

SHEET: 1  
OF: 9  
MAY 28, 2025

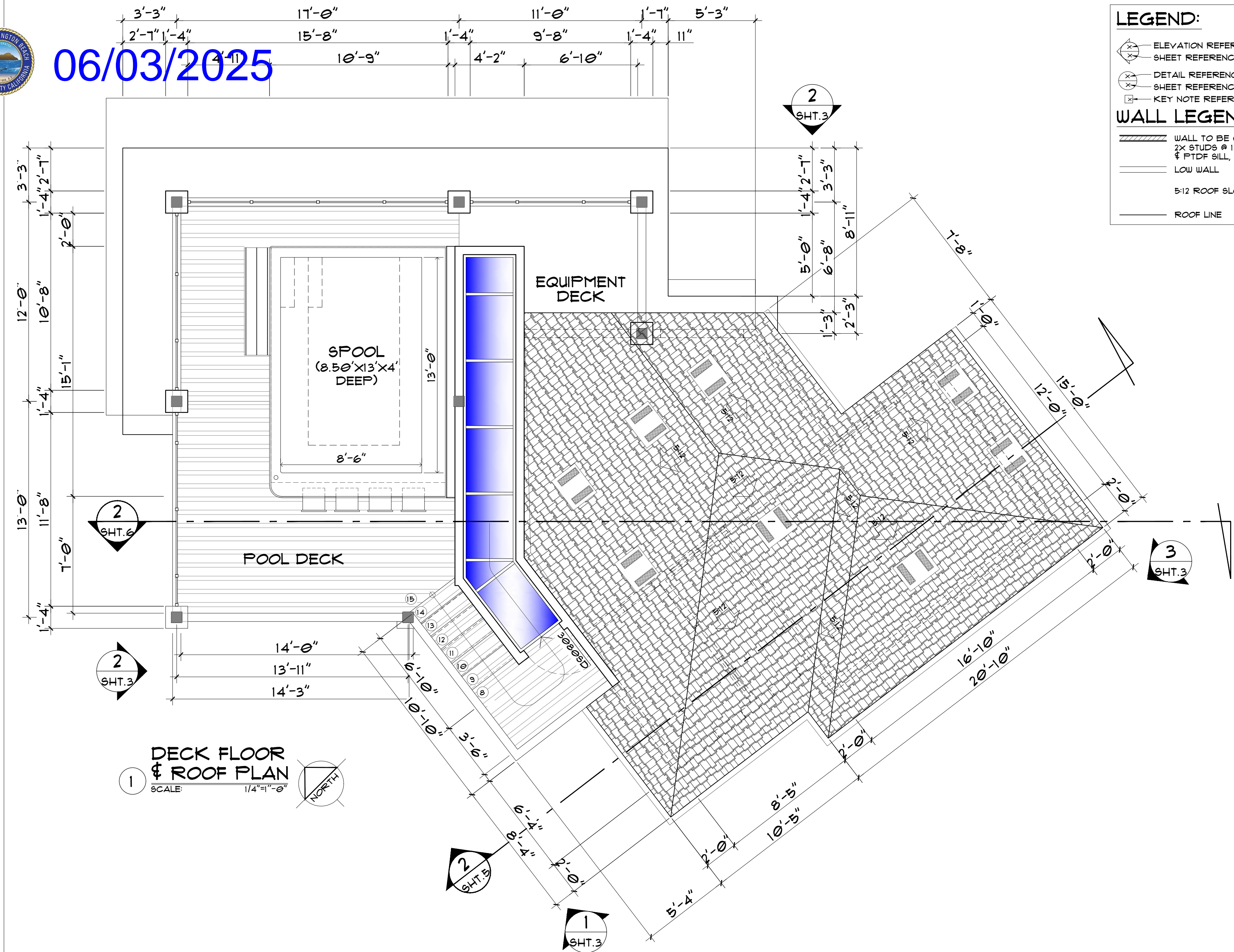








06/03/2025



LEGEND:

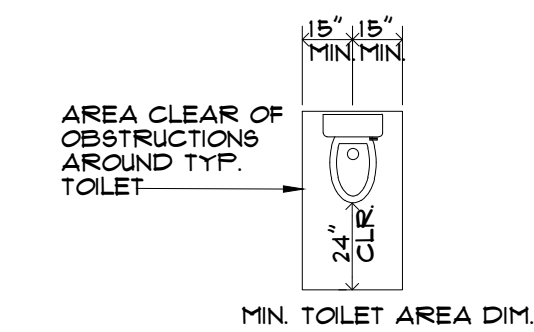
- ELEVATION REFERENCE NUMBER
- SHEET REFERENCE NUMBER
- DETAIL REFERENCE NUMBER
- SHEET REFERENCE NUMBER
- KEY NOTE REFERENCE NUMBER

WALL LEGEND:

- WALL TO BE CONSTRUCT
- 2x STUDS @ 16" O.C. W/ DBL TOP PL & PTDF SILL, INSULATION WALL= R15
- LOW WALL
- 5/12 ROOF SLOPE
- ROOF LINE

PLAN KEY NOTES:

- WATER CLOSET 1.20 GPF MAX.



MIN. TOILET AREA DIM.

- LAVATORY SINK 1.2 GPM.

- BATH TUB: SHALL BE A MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR. WHERE A BATHTUB IS INSTALLED WITH SURROUNDING WALLS, GRAB BAR REINFORCEMENT SHALL BE LOCATED ON EACH END OF THE BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FLOOR, EXTENDING A MINIMUM OF 24 INCHES FROM THE FRONT EDGE OF THE BATHTUB TOWARD THE BACK WALL OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT.

- 5/5 KITCHEN SINK 1.8 GPM.

- SHOWER STALL W/ SHOWER HEAD AND SHATTER-PROOF DOOR. TILE FINISH FLOOR AND WALLS W/ FIBER CEMENT BOARD BACKING. DOORS & PANELS MUST BE LABELED CATEGORY II CLASSIFICATION PER SECTION R308.3.1 CRC. THE NET AREA OF SHOWER SHALL BE NO LESS THAN 1024 SQ IN OF FLOOR AREA, & ENCOMPASS A 30" DIA. CIRCLE. TILE ON WALLS MIN. 12" ABV. DRAIN CONTROL VALVE FOR SHOWER SHALL BE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. SHOWERHEAD W/ MAX 2 GPM @ 80 PSI.

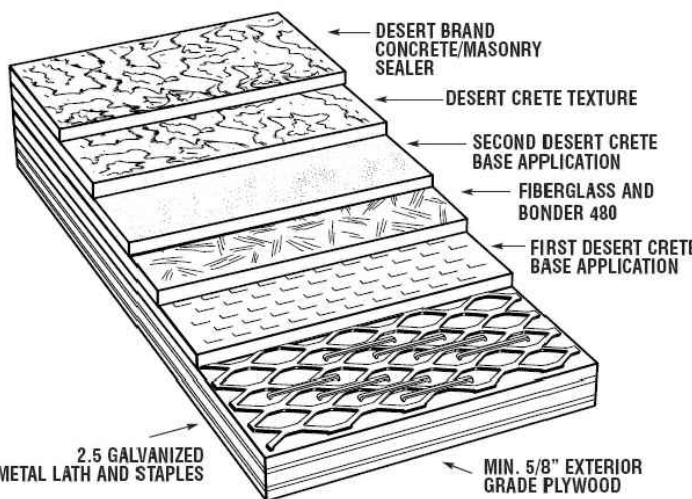
- BARBECUE GRILLE

- FIREPLACE

- WINE COOLER

- SKYLIGHT

DESERT CRETE DECKING SYSTEM



3 SUBFLOOR DETAIL

NOT TO SCALE

ATTIC ROOF VENTILATION CALCULATION:

TOTAL ATTIC AREA = 536 @ 8 SF  
VENT REQUIRED = 156 (156.23) = 3.51 SF

"FLAT" STYLE (HIGH AND LOW)  
A = 0.68 x 10 (%)  
A = 0.48 SF  
PCS = 3.51 SF / 0.48 SF  
PCS = 1.44 PCS

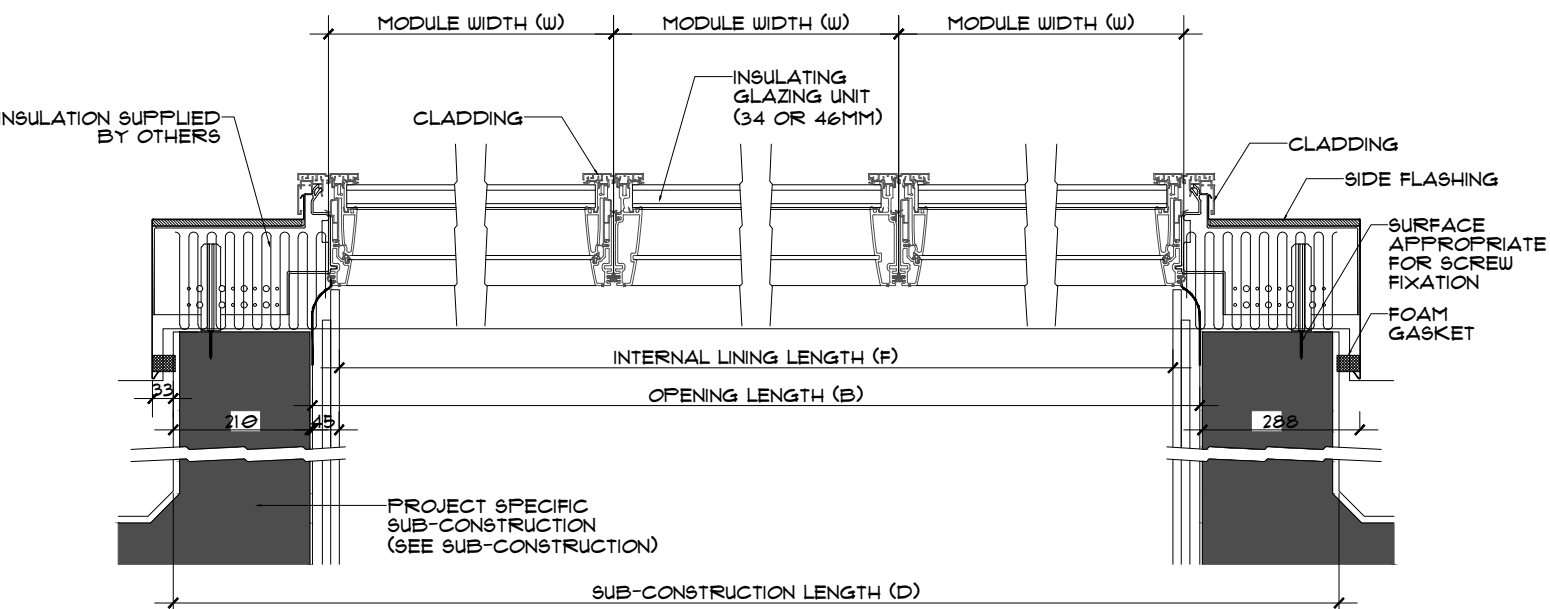
PROVIDED = 8 x 0.48 = 3.84 SF >> 3.51- OK

LOCATION = 8 PCS. AT ROOF

MANUFACTURER: O'HAGIN (SUPERIOR ATTIC VENTILATION PRODUCTS)

DETAILS:

ALL VENTS IN O'HAGIN STANDARD LINE ARE AVAILABLE IN MIL FINISH 26 GAUGE G90 GALVANIZED STEEL, @ 0.032 ALUMINUM OR 16 OZ COPPER - WITH SELECT VENTS AVAILABLE IN A NUMBER OF PRE-PAINTED COLORS.



2 TYP. VELUX MODULAR SKYLIGHT DETAIL

NOT TO SCALE

MIN. REQ'D. EGRESS AND NATURAL LIGHTING TO COMPLY:

- PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM ALL SLEEPING ROOMS. NET CLEAR WINDOW OPENING AREA SHALL NOT BE LESS THAN 5.7 SQ. FT. (621 SQ. IN.)  
NOTES:  
MINIMUM NET WINDOW OPENING- HEIGHT DIMENSION 24" CLEAR  
MINIMUM NET WINDOW OPENING- WIDTH DIMENSION 20" CLEAR  
FINISH SILL HEIGHT MAX. 44" ABOVE FLOOR.
- SEE EXTERIOR ELEVATIONS FOR ALL WINDOW AND LITE CONFIGURATIONS.
- ALL WINDOWS WITHIN 48" OF DOOR EDGE TO BE TEMPERED GLASS.
- MIRRORS OR GLASS DOORS SHALL BE TEMPERED GLASS.
- GLAZING IN HAZARDOUS AREAS SHALL BE TEMPERED.
- ALL DOORS & WINDOWS SHALL COMPLY WITH BUILDING SECURITY STANDARD, ORDINANCE #1-15.
- GLASS DOORS UP TO 18" ABOVE WALKING AREA SHALL BE TEMPERED GLASS, TYPICAL.
- FOR NATURAL LIGHT, THE GLAZING SHALL BE A MINIMUM OF 10% OF THE TOTAL AREA OF THE HABITABLE ROOM.
- FOR NATURAL VENTILATION, THE OPENABLE PORTION OF THE WINDOW SHALL BE A MINIMUM OF 5% THE TOTAL ROOM AREA.
- CONTRACTOR TO VERIFY ALL OPENING SIZES BEFORE ORDERING DOORS.
- EGRESS DOORS: THE LANDING AT IN-SWINGING DOORS SHALL NOT BE MORE THAN 1'15" BELOW THE TOP OF THE THRESHOLD.
- FLOOR ELEVATION FOR OTHER THAN EGRESS DOOR SHALL BE PROVIDED WITH LANDING OR FLOORS NOT MORE THAN 1'15" INCHES BELOW TOP OF THRESHOLD.

DOOR NOTES:

- ALL SWING DOORS SHALL HAVE MIN. 3 HINGES. PROVIDE RAIN DRIP, RAIN GUARD ON EXTERIOR SIDE.
- PROVIDE WEATHER-STRIPPING AND INSECT SCREEN FOR DOOR MARK D1 & D2.
- ALL EXTERIOR DOORS SHALL COMPLY WITH BUENA PARK SECURITY ORDINANCE.
- IN DOOR 1: SOLID WOOD DOOR, 1-1/2" THICK COMPLETE HARDWARE WITH DEAD BOLT & RAIN-GUARD & SWEEP THAT IS READILY OPENABLE FROM THE INSIDE WITHOUT REQUIRING A KEY, SPECIAL EFFORT OR SPECIAL KNOWLEDGE.
- CONTRACTOR TO VERIFY ALL OPENING SIZES BEFORE ORDERING DOORS.
- EGRESS DOORS: THE LANDING AT IN-SWINGING DOORS SHALL NOT BE MORE THAN 1'15" BELOW THE TOP OF THE THRESHOLD.
- FLOOR ELEVATION FOR OTHER THAN EGRESS DOOR SHALL BE PROVIDED WITH LANDING OR FLOORS NOT MORE THAN 1'15" INCHES BELOW TOP OF THRESHOLD.

WINDOW NOTES:

- ALL WINDOWS TO BE DUAL GLAZED.
- FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS.
- ALL WINDOWS AND WITH GLAZING SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGC.
- CONTRACTOR TO VERIFY ALL OPENING SIZES BEFORE ORDERING WINDOWS.
- WINDOWS TO COMPLY WITH CITY OF BUENA PARK APPROVAL.

SCHEDULE OF DOORS:

MARK	SIZE (W x H)	QTY.	DESCRIPTION	FRAME	OPERATION	ORIENTATION	U-FACTOR	SHGC	REMARKS
D1	156" x 81"	1	CLASSIC STEEL LONG PANEL 12 FT INSULATED 18.4 R-VALUE WHITE GARAGE DOOR WITH WINDOWS	STEEL	DRIVE MECHANISM	N/A	N/A	N/A	COMPLETE GARAGE DOOR MECHANISM W/ AUTO REVERSE SAFETY FEATURE, HARDWARE & SWEEP & RAIN GUARD.
D2	96" x 80"	1	1-3/8" THK. HOLLOW CORE TWO PANEL POCKET DOOR	WOOD	SLIDING	N/A	N/A	N/A	1" UNDERCUT, COMPLETE HARDWARE WITH CHANNEL & TRACKS
D3	28" x 80"	1	1-3/8" THK. HOLLOW CORE TWO PANEL POCKET DOOR	WOOD	SLIDING	N/A	N/A	N/A	1" UNDERCUT, COMPLETE HARDWARE WITH CHANNEL & TRACKS
D4	28" x 80"	1	1-3/8" THK. HOLLOW CORE PANEL POCKET DOOR	WOOD	SWING	N/A	N/A	N/A	1" UNDERCUT, COMPLETE HARDWARE
D5	36" x 80"	1	1-3/8" THK. HOLLOW CORE PANEL DOOR	WOOD	SWING	N/A	N/A	N/A	COMPLETE HARDWARE & RAIN-GUARD & SWEEP
D6	32" x 80"	1	1-3/8" THK. HOLLOW CORE PANEL DOOR	WOOD	SWING	N/A	N/A	N/A	COMPLETE HARDWARE & RAIN-GUARD & SWEEP
D7	60" x 36"	1	MILGARD V300 TWO PANEL GLASS SLIDING DOOR	ALUM.	SLIDING	N/A	0.30	0.23	COMPLETE HARDWARE WITH CHANNEL AND TRACKS & RAIN GUARD
D8	124" x 36"	1	4 PANEL ALUMINUM BI-FOLD DOORS	ALUM.	SLIDE & FOLD	N/A	0.30	0.23	COMPLETE HARDWARE WITH CHANNEL AND TRACKS & RAIN GUARD
D9	184" x 36"	1	4 PANEL ALUMINUM BI-FOLD DOORS	ALUM.	SLIDE & FOLD	N/A	0.30	0.23	COMPLETE HARDWARE WITH CHANNEL AND TRACKS & RAIN GUARD
D	-	-	-	-	-	-	-	-	-

SCHEDULE OF WINDOWS:

MARK	SIZE (W x H)	QTY.	DESCRIPTION	FRAME	OPERATION	ORIENTATION	U-FACTOR	SHGC	REMARKS
A	24" x 18"	2	CLEAR DUAL GLAZED VINYL WINDOW	VINYL	AWNING	N/A	0.30	0.23	XO VINYL WINDOW WITH WEATHER STRIPPING AND INSECT SCREEN
B	24" x 24"	1	CLEAR DUAL GLAZED VINYL WINDOW	VINYL	AWNING	N/A	0.30	0.23	XO VINYL WINDOW WITH WEATHER STRIPPING AND INSECT SCREEN
C	36" x 12"	1	4 PANEL CLEAR DUAL GLAZED VINYL WINDOW	VINYL	SLIDING	N/A	0.30	0.23	XO VINYL WINDOW WITH WEATHER STRIPPING AND INSECT SCREEN
D	112" x 54"	1	4 PANEL ALUMINUM BI-FOLD DOORS	ALUM	SWING & FOLD	N/A	0.30	0.23	BI-FOLD ALUM WINDOW WITH WEATHER STRIPPING , CHANNEL AND TRACKS.

ENGINEERING ASSOCIATE:  
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562-484-0224  
Robert@orrmidwestinc.com

DRAWING CONTENTS:  
DECK & ROOF PLAN, SCHED. OF DOORS  
AND WINDOWS, MIN. REQ'D EGRESS &  
NATURAL LIGHTING, NOTES, VELUX MODULAR  
DETAIL

PROPERTY OWNER/CONTACT:  
BERKMAN HONG  
MAILING ADDRESS:  
1625 TIBBURY CIR.  
HUNTINGTON BEACH, CA 92649  
JOB ADDRESS:  
1625 TIBBURY CIR.  
HUNTINGTON BEACH, CA 92649  
CONTACT: BERKMAN HONG  
101-714-3851

SHEET: 3

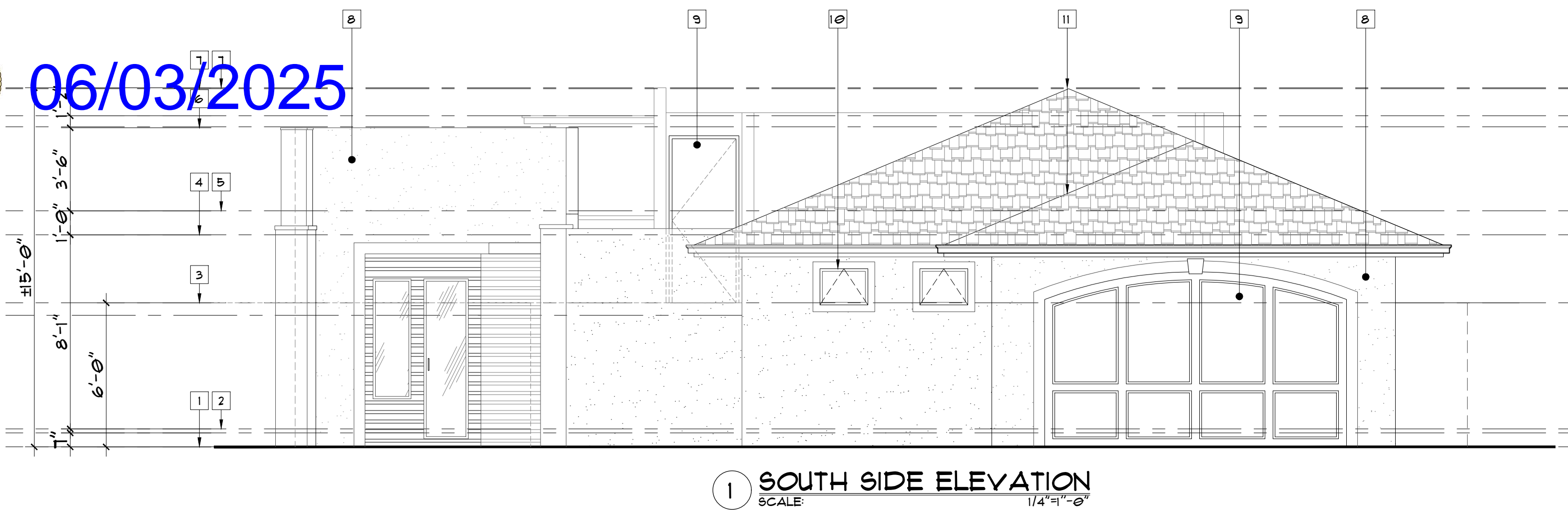
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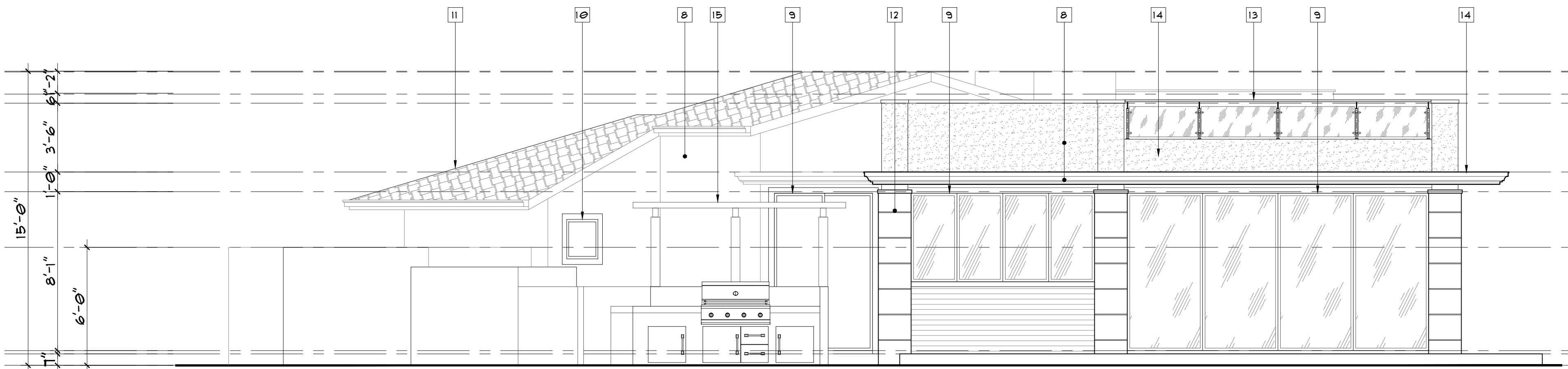




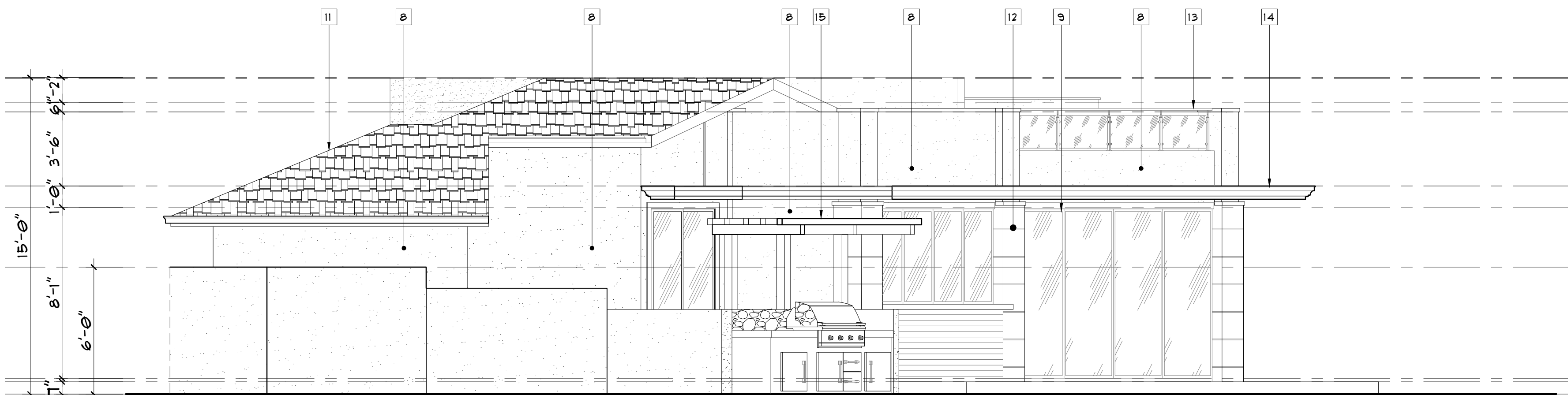
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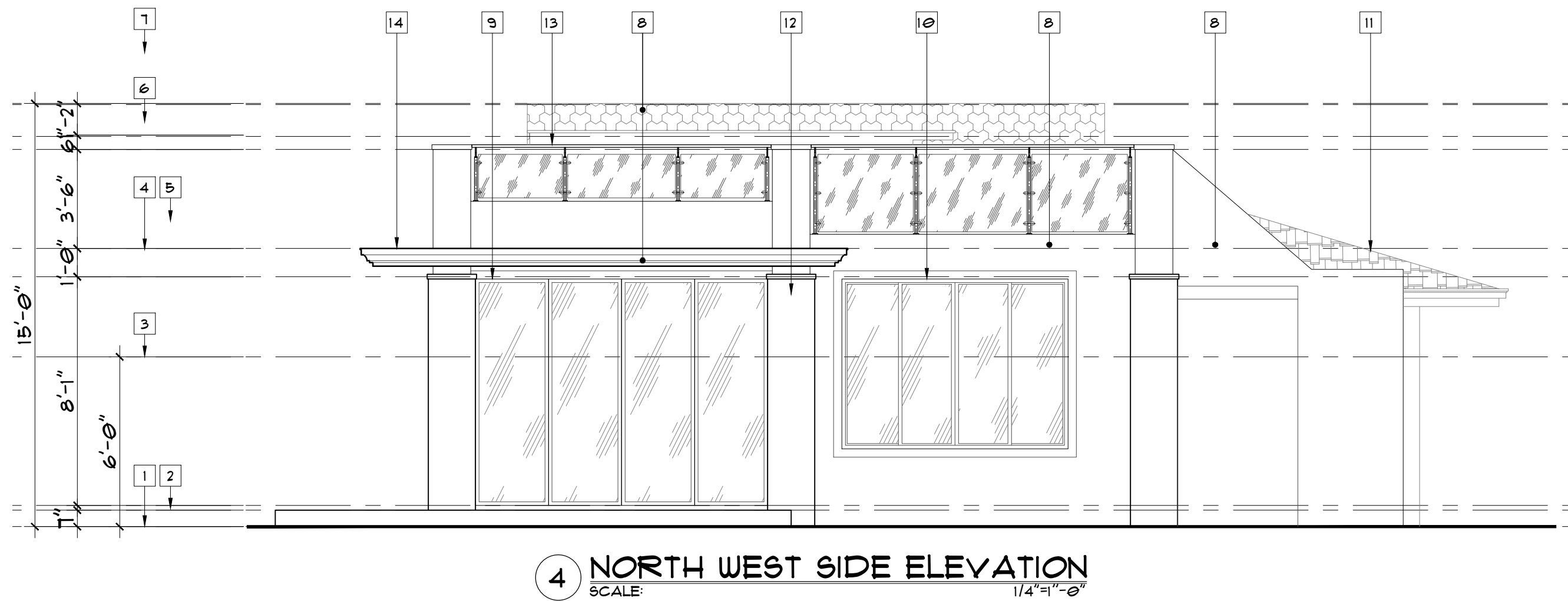
1 SOUTH SIDE ELEVATION  
SCALE: 1/4"=1'-0"



2 NORTH EAST SIDE ELEVATION  
SCALE: 1/4"=1'-0"



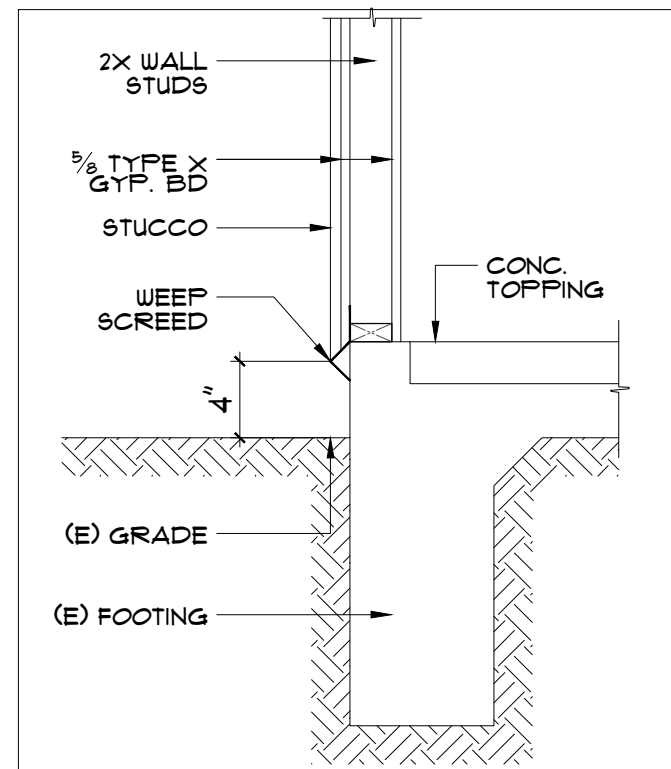
3 EAST SIDE ELEVATION  
SCALE: 1/4"=1'-0"



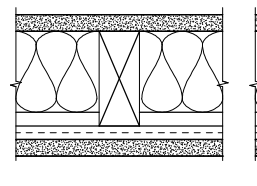
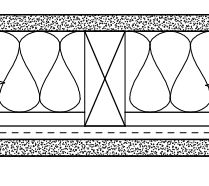
4 NORTH WEST SIDE ELEVATION  
SCALE: 1/4"=1'-0"

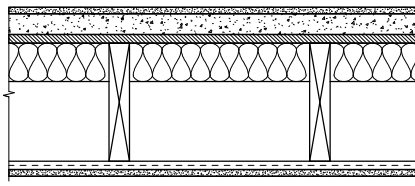
ELEVATION KEY NOTES:

- 1 NATURAL GRADE LINE
- 2 1ST FLOOR FIN. FLOOR LINE
- 3 STAIR LANDING
- 4 1ST FLOOR FIN. CEILING LINE
- 5 ROOF DECK FIN FLOOR LINE
- 6 TOP OF DECK RAILING
- 7 APEX OF ROOF/TOP OF SPOOL WALL/TOP OF PARAPET WALL
- 8 SMOOTH STUCCO FINISH
- 9 SEE DOOR SCHEDULE ON PLANS
- 10 SEE WINDOW SCHEDULE ON PLANS
- 11 ROOF SLOPE 5/12 ROOF SLATE TILE TO MATCH EXISTING SFD
- 12 20X20 COLUMN COPY (E) TILE FIN. FROM (E) COVERED PORCH OF THE (E) MAIN HOUSE
- 13 24" HIGH 5/8" W/ GLASS BALCONY RAILING DESIGN
- 14 CANTILEVERED FLAT ROOF
- 15 WOOD TRELLIS FOR OUTDOOR BARBEQUE AREA AT SINK



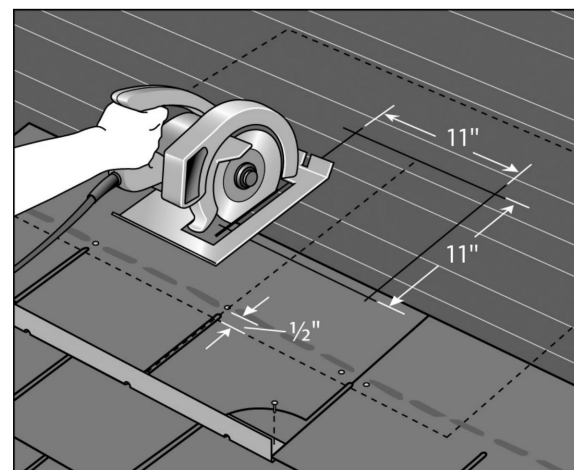
5 1HR FIRE RATED WALL DETAIL  
NOT TO SCALE

GA-600 FIRE RESISTANCE DESIGN MANUAL			
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED			
GA FILE NO. WP 3241	PROPRIETARY	1 HOUR FIRE	50 to 54 STC SOUND
<b>GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS</b> Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space. OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c. Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)  <b>PROPRIETARY GYPSUM BOARD</b> American Gypsum Company LLC - 5/8" FireBloc® Type C CertainTeed Gypsum Inc. - 5/8" ProRock® Type C Gypsum Panels CertainTeed Gypsum Canada Inc. - 5/8" ProRock® Type C Gypsum Panels Georgia-Pacific Gypsum LLC - 5/8" ToughRock® Fireguard CTM Lafarge North America Inc. - 5/8" Firecheck® Type C National Gypsum Company - 5/8" Gold Bond® Brand FIRE-SHIELD CTM Gypsum Board PABCO Gypsum 5/8" FLAME CURB® Super CTM Temple-Inland 5/8" TG-C		 Thickness: 5 3/8" Approx. Weight: 7 pcf Fire Test: Based on UL R3660-7, 11-12-87; UL R2717-61, 8-19-87; UL Design U311 Sound Test: Estimated	
*Contact the manufacturer for more detailed information on proprietary products.			

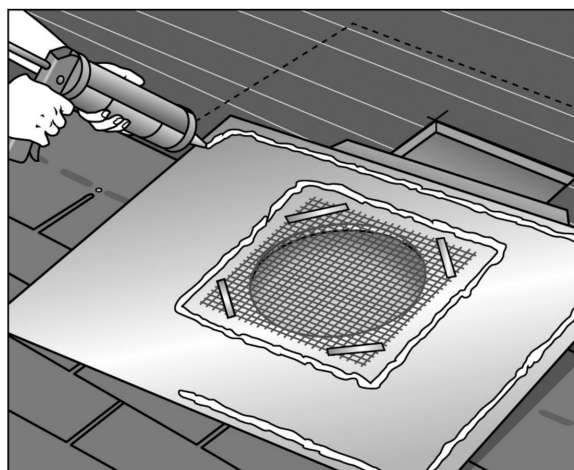
GA-600 FIRE RESISTANCE DESIGN MANUAL			
FLOOR-CEILING SYSTEMS, WOOD FRAMED			
GA FILE NO. FC 5116	PROPRIETARY	1 HOUR FIRE	50 to 54 STC SOUND
<b>WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION</b> One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws at 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 1 5/8" perlitesand concrete reinforced with No. 19 SWG galvanized hexagonal wire mesh. 3" glass fiber insulation 0.90 pcf in joist space stapled to subfloor.  <b>PROPRIETARY GYPSUM BOARD</b> American Gypsum Company LLC 5/8" FireBloc® Type C CertainTeed Gypsum Inc. - 5/8" ProRock® Type C Gypsum Panels CertainTeed Gypsum Canada Inc. - 5/8" ProRock® Type C Gypsum Panels Georgia-Pacific Gypsum LLC 5/8" ToughRock® Fireguard CTM Lafarge North America Inc. - 5/8" Firecheck® Type C National Gypsum Company - 5/8" Gold Bond® Brand FIRE-SHIELD CTM Gypsum Board PABCO Gypsum - 5/8" FLAME CURB® Super CTM Temple-Inland - 5/8" TG-C		 Approx. Ceiling Weight: 2 psl Fire Test: UL R3453-7, 5-1-70; Based on UL R3660-7, 8-11-12-87; R2717-61, 8-19-87; 90NK10635; 10-24-90; Based on UL R8742, 88NK22591, 10-6-88; UL Design LS16 Sound Test: KAL L 224-28-65, 3-30-65 IIC & Test: (74 C & P) KAL L 224-27-65, 3-30-65	
*Contact the manufacturer for more detailed information on proprietary products.			

6 1 HR FLOOR-CEILING SYSTEMS, WOOD FRAMED FC5116  
NOT TO SCALE

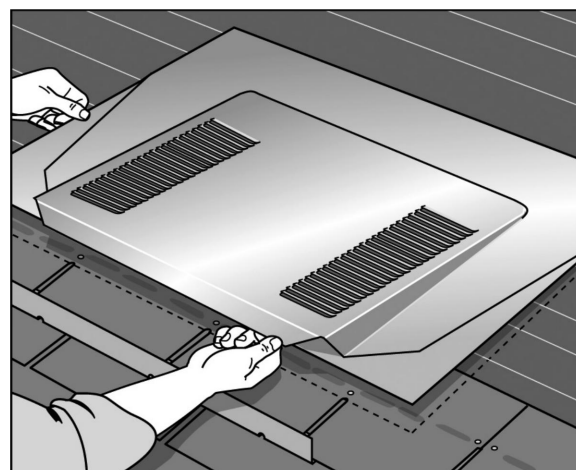
INSTALLATION INSTRUCTIONS FOR COMPOSITION SHINGLE, SLATE AND SHAKE ROOF APPLICATIONS  
O'HAGIN STANDARD, O'HAGIN WEATHERMASTER™, AND O'HAGIN FIRE & ICE® ATTIC VENTS



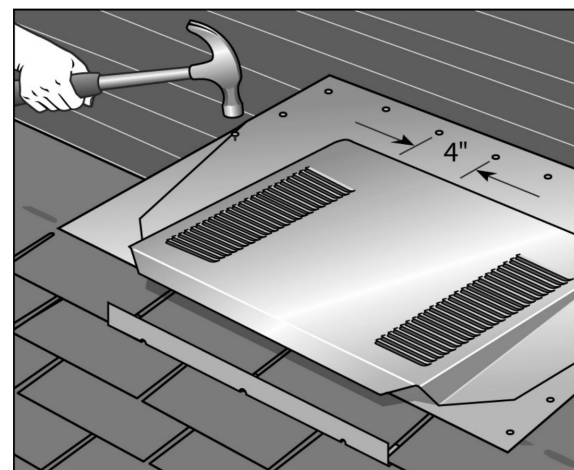
1. MARK & CUT\* Align front of vent 1/2-inch below nail line and mark outline of vent for placement later. Mark outline of 11-inch by 11-inch hole. With blade set to thickness of sheathing, cut hole in roof deck.



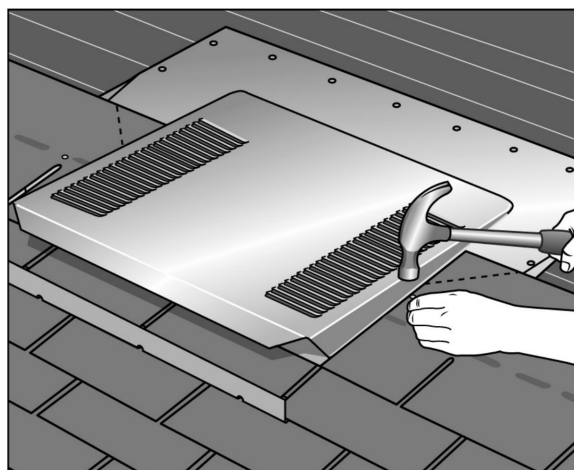
2. SEAL using sufficient amount of locally-approved sealant (Class A where required by code for flame resistance) around inner and outer flange.



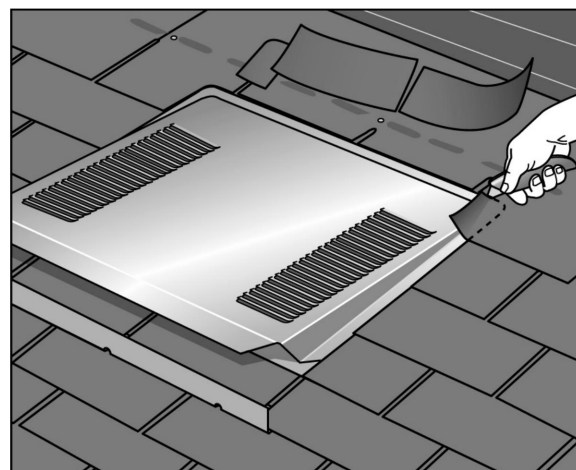
3. PLACE vent directly over 11-inch x 11-inch hole using previously marked outline as a guide.



4. SECURE at 4-inch centers using roofing nails of sufficient length to penetrate sheathing. SEAL all penetrations using locally-approved sealant (Class A where required by code for flame resistance).

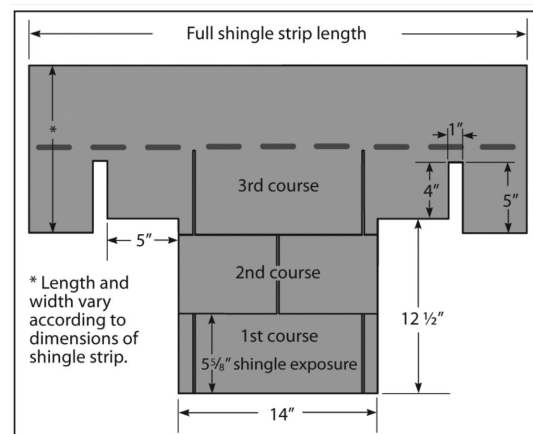


5. COVER with roofing material around vent. Based upon local best practices, a 45-degree angle cut must be made on the material terminating at the vent. See Step 5a. if installing shingle-over finish method.

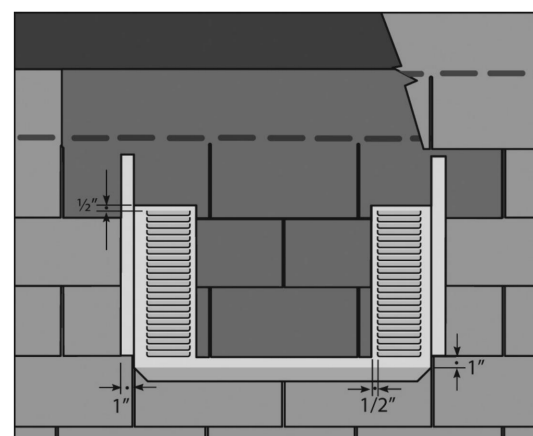


6. TRIM roofing material back 1-inch on top and sides of vent cover to allow for proper drainage.

5a. ALTERNATE SHINGLE-OVER FINISH METHOD



1. TRIM two shingle strips to lengths shown for Courses 1 and 2. Using a full length of shingle strip, trim to pattern dimensions shown for Course 3.



2. BEGINNING WITH COURSE 1, align and attach to top of vent as shown using locally-approved peel and stick, two-sided tape, or sealant (Class A where required by code for flame resistance). Repeat with Courses 2 and 3 to complete shingle-over finish method.

O'HAGIN  
Superior Attic Ventilation Products  
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Phone: (877) 324-0444 • Fax: (707) 588-9187  
www.ohagin.com

Watch Us On  
YouTube  
www.youtube.com/ohaginllc

GENERAL INSTALLATION NOTES:

1. Do not install vents below or adjacent to valleys or other areas of concentrated water runoff.
2. Standard installation at 3:12 pitch or greater.
3. All low vents (intake) shall be uniformly installed a minimum of 12 inches above the attic insulation. The width of any eave over hang shall be taken into consideration so, for example, the insulation does not block the attic vent opening.
4. All high vents (exhaust) shall be uniformly installed two (2) to three (3) courses below the ridge assembly, unless prevented by structural framing or other design limitations.
5. O'Hagin vents are designed to be part of a complete roofing system. Failure to properly install all components will negatively impact overall performance and will void warranty protection.
6. For specific information regarding snow and high velocity wind applications, contact O'Hagin.

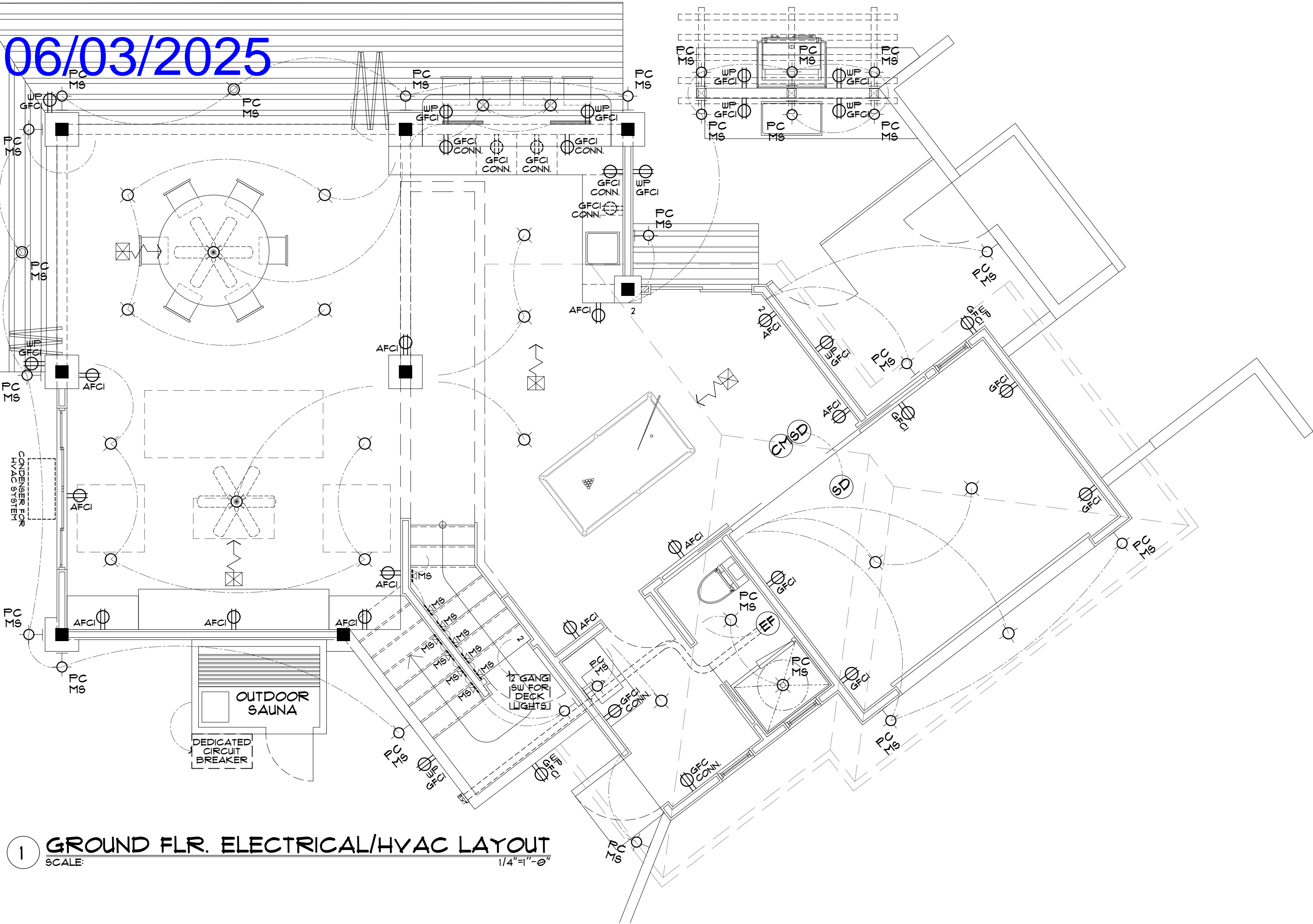
8 ROOF VENT INSTALLATION GUIDE  
NOT TO SCALE

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).  
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND HEATING CODE (IPHC).  
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODE (IFAC).  
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SLEEPING AND EATING CODE (ISEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL TRAVEL CODE (ITC).  
6. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY CODE (IHSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODE (IEC).  
7. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WASTE AND SOLID WASTE CODE (IWSW) AND THE LATEST EDITIONS OF THE INTERNATIONAL WATER AND SEWER CODE (IWS).  
8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GAS AND LIQUID PIPING CODE (IGLPC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RADIATION AND NUCLEAR CODE (IRNC).  
9. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOUND AND VIBRATION CODE (ISVC) AND THE LATEST EDITIONS OF THE INTERNATIONAL LIGHTING AND ILLUMINATION CODE (ILIC).  
10. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY AND EFFICIENCY CODE (IEEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).  
11. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY AND MOBILITY CODE (IAMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION AND TRAVEL CODE (ITTC).  
12. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INFRASTRUCTURE AND UTILITIES CODE (IUI) AND THE LATEST EDITIONS OF THE INTERNATIONAL TELECOMMUNICATIONS AND INFORMATION CODE (ITIC).  
13. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MARINE AND NAVIGATION CODE (IMNC) AND THE LATEST EDITIONS OF THE INTERNATIONAL AERIAL AND SPACE CODE (IASC).  
14. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL OCEANOGRAPHY AND MARINE RESEARCH CODE (OMRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ATMOSPHERIC AND SPACE SCIENCE CODE (AASSC).  
15. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COSMOS AND SPACE SCIENCE CODE (CCSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLANETARY AND SPACE SCIENCE CODE (PPSSC).  
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOLAR AND SPACE SCIENCE CODE (SSSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL LUNAR AND SPACE SCIENCE CODE (LLSSC).  
17. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COMET AND SPACE SCIENCE CODE (CCSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL METEORITIC AND SPACE SCIENCE CODE (MMSSC).  
18. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASTEROID AND SPACE SCIENCE CODE (AASSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL NEUTRON AND SPACE SCIENCE CODE (NNSSC).  
19. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GAMMA AND SPACE SCIENCE CODE (GGSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL X-RAY AND SPACE SCIENCE CODE (XXSC).  
20. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ULTRAVIOLET AND SPACE SCIENCE CODE (UUSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL INFRARED AND SPACE SCIENCE CODE (IISSC).  
21. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RADIO AND SPACE SCIENCE CODE (RRSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MICROWAVE AND SPACE SCIENCE CODE (MMSSC).  
22. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL OPTICAL AND SPACE SCIENCE CODE (OOSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL THERMAL AND SPACE SCIENCE CODE (TTSC).  
23. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND SPACE SCIENCE CODE (MMSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL AND SPACE SCIENCE CODE (EESC).  
24. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CHEMICAL AND SPACE SCIENCE CODE (CCSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PHYSICAL AND SPACE SCIENCE CODE (PPSC).  
25. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BIOLOGICAL AND SPACE SCIENCE CODE (BBSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MEDICAL AND SPACE SCIENCE CODE (MMSC).  
26. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL AND SPACE SCIENCE CODE (EESC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL AND SPACE SCIENCE CODE (SSSC).  
27. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ECONOMIC AND SPACE SCIENCE CODE (EESC) AND THE LATEST EDITIONS OF THE INTERNATIONAL POLITICAL AND SPACE SCIENCE CODE (PPSC).  
28. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL AND SPACE SCIENCE CODE (CCSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL EDUCATIONAL AND SPACE SCIENCE CODE (EESC).  
29. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RECREATION AND SPACE SCIENCE CODE (RRSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SPORTS AND SPACE SCIENCE CODE (SSSC).  
30. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ARTS AND SPACE SCIENCE CODE (AASC) AND THE LATEST EDITIONS OF THE INTERNATIONAL LITERATURE AND SPACE SCIENCE CODE (LLSC).  
31. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MUSIC AND SPACE SCIENCE CODE (MMSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL THEATRE AND SPACE SCIENCE CODE (TTSC).  
32. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FILM AND SPACE SCIENCE CODE (FFSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL TELEVISION AND SPACE SCIENCE CODE (TTSC).  
33. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RADIO AND SPACE SCIENCE CODE (RRSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL TELECOMMUNICATIONS AND SPACE SCIENCE CODE (TTSC).  
34. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COMET AND SPACE SCIENCE CODE (CCSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL METEORITIC AND SPACE SCIENCE CODE (MMSC).  
35. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASTEROID AND SPACE SCIENCE CODE (AASSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL NEUTRON AND SPACE SCIENCE CODE (NNSSC).  
36. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GAMMA AND SPACE SCIENCE CODE (GGSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL X-RAY AND SPACE SCIENCE CODE (XXSC).  
37. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ULTRAVIOLET AND SPACE SCIENCE CODE (UUSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL INFRARED AND SPACE SCIENCE CODE (IISSC).  
38. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RADIO AND SPACE SCIENCE CODE (RRSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MICROWAVE AND SPACE SCIENCE CODE (MMSSC).  
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42. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BIOLOGICAL AND SPACE SCIENCE CODE (BBSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MEDICAL AND SPACE SCIENCE CODE (MMSC).  
43. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL AND SPACE SCIENCE CODE (EESC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL AND SPACE SCIENCE CODE (SSSC).  
44. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ECONOMIC AND SPACE SCIENCE CODE (EESC) AND THE LATEST EDITIONS OF THE INTERNATIONAL POLITICAL AND SPACE SCIENCE CODE (PPSC).  
45. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL AND SPACE SCIENCE CODE (CCSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL EDUCATIONAL AND SPACE SCIENCE CODE (EESC).  
46. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RECREATION AND SPACE SCIENCE CODE (RRSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SPORTS AND SPACE SCIENCE CODE (SSSC).  
47. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ARTS AND SPACE SCIENCE CODE (AASC) AND THE LATEST EDITIONS OF THE INTERNATIONAL LITERATURE AND SPACE SCIENCE CODE (LLSC).  
48. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MUSIC AND SPACE SCIENCE CODE (MMSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL THEATRE AND SPACE SCIENCE CODE (TTSC).  
49. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FILM AND SPACE SCIENCE CODE (FFSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL TELEVISION AND SPACE SCIENCE CODE (TTSC).  
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52. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASTEROID AND SPACE SCIENCE CODE (AASSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL NEUTRON AND SPACE SCIENCE CODE (NNSSC).  
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54. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ULTRAVIOLET AND SPACE SCIENCE CODE (UUSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL INFRARED AND SPACE SCIENCE CODE (IISSC).  
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59. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BIOLOGICAL AND SPACE SCIENCE CODE (BBSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MEDICAL AND SPACE SCIENCE CODE (MMSC).  
60. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL AND SPACE SCIENCE CODE (EESC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL AND SPACE SCIENCE CODE (SSSC).  
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62. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL AND SPACE SCIENCE CODE (CCSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL EDUCATIONAL AND SPACE SCIENCE CODE (EESC).  
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69. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASTEROID AND SPACE SCIENCE CODE (AASSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL NEUTRON AND SPACE SCIENCE CODE (NNSSC).  
70. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GAMMA AND SPACE SCIENCE CODE (GGSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL X-RAY AND SPACE SCIENCE CODE (XXSC).  
71. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ULTRAVIOLET AND SPACE SCIENCE CODE (UUSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL INFRARED AND SPACE SCIENCE CODE (IISSC).  
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77. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL AND SPACE SCIENCE CODE (EESC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL AND SPACE SCIENCE CODE (SSSC).  
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79. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL AND SPACE SCIENCE CODE (CCSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL EDUCATIONAL AND SPACE SCIENCE CODE (EESC).  
80. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RECREATION AND SPACE SCIENCE CODE (RRSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SPORTS AND SPACE SCIENCE CODE (SSSC).  
81. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ARTS AND SPACE SCIENCE CODE (AASC) AND THE LATEST EDITIONS OF THE INTERNATIONAL LITERATURE AND SPACE SCIENCE CODE (LLSC).  
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88. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ULTRAVIOLET AND SPACE SCIENCE CODE (UUSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL INFRARED AND SPACE SCIENCE CODE (IISSC).  
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121. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GAMMA AND SPACE SCIENCE CODE (GGSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL X-RAY AND SPACE SCIENCE CODE (XXSC).  
122. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ULTRAVIOLET AND SPACE SCIENCE CODE (UUSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL INFRARED AND SPACE SCIENCE CODE (IISSC).  
123. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RADIO AND SPACE SCIENCE CODE (RRSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MICROWAVE AND SPACE SCIENCE CODE (MMSSC).  
124. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL OPTICAL AND SPACE SCIENCE CODE (OOSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL THERMAL AND SPACE SCIENCE CODE (TTSC).  
125. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND SPACE SCIENCE CODE (MMSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL AND SPACE SCIENCE CODE (EESC).  
126. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION

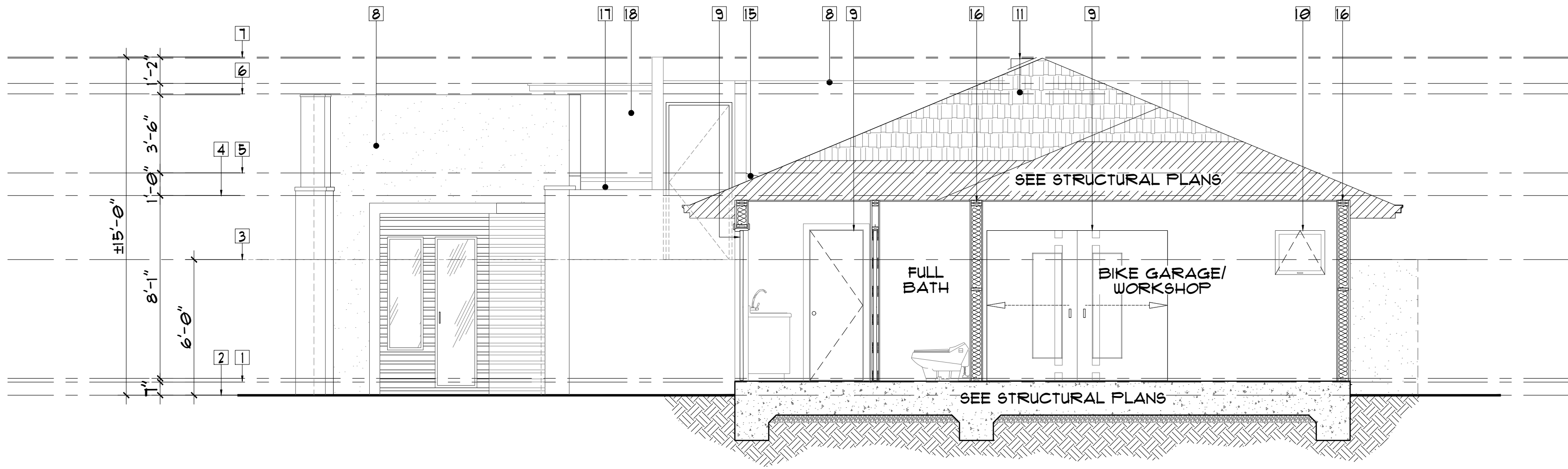




06/03/2025



1 GROUND FLR. ELECTRICAL/HVAC LAYOUT  
SCALE: 1/4"=1'-0"



2 CROSS SECTIONAL VIEW  
SCALE: 1/4"=1'-0"

### ELECTRICAL SYMBOLS:

2, 3, 3W, MS & VS TAMPER RESISTANT LIGHT SWITCHES, 2 DENOTES 2 GANG, 3 DENOTES 3 GANG, 3W DENOTES 3 WAY SWITCH, MS DENOTES MOTION SENSOR, VS DENOTES VACANCY SENSOR	○-PC, MS PIN BASED SECURITY LIGHT FIXTURE, PC DENOTES PHOTOCEL, MS DENOTES MOTION SENSOR LED HIGH EFFICACY LUMINAIRES	○-PC, MS RECESSED LIGHT FIXTURE /LED OR HIGH EFFICACY LUMINAIRES, PC DENOTES PHOTOCEL, MS DENOTES MOTION SENSOR	○-AFCI, GFI, GFCI, WP 120V SINGLE PHASE, 15 AND 20 AMPERE DUPLEX CONVENIENCE OUTLET, ACFI DENOTES ARC-FAULT CIRCUIT INTERRUPTER, GFI DENOTES GROUND FAULT INTERRUPTER, GFCI DENOTES GROUND FAULT CIRCUIT INTERRUPTER, WP DENOTES WEATHERPROOF AND GFI/GFCI CONNECTED	○-AFCI, GFCI WALL CONVENIENCE OUTLET BELOW BASE CABINET	○-GFI SMOKE ALARMS (UL 217) SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP, CFC 9012.10.6.	○-CM CARBON MONOXIDE ALARMS (UL2034/2015) SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP IN ACCORDANCE WITH THE PROVISION SET FORTHIN BUILDING CODE 919.4 FOR GROUP R OCCUPANCIES.	○-EF EXHAUST FAN W/ MIN. 5 AIR CHANGES/ HOUR 50 CFM INTERMITTENT OR 20 CONTINUOUS ENERGY STAR HUMIDITY CONTROL	○-EH EXHAUST HOOD DIRECT VENT TO OUTSIDE MIN. EXHAUST RATE 160 CFM	○-G G DENOTES GAS SUPPLY	○-ELECTRICAL SERVICE PANEL LOCATION 200 AMPERES	○-PROVIDE MIN. 4" FLEXIBLE HOIST DUCT DIRECT VENT TO OUTSIDE	○-TOILET/RANGE HOOD EXHAUST DUCT 3" AWAY FROM BOTH OPENING AND PROPERTY LINE	○-MULTI-SPLIT HVAC SYSTEM	○-DOOR BELL
NOTE: FOR HALLS, STAIRS, LIVING, DINING ROOM AND BEDROOM PROVIDE LUMINAIRES TO BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS	○-HFB HOSE BIBB ANTI-SIPHON CFC 603 WITH VACUUM BREAKER	○-HEATING SUPPLY CONNECT TO HEATING DUCT (OPTIONAL)	○-ADDED FAN LIGHT	○-LOW VOLTAGE DECK LIGHTS	○-CEILING MOUNTED HEATING LAMP									

### ELECTRICAL NOTES:

- ANY WALL THAT IS 8 FT. OR LONGER REQUIRES RECEPTACLE SUCH THAT NO POINT ALONG ANY WALL IS FARTHER THAN 8 FT. TO A RECEPTACLE.
- ANY WALL ALONG A KITCHEN COUNTER TOP THAT IS 12' OR LONGER REQUIRES GFCI PROTECTED RECEPTACLES THAT ARE LOCATED NO FURTHER THAN 48" APART. NO POINT ALONG ANY COUNTER TOP WILL BE FURTHER THAN 24" TO A RECEPTACLE. AN ISLAND COUNTER TOP REQUIRES AT LEAST ONE RECEPTACLE AND IF IT CONTAIN A SINK, THEN GFI RECEPTACLES ARE REQUIRED ON EITHER SIDE OF SINK, THERE SHALL BE TWO 20 AMP CIRCUITS WHICH ARE EXCLUSIVELY FOR USE IN THESE COUNTER TOP AREAS, EXCEPT THAT A CLOOK RECEPTACLES AND RECEPTACLES FOR DINING AREAS MAY BE INCLUDED.
- BATHROOMS REQUIRE AT LEAST ONE GFI RECEPTACLE THAT IS CONVENIENT TO THE LAVS. THESE RECEPTACLES SHALL BE ON 20 AMP DEDICATED CIRCUIT.
- RECEPTACLE AT EXTERIOR LOCATIONS SHALL BE PROTECTED, IN ADDITION, THE EXTERIOR ONES SHALL BE WEATHER PROTECTED.
- RECEPTACLES FOR FIXED APPLIANCES SUCH AS MICROWAVE OVENS, DISHWASHER, COMBUSTORS, GARAGE, DISPOSERS, FURNACES, AIR CONDITIONING UNITS, AND ELECTRIC DRYERS CIRCUITS APPROPRIATE FOR THEIR RATED AMPERAGE.
- A NEW ELECTRICAL SERVICE SHALL HAVE 3-3/4" CONDUITS EMANATING FROM THE PANEL FOR FUTURE USE. TWO SHALL TERMINATE IN THE ATTIC AND OTHER TO AN EXTERIOR LOCATION.
- RECEPTACLE PLACEMENT. IN APPLYING THE PROVISIONS OF 210.52 (A), THE TOTAL NUMBER OF RECEPTACLE OUTLETS SHALL NOT BE LESS THAN THE MINIMUM NUMBER THAT WOULD COMPLY WITH THE PROVISIONS OF THAT SECTION. THESE RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE LOCATED CONVENIENTLY FOR PERMANENT FURNITURE LAYOUT.
- PROVIDE MIN. 20AMPS DEDICATED CIRCUITS FOR BATHROOMS.
- INSPECTOR TO FIELD VERIFY EXISTING CIRCUITS FOR THE FOLLOWING AND COMPLY AS REQ'D:
  - KITCHEN COUNTER TOP
  - GARAGE
  - RANGE HOOD
  - APPLIANCES OVER 1/4 HP
- EACH ROOM WILL HAVE A LIGHT OR RECEPTACLE WIRED TO A SWITCH AT THE ENTRY TO THE ROOM. EXTERIOR DOOR WILL HAVE AN EXTERIOR LIGHT CONTROLLED BY A SWITCH AT THE EXIT DOORWAY.
- GENERAL ROOM LIGHTING FOR KITCHENS AND BATHROOMS WITH BATHING FACILITIES SHALL HAVE FLUORESCENT LIGHTING. THE FIRST AVAILABLE SWITCH UPON ENTERING THE KITCHEN OR BATHROOM SHALL CONTROL THIS LIGHTING.
- WHERE EXISTING OUTLET OCCURS AT SAME PLACE AS INDICATED, IGNORE AS SHOWN UNLESS IS NECESSARY.
- PERMANENT INSTALLED LUMINAIRES IN BATHROOMS, ATTACHED AND DETACHED GARAGES, LAUNDRY ROOM CLOSETS UTILITY ROOMS SHALL BE HIGH EFFICIENCY.
- MANUAL-ON/AUTOMATIC-OFF OCCUPANT SENSORS, ALSO KNOWN AS VACANCY SENSORS, AUTOMATICALLY TURN LIGHTS OFF IF AN OCCUPANT FORGETS TO TURN THEM OFF WHEN A ROOM IS UNOCCUPIED. ADDITIONALLY, THESE SENSORS ARE REQUIRED TO PROVIDE THE OCCUPANT THE ABILITY TO MANUALLY TURN THE LIGHTS.
- SPECIFY ALL INSTALLED LUMINAIRES TO BE EFFICACY IN ACCORDANCE WITH CENEGRYC TABLE 150.0-A CENEGRYC 150(K)(X)(A).
- AT BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOMS, SPECIFY AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES TO BE CONTROLLED BY A VACANCY SENSOR PER CENEGRYC TABLE 150(K)(X)(A).
- SPECIFY INTERIOR LIGHTING FIXTURE THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS TO BE EQUIPPED WITH DIMMING CONTROLS. CENEGRYC 150.0 (K)(X)(A).
- DIMMERS OR VACANCY SENSORS ARE NOT REQUIRED ON ANY LUMINAIRES LOCATED IN CLOSETS LESS THAN 10 SQUARE FEET, OR IN HALLWAYS. LUMINAIRES PROVIDING OUTDOOR LIGHTING, INCLUDING LIGHTING FOR PATIOS, ENTRANCES, AND PORCHES, WHICH ARE PERMANENTLY MOUNTED SHALL BE HIGH EFFICIENCY. THE LIGHTING SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH, A MOTION DETECTOR NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE PHOTO CONTROL OR ASTRONOMICAL TIME CLOCK, NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE TIME CLOCK, OR AN EMCS NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRES TO BE ALWAYS ON.
- PROVIDE PANEL GROUNDING AND BONDING SIZE PER CEC 250.52, 250.53, TABLE 250.66 AND TABLE 250.102 (C) (1).
- ALL LUMINAIRES INSTALLED IN RESIDENTIAL CONSTRUCTION MUST QUALIFY AS "HIGH EFFICACY" LUMINAIRES.
- PROVIDE ARC-FAULT INTERRUPTER (AFCI) PROTECTION IN COMPLIANCE WITH CEC 210.12 AT ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS.
- ELECTRICAL BOXES THAT PENETRATE THE MEMBRANE OF A FIRE-RESISTANCE RATED WALL SHALL BE STEEL ELECTRICAL BOXES THAT DOESNOT EXCEED 16 SQUARE INCHES PER BOX AND 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE ELECTRICAL BOX SHALL NOT EXCEED 1/8" AND SUCH BOXES ON THE OPPOSITE SIDE OF WALL WITH NON-COMMUNICATING STUD CAVITIES SHALL BE SEPARATE BY A MINIMUM DISTANCE OF 24" OR LISTED PUTTY PADS SHALL BE INSTALLED ONEACH BOX IN ACCORDANCE WITH THE LISTING.
- ALL LIGHTING AND RECEPTACLE WIRINGS SHALL BE MIN OF 14 AWG, THIN, 110V, 90°C INSULATED COPPER CONDUCTOR.
- ELECT. OUTLET SHALL BE INSTALLED 12" ABOVE FINISHED FLOOR LINE OR 3" ABOVE FIN. COUNTER LINE UNLESS NOTED OTHERWISE.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 V, SINGLE PHASE 15- AND 20- AMPS RECEPTACLES INSTALLED IN DWELLING UNIT.
- BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
- LUMINAIRES RECESSED IN INSULATED CEILINGS MUST MEET REQUIREMENTS OF 150(K)(B) OF ELECTRICAL CODE.
- REFER TO ELECTRICAL LAYOUT FOR LOCATION OF MOTION DETECTORS, OCCUPANCY SENSORS, DIMMERS & REQUIRED FLUORESCENT LIGHTING.
- ELECTRICIAN SHALL PROVIDE AT JOB SITE THE FOLLOWING FOR THE ELECTRICAL INSPECTOR: SINGLE LINE DIAGRAM, PANEL SCHEDULES AND LOAD CALCULATIONS IF DEMANDDED.
- IMPORTANT: ELECTRICAL CONTRACTOR, SUB-CONTRACTOR OR LICENSED ELECTRICIAN SHALL SUBMIT ELECTRICAL LOAD CALCULATION SHALL SUBMITTED TO FIELD INSPECTOR DURING INSPECTION.
- PROVIDE MIN. 30AMPS DEDICATED CIRCUITS POWER OPERATED APPLIANCES PER CEC 220.54.
- PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1419, WITH A POSITIVE PRESSURE DIFFERENTIAL OF NOT LESS THAN 0.01 INCH OF WATER (3 PA) AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL OR FLOOR-CEILING ASSEMBLY PENETRATED.
- PENETRATIONS OF WALL OR FLOOR-CEILING ASSEMBLIES REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 OR R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION.
- CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS.
- WATER HEATER USING GAS OR PROPANE WATER HEATER TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING PER CENEGRYC 150.0(X).
- B. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- C. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE WATER HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
- SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING PER CENEGRYC 150.0(X).
- B. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- C. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
- SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING PER CENEGRYC 150.0(X).
- B. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- C. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
- SYSTEMS USING GAS OR PROPANE DRYER TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING PER CENEGRYC 150.0(X).
- B. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE DRYER AND ACCESSIBLE TO THE DRYER WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- C. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

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DRAWING CONTENTS:  
GRID FLOOR ELEC/HVAC LAYOUT,  
ELECT. SCHEDULES

PROPERTY OWNER/CONTACT:  
BERKMAN HONG

MAILING ADDRESS:  
16355 TIBBURY CIR.  
HUNTINGTON BEACH, CA 92649

PROJECT:  
PROPOSED (1) ONE STORY POOL HOUSE W/  
POOL DECK

JOB ADDRESS:  
16355 TIBBURY CIR.  
HUNTINGTON BEACH, CA 92649

CONTACT: BERKMAN HONG  
101-714-9811

SHEET: 5

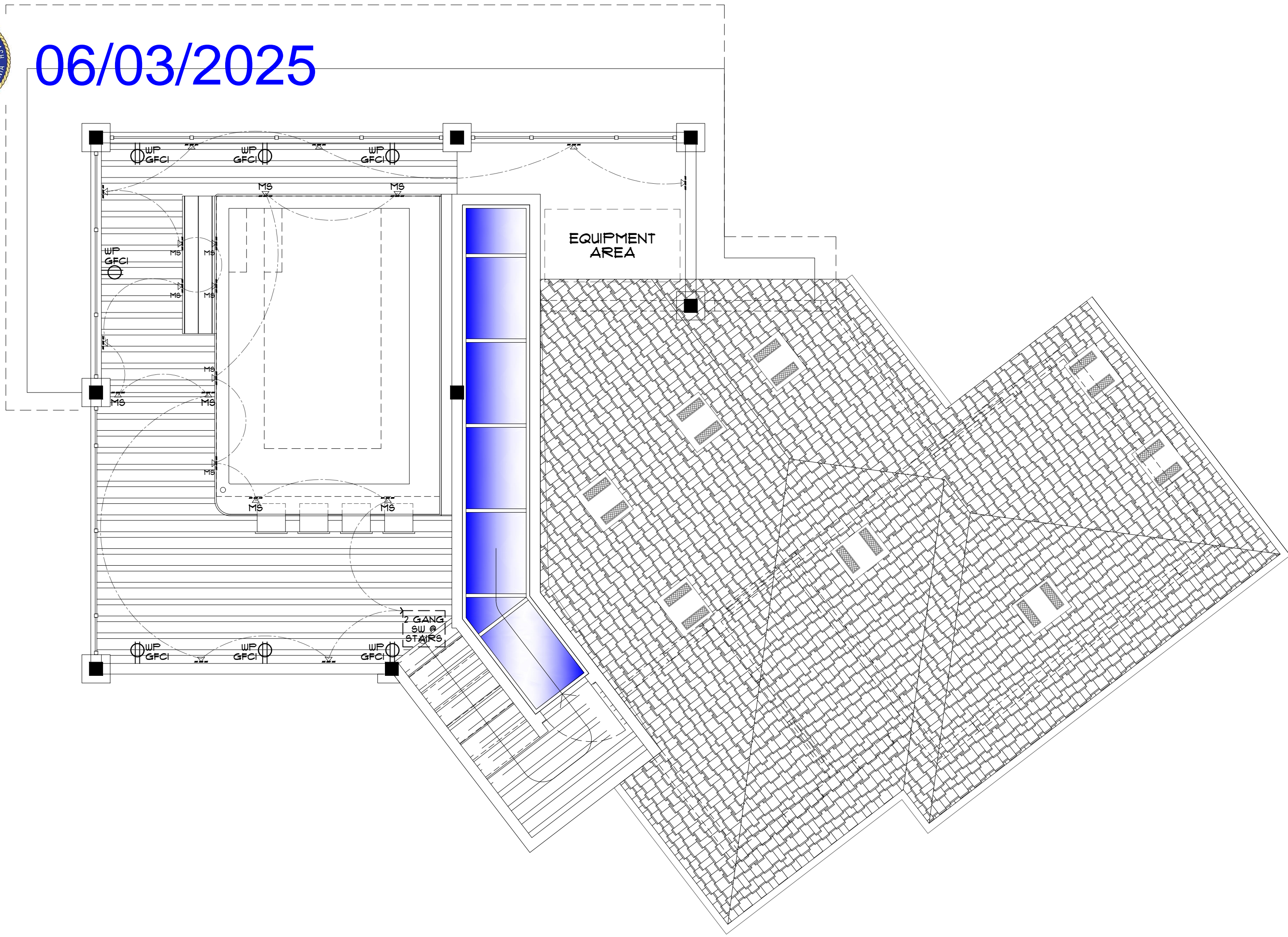
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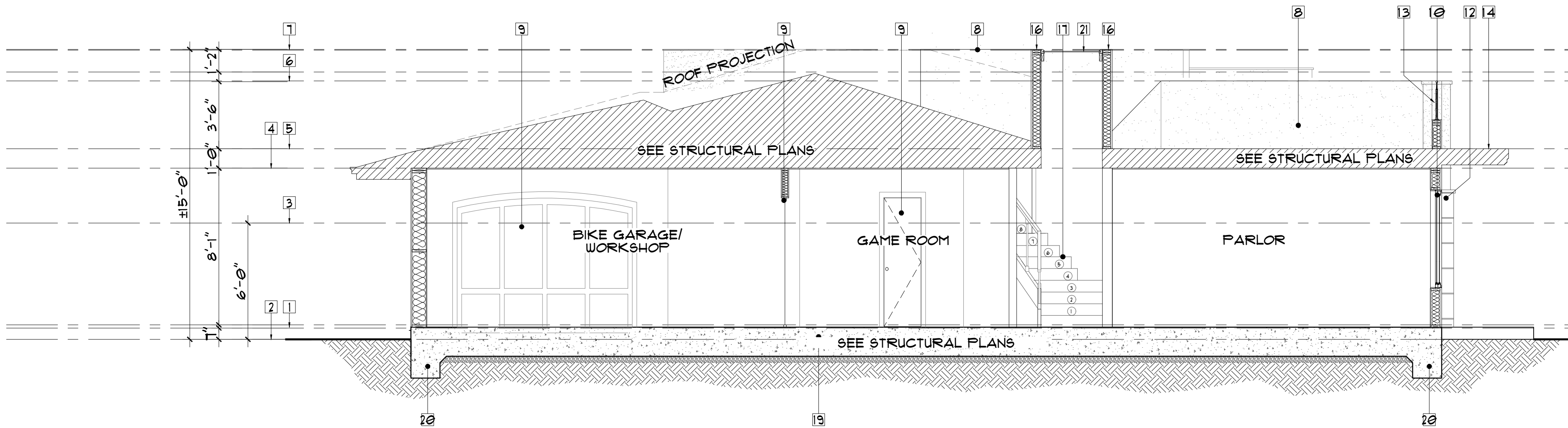




06/03/2025



1 DECK FLR. ELECTRICAL/HVAC LAYOUT  
SCALE: 1/4" = 1'-0"



2 LONGITUNAL SECTIONAL VIEW  
SCALE: 1/4" = 1'-0"

### MECHANICAL NOTES:

- SMOKE ALARMS ARE INTERCONNECTED BY THE BUILDING ELECTRICAL AND EQUIPPED WITH BATTERY SMOKE ALARM SHALL BE INTERCONNECTED SO THAT THE OPERATION OF ONE SMOKE ALARM WILL CAUSE ALL ALARMS TO SOUND.
- CARBON MONOXIDE INSTALLED AT HALLWAY LEADING BEDROOM, MUST BE POWERED BY BUILDING ELECTRICAL AND EQUIPPED WITH BATTERY BACKUP. ALL ARE SUBJECT FOR VERIFICATION BY FIELD INSPECTOR.
- SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED FAN. CFC 9012.10.8.
- SMOKE DETECTORS SHALL BE ON A PERMANENT WIRING WITHOUT ANY DISCONNECTING SWITCH OTHER THAN THOSE FOR OVERCURRENT PROTECTION, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP.
- ENVIRONMENTAL KITCHEN, BATHROOM AND DRYER EXHAUST DUCTS SHALL BE EXHAUSTED TO THE OUTSIDE AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER WHERE DEMAND-CONTROLLED (INTERMITTENTLY OPERATED).
- EXCEPT FOR EXHAUST HOODS/FANS WITH A MINIMUM EXHAUST RATE GREATER THAN 400 CFM OR WHERE THERE IS MINIMUM OF 4- FEET OF DUCT WORK BETWEEN THE REGISTER AND REMOTELY LOCATED EXHAUST FAN, THE KITCHEN EXHAUST HOOD AND BATHROOM FANS SHALL BE SHOWN WITH A MAXIMUM EXHAUST RATING OF ONE SONE WHERE CONTINUOUSLY OPERATED OR IS A PART OF THE WHOLE HOUSE VENTILATION SYSTEM, AND A MAXIMUM OF 3-SONES WHERE THE EXHAUST HOOD/FAN IS DEMAND-CONTROLLED.
  - PROVIDE FANS WITH A MAXIMUM SOUND RATING OF ONE SONE FOR CONTINUOUS FANS OR FANS FOR WHOLE-HOUSE VENTILATION.
  - DEMAND-CONTROLLED (INTERMITTENT) FANS ARE TO HAVE A MAXIMUM 3-SONE SOUND RATING.
  - REMOTE LOCATED FANS IN COMPLIANCE WITH THE EXCEPTION IN ASHRAE 62.2, 7.1, AND FANS WITH A MINIMUM EXHAUST RATE GREATER THAN 400 CFM ARE EXEMPT FROM THE SOUND RATINGS.
  - BESIDES THE OTHER GENERAL REQUIREMENTS FOR ENVIRONMENTAL EXHAUST DUCTS AND SOUND RATING, BATHROOM FANS SHALL BE SHOWN ENERGY STAR COMPLIANT, CONTROLLED BY A HUMIDITY SENSOR THAT CAN BE ADJUSTED FROM BETWEEN LESS THAN OR EQUAL TO 50-PERCENT TO 80-PERCENT [CGBSC 4.506.1]; AND BATHROOM FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTS, UNLESS THE FAN IS ALLOWED TO OPERATE WHEN THE FAN IS SWITCHED OFF [CNC 150.0(K)(2)].
- EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2:
  - 3 FEET FROM A PROPERTY LINE.
  - 10 FEET FROM A FORCED AIR INLET, AND
  - 3 FEET FROM OPENINGS INTO THE BUILDING.
- EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2.  
UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. CMC 504.4.2.

### SMOKE DETECTOR REQUIREMENTS IN CALIFORNIA

- TAKEN FROM CA HEALTH AND SAFETY CODE 13113.8A) ON AND AFTER JANUARY 1, 1996, EVERY SINGLE-FAMILY DWELLING AND FACTORY-BUILT HOUSING, AS DEFINED IN SECTION 19971, WHICH IS SOLD SHALL HAVE AN OPERABLE SMOKE DETECTOR FROM CALIFORNIA BUILDING CODE R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- IN EACH SLEEPING ROOM.
  - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THERE ARE EXCEPTIONS IN MOST COMMUNITIES IF INTER-CONNECTING THE DEVICES WOULD RESULT IN DAMAGE TO PROPERTY, UNLESS CONSTRUCTION IS TAKING PLACE.

### SUMMARY TABLE OF ELECTRICAL OUTLET MINIMUM & MAXIMUM HORIZONTAL & VERTICAL DISTANCES TO BUILDING FEATURES

- 6" MIN RECEPTACLE HEIGHT ABOVE FLOORS INDOORS
- MIN 6-1/2" ABOVE GRADE OUTDOORS
- 9" LOW SIDE REACH MINIMUM HEIGHT ABOVE FLOOR FOR ADA
- 14" TO CENTER OF RECEPTACLE, ABOVE FLOOR, IN CANADA, HIGHER ALLOWED.
- 15" MINIMUM RECEPTACLE HEIGHT TO BOTTOM OF OUTLET BOX - CALIFORNIA
- 15" MINIMUM RECEPTACLE HEIGHT TO BOTTOM OF OUTLET BOX - CALIFORNIA
- 15" MINIMUM HEIGHT ABOVE A KITCHEN COUNTERTOP
- 16" TO TOP OF BOX - COMMON INSTALL HEIGHT ABOVE FLOOR BUT SEE 18" BELOW.
- 18" (MAX?) ABOVE COUNTERTOPS (IN SOME JURISDICTIONS)
- 18" ABOVE FLOOR TO TOP OF OUTLET BOX - STANDARD PRACTICE AMONG MANY ELECTRICIANS
- 18" ABOVE FINISHED FLOOR IN A GARAGE
- 48" DOOR BELL MAXIMUM HT FROM EXTERIOR FLOOR FIN.
- 20" OR LESS ABOVE THE WORKING SURFACE OF A [KITCHEN] COUNTERTOP
- 40" MAXIMUM HEIGHT ABOVE FINISHED FLOOR TO SWITCH FOR HUD SECTION 8 HOUSING
- 42" FLOOR TO BOTTOM OF LIGHT SWITCH BOX - SOME INSTALLERS USE 48" TO THE TOP OF
- 44" TO TOP OF BOX FOR BATH VANITY RECEPTACLES
- 44" TO 46" - MOST ELECTRICAL SWITCHES ABOVE FLOOR TO BOTTOM OF BOX
- 48" FLOOR TO CENTER OF LIGHT SWITCH (MAX PER NFPA)
- 48" MAXIMUM HIGH FORWARD REACH FOR ADA (AMERICANS WITH DISABILITIES ACT)
- 48" MAXIMUM HEIGHT TO TOP OF OUTLET BOX - CALIFORNIA
- 54" MAXIMUM HIGH SIDE REACH (ADA)
- 5'6" MAXIMUM ABOVE FLOOR LEVEL FOR RECEPTACLES MEETING THE 6' HORIZONTAL SPACING RULE (NEC 210-52)
- [4] EXAMPLE CA CODE ON LAYOUT AND HEIGHTS IS GIVEN ALSO IN

### PLUMBING NOTES:

- PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SECTIONS 4.303.1.1, 4.303.1.2, 4.303.1.3, AND 4.303.1.4 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.
- WHERE A FIXTURE COMES IN CONTACT WITH THE WALL OR FLOOR, THE JOINT BETWEEN THE FIXTURE AND THE WALL OR FLOOR SHALL BE MADE WATER TIGHT.
- THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120°F (49°C) BY A DEVICE THAT COMPLIES WITH ASSE 1010/ASSE A112.1010/CSA B125.10. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
- WATER CLOSETS SHALL BE "ULTRA LOW FLUSH" TYPE WITH 1.28 GALLONS MAX. PER FLUSH.
- ALL WATER HEATERS SHALL BE PROVIDED WITH SEISMIC STRAPS AND SHALL BE VENTED OUTSIDE. ALSO, PROVIDE COMBUSTION AIR VENTS PER UPC.
- SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 1.8 GALLONS PER MINUTE.
- LAVATORY FAUCETS SHALL HAVE A WATER FLOW NOT TO EXCEED 1.2 GALLONS PER MINUTE.
- FAUCETS IN KITCHEN, WETBARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 1.8 GALLONS PER MINUTE.
- WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CFC. INSTALLATION STANDARDS OF APPENDIX I OF THE CFC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC. 604.1.1 OF THE CFC PRIOR TO PERMIT ISSUANCE.
- BATHTUBS OR WHIRLPOOL BATHTUBS SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIECE NOT LESS THAN 1 1/2 INCHES (40 MM) IN DIAMETER. FIXTURE TAILPIECES SHALL BE CONSTRUCTED FROM THE MATERIALS SPECIFIED IN SECTION 101.2 FOR DRAINAGE PIPING. WASTE OUTLETS SHALL BE PROVIDED WITH AN APPROVED STOPPER OR STRAINER.
- WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CFC. INSTALLATION STANDARDS OF APPENDIX I OF THE CFC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC. 604.1.1 OF THE CFC PRIOR TO PERMIT ISSUANCE.
- PLUMBING MATERIAL WILL BE CAST IRON FOR VENT AND DRAINS, WATER LINES WILL BE PEX.

### ELECTRICAL SYMBOLS:

- 2,3,3W, MS & VS
- TAMPER RESISTANT LIGHT SWITCHES, 2 DENOTES 2 GANG, 3 DENOTES 3 GANG, SW DENOTES 3 WAY SWITCH, MS DENOTES MOTION SENSOR, VS DENOTES VACANCY SENSOR
- NOTE:  
FOR HALLS, STAIRS, LIVING, DINING ROOM AND BEDROOM PROVIDE LUMINAIRES TO BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS
- PC, MS
- FIN BASED SECURITY LIGHT FIXTURE, PC DENOTES PHOTOCELL, MS DENOTES MOTION SENSOR LED HIGH EFFICACY LUMINAIRES
- PC, MS
- RECESSED LIGHT FIXTURE /LED OR HIGH EFFICACY LUMINAIRES, PC DENOTES PHOTOCELL, MS DENOTES MOTION SENSOR
- CEILING MOUNTED LIGHT FIXTURE /LED OR HIGH EFFICACY LUMINAIRES
- FENDANT LIGHT FIXTURE/LED OR HIGH EFFICACY LUMINAIRES
- HOSE BIBB ANTI-SIPHON CFC 603 WITH VACUUM BREAKER
- HEATING SUPPLY CONNECT TO HEATING DUCT (OPTIONAL)
- ADDED FAN LIGHT
- LOW VOLTAGE DECK LIGHTS  
CEILING MOUNTED HEATING LAMP
- AFCI, GFI, GFCI, WP
- 120V SINGLE PHASE 15 AND 20 AMPERE DUPLEX CONVENIENCE OUTLET, AFCI DENOTES ARC-FAULT CIRCUIT INTERRUPTER, GFI DENOTES GROUND FAULT INTERRUPTER, GFCI DENOTES GROUND FAULT CIRCUIT INTERRUPTER, WP DENOTES WEATHERPROOF AND GFI-GFI CONNECTED
- AFCI, GFCI
- WALL CONVENIENCE OUTLET BELOW BASE CABINET
- SMOKE ALARMS (UL 217) SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. CFC 9012.10.6.
- CARBON MONOXIDE ALARMS (UL2034/2015) SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP IN ACCORDANCE WITH THE PROVISION SET FORTH IN BUILDING CODE 915.4 FOR GROUP R OCCUPANCIES.
- EXHAUST FAN W/ MIN. 5 AIR CHANGES/ HOUR 90 CFM INTERMITTENT OR 20 CONTINUOUS ENERGY STAR HUMIDITY CONTROL.
- EXHAUST HOOD DIRECT VENT TO OUTSIDE MIN. EXHAUST RATE 160 CFM
- G DENOTES GAS SUPPLY
- ELECTRICAL SERVICE PANEL LOCATION 200 AMPERES
- PROVIDE MIN. 4" FLEXIBLE HOIST DUCT DIRECT VENT TO OUTSIDE
- TOILET/RANGE HOOD EXHAUST DUCT 3' AWAY FROM BOTH OPENING AND PROPERTY LINE
- MULTI-SPLIT HVAC SYSTEM
- DOOR BELL

ENGINEERING ASSOCIATE:  
JACK HOWARD, P.E. # 82563  
GREEN VALLEY, AZ 85622

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CONTRACTOR:  
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DRAWING CONTENTS:  
DECK FLR. ELECT. HVAC LAYOUT,  
PLUMBING/MECHANICAL NOTE, ELEC.  
SYMBOLS

PROPERTY OWNER/CONTACT:  
BERKMAN HONG

MAILING ADDRESS:  
1625 TIBBURY CIR.  
HUNTINGTON BEACH, CA 92649

PROJECT:  
PROPOSED (1) ONE STORY POOL HOUSE W/  
POOL DECK

JOB ADDRESS:  
1625 TIBBURY CIR.  
HUNTINGTON BEACH, CA 92649

CONTACT: BERKMAN HONG  
107-714-1981

SHEET: **6**

OF: **9**

MAY 28, 2025





## EROSION CONTROL BMPs

**SCHEDULING**  
CALTRANS / SECTION 3 / 95-01  
PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY SCHEDULING THE CONSTRUCTION PROJECT TO REDUCE THE AMOUNT OF DISCHARGE OF POLLUTANTS.

- PRACTICE EROSION & SEDIMENT CONTROL YEAR ROUND
- CLOSE & STABILIZE OPEN TRENCHES AS SOON AS POSSIBLE.

**STREET SWEEPING**  
CALTRANS / SECTION 4 / 95-01  
PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY USING DUST CONTROL MEASURES TO STABILIZE SOIL FROM WIND EROSION, AND REDUCE DUST GENERATED BY CONSTRUCTION ACTIVITIES.

- STREET SWEEPING OF ADJACENT PUBLIC RIGHT-OF-WAY.

**SAND BAG BARRIER**  
CALTRANS / SECTION 4 / 95-08  
PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY STACKING SAND BAGS ALONG A LEVEL CONTOUR CREATING A BARRIER WHICH DETAINS SEDIMENT LADEN WATER PROMOTING SEDIMENTATION. USE ALONG THE PERIMETER OF THE SITE AND AROUND CATCH BASIN INLETS TO STORM DRAINS TO CREATE A TEMPORARY SEDIMENT TRAP.

- USE SAND BAGS LARGE ENOUGH TO WITHSTAND FLOODING.
- INSPECT SAND BAGS AFTER EACH RAIN.
- REMOVE SEDIMENT BEHIND SAND BAGS.
- RESHAPE OR REPLACE DAMAGED SAND BAGS.

## CONSTRUCTION ACTIVITY BMPs

**CLEAN SITE MEASURES**  
STANDARDS:

- EATING ON SITE SHALL TAKE PLACE OUTSIDE THE BUILDING. ANY FOOD OR DRINK WITHIN THE BUILDING SHALL BE CLEANED UP AND DISPOSED OF IMMEDIATELY.
- NO SMOKING WITHIN THE HOME.
- SWEEP UP JOB SITE DAILY.
- VACUUM ALL STUB BAYS AND SUB FLOOR BEFORE INSULATING, THEN AGAIN BEFORE INSTALLING DRYWALL.

**WATER CONSERVATION**  
CALTRANS / SECTION 1 / 95-01  
PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY USING CONSTRUCTION WATER THAT DOES NOT CAUSE EROSION OR WASH MATERIALS OFF-SITE.

STANDARDS:

- DISCOURAGE WASHING OF EQUIPMENT ON SITE. AVOID USING WATER TO CLEAN CONSTRUCTION AREAS.
- SWEEP PAVED AREAS WHERE PRACTICAL.
- DIRECT CONSTRUCTION WATER RUN-OFF TO AREAS WHERE IT CAN SOAK INTO THE GROUND.
- APPLY WATER FOR DUST CONTROL MODERATELY SO RUN-OFF DOES NOT OCCUR.

**MATERIAL DELIVERY AND STORAGE**  
CALTRANS / SECTION 8 / 95-01  
PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS DURING THE DELIVERY AND STORAGE PROCESS BY MINIMIZING THE CONTACT OF MATERIALS WITH RUN-OFF.

STANDARDS:

- DESIGNATED STORAGE AREAS AT THE PROJECT SITE.
- PREVENT SPILLS OR LEAKAGE OF LIQUID MATERIALS FROM CONTAMINATING SOIL OR SOAKING INTO THE GROUND BY PLACING STORAGE AREAS ON IMPERVIOUS SURFACES. DO NOT STORE HAZARDOUS CHEMICALS, DRUMS, OR BAGGED MATERIALS DIRECTLY ON THE GROUND.
- PROVIDE CURBS OR DIKES AROUND THE PERIMETER OF MATERIAL STORAGE AREAS.
- MINIMIZE HAZARDOUS MATERIAL STORAGE ON SITE.
- KEEP HAZARDOUS MATERIALS IN THEIR ORIGINAL CONTAINERS AND KEEP THEM WELL LABELED.
- KEEP AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN UP MATERIAL NEAR STORAGE AREAS.
- CONTAIN AND CLEAN UP ANY SPILL IMMEDIATELY.

**ADDITIONAL STANDARDS:**

- SOURCE PRODUCTS CLOSE TO PROJECT SITE TO MINIMIZE TRAVEL/ DELIVERY IMPACT.

**MATERIAL USE**  
CALTRANS / SECTION 8 / 95-02  
PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS BY PROPERLY STORING AND UTILIZING MATERIALS.

STANDARDS:

- USE MATERIALS ONLY WHERE AND WHEN NEEDED TO COMPLETE THE CONSTRUCTION ACTIVITY. LAYOUT AND CUTTING PROCEDURES SHOULD BE EXECUTED TO MINIMIZE WASTE MATERIALS.
- FOLLOW MANUFACTURER'S INSTRUCTIONS REGARDING THE PREPARATION, USE, AND DISPOSAL OF MATERIALS.
- AVOID EXPOSING APPLIED MATERIALS TO RAINFALL AND RUN-OFF UNLESS SUFFICIENT TIME HAS BEEN ALLOWED FOR THEM TO DRY.
- DON'T PURCHASE MORE MATERIAL THAN WILL BE USED ON SITE.

**ADDITIONAL STANDARDS:**

- LOOK FOR MATERIALS & FINISHES WITH POST-CONSUMER & POST-INDUSTRIAL RECYCLED CONTENT.
- USE STANDARD HEIGHT CEILINGS (8' OR 9') & STANDARD LENGTH / WIDTH MATERIAL MODULES TO SAVE ON CUT-OFF WASTE.

**SPILL PREVENTION AND CONTROL**  
CALTRANS / SECTION 8 / 95-04  
PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM SPILLS BY PREVENTING, CONTAINING AND CLEANUP SPILLS.

STANDARDS:

- HOLD REGULAR MEETINGS TO DISCUSS AND REINFORCE APPROPRIATE DISPOSAL PROCEDURES.
- USE ABSORBENT MATERIALS ON SMALL SPILLS RATHER THEN HOISING DOWN OR BURYING THE SPILL.
- FOR SIGNIFICANT OR HAZARDOUS SPILLS THAT CANNOT BE CONTROLLED BY PERSONNEL IN THE IMMEDIATE VICINITY NOTIFY THE LOCAL EMERGENCY RESPONSE BY CALLING 911.

**SOLID WASTE MANAGEMENT**  
CALTRANS / SECTION 8 / 95-05  
PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS AS A RESULT OF THE CREATION, STOCKPILING AND REMOVAL OF LITTER AND OTHER CONSTRUCTION WASTE.

STANDARDS:

- COLLECT SITE TRASH REGULARLY, DAILY DURING RAINY AND WINDY CONDITIONS.
- KEEP SOLID MATERIALS SHIELDED BY EITHER A COVERED DUMPSTER OR OTHER ENCLOSED TRASH CONTAINER THAT LIMITS CONTACT WITH RAIN, RUN-OFF, AND SCATTERING DUE TO WINDS.
- RECYCLE EVERY POSSIBLE MATERIAL. CONTRACTOR TO FURNISH RECYCLING BIN FOR SUCH USE AND NOTIFY ALL PERSONS WORKING ON SITE THAT RECYCLING IS MANDATORY FOR THIS PROJECT SITE.
- MAKE SURE THAT TOXIC WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS DESIGNED FOR CONSTRUCTION DEBRIS.

**HAZARDOUS WASTE MANAGEMENT**  
CALTRANS / SECTION 8 / 95-06  
PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS BY THE PROPER STORAGE AND DISPOSAL OF WASTE.

STANDARDS:

- SITES WITH EXISTING STRUCTURES MAY CONTAIN WASTE WHICH MUST BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS WHICH INCLUDE SANDBLASTING GRIT MIXED WITH LEAD, CADMIUM, OR CHROMIUM BASED PAINTS AND ASBESTOS.
- MAJOR CONTAMINATION, LARGE SPILLS, AND OTHER SERIOUS HAZARDOUS WASTE INCIDENTS REQUIRE IMMEDIATE RESPONSE FROM SPECIALISTS.
- KEEP LIQUID OR SEMI-LIQUID HAZARDOUS WASTE IN APPROPRIATE CONTAINERS AND UNDER COVER.
- CLEARLY MARK ON ALL HAZARDOUS WASTE CONTAINERS WHICH MATERIALS ARE ACCEPTABLE FOR THE CONTAINER.
- PLACE HAZARDOUS WASTE CONTAINERS IN SECONDARY CONTAINMENT.
- MAKE SURE THAT TOXIC WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS DESIGNED FOR CONSTRUCTION DEBRIS.

**ADDITIONAL STANDARDS:**

- THE SITE AND BUILDING SHALL BE TESTED FOR HAZARDOUS MATERIALS INCLUDING, BUT NOT LIMITED TO LEAD PAINT, ASBESTOS, MERCURY (FLUORESCENT LIGHT BULBS, THERMOSTATS, ELECTRONIC SWITCHES, AND OTHER PRODUCTS), BATTERIES, OR ELECTRONICS OF ANY KIND AND ABATED, REMOVED, AND DISPOSED OF PROPERLY. CONTACT THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR ADDITIONAL INFORMATION.
- DISPOSE TREATED WOOD (PDTF, WOLMANIZED & OTHER TREATED WOOD) SEPARATELY. NOTIFY THE REFUSE CENTER FOR DIVERSION OF SUCH MATERIAL TO ARRANGE FOR THE DELIVERY TO A REGULATED TREATED WOOD LANDFILL.
- THE SITE SHALL BE TESTED FOR RADON. PROPER VENTING BELOW THE FOUNDATION SHALL BE PROVIDED TO DIVERT RADON FROM THE INTERIOR ENVIRONMENT OF THE FINISHED PRODUCT PER DIVISION 1.

**CONCRETE WASTE MANAGEMENT**  
CALTRANS / SECTION 8 / 95-08  
PURPOSE: TO REDUCE THE DISCHARGE OF PORTLAND CEMENT, CONCRETE SLURRIES AND ASPHALT BY IMPLEMENTING APPROPRIATE WASH-OUT PROCEDURES, SLURRY CONTAINMENT, HOUSEKEEPING AND DISPOSAL PRACTICES.

STANDARDS:

- DO NOT ALLOW SLURRY RESIDUE FROM WET CORING OR SAW-CUTTING TO ENTER STORM DRAINS.
- SHOVEL OR VACUUM SLURRY RESIDUE AND DISPOSE IN A TEMPORARY PIT.
- DESIGNATE AREAS TO BE USED FOR WASHOUT OF VEHICLES TRANSPORTING CONCRETE.
- WASHOUT AREAS SHALL HAVE A TEMPORARY PIT OR BERMED AREA OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE.
- ONCE THE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREAS AND ALLOWED TO HARDEN, THE CONCRETE CAN BE PROPERLY DISPOSED.

**VEHICLE AND EQUIPMENT MAINTENANCE**  
CALTRANS / SECTION 1 / 95-10  
PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS AS A RESULT OF VEHICLE AND EQUIPMENT MAINTENANCE BY CONDUCTING THESE ACTIVITIES OFF-SITE OR IN A DESIGNATED AREA.

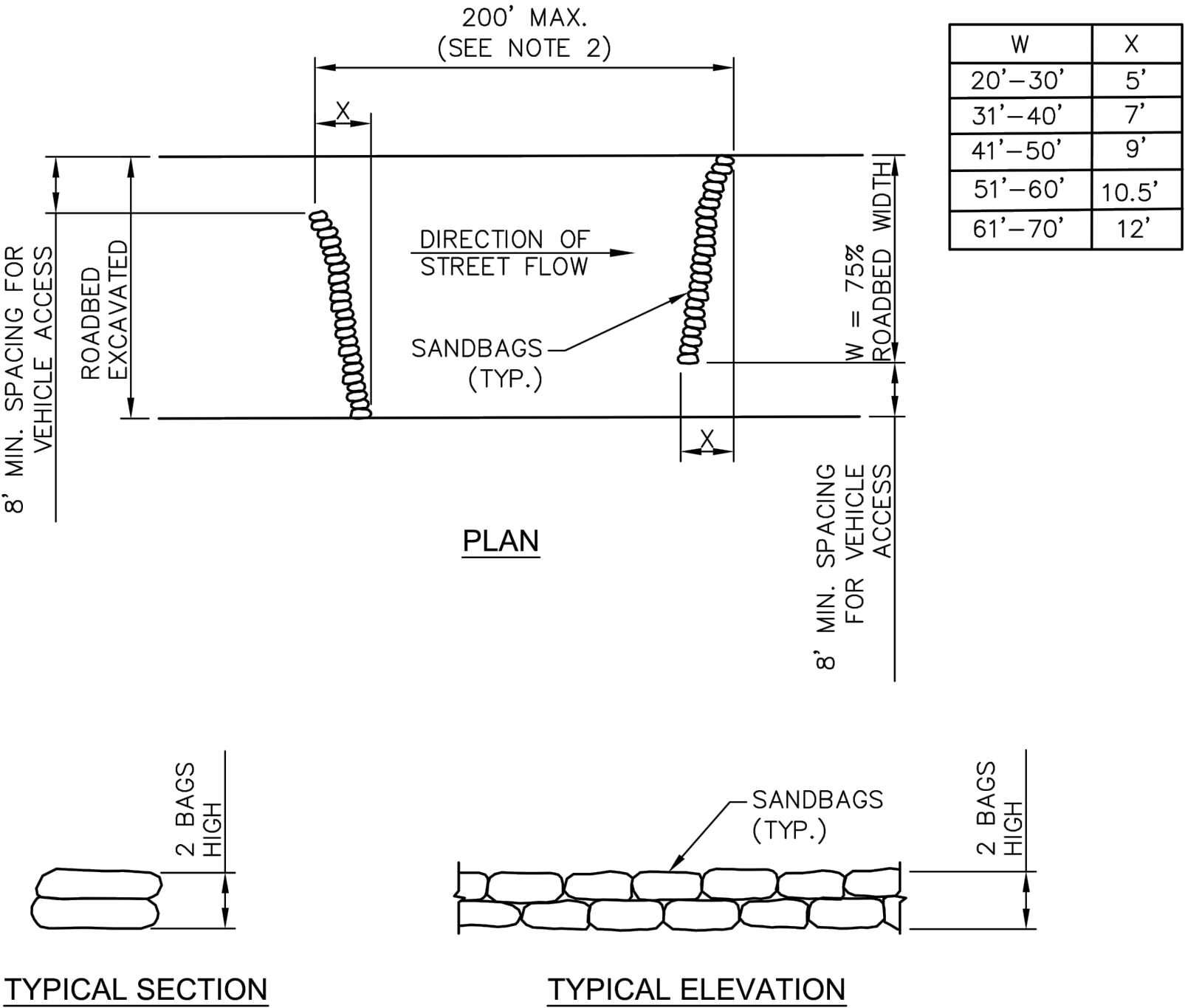
STANDARDS:

- LOCATE ON PAVED SURFACES WHERE PRACTICAL.
- USE BERMS TO PROTECT MAINTENANCE AREAS FROM RUN-ON.
- DO NOT DUMP FUELS AND LUBRICANTS ONTO THE GROUND.
- DO NOT PLACE USED OIL IN A DUMPSTER OR POUR INTO A STORM DRAIN.

## BEST MANAGEMENT PRACTICES

"AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT SELECTED BMPs MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES."

SEE STAMP FOR SIGNATURE, LICENSE#, & EXPIRATION



TYPICAL SECTION

TYPICAL ELEVATION

### NOTES:

1. GRAVEL BAGS ARE ENCOURAGED OVER THE USE OF SANDBAGS AND MAY BE REQUIRED IN AREAS WHICH ARE PARTICULARLY SENSITIVE TO SEDIMENT DEPOSITION.
2. REQUIREMENTS AND SPACING OF VELOCITY REDUCERS FOR STREETS WITH GRADES OF LESS THAN 4 PERCENT SHALL BE AS SHOWN ON THE APPROVED EROSION CONTROL PLAN.
3. THIS STANDARD DETAIL SHALL BE USED AS SHOWN ON THE APPROVED EROSION CONTROL PLAN.

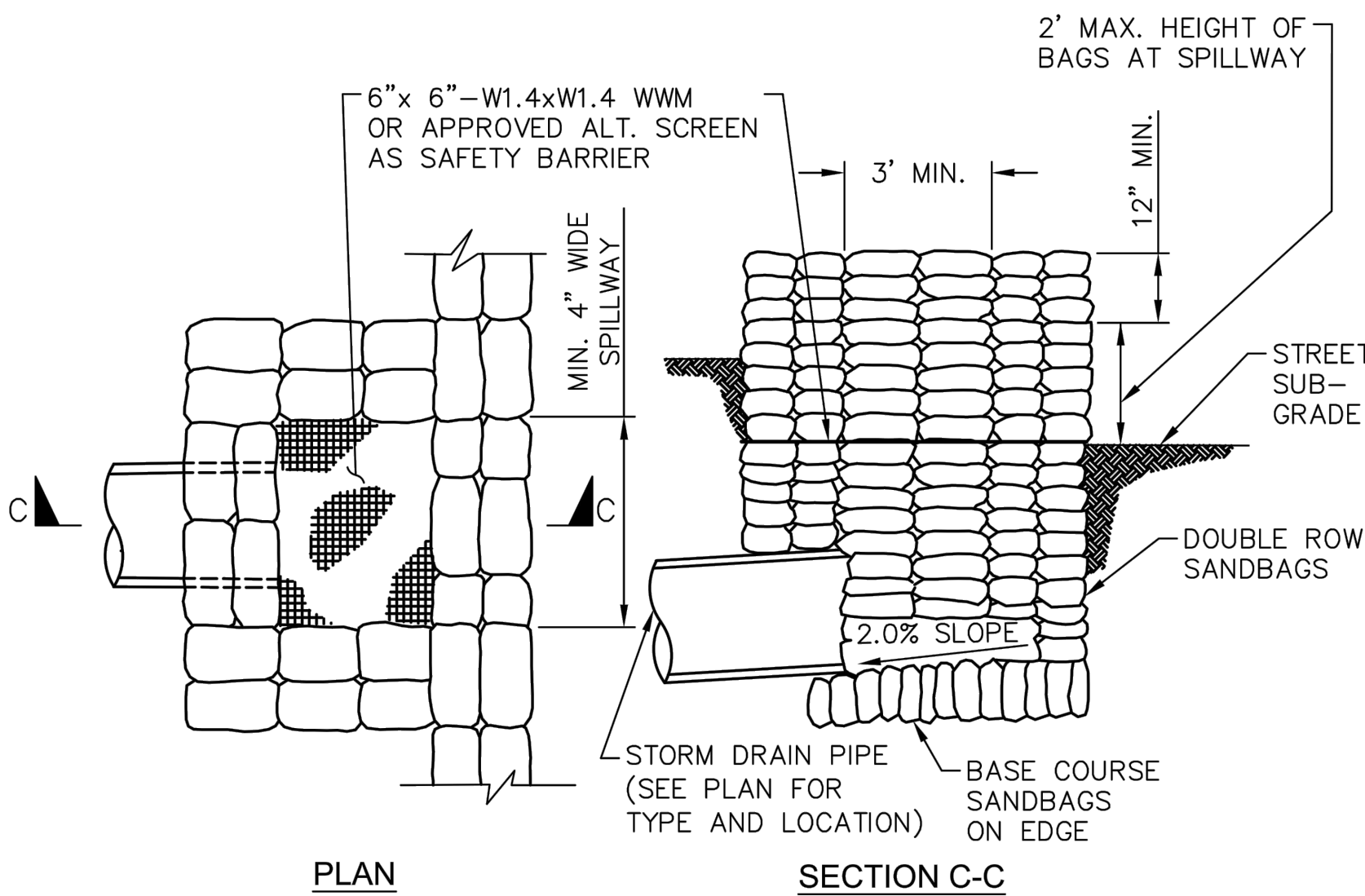
## EROSION CONTROL

1. EROSION AND SEDIMENT CONTROL -SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTRACTED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES.
2. WASTE AND MATERIALS MANAGEMENT CONTROL -APPROPRIATE BMP'S FOR CONSTRUCTION RELATED MATERIALS, WASTES SPILLS, OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF

## NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES NOTES)

IN CASE OF EMERGENCY, CALL \_\_\_\_\_ AT WORK  
PHONE# \_\_\_\_\_ OR HOME PHONE# \_\_\_\_\_

1. EROSION CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
2. SEDIMENT FROM AREAS DISTRIBUTED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM PRACTICABILITY.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUN OFF, VEHICLE TRACKING OR WIND.
4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR LOCAL STORM DRAIN SYSTEM.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE FOR THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FORM THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION AND STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF THE SITE. DISCHARGES OR MATERIAL OTHER THAN STORM WATER ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT OR THE STATEWIDE GENERAL PERMIT-CONSTRUCTION. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.



PLAN

SECTION C-C

### NOTES:

1. GRAVEL BAGS ARE ENCOURAGED OVER THE USE OF SANDBAGS AND MAY BE REQUIRED IN AREAS WHICH ARE PARTICULARLY SENSITIVE TO SEDIMENT DEPOSITION.
2. A PORTION OF CATCH BASIN MAY BE CONSTRUCTED IN PLACE OF SANDBAGS.
3. THIS STANDARD DETAIL SHALL BE USED AS SHOWN ON THE APPROVED EROSION CONTROL PLAN.
9. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY WATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON- CONTAMINATED GROUNDWATER PRODUCED BY WATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ISSUED BY THE REGIONAL BOARD.
10. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESIGNATING FACILITIES.
11. THE PERMIT AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
12. THE PERMIT AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLAN.
13. THE PERMIT SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS MATERIAL SUPPLIERS, LESSEES, PROPERTY OWNERS: THAT DUMPING OF CHEMICALS IN THE STORM DRAIN SYSTEM OR WATERSHED IS PROHIBITED.
14. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS EMINENT.
15. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECASTS EXCEED 40%.
16. SEDIMENTS FROM AREAS DISTRIBUTED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORTED FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

RESPONSIBILITY TO ENSURE FULL COMPLIANCE AND IMPLEMENTATION AND ALL OF ITS ELEMENTS, INCLUDING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES, RESTS WITH:

NAME \_\_\_\_\_ TELEPHONE# \_\_\_\_\_

NOTES:

ENGINEERING ASSOCIATE:  
JACK HOWARD, P.E. # 92583  
GREEN VALLEY, AZ 85622  
CONTACT:  
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EDYAND@GMAIL.COM

CONTRACTOR:  
**ORR CONSTRUCTION**  
CONTRACTOR'S LICENSE # 140872  
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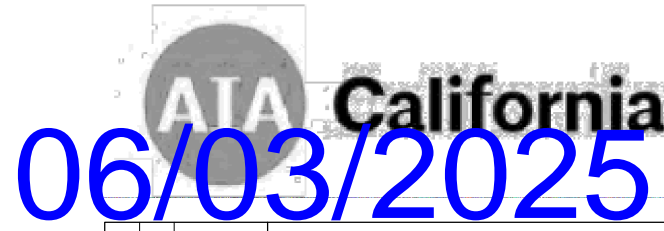
PREPARED BY:  
SIGNED JOHN ESTRADERO, ASSOCIATE  
**ORR CONSTRUCTION**  
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SIGNAL HILLS, CA 90755  
562-488-0224  
Robert@orrmultisiteinc.com

DRAWING CONTENTS:  
BEST MANAGEMENT PRACTICES  
DISPERSED STORM DRAINAGE OUTLET  
EROSION CONTROL

PROPERTY OWNER/CONTACT:  
BERKMAN HONG  
PROJECT:  
PROPOSED (1) ONE STORY POOL HOUSE w/  
POOL DECK  
JOB ADDRESS:  
16255 TIBBURY CIR. CAS3649  
HUNTINGTON BEACH, CA 92649  
CONTACT: BERKMAN HONG  
707-774-3851

SHEET: **1**  
OF: **9**  
MAY 28, 2025





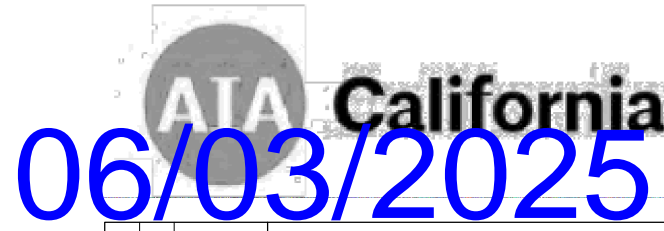
# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

<b>CONTRACTOR:</b>	<b>ENGINEERING ASSOCIATE -</b> JACK HOWARD, S.E. # 93933 218 GRAHNEY DRIVE GREEN VALLEY, AL 35922
<b>DESIGN &amp; DRAFTING</b> <b>ORR CONSTRUCTION</b> 1677 ORR AVE SIGNAL HILLS, CA 91755 562-438-0224 Robert@orrcmdistinc.com	<b>CONTACT:</b> 948-937 CEL EID AND OGDON@GMAIL.COM
<b>DRAWING CONTENTS:</b>	<b>NOTES:</b>
<b>PROJECT:</b> PROPOSED ( ) ONE STORY POOL HOUSE W/ POOL DECK	THESE DRAWINGS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT IN CONNECTION WITH THE PROJECT DESCRIBED HEREIN. ANY OTHER USE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. THIS CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. NO PART OF THIS CONTRACT SHALL BE TRANSFERRED TO ANOTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT SPECIFICALLY STATED ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT SPECIFICALLY STATED ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
<b>PROPERTY OWNER/CONTACT:</b> BERKMAN HONG	
<b>JOB ADDRESS:</b> 16292 TIBURY CIR HUNTINGTON BEACH, CA 92649	
<b>MAILING ADDRESS:</b> 16292 TIBURY CIR HUNTINGTON BEACH, CA 92649	
<b>CONTACT:</b> BERKMAN HONG	

SHEET: 8  
OF: 9  
MAY 28, 2021





# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

[illegible]

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STANDARD FORM NO. 64

ENGINEERING ASSOCIATE :  
JACK HOWARD, S.E. # 9799  
2193 GRAMERCY DRIVE  
GREEN VALLEY, AZ 85622

CONTACT:  
745-9987 CEL.  
TUES-THURS 8:00 A.M. - 5:00 P.M.

**CONTRACTOR:**

**ORR**


**CONSTRUCTION**

GENERAL "B" LICENSE #1028720  
1977 OBISPO AVE  
SIGNAL HILLS, CA 90755  
562.408.0224

PREPARED BY:  
SIGMUND JOHN ESTRASNER, ASSOCIATE

**ORR**

DESIGN + DRAFTING  
1977 OBISPO AVE.  
SIGNAL HILLS, CA. 90755  
562-498-0224



CONTENTS:  
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MAY 28, 2025