

# CUSTOM SINGLE FAMILY HOME

## CALIBA, INC.



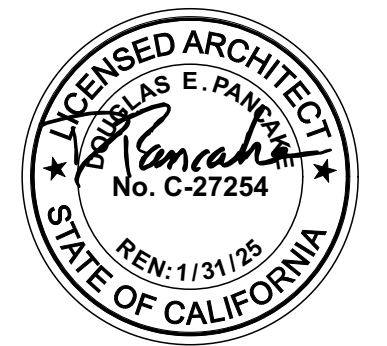
19000 MacArthur Boulevard  
Suite 500  
Irvine, CA  
92612-1460

(949)720-3850 t.  
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www.pancakearchitects.com

1ST PLANNING SUBMITTAL  
2024-04-25

CUSTOM SINGLE FAMILY HOMES  
CALIBA, INC.  
614 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CALIFORNIA  
92648



PROJECT: 0000.00  
DRAWN BY: XXXX XXXXXXXX  
CHECKED BY: XX  
CAD FILE NAME: 23022.00 Model-614.dwg  
DATE OF ISSUE: 2024-04-25  
1ST PLANNING SUBMITTAL: 2024-04-25

DRAWING DESCRIPTION

TITLE SHEET

DRAWING NUMBER

T1

### DRAWING INDEX

#### GENERAL

T1 TITLE SHEET

#### ARCHITECTURAL

- A0.1 SITE PLAN
- A2.1 FIRST & SECOND FLOOR PLAN
- A2.2 THIRD FLOOR & ROOF PLAN
- A5.1 EXTERIOR BUILDING ELEVATIONS
- A5.2 EXTERIOR BUILDING ELEVATIONS
- A6.1 BUILDING SECTIONS
- A9.1 DOOR & WINDOW SCHEDULE
- A15.1 RENDERED IMAGES
- A15.2 RENDERED IMAGES



### PROJECT DATA

| SITE DATA       |            |              |             |
|-----------------|------------|--------------|-------------|
|                 | ZONING REQ | PROVIDED     | NOTES       |
| MIN PARCEL SIZE | 2500 SF    | 2867.5 SF    | DSP 3.3.1.5 |
| SITE COVERAGE   | N/A        | 1566 SF, 61% | DSP 3.3.1.6 |
| FAR             | N/A        | 1.4          | DSP 3.3.1.7 |

| ZONING DATA           |                     |          |   |
|-----------------------|---------------------|----------|---|
|                       | ZONING REQ          | PROVIDED | NOTES                                     |
| # STORIES             | 3 MAX               | 3        | DSP 3.3.1.8                               |
| BUILDING HT           | 35 FT MAX           | 35 FT    | WITH 6 FT ROOF PROJECTION, DSP 3.3.1.8    |
| FAR (RATIO)           | N/A                 |          |   |
| FRONT YARD SETBACK    | 0 FT - 5 FT MAX     | 3'-0"    | DSP 3.3.1.10                              |
| INTERIOR SIDE SETBACK | 0 FT                | 3'-0"    | DSP 3.3.1.11                              |
| REAR YARD SETBACK     | 3 FT                | 13'-0"   | DSP 3.3.1.13                              |
| UPPER STORY SETBACK   | AVG. 10', 3RD STORY | 10'-0"   | DSP 3.3.1.9                               |
| PARKING REQ           | 2                   | 2        | 2 SPACES PER 3 BEDROOM UNIT, HBZSO 231.04 |
|                       | 1                   | 1        | COMMERCIAL: 1 SPACE/333 SF, HBZSO 231.04  |

| BUILDING AREA MATRIX |                 |
|----------------------|-----------------|
|                      | AREA (SF)       |
| <b>FIRST FLOOR</b>   |                 |
| COMMERCIAL           | 330 SF          |
| ADU                  | 444 SF          |
| RESIDENTIAL          | 243 SF          |
| <b>SECOND FLOOR</b>  |                 |
| RESIDENTIAL          | 1,336 SF        |
| <b>THIRD FLOOR</b>   |                 |
| RESIDENTIAL          | 1,228 SF        |
| STAIR/ELEVATOR SHAFT |                 |
|                      | 115 SF          |
| <b>TOTAL AREA</b>    | <b>3,686 SF</b> |

### PROJECT INFORMATION

**PROJECT ADDRESS**  
614 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CA 92648

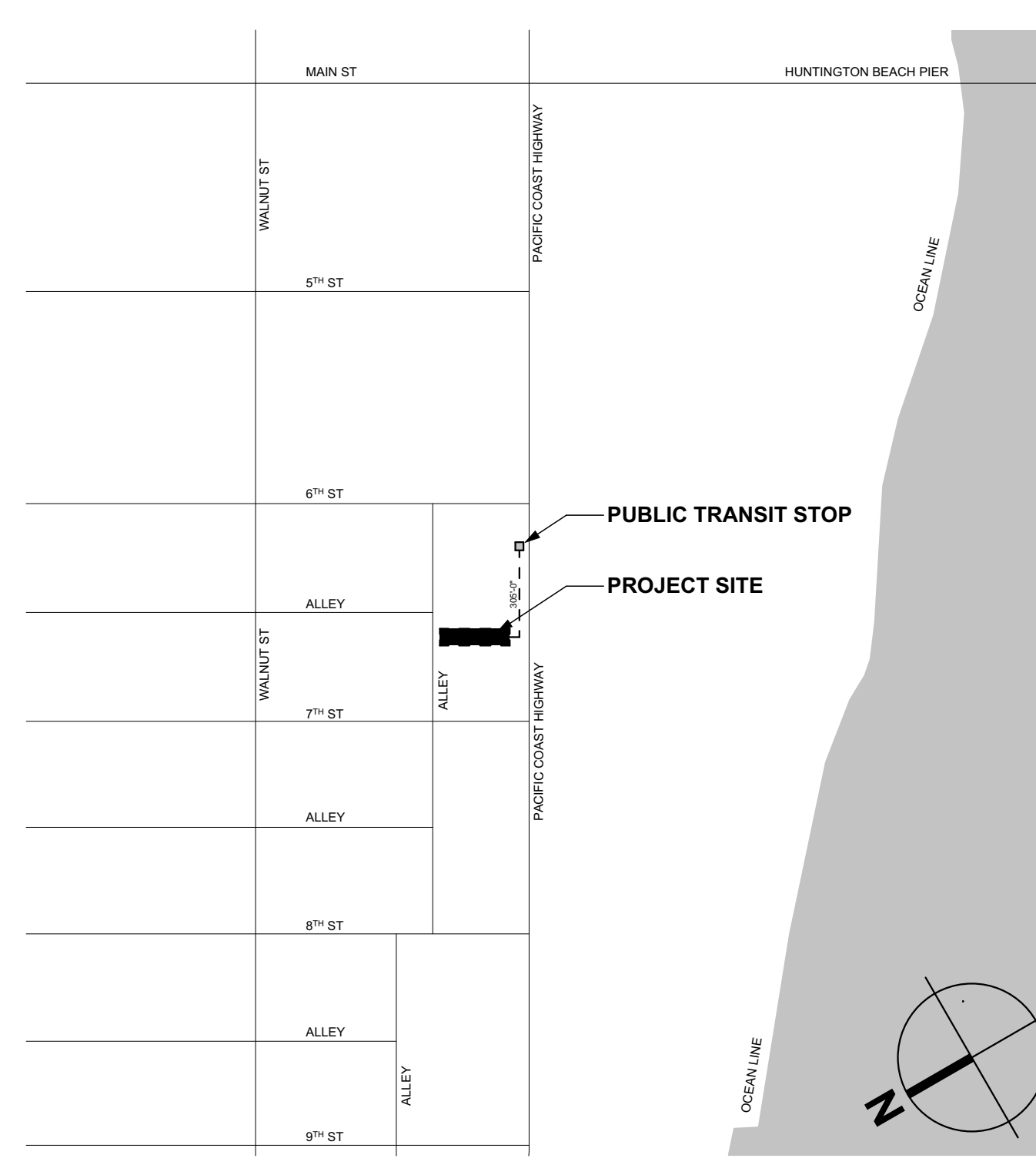
**SCOPE OF WORK**  
NEW CONSTRUCTION OF MIXED-USE DEVELOPMENT, WITH 2-CAR GARAGE, ACCESSORY DWELLING UNIT, AND COMMERCIAL SPACE ON FIRST FLOOR AND 3-BEDROOM RESIDENCE ON SECOND AND THIRD FLOORS.

**ASSESSORS PARCEL NUMBER**  
024-151-29

**ZONING**  
ZONING CODE: SPECIFIC PLAN (SP5-CZ)

**BUILDING CONSTRUCTION**  
OCCUPANCY TYPES: R3/U  
CONSTRUCTION TYPE: TYPE V-B  
SPRINKLERS: YES  
ALLOWABLE BUILDING HEIGHT: 35'  
ACTUAL BUILDING HEIGHT: 35' WITH 6' ROOF PROJECTION  
ALLOWABLE BUILDING AREA: 3000 SF  
ACTUAL BUILDING AREA: 2885 SF

### VICINITY MAP



### PROJECT TEAM

**OWNER**  
CALIBA, INC.  
8031 MAIN ST STANTON, CA 92648  
714-886-2887  
714-503-6805  
TAREK@ACGLENDING.COM

**INTERIOR DESIGNER**  
XXXX  
XXXX  
XXXX

**ARCHITECT**  
DOUGLAS PANCAKE ARCHITECTS  
19000 MACARTHUR BOULEVARD,  
SUITE 500, IRVINE, CA, 92612,  
T: 949-720-3850  
F: 949-720-3843  
W: PANCAKEARCHITECTS.COM  
DOUGLAS PANCAKE, AIA,  
ARCHITECT

**STRUCTURAL ENGINEER**  
WRIGHT ENGINEERS  
2 VENTURE, SUITE 200, IRVINE, CA  
92618  
T: 949-477-4001  
SCOTT JONES, SE

**SOILS ENGINEER**  
XXXX  
XXXX  
XXXX

**GEOTECH ENGINEER**  
XXXX  
XXXX  
XXXX

**TITLE 24 CONSULTANT**  
XXXX  
XXXX  
XXXX

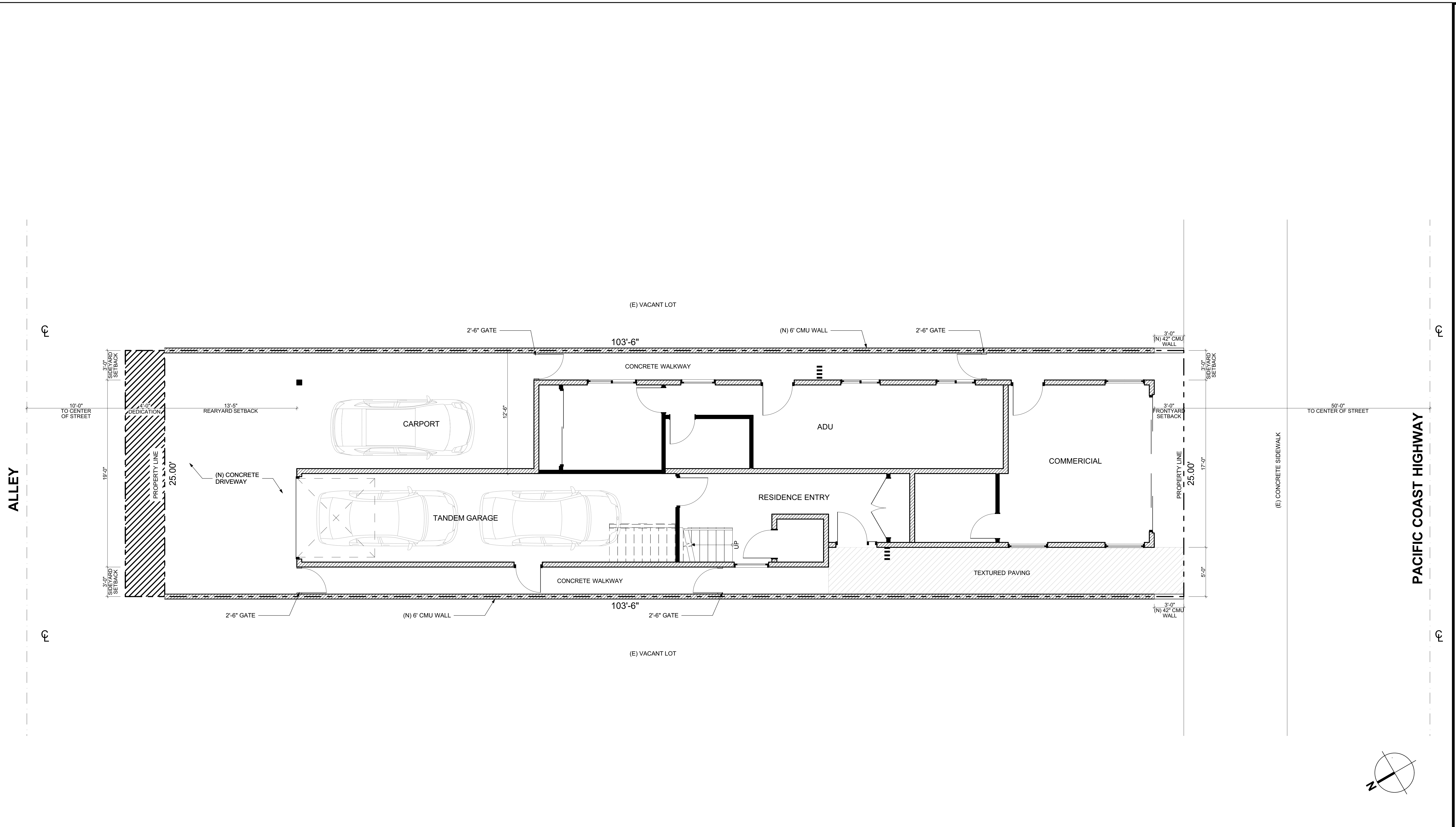
### CODE REQUIREMENTS

**APPLICABLE CODES**  
ALL WORK SHALL BE IN CONFORMANCE WITH:  
2022 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, CCR, BASED ON THE 2018 INTERNATIONAL BUILDING CODE (IBC)  
2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24, CCR, BASED ON THE 2017 NATIONAL ELECTRIC CODE (NEC)  
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24, CCR, BASED ON THE 2018 UNIFORM MECHANICAL CODE (UMC)  
2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24, CCR, BASED ON THE 2018 UNIFORM PLUMBING CODE (UPC)  
2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24, CCR, BASED ON THE 2018 INTERNATIONAL FIRE CODE (IFC)  
2022 REFERENCED STANDARDS CODE PART 12, TITLE 24, CCR  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (NOT APPLICABLE TO ADDITIONS, ALTERATIONS, & REPAIRS)  
2022 CALIFORNIA ENERGY CODE (NOT APPLICABLE TO 1<sup>ST</sup> OCCUPANCY GROUPS)

### DEFERRED SUBMITTALS

**DEFERRED SUBMITTAL ITEMS:**  
SUBJECT TO REVIEW AND APPROVAL OF FIRE AUTHORITY.  
FIRE SPRINKLERS NFPA 13 REQUIREMENTS  
FIRE ALARM NFPA 72 WITH AREA DETECTION AND EMERGENCY GENERATOR  
SUBJECT TO REVIEW AND APPROVAL OF LOCAL BUILDING DEPT  
SOLAR PLANS  
ELEVATORS  
PERIMETER WALLS HIGHER THAN 42"  
SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.  
PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE BUILDING OFFICIAL PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

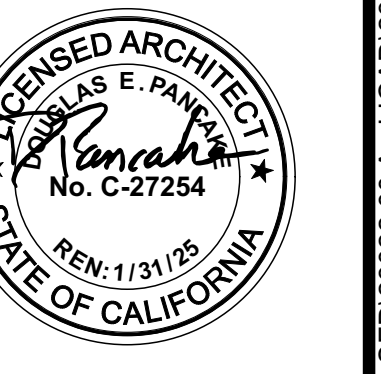




SITE PLAN 1/4" = 1'-0" 2 A0.1

**SITE PLAN LEGEND**

|  |   |
|--|---|
|  | ASSUMED PROPERTY LINE BETWEEN BUILDINGS                                       |
|  | NEW CONCRETE WALKWAY TO REMAIN (SEE SHEET A-X-X)                              |
|  | FUTURE CONCRETE WALKWAY   |
|  | ACCESSIBLE ROUTE OF TRAVEL AND EXIT DISCHARGE - (5% MAX - 2% MAX CROSS SLOPE) |
|  | MAIN ENTRY  |
|  | FIRE HYDRANT  |
|  | PROPERTY LINE   |
|  | SETBACK LINES   |
|  | CHAIN LINK FENCE  |
|  | SITE CONCRETE   |
|  | KEYNOTE NUMBER  |
|  | FIRE LANE - MAINTAIN 20'-0" MIN. CLEARANCE PER FIRE DEPARTMENT REQUIREMENTS   |



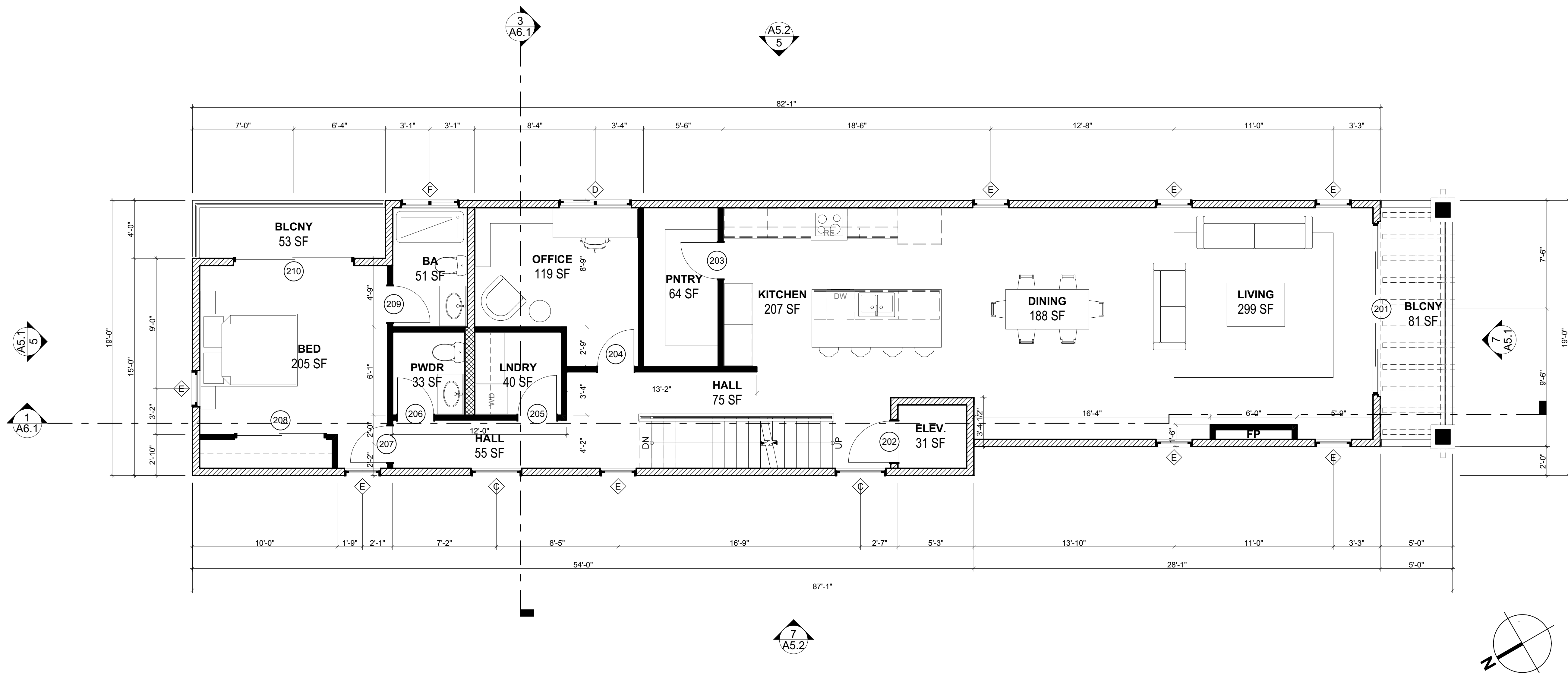
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SITE PLAN

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**FLOOR PLAN LEGEND**

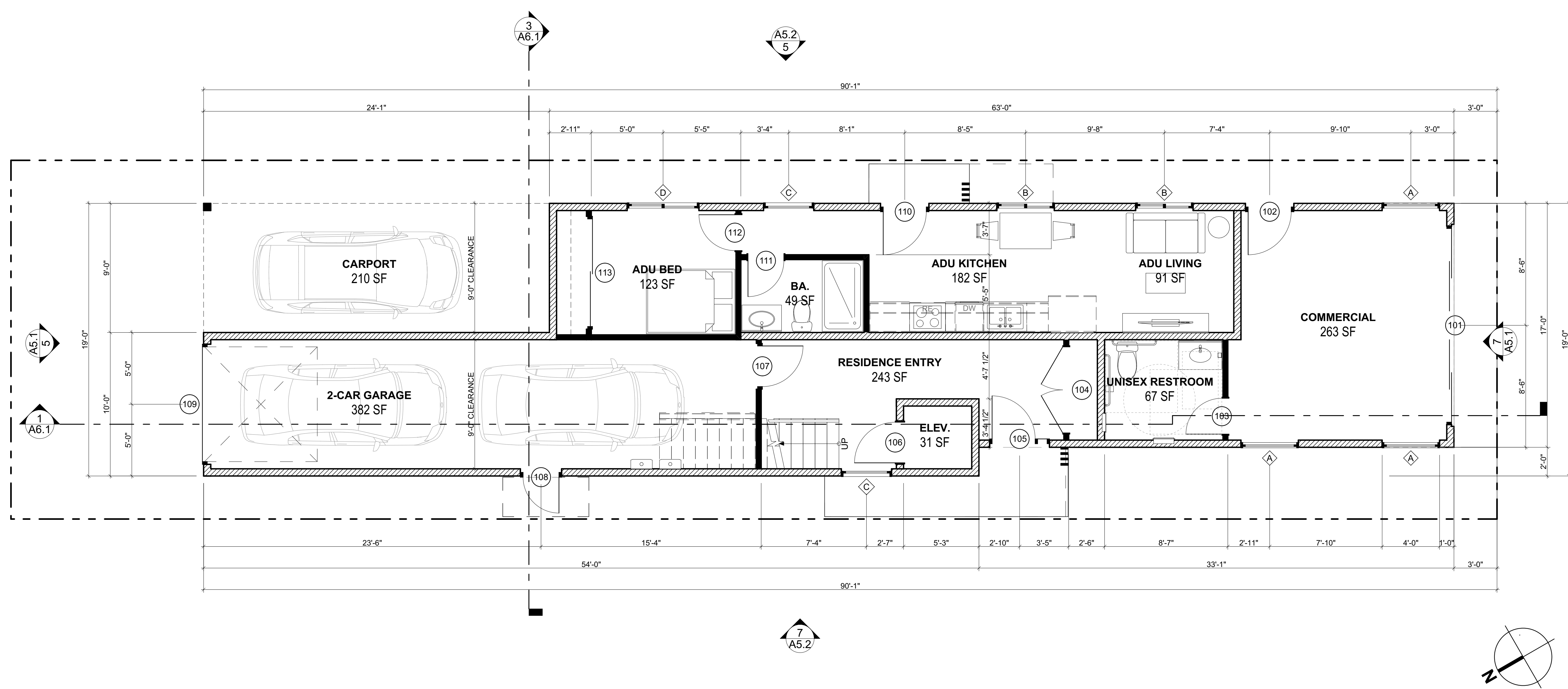
- DOOR NUMBER - SEE DOOR SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- ◇ WINDOW TYPE - SEE WINDOW SCHEDULE (SEE 1/4" ENLARGED PLANS FOR WINDOW NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- XX KEYNOTE NUMBER
- DOWNSPOUT LOCATION (7/A-8.3)

**WALL LEGEND**

- ▨ 2X8 WALL
- ▨ 2X6 WALL
- ▨ 2X4 WALL

- FLOOR PLAN GENERAL NOTES**
- EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
  - INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
  - INTERIOR DIMENSIONS IN PARENTHESIS DESIGNATE CLEAR DIMENSIONS AND ARE TO FACE OF FINISH
  - CONTRACTOR SHALL VERIFY THE SPACE AND ROUGH-IN REQUIREMENTS OF ALL OWNER-SUPPLIED ITEMS PRIOR TO CONSTRUCTION.
  - PROVIDE 2 x 6 STUDS AT PLUMBING WALLS, AS REQ'D

SECOND FLOOR PLAN 1/4" = 1'-0" 7 A2.1



FIRST FLOOR PLAN 1/4" = 1'-0" 5 A2.1



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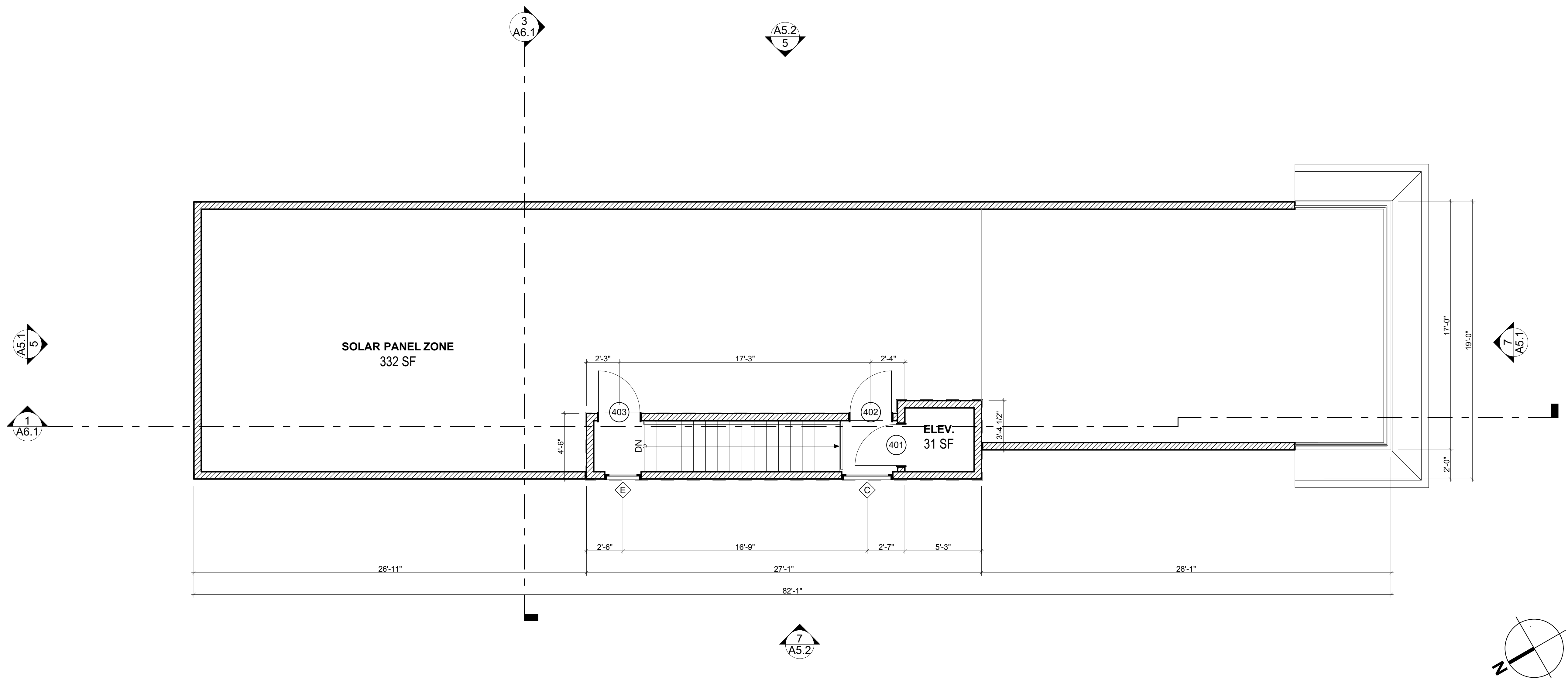
**FIRST & SECOND FLOOR PLAN**

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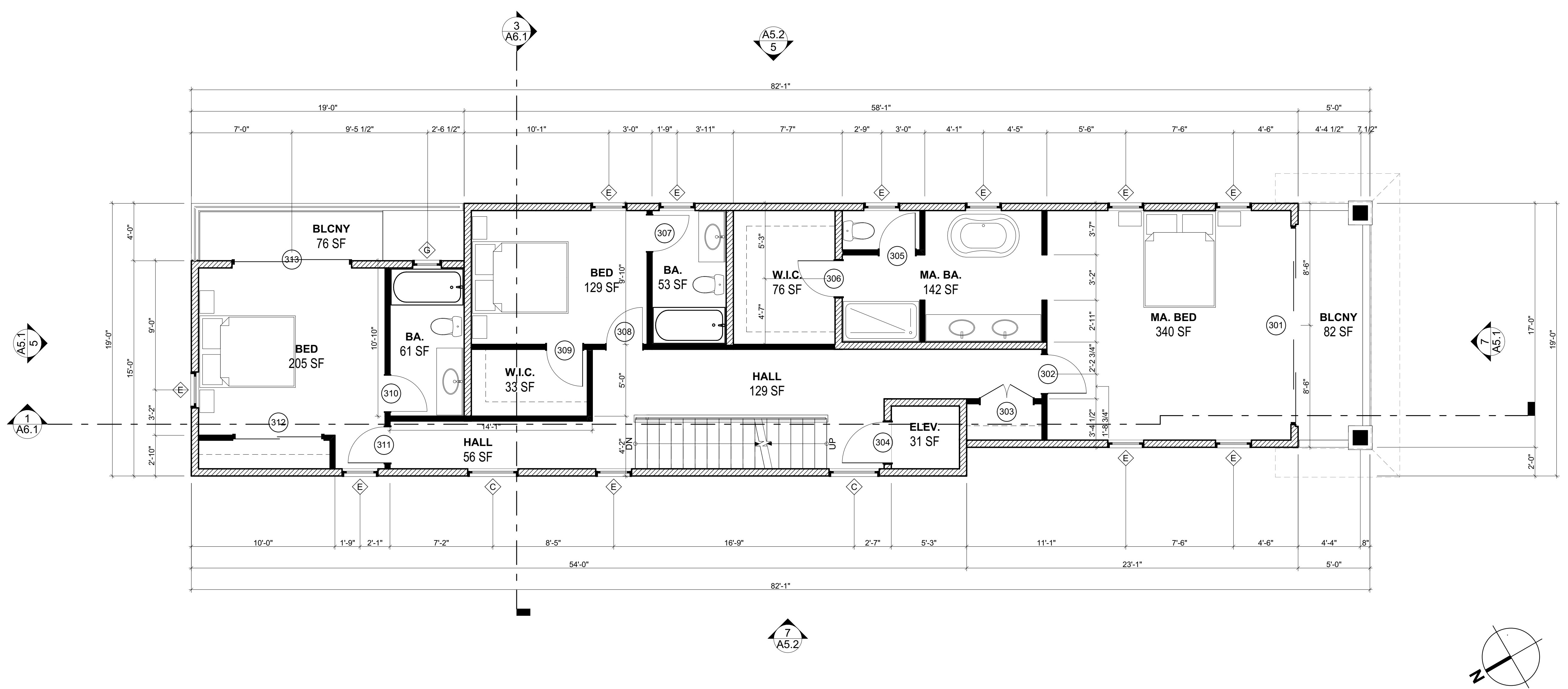
**A2.1**

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ROOF PLAN 1/4" = 1'-0" 7 A2.2



THIRD FLOOR PLAN 1/4" = 1'-0" 5 A2.2

**FLOOR PLAN LEGEND**

- DOOR NUMBER - SEE DOOR SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- ◇ WINDOW TYPE - SEE WINDOW SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- XX KEYNOTE NUMBER
- DS DOWNSPOUT LOCATION (7/A-8.3)

**WALL LEGEND**

- ▨ 2X8 WALL
- ▨ 2X6 WALL
- ▨ 2X4 WALL

**FLOOR PLAN GENERAL NOTES**

- A. EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
- B. INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- C. INTERIOR DIMENSIONS IN PARENTHESIS DESIGNATE CLEAR DIMENSIONS AND ARE TO FACE OF FINISH
- D. CONTRACTOR SHALL VERIFY THE SPACE AND ROUGH-IN REQUIREMENTS OF ALL OWNER-SUPPLIED ITEMS PRIOR TO CONSTRUCTION.
- E. PROVIDE 2 x 6 STUDS AT PLUMBING WALLS, AS REQ'D

**Douglas Pancake ARCHITECTS**  
DESIGN STUDIO

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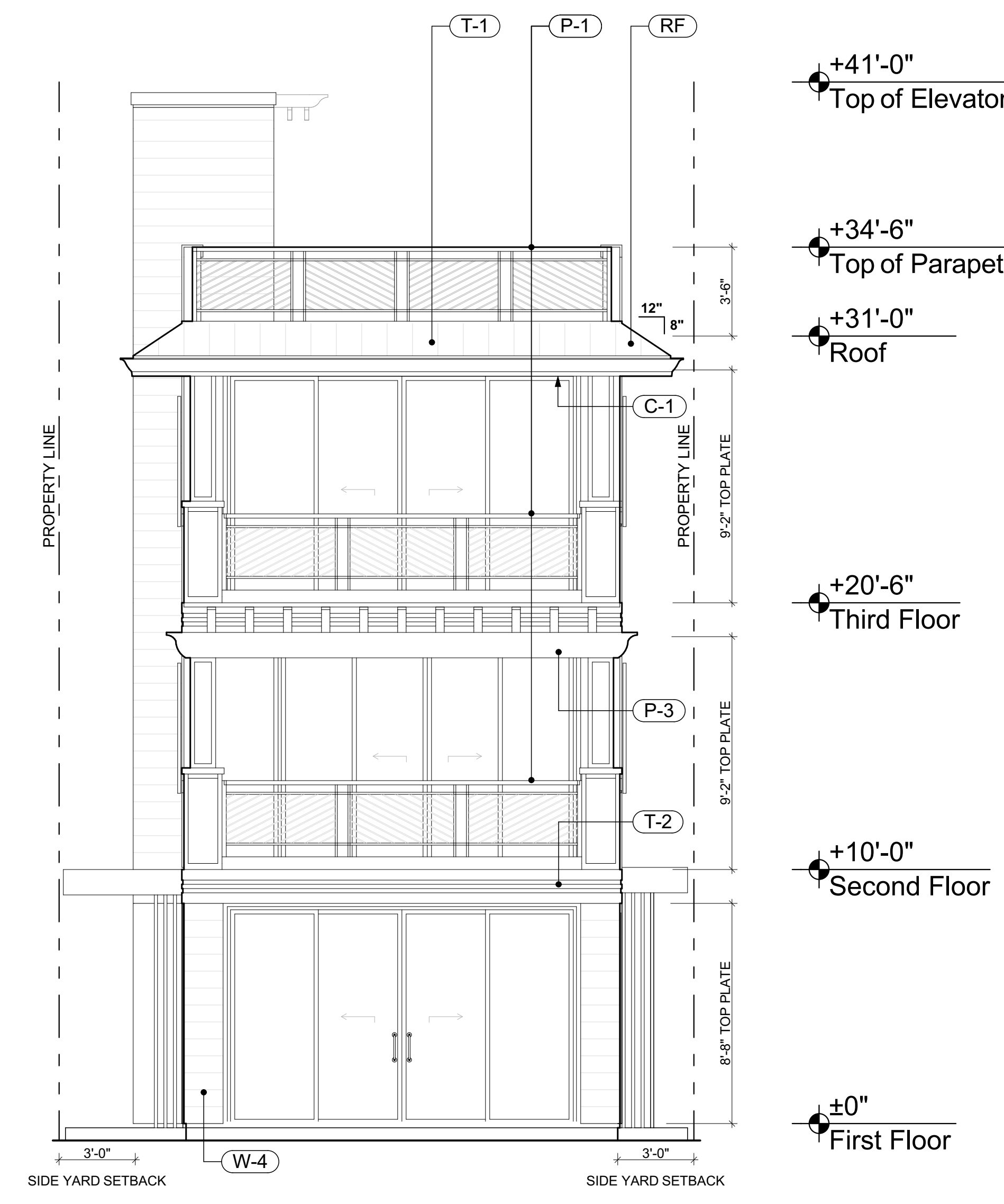
DRAWING DESCRIPTION

**THIRD FLOOR & ROOF PLAN**

DRAWING NUMBER

**A2.2**

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NOT USED 1/4" = 1'-0" 15  
A5.1

SOUTH ELEVATION 1/4" = 1'-0" 7  
A5.1



NOT USED 1/4" = 1'-0" 13  
A5.1

NORTH ELEVATION 1/4" = 1'-0" 5  
A5.1

EXTERIOR ELEVATION KEYNOTES

1. STUCCO WRAPPED FOAM TRIM
2. METAL RAILING, PAINTED
3. FASCIA
4. RAKE
5. RIDGE
6. COLUMN
7. COLUMN BASE
8. WOOD BEAM / TRUSS
9. PILASTER
10. LOW WALL WITH CAP
11. CORNICE TRIM
12. METAL STAIR
13. GABLE FASCIA
14. EXTERIOR PILASTER SOFFIT
15. PRECAST STONE
16. EXTERIOR STUCCO SCREED
17. STUCCO CONTROL JOINTS (MAX. 100 SF PER PANEL)
18. LEDGER
19. ROOF TO WALL FLASHING
20. STONE VENEER
21. CORNICE
22. FOAM SOFFIT TRIM
23. VENT, SEE ROOF PLAN
24. ROOF DRAIN OUTLET
25. CHIMNEY & SHROUD
26. TRELIS
27. 12 INCH HIGH ADDRESS POSTING
28. WALL FOUNDATION FLASHING @ CONCRETE PAVING
29. WALL FOUNDATION FLASHING @ FINISH GRADE
30. CHIMNEY CAP
31. 3'-0" x 3'-0" RECESS
32. WALL BAND FOAM TRIM
33. ROOF CORBEL DETAIL
34. DECORATIVE METAL GRILLE AT ROOF TOWER
35. METAL RAILING AT DECK
36. DECORATIVE RAILING AT WINDOW

EXTERIOR FINISHES

|                         |     |  |
|-------------------------|-----|--|
| METAL ROOF PANELS       | RF  | MANUF: METAL SALES US<br>TYPE: MAX-BATTEN ROOF PANELS<br>COLOR: SLATE GREY (W30)<br>ICBO NO.:      |
| EXTERIOR WALLS          |     |  |
| PAINTED STUCCO          | W-1 | MANUF: DUNN EDWARDS<br>TYPE: EXTERIOR PAINT<br>COLOR: FROSTING CREAM<br>ICBO NO.: DEW344           |
| VERTICAL WOOD SIDING    | W-2 | MANUF: JAMES HARDIE<br>TYPE: HARDIE PANEL & TRIM BATTEN<br>COLOR: FARMHOUSE WHITE<br>ICBO NO.:     |
| HORIZONTAL WOOD SIDING  | W-3 | MANUF: JAMES HARDIE<br>TYPE: HARDIE ARCHITECTURAL ARTISAN<br>COLOR: ARBUTUS BROWN<br>ICBO NO.:     |
| HORIZONTAL WOOD SIDING  | W-4 | MANUF: JAMES HARDIE<br>TYPE: HARDIE ARCHITECTURAL ARTISAN<br>COLOR: WESTMINSTER BEIGE<br>ICBO NO.: |
| PAINT (METAL RAILING)   | P-1 | MANUF: DUNN EDWARDS<br>TYPE: EXTERIOR PAINT<br>COLOR: STAR GAZING<br>ICBO NO.: DES335              |
| PAINT (EXTERIOR DOORS)  | P-2 | MANUF: DUNN EDWARDS<br>TYPE: EXTERIOR PAINT<br>COLOR: WARM WHITE<br>ICBO NO.: DEW380               |
| PAINT (CANOPY)          | P-3 | MANUF: DUNN EDWARDS<br>TYPE: EXTERIOR PAINT<br>COLOR: WARM WHITE<br>ICBO NO.: DEW380               |
| EXTERIOR WALLS          |     |  |
| FOAM TRIM @ ROOF & TRIM | T-1 | MANUF: _____<br>TYPE: _____<br>COLOR: _____<br>ICBO NO.:   |
| FOAM TRIM               | T-2 | MANUF: DUNN EDWARDS<br>TYPE: EXTERIOR PAINT<br>COLOR: WARM WHITE<br>ICBO NO.: DEW380               |
| BALCONY CEILING         |     |  |
| WOOD PLANKS             | C-1 | MANUF: ADVANTAGE LUMBER<br>TYPE: 1X4 TEAK - PLANTATION WOOD T&G<br>COLOR: NATURAL<br>ICBO NO.:     |



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EXTERIOR BUILDING ELEVATIONS

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WEST ELEVATION 1/4" = 1'-0" 7  
A5.2

EXTERIOR ELEVATION KEYNOTES

1. STUCCO WRAPPED FOAM TRIM
2. METAL RAILING, PAINTED
3. FASCIA
4. RAKE
5. RIDGE
6. COLUMN
7. COLUMN BASE
8. WOOD BEAM / TRUSS
9. PILASTER
10. LOW WALL WITH CAP
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EXTERIOR FINISHES

|                         |     |   |
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| EXTERIOR WALLS          |     |   |
| PAINTED STUCCO          | W-1 | MANUF: DUNN EDWARDS<br>TYPE: EXTERIOR PAINT<br>COLOR: FROSTING CREAM<br>ICBO NO.: DEW344                |
| VERTICAL WOOD SIDING    | W-2 | MANUF: JAMES HARDIE<br>TYPE: HARDIE PANEL & TRIM BATTEN<br>COLOR: FARMHOUSE WHITE<br>ICBO NO. _____     |
| HORIZONTAL WOOD SIDING  | W-3 | MANUF: JAMES HARDIE<br>TYPE: HARDIE ARCHITECTURAL ARTISAN<br>COLOR: ARBUTUS BROWN<br>ICBO NO. _____     |
| HORIZONTAL WOOD SIDING  | W-4 | MANUF: JAMES HARDIE<br>TYPE: HARDIE ARCHITECTURAL ARTISAN<br>COLOR: WESTMINSTER BEIGE<br>ICBO NO. _____ |
| PAINT (METAL RAILING)   | P-1 | MANUF: DUNN EDWARDS<br>TYPE: EXTERIOR PAINT<br>COLOR: STAR GAZING<br>ICBO NO.: DEW339                   |
| PAINT (EXTERIOR DOORS)  | P-2 | MANUF: DUNN EDWARDS<br>TYPE: EXTERIOR PAINT<br>COLOR: WARM WHITE<br>ICBO NO.: DEW380                    |
| PAINT (CANOPY)          | P-3 | MANUF: DUNN EDWARDS<br>TYPE: EXTERIOR PAINT<br>COLOR: WARM WHITE<br>ICBO NO.: DEW380                    |
| EXTERIOR WALLS          |     |   |
| FOAM TRIM @ ROOF & TRIM | T-1 | MANUF: DUNN EDWARDS<br>TYPE: EXTERIOR PAINT<br>COLOR: BLACK WALNUT<br>ICBO NO.: DE6063                  |
| FOAM TRIM               | T-2 | MANUF: DUNN EDWARDS<br>TYPE: EXTERIOR PAINT<br>COLOR: WARM WHITE<br>ICBO NO.: DEW380                    |
| BALCONY CEILING         |     |   |
| WOOD PLANKS             | C-1 | MANUF: ADVANTAGE LUMBER<br>TYPE: 1X4 TEAK - PLANTATION WOOD T&G<br>COLOR: NATURAL<br>ICBO NO. _____     |



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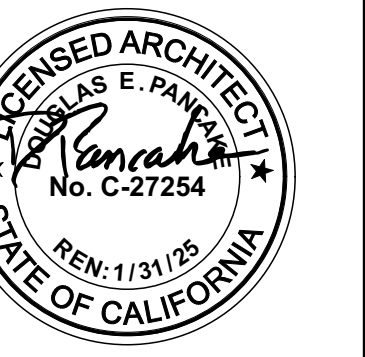
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CUSTOM SINGLE FAMILY HOMES  
CALIBA, INC.  
614 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CALIFORNIA  
92648



PROJECT: 00000.00  
DRAWN BY: XXXXX XXXXXXX  
CHECKED BY: XX  
CAD FILE NAME: 23022.00 Model-614.ph  
DATE OF ISSUE: 2024-04-25  
1ST PLANNING SUBMITTAL: 2024-04-25

DRAWING DESCRIPTION

BUILDING SECTIONS

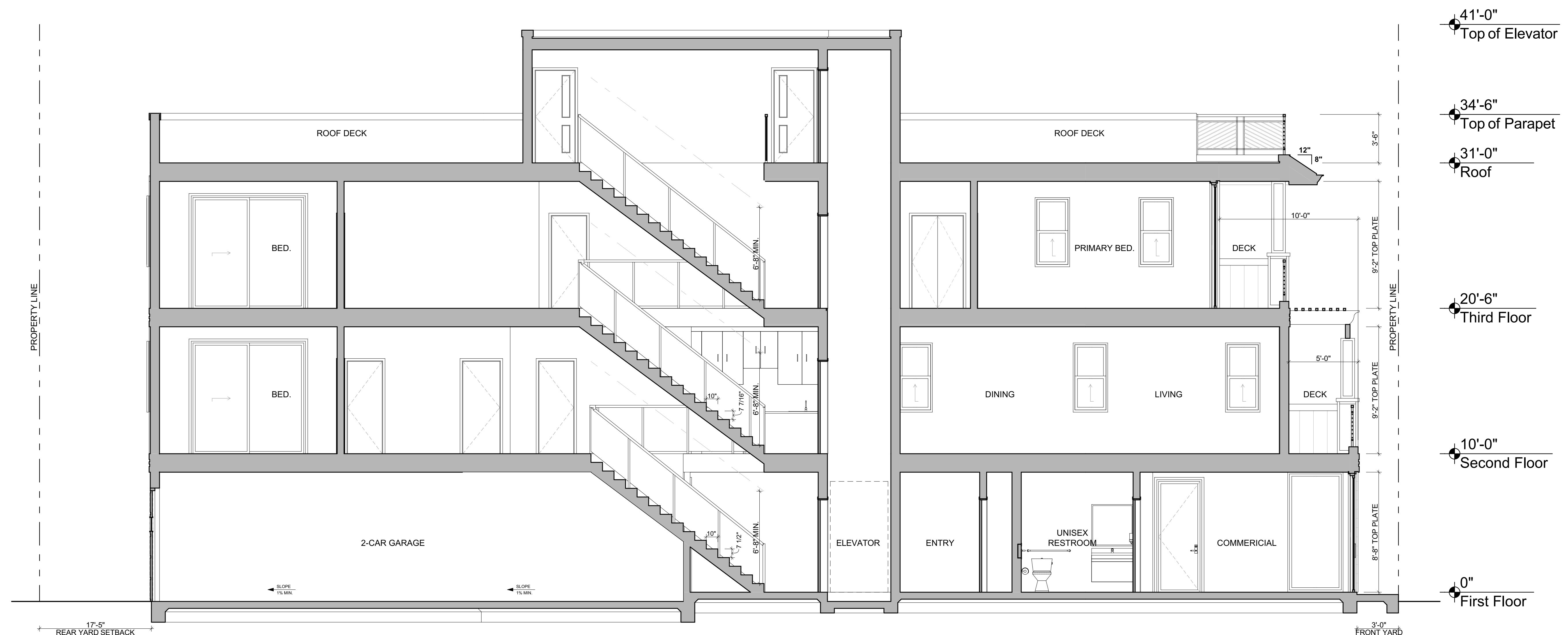
DRAWING NUMBER

A6.1



NOT USED 1/4" = 1'-0" 15  
A6.1

SECTION C 1/4" = 1'-0" 3  
A6.1



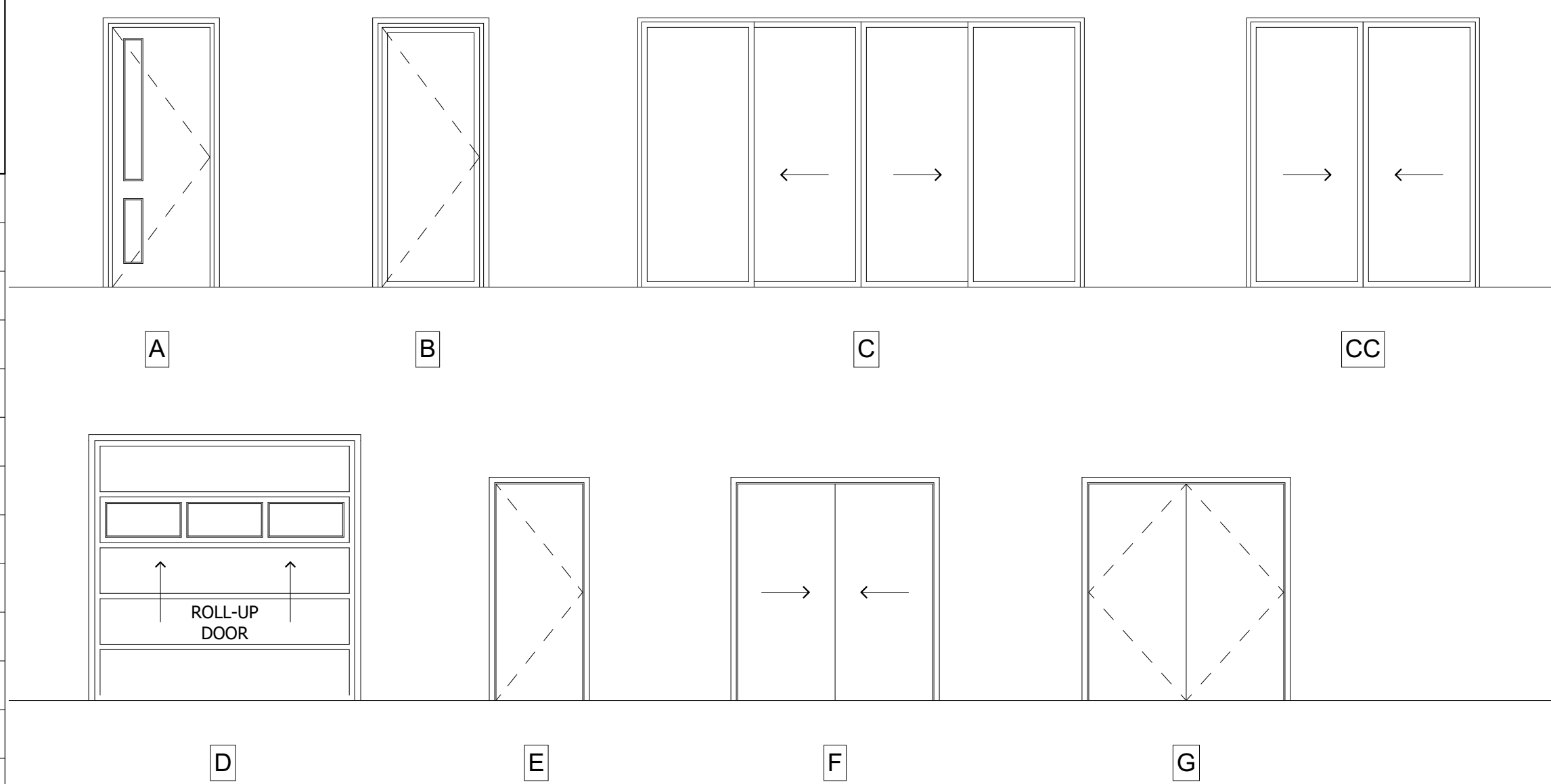
SECTION A 1/4" = 1'-0" 1  
A6.1



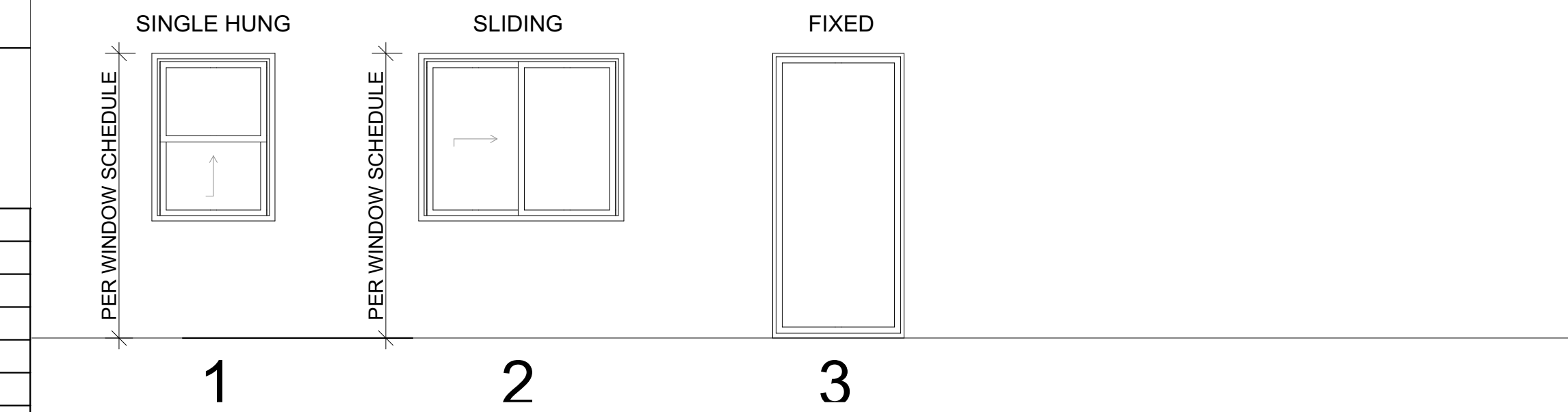
| DOOR SCHEDULE |                 |        |       |      |                   |          |        |       |          |        |                           |  |      |         |
|---------------|-----------------|--------|-------|------|-------------------|----------|--------|-------|----------|--------|---------------------------|--|------|---------|
| DOOR MARK     | SEE NOTES       |        | 1     | 2    | 3                 | 4        | 5      | 6     | 7        | 8      | 9 DETAILS (SEE A0.2/A0.3) | 10   | 11   | REMARKS |
|               | SIZE            |        | THICK | TYPE | FIRE RATING (MIN) | DOOR     |        |       | FRAME    |        |                           | PANIC HARDWARE<br>HARDWARE GROUP<br>(SHT A0.3) |      |         |
|               | W x H           | THICK  |       |      |                   | MATERIAL | FINISH | GLASS | MATERIAL | FINISH |                           |  | HEAD |         |
| 101           | 13'-6" x 8'-5"  | 1 3/4" | C     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 102           | 3'-0" x 8'-0"   | 1 3/4" | B     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 103           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 104           | 6'-0" x 6'-8"   | 1 3/4" | G     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 105           | 3'-0" x 8'-0"   | 1 3/4" | A     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 106           | 2'-10" x 6'-8"  | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 107           | 2'-10" x 8'-0"  | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 108           | 2'-6" x 8'-0"   | 1 3/4" | A     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 109           | 8'-0" x 8'-0"   | 1 3/4" | D     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 110           | 3'-0" x 8'-0"   | 1 3/4" | A     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 111           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 112           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 113           | 7'-6" x 6'-8"   | 1 3/4" | F     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 201           | 11'-6" x 8'-11" | 1 3/4" | C     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 202           | 2'-10" x 6'-8"  | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 203           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 204           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 205           | 2'-8" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 206           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 207           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 208           | 6'-0" x 6'-8"   | 1 3/4" | F     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 209           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 210           | 8'-0" x 8'-0"   | 1 3/4" | CC    | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 301           | 13'-6" x 8'-11" | 1 3/4" | C     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 302           | 2'-8" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 303           | 3'-8" x 6'-8"   | 1 3/4" | G     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 304           | 2'-10" x 6'-8"  | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 305           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 306           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 307           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 308           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 309           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 310           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 311           | 2'-6" x 6'-8"   | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 312           | 6'-0" x 6'-8"   | 1 3/4" | F     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 313           | 8'-0" x 8'-0"   | 1 3/4" | CC    | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 401           | 2'-10" x 6'-8"  | 1 3/4" | E     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 402           | 2'-10" x 6'-8"  | 1 3/4" | A     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |
| 403           | 2'-10" x 6'-8"  | 1 3/4" | A     | -    | -                 | -        | -      | -     | -        | -      | -                         | -  | -    | -       |

| WINDOW SCHEDULE |           |        |      |                |        |       |                       |      |      |                    |
|-----------------|-----------|--------|------|----------------|--------|-------|-----------------------|------|------|--------------------|
| WINDOW MARK     | SEE NOTES |        | 1    | 2              | 3      | 4     | 5 DETAILS (SEE A10.2) |      |      | REMARKS            |
|                 | SIZE      |        | TYPE | FRAME MATERIAL | FINISH | GLASS | HEAD                  | JAMB | SILL |                    |
|                 | WIDTH     | HEIGHT |      |                |        |       |                       |      |      |                    |
| A               | 4'-0"     | 8'-8"  | 3    | -              | -      | -     | -                     | -    | -    | HEADER @ 8'-8" AFF |
| B               | 4'-0"     | 5'-0"  | 2    | -              | -      | -     | -                     | -    | -    | HEADER @ 8'-0" AFF |
| C               | 3'-6"     | 5'-0"  | 1    | -              | -      | -     | -                     | -    | -    | HEADER @ 8'-0" AFF |
| D               | 5'-0"     | 5'-0"  | 2    | -              | -      | -     | -                     | -    | -    | HEADER @ 8'-0" AFF |
| E               | 2'-6"     | 5'-0"  | 1    | -              | -      | -     | -                     | -    | -    | HEADER @ 8'-0" AFF |
| F               | 4'-0"     | 1'-6"  | 2    | -              | -      | -     | -                     | -    | -    | HEADER @ 8'-0" AFF |
| G               | 2'-0"     | 4'-0"  | 1    | -              | -      | -     | -                     | -    | -    | HEADER @ 8'-0" AFF |

### DOOR STYLES



### TYPE



### DOOR SCHEDULE LEGEND

| 1. THICKNESS - ALL DOORS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE  |   |  |   |  |  |  |  |
|---|---|--|---|--|--|--|--|
| 2. TYPE - AS SHOWN ABOVE  |   |  |   |  |  |  |  |
| 3. FIRE RATING - IN MINUTES   |   |  |   |  |  |  |  |
| 4. DOOR MATERIAL  | 5. FINISH / FACING  | 6. DOOR GLASS  | 7. FRAME MATERIAL   | 8. FRAME FINISH  |  |  |  |
| AL ALUMINUM<br>FG FIBERGLASS<br>HM HOLLOW METAL<br>VL VINYL<br>WD WOOD<br>WHC WOOD HOLLOW CORE<br>WSC WOOD SOLID CORE   | AN ANODIZED<br>BE BAKED ENAMEL<br>PC POWDER COAT<br>PF PREFINISHED<br>PL PLASTIC LAMINATE<br>PT PAINT<br>ST STAIN<br>VN WOOD VENEER | CF CERAMIC/FIRE LITE<br>CW CLEAR WIRE<br>DIT DOUBLE INSULATED, LOW-E TEMPERED<br>LAM LAMINATED<br>LG LEADED GLASS<br>TF TEMPERED FLOAT | AL ALUMINUM<br>FG FIBERGLASS<br>HMF HOLLOW METAL<br>KD KNOCK DOWN<br>VCL VINYL CLAD WOOD<br>VL VINYL<br>WD WOOD | AN ANODIZED<br>BE BAKED ENAMEL<br>PC POWDER COAT<br>PF PREFINISHED<br>PT PAINT<br>ST STAIN |  |  |  |
| 9. DETAILS - DETAIL NUMBER AND SHEET NUMBER   |   |  |   |  |  |  |  |
| GENERAL NOTES<br>1. ENTRANCE, EXIT AND ACCESSIBLE PATH OF TRAVEL DOORS SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE THAT PROVIDES PASSAGE WITHOUT GRASPING.<br>2. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.<br>3. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS, 5 LBS. FOR INTERIOR DOORS AND 15 LBS. FOR FIRE DOORS.<br>4. THE BOTTOM 10" OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING, MUST HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST.<br>5. DOOR THRESHOLD SHALL BE NO HIGHER THAN 1/2". SUCH THRESHOLDS SHALL BE BEVELED AT A SLOPE NO GREATER THAN 1:2.<br>6. LOCKING HARDWARE SHALL OPEN INSIDE ROOM WITH NO SPECIAL EFFORT OR KNOWLEDGE BY LEVER OPERATION AND NO KEY.<br>EXTERIOR DOORS<br>1. SHALL HAVE WEATHERSTRIPPING ALL SIDES.<br>2. LOCKING HARDWARE SHALL HAVE FREE OPERATION INSIDE AND KEY OPERATION OUTSIDE. DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. |   |  |   |  |  |  |  |
| 10. PANIC HARDWARE - INDICATE BY AN 'X' IF REQUIRED   |   |  |   |  |  |  |  |
| 11. HARDWARE GROUP - MATCH HARDWARE SCHEDULE HEADINGS IN SPECIFICATIONS   |   |  |   |  |  |  |  |
| REMARKS - ABBREVIATIONS<br>C.O. CASED OPENING<br>D.V. DOOR VIEWPORT<br>K.P. KICK PLATE<br>H.O. HOLD OPEN DEVICE   |   |  |   |  |  |  |  |
| ITEMS THAT REQUIRE ELECTRIC POWER - AUTOMATIC DOORS, DOOR BELLS, HOLD OPEN DEVICES, DELAYED EGRESS DEVICES  |   |  |   |  |  |  |  |

| 2. FRAME MATERIAL   | 3. FINISH   | 4. GLASS   | 5. DETAILS - DETAIL NO. / SHEET NO. |
|---|---|--|-------------------------------------|
| AL ALUMINUM<br>VNL VINYL<br>STL STEEL<br>HM HOLLOW METAL<br>WD WOOD | AN ANODIZED<br>BE BAKED ENAMEL<br>CL CLAD<br>PT PAINTED<br>ST STAINED | CF CLEAR FLOAT<br>CW CLEAR WIRE-HORIZ. / VERT.<br>DI DOUBLE INSULATED<br>OG OBSCURE GLASS<br>TF TINTED FLOAT<br>TP TEMPERED (ADD TO ABOVE)<br>CFS FIRE-RATED GLASS CERAMIC (FIRLITE) |                                     |

#### GLASS AND GLAZING NOTES CBC CHAPTER 24 REQUIREMENTS:

- ALL GLASS SHALL BEAR THE MANUFACTURER'S MARK ON EACH PANE DESIGNATING THE THICKNESS AND TYPE OF GLAZING MATERIAL.
- EXTERIOR BUILDING GLASS IN WINDOWS, STOREFRONT OR CURTAINWALL SHALL BE FIRMLY SUPPORTED IN SUCH A MANNER THAT THE DEFLECTION OF A PANE OF GLASS IN ANY DIRECTION PERPENDICULAR TO THE PANE MUST NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 3/4" WHICHEVER IS LESS WHEN SUBJECTED TO EITHER POSITIVE OR NEGATIVE COMBINED LOADS SUCH AS DEAD LOADS, LIVE LOADS, WIND LOADS OR SEISMIC LOADS.
- SAFETY GLAZING IS REQUIRED IN:
  - SWINGING DOORS
  - FIXED AND SLIDING PANELS OF SLIDING DOORS AND BI-FOLD CLOSET DOORS W/ MIRRORS.
  - STORM DOORS
  - UNFRAMED SWINGING DOORS
  - DOORS FOR HOT TUBS, SAUNAS, SHOWERS AND BATH TUBS AND COMPARTMENT GLAZING < 60" ABOVE THE FLOOR OF THE ENCLOSURE.
  - FIXED OR OPERABLE PANELS WHERE THE NEAREST EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALING SURFACE.
  - WHEN A GLAZED PANEL MEETS ALL OF THE FOLLOWING CRITERIA:
    - EXPOSED AREA OF THE PANE IS >9 S.F.
    - EXPOSED TOP EDGE OF THE PANE IS >36" ABOVE THE FLOOR
    - EXPOSED BOTTOM EDGE OF THE PANE IS <18" ABOVE THE FLOOR
    - THERE IS A WALKING SURFACE WITHIN 36" HORIZONTALLY OF THE PLANE OF GLAZING (IN OR OUT)
  - GLAZING IN GUARDS OR RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND INFILL PANELS.
  - GLAZING IN WALLS AND FENCES AT INDOOR OR OUTDOOR POOLS, HOT TUBS OR SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE MET:
    - BOTTOM EDGE OF GLAZING ON THE POOL SIDE IS <60" ABOVE A WALKING SURFACE ON THE POOL SIDE
    - GLAZING IS WITHIN 60" OF WATER EDGE
  - GLAZING ADJACENT TO STAIR, RAMP OR LANDING WHEN ALL THE FOLLOWING CONDITIONS ARE MET:
    - WITHIN 36" HORIZONTALLY OR VERTICALLY OF A WALKING SURFACE
    - BOTTOM EDGE <60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE INCLUDING STAIRS MEASURED FROM THE NOSE OF THE TREAD.

GLASS AND GLAZING NOTE:  
GLASS TYPE AND THICKNESS SHALL COMPLY WITH CBC TABLE 24-A AND GRAPH 24-1.

GLASS IN HAZARDOUS LOCATIONS:  
CBC 2406.4 SAFETY GLASS IS REQUIRED IN DOORS AND WITHIN 24" OF A DOOR.

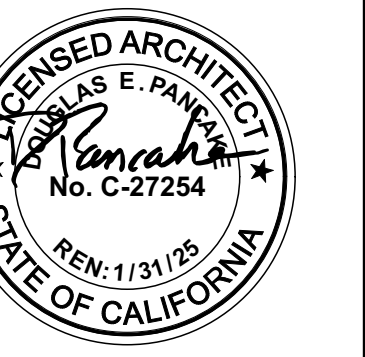


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DOOR & WINDOW SCHEDULE

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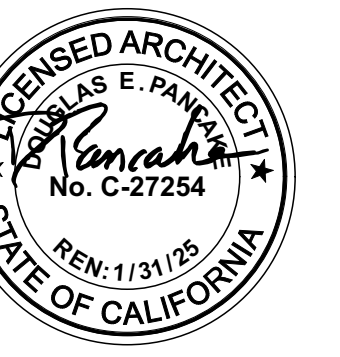
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RENDERED IMAGES

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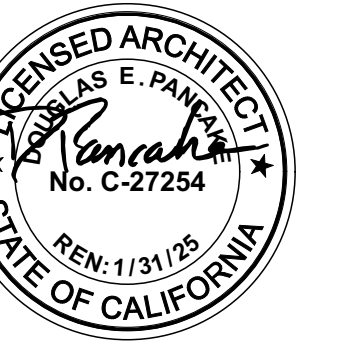
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A15.2