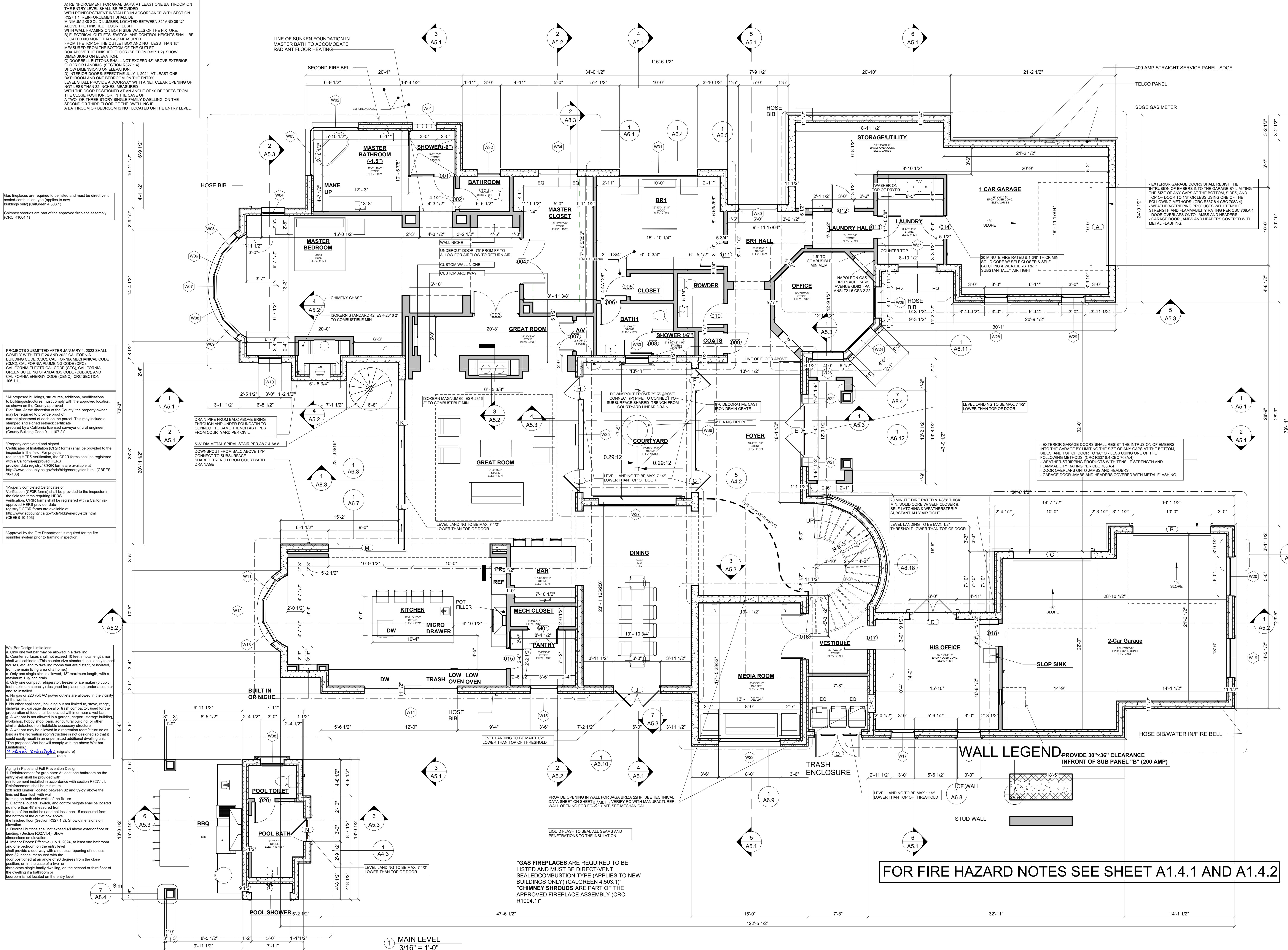
KEY MAP



MAIN LEVEL PLAN

A2.1

DATE
10/09/2025



A) REINFORCEMENT FOR GRAB BARS: AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH SECTION R327.1.1. REINFORCEMENT SHALL BE MINIMUM 2X8 SOLID LUMBER, LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR FLUSH WITH WALL FRAMING ON BOTH SIDE WALLS OF THE FIXTURE.
B) ELECTRICAL OUTLETS, SWITCH, AND CONTROL HEIGHTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (SECTION R327.1.2). SHOW DIMENSIONS ON ELEVATION.
C) DOORBELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING.
(SECTION R327.1.4).
D) INTERIOR DOORS: EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSE POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

TILE FINISH - WATERPROOF DECKING MATERIAL - MIRAFLEX UTW (UNDER TILE WATERPROOFING) SYSTEM ESR-1714 IAPMO RESEARCH & TESTING FILE NUMBER 4509. MEETS ANSI A118.10-2014, WHICH IS A COMPONENT STANDARD OF THE ANSI A108, A118, AND A136 AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR THE INSTALLATION OF CERAMIC TILE (MATERIAL AND INSTALLATION STANDARDS). CONSTRUCTION LAYERS OR WATERPROOF DECKING SYSTEM. SLOPE TO DRAIN 3/4" PLYWOOD DECKING EXT GRADE, A/C OR BETTER AND INSTALLED A SIDE UP. SECURE W NON-CORRODING SCREWS 4" TO 8" OC. SHEET METAL FLASHING 26 GAUGE MIN. W 3" MIN JOINTS AND CAULKED WITH APPROVED POLYURETANHE SEALANTS ALL FLASHING AND DECK DRAINS MUST BE PRIMED WITH MIROCATÉ MIRAFLES MEMBRANE B. TILE FINISH.

ALL GUTTERS TO BE PROVIDED WITH NECESSARY MEANS TO PREVENT THE ACCUMULATION OF DEBRIS & LEAVES
GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS (COUNTY BUILDING CODE 92.1.705A.4)
LIQUID FLASH TO SEAL ALL SEAMS AND PENETRATIONS TO THE INSULATION

ROOF DRAIN W/ OVERFLOW PER DETAIL 6 / A8.6

SKYLIGHTS SHALL BE TEMPERED GLASS, SEE WINDOW SCHEDULE

OPEN TO FOYER BELOW

42" HIGH GUARDRAIL

1" COPPER PIPE SCUPPER
NONCOMBUSTIBLE TILE DECKING

1" COPPER PIPE SCUPPER

WALL LEGEND

ICF WALL
STUD WALL

MICHAEL & Sharon

SCHULZKI

RESIDENCE

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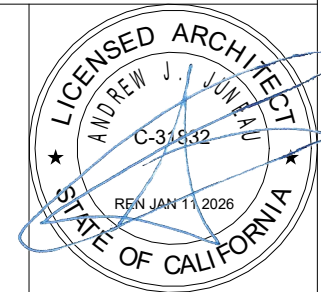
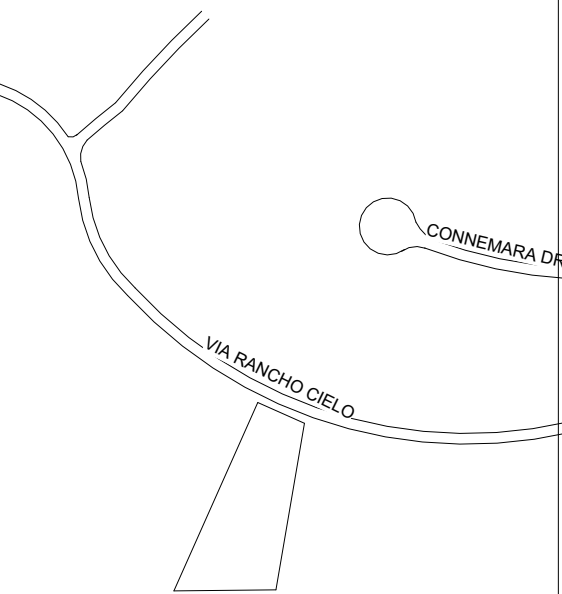
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SUBMITTAL

REVISION 1: 1
REVISION 2: 1
REVISION 3: 1
REVISION 4: 1

KEY MAP



UPPER
LEVEL PLAN

A2.2

DATE
04/22/2025

FOR FIRE HAZARD NOTES SEE SHEET A1.4.1 AND A1.4.2