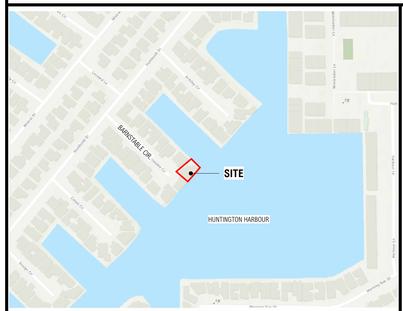
BRANDON ARCHITECTS, INC.

BEACH CITY VENTURES RESIDENCE

16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649



10 VICINITY MAP

THE PROPOSED PROJECT IS A NEW APPROXIMATELY 6,182 SQUARE FOOT (GRAND TOTAL), TWO-STORY SINGLE-FAMILY RESIDENCE WITH A THIRD-FLOOR BONUS ROOM AND VIEW DECK, LOCATED ON A 6,632.5 SQUARE FOOT LOT IN HUNTINGTON HARBOR, HUNTINGTON BEACH, CA. THE LOT IS IRREGULAR IN SHAPE, MEASURING APPROXIMATELY 30 FEET WIDE AT THE STREET AND 91.80 FEET DEEP, AND IS ZONED RL-CZ (LOW DENSITY RESIDENTIAL – COASTAL ZONE).

THE RESIDENCE WILL INCLUDE 5 BEDROOMS, 6 BATHROOMS AND 2 POWDER BATHS, ALONG WITH AN ATTACHED 1-CAR AND 2-CAR GARAGE (APPROXIMATELY 711 SQUARE FEET) BUILT ON A SLAB-ON-GRADE FOUNDATION USING TYPE V CONSTRUCTION. EXTERIOR IMPROVEMENTS MAY INCLUDE AN ENTRY COURTYARD, POOL/SPA, COVERED PATIOS, BALCONIES, VIEW DECKS, FIRE PIT, AND ASSOCIATED LANDSCAPING. THE ARCHITECTURAL STYLE WILL BE COASTAL CONTEMPORARY, WITH A FOCUS ON INDOOR-OUTDOOR LIVING AND MAXIMIZING VIEWS OF THE HARBOR.

11 PROJECT DESCRIPTION

1. REF. STRUCTURAL DRAWINGS FOR SPECIAL INSPECTIONS BY ENGINEER OF RECORD
2. HERS VERIFICATION REQUIRED, REF. ENERGY CALCULATIONS

8 SPECIAL INSPECTIONS

1. LANDSCAPE PLAN; BBQ; FIRE PIT; ACCESSORY STRUCTURES, MASONRY OR CONCRETE WALLS/FENCES; RETAINING WALLS OVER 4 FT. HIGH FROM THE BOTTOM OF THE FOUNDATION TO THE TOP OF WALL; UNDER SEPERATE REVIEWS AND PERMITS
2. POOLS, SPAS, WALLS, FENCES, PATIO COVERS, CANTILEVERED DECKS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS. (HB2SD Section 245.06)
3. SUBMIT SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER ARI STD. 275. SOUND LEVEL NOT TO EXCEED 50dBA (55dBA WITH TIMER, 65dBA WITH TIMER AND NEIGHBORS CONSENT). LOCATION OF MEASUREMENT TO BE AT ADJACENT PROPERTY PATIO OR OPENING.
4. NFPA 13D FIRE SPRINKLERS REQUIRED, CONTRACTOR TO SUBMIT FIRE SPRINKLER DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO SUBMITTING TO CITY. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
5. **NEW PHOTOVOLTAIC SYSTEM TO BE INSTALLED PER REQUIREMENTS OF PROVIDED ENERGY COMPLIANCE FORMS. APPROVED SOLAR PLANS AND ISSUED SOLAR PERMIT MUST BE PRESENTED TO BUILDING INSPECTOR PRIOR TO ROUGH FRAMING INSPECTIONS.**
   PV SOLAR SYSTEM (MIN. 4.3KW DC) + 5 KWH BATTERY SYSTEM PER T-24
6. ELEVATOR

NOTE: DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL TO LOCAL AGENCY FOR REVIEW.

9 DEFERRED SUBMITTALS

SHORING & EXCAVATION
1. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF OSHA PERMIT.

HUNTINGTON BEACH NOTES
1. BRANDON ARCHITECTS, INC., IS THE DESIGN PROFESSIONAL IN CHARGE OF THE PROJECT, RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING.
2. ALL DOORS & WINDOWS SHALL MEET HUNTINGTON BEACH SECURITY ORDINANCE
3. ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. (R109.1.2)
4. CONSTRUCTION SHALL BE LIMITED TO MONDAY – SATURDAY 7:00 AM TO 8:00 PM. CONSTRUCTION SHALL BE PROHIBITED SUNDAYS AND FEDERAL HOLIDAYS. (HBMC 8.40.090)

6 AHJ NOTES

BUILDING AREA SCHEDULE

LIVING	
1ST FLOOR LIVING	**2217 SF**
2ND FLOOR LIVING	**2754 SF**
3RD FLOOR LIVING	**500 SF**
TOTAL	**5471 SF**
GARAGE	
1-CAR GARAGE	**249 SF**
2-CAR GARAGE	**462 SF**
TOTAL	**711 SF**
GRAND TOTAL	**6183 SF**

FIRST LEVEL OPEN AREA SCHEDULE

OUTDOOR	
COVERED ENTRY	**143 SF**
OUTDOOR COVER	**145 SF**
GRAND TOTAL	**288 SF**

7 PROJECT STATISTICS

DIG ALERT:	1.800.227.2600
SOUTHERN CALIFORNIA EDISON:	1.714.895.0246
SOUTHERN CALIFORNIA GAS:	1.800.427.2000
CITY WATER & SEWER:	1.949.644.3011
PACIFIC BELL TELEPHONE:	1.800.750.2355
CITY OF HUNTINGTON BEACH PUBLIC WORKS DEPT.:	1.714.536.5431
CITY OF HUNTINGTON BEACH PLANNING DEPT. GENERAL & ZONING INFORMATION:	1.714.536.5271
CITY OF HUNTINGTON BEACH BUILDING DEPT. GENERAL/ PERMITS/ INSPECTIONS:	1.714.536.5241
HUNTINGTON BEACH FIRE DEPARTMENT:	1.714.536.5411
ORANGE COUNTY HEALTH SERVICES:	1.714.834.3882

4 AGENCIES & SERVICES

ARCHITECT
BRANDON ARCHITECTS, INC.
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
P: 714.754.4040
WWW.BRANDONARCHITECTS.COM

OWNER
BEACH CITY VENTURES, LLC
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
P: 562.972.4636

GENERAL CONTRACTOR
TBD

STRUCTURAL ENGINEER
PMA CONSULTING, INC.
PLAMEN PETROV
28161 CASITAS CT.
LAGUNA NIGUEL, CA 92677
P: (714) 717.7542
E: CONSULTING@PMA-BG.COM

CIVIL ENGINEER
FORKERT ENGINEERING & SURVEYING, INC.
TOM RUIZ
22311 BROOKHURST ST., SUITE 203
HUNTINGTON BEACH, CA 92646
P: 714.963.6793

GEOTECHNICAL ENGINEER
COAST GEOTECHNICAL, INC.
1200 W. COMMONWEALTH AVE.
FULLERTON, CA 92833
P: (714) 870.1211
E: COASTGEOTEC@SBCGLOBAL.NET

INTERIOR DESIGNER
BROOKE WAGNER DESIGN
LEAH DONNELLY
2923 E. COAST HWY
CORONA DEL MAR, CA 92625
P: 949.612.2716
E: Leah@brookewagnerdesign.com

LANDSCAPE DESIGNER
N/A

SURVEYOR
FORKERT ENGINEERING & SURVEYING, INC.
TOM RUIZ
22311 BROOKHURST ST., SUITE 203
HUNTINGTON BEACH, CA 92646
P: 714.963.6793

ENERGY CONSULTANT
ENERGY CODE WORKS, INC.
CARLY NOBLE
ONE PARK PLAZA, SUITE 600
IRVINE, CA 92614
P:949240.1867

MEP CONSULTANT
N/A

2 PROJECT DIRECTORY

LEGAL DESCRIPTION:
APN: 178-062-13
LOT 214 OF TRACT NO. 5481, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 215, PAGES 11 THROUGH 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT INFORMATION:
ZONED: RL SINGLE-FAMILY RESIDENTIAL
SITE AREA: 0.15 ACRES (6,679 S.F.)
BUILDABLE AREA: 4,278 S.F.

TOTAL LOT COVERAGE (50% X SITE AREA)
TOTAL ALLOWABLE AREA: 50% X 6,679 S.F. = 3,339.6 S.F. MAX.
PROPOSED: 3,003 S.F.

LOT COVERAGE & COVERED AREAS (50% OF SITE AREA + 5% OF SITE AREA)
OPEN VOLUME AREA REQUIRED: (50% X 6,679 S.F.)+ (5% X 6,679 S.F.) = 3,673.56 S.F. MAX.
PROPOSED: 3,298 S.F.

TOTAL ALLOWABLE THIRD FLOOR AREA
ALLOWABLE THIRD FLOOR AREA: 500 S.F. MAX.
PROPOSED: 441 S.F.

EXISTING BUILDING INFORMATION:
EXISTING SINGLE FAMILY W/ GARAGE TO BE DEMOLISHED
EXISTING S.F. = 5,000 S.F. (4 BEDS. TTL.)

ZONING INFORMATION:
FRONT SETBACK: 20 FT.
REAR SETBACK: 10 FT.
LEFT SETBACK: 5 FT.
RIGHT SETBACK: 5 FT.

5 SITE INFORMATION

CODES: HBMC (HUNTINGTON BEACH MUNICIPAL CODE) , H.B. MUNICIPAL CODE 17.05, AND HB2SD 230.84, 2022 CRC, 2022 CFC, 2022 CBC, 2022 CMC, 2022 CPC, 2022 CALGREEN, 2022 CAL. ENERGY CODE , 2021 ISPSC

OCCUPANT LOAD	1 UNIT
OCCUPANCY CLASSIFICATION	R-3/U
OCCUPANCY SEPARATION (GARAGE)	1-HR.
FLOOR & FLOOR-CEILING	N/A.
TYPE OF CONSTRUCTION	VB - SPRINKLERED
FIRE SPRINKLER	NFPA 13D - YES
HEIGHT	3 - LEVELS
FLOOR AREA	REF. 7/T-1.0
FIRE HAZARD AREA	NO
LIQUEFACTION AREA	YES
LANDSLIDE AREA	NO
FAULT ZONE AREA	YES
FLOOD ZONE	YES, ZONE AE
COASTAL ZONE	YES - CDP PERMIT: 2025-020

3 CODE INFORMATION

1 SHEET LIST

BRANDON ARCHITECTS

151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
CDP 2ND SUBMITTAL

PLAN CHECK NO.
PA-2025-0077

PROJECT CONTACT
COLBY GALLAGHER

THESE DOCUMENTS ARE THE PROPERTY OF BRANDON ARCHITECTS INC., AND ARE NOT TO BE DUPLICATED, ALTERED OR UTILIZED IN ANY WAY BY ANY OTHER PARTY WITHOUT THE EXPRESSED AUTHORIZATION OF BRANDON ARCHITECTS. ANY UNAUTHORIZED DUPLICATION OR ALTERATION OF THESE DOCUMENTS BY ANY PARTY IS A VIOLATION OF BRANDON ARCHITECTS EXPRESSED COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS THERETO, AND IS SUBJECT TO FULL CIVIL LIABILITIES AND PENALTIES. THESE PLANS ARE ALSO NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING WRITTEN AUTHORIZATION AND EXPRESSED PERMISSION BY BRANDON ARCHITECTS, WHO SHALL THEN BE HELD HARMLESS AND ABSOLVED OF ANY LIABILITY REGARDING ANY USE OF THESE DOCUMENTS BY SUCH THIRD PARTY WHETHER DEPICTED OR IMPLIED HEREON.

BEACH CITY VENTURES RESIDENCE

PROJECT ADDRESS:
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649

OWNER INFORMATION:
BEACH CITY VENTURES, LLC
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
P: 562.972.4636

DATE
10/21/2025

REVISIONS
NO. REVISION DATE

TITLE SHEET

T-1.0

T-1.0	TITLE SHEET
T-1.1	ARCHITECTURAL GENERAL NOTES
SUR	TOPOGRAPHIC SURVEY
A-0.0	ARCHITECTURAL SITE PLAN
A-0.2	AREA PLANS
A-0.3	LANDSCAPE PLANTING PLAN
C1	CIVIL TITLE SHEET
C2	PRECISE GRADING PLAN
C3	SECTIONS
C4	EROSION CONTROL PLAN
A-1.0	3D VIEWS
A-2.0	FIRST LEVEL FLOOR PLAN
A-2.1	SECOND LEVEL FLOOR PLAN
A-2.2	THIRD LEVEL FLOOR PLAN
A-2.3	FIRST LEVEL DIMENSION PLAN
A-2.4	SECOND LEVEL DIMENSION PLAN
A-2.5	THIRD LEVEL DIMENSION PLAN
A-3.0	ROOF PLAN
A-4.0	EXTERIOR ELEVATIONS
A-4.1	EXTERIOR ELEVATIONS
A-5.0	BUILDING SECTIONS
A-5.1	BUILDING SECTIONS
A-6.0	FIRST LEVEL REFLECTED CEILING PLAN
A-6.1	SECOND LEVEL REFLECTED CEILING PLAN
A-6.2	THIRD LEVEL REFLECTED CEILING PLAN

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&	AND
∠	ANGLE
@	AT
C.L.	CENTERLINE
Ø	DIAMETER, ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
A.B.	ANCHOR BOLT
ABV.	ABOVE
A/C.	AIR CONDITIONING
A.C.	ASPHALT CONCRETE
ACOUS	ACOUSTICAL
A.D.	AREA DRAIN
ADH.	ADHESIVE
ADJ.	ADJUSTABLE, ADJACENT
AHJ	AUTHORITY HAVING JURISDICTION
AL.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
A.P.	ACCESS PANEL
APPX.	APPROXIMATE
APPV'D.	APPROVED
ARCH.	ARCHITECTURAL,ARCHITECT
ASB.	ASBESTOS
ASSY.	ASSEMBLY
AUTO.	AUTOMATIC
B.	BATHROOM
BD.	BOARD
BEL.	BELOW
BET.	BETWEEN
BFE	BASE FLOOD ELEVATION
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
B.O.	BY OWNER, BY OTHERS
BOT.	BOTTOM
BR.	BEDROOM
B.W.	BACK OF WALL, BOTTOM OF WALL
CAB.	CABINET
C.B.	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE
C.R.C.	CALIFORNIA RESIDENTIAL CODE
CEM.	CEMENT
C.G.	CORNER GUARD
CHAN.	CHANNEL
CHG.	CHANGE
C.I.	CAST IRON
C.J.	CONTROL / CONSTRUCT./CEILING JOINT
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR, CLEARANCE
CNTR.	COUNTER
CONC.	CONCRETE
COND.	CONDITION
CONST.	CONSTRUCT, CONSTRUCTION
CORR.	CORRIDOR, CORROSIVE
CTSK.	COUNTER SINK, COUNTERSUNK
CTR.	CENTER
DBL.	DOUBLE
DECO.	DECORATIVE
DEPT.	DEPARTMENT
DFE	DESIGN FLOOD ELEVATION
D.F.	DRINKING FOUNTAIN, DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DTL.	DETAIL
DWG.	DRAWING(S)
E.	EXISTING, EAST, ENTRY, EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRIC, ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSED, ENCLOSURE
E.P.	ELECTRICAL PANEL, EDGE OF PAVEMENT
EQ.	EQUAL
EQUIP.	EQUIPMENT
EQUIV.	EQUIVALENT
E.W.	EACH WAY
EXH.	EXHAUST
EXPO.	EXPOSED
EXT.	EXTERIOR
E.G.	EXISTING GRADE
F.	FIXED
F.A.	FIRE ALARM
FAC.	FACTORY
F.C.O.	FLOOR CLEAN OUT
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.G.	FINISH GRADE
FIXT.	FIXTURE
F.J.	FLOOR JOIST
F.L.	FLOW LINE
FLASH.	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE/CURB
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD / STRUCTURE / SHEATHING
F.O.M.	FACE OF MASONRY
FP.	FIREPLACE
F.S.	FLOOR SINK, FINISH SURFACE
FT.	FOOT, FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR, GRADE BEAM
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
G.F.I.	GROUND FAULT INTERRUPT
G.I.	GALVANIZED IRON
G.L.B.	GLU-LAM BEAM
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
G.P.	GRADE PLANE
H./HT.	HIGH, HEIGHT
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HD.	HARD, HEAD
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HVAC	HEATING VENTILATING AIR CONDITIONING

I.D.	INTERIOR DESIGNER, INSIDE DIAMETER/DIMENSION
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT/INVERTED
JAN.	JANITOR
JT.	JOINT
JST.	JOIST
KIT.	KITCHEN
L.	LOW, LINEN
L.A.	LANDSCAPED AREA
LAB.	LABORATORY
LAM.	LAMINATED
LAV.	LAVATORY
LBS.	POUNDS
LFA.	LOAD FROM ABOVE
L.H.	LEFT HAND
LKR.	LOCKER
LT.	LIGHT
LUM.	LUMINOUS, LUMENS
MAINT.	MAINTENANCE
MAS.	MASONRY
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	METAL BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFGR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MT.	MOUNTED
MUL.	MULLION
N.	NEW, NORTH
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT, CONTACT
N.G.	NATURAL GRADE
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/.	OVER
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER, DIMENSION
O.F.D.	OVERFLOW DRAIN
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PERIM.	PERIMETER
PL.	PROPERTY LINE, PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PNT.	PAINT(ED)
P.O.C.	POINT OF CONTACT, CONNECTION
PR.	PAIR
PROJ.	PROJECTION
PSL.	PARALLEL STRAND LAMINATE
PT.	POINT
R.A.	RETURN AIR
RAD.	RADIUS
R.D.	ROOF DRAIN
R.D.L.	ROOF DRAIN LEADER
RECPT.	RECEPTACLE
RECT.	RECTANGLE, RECTANGULAR
REF.	REFERENCE
REFR.	REFRIGERATOR
REG.	REGULAR, REGISTER
REINF.	REINFORCE(D), REINFORCEMENT
REQ'D.	REQUIRED
RESIL.	RESILIENT
RET.	RETAIN(ING), RETURN
RM.	ROOM
R.O.	ROUGH OPENING
R.R.	ROOF RAFTER
RWD.	REDWOOD
S.	SOUTH
S.A.	SUPPLY AIR
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SUBDRAIN, SOAP DISPENSER
SEC.	SECTION
SEL.	SELECT(ED)
SH.	SHELF
SHT.	SHEET
SHT'G.	SHEATHING
SIM.	SIMILAR
SIMP.	SIMPSON
S.J.	SOFFIT JOIST
S.S.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURE, STRUCTURAL
SUSP.	SUSPEND(ED)
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.	TREAD, TRASH
T.C.	TOP OF CURB
T.CL.	TIME CLOCK
TEL.	TELEPHONE
TEMP.	TEMPERED
TER.	TERRAZZO
T.F.	TOP OF FENCE
T & G	TONGUE & GROOVE
THK.	THICK, THICKNESS
T.P.	TOP OF PAVING
T.PL.	TOP OF PLATE
T.R	TOP OF ROOF/ RIDGE
T.O.S.	TOP OF STRUCTURE, SHEATHING, SLAB
T.O.	TOP OF
TRANS.	TRANSFORMER
T.S.	TOP OF STEP
T.W.	TOP OF WALL
TYP.	TYPICAL
U.	UNDER
U.B.C.	UNIFORMBUILDING CODE
U.G.	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V./VERT.	VERTICAL
VENT.	VENTILATION, VENTILATING
VER.	VERIFY
V.T.R.	VENT THROUGH ROOF
W.	WEST, WIDTH, WASHER
W/.	WITH
WD.	WOOD
W.H.	WATER HEATER
W.C.	WATER CLOSET
W.I.	WROUGHT IRON
WP.	WATERPROOF(ING)
W.W.M.	WELDED WIRE MESH

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C ABBREVIATION

ENTRY ROUTES: POTENTIAL RADON ENTRY ROUTES SHALL BE CLOSED IN ACCORDANCE WITH THE FOLLOWING. (CRC AF103.4)
1. FLOOR OPENINGS: OPENINGS AROUND BATHTUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER OBJECTS THAT PENETRATE CONCRETE SLABS, OR OTHER FLOOR ASSEMBLIES, SHALL BE FILLED WITH A POLYURETHANE CAULK OR EQUIVALENT SEALANT APPLIED IN ACCORDANCE WITH THE MANUFACTURER 'S RECOMMENDATIONS.
2. CONCRETE JOINTS: CONTROL JOINTS, ISOLATION JOINTS, CONSTRUCTION JOINTS, AND ANY OTHER JOINTS IN CONCRETE SLABS OR BETWEEN SLABS AND FOUNDATION WALLS SHALL BE SEALED WITH A CAULK OR SEALANT. GAPS AND JOINTS SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED WITH POLYURETHANE CAULK OR OTHER ELASTOMERIC SEALANT APPLIED IN ACCORDANCE WITH THE MANUFACTURER 'S RECOMMENDATIONS.
3. CONDENSATE DRAINS: CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NONPERFORATED PIPE TO DAYLIGHT.
4. SUMPS: SUMP PITS OPEN TO SOIL OR SERVING AS THE TERMINATION POINT FOR SUBSLAB OR EXTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH A GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUBSLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE. SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH A TRAPPED INLET.
5. FOUNDATION WALLS: HOLLOW BLOCK MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONTINUOUS COURSE OF SOLID MASONRY, ONE COURSE OF MASONRY GROUTED SOLID, OR A SOLID CONCRETE BEAM AT OR ABOVE FINISHED GROUND SURFACE TO PREVENT THE PASSAGE OF AIR FROM THE INTERIOR OF THE WALL INTO THE LIVING SPACE. WHERE A BRICK VENEER OR OTHER MASONRY LEDGE IS INSTALLED, THE COURSE IMMEDIATELY BELOW THAT LEDGE SHALL BE SEALED. JOINTS, CRACKS OR OTHER OPENINGS AROUND ALL PENETRATIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF MASONRY BLOCK OR WOOD FOUNDATION WALLS BELOW THE GROUND SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK OR EQUIVALENT SEALANT. PENETRATIONS OF CONCRETE WALLS SHALL BE FILLED.
6. DAMPPROOFING: THE EXTERIOR SURFACES OF PORTIONS OF CONCRETE AND MASONRY BLOCK WALLS BELOW THE GROUND SURFACE SHALL BE DAMPPROOFED IN ACCORDANCE WITH SECTION R406.
7. AIR-HANDLING UNITS: AIR-HANDLING UNITS IN CRAWL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO THE UNIT.
EXCEPTION: UNITS WITH GASKETED SEAMS OR UNITS THAT ARE OTHERWISE SEALED BY THE MANUFACTURER TO PREVENT LEAKAGE.
8. DUCTS: DUCTWORK PASSING THROUGH OR BENEATH A SLAB SHALL BE OF SEAMLESS MATERIAL UNLESS THE AIR-HANDLING SYSTEM IS DESIGNED TO MAINTAIN CONTINUOUS POSITIVE PRESSURE WITHIN SUCH DUCTING. JOINTS IN SUCH DUCTWORK SHALL BE SEALED TO PREVENT AIR LEAKAGE.
DUCTWORK LOCATED IN CRAWL SPACES SHALL HAVE SEAMS AND JOINTS SEALED BY CLOSURE SYSTEMS IN ACCORDANCE WITH SECTION M1601.4.1.
9. CRAWL SPACE FLOORS: OPENINGS AROUND ALL PENETRATIONS THROUGH FLOORS ABOVE CRAWL SPACES SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE.
10. CRAWL SPACE ACCESS: ACCESS DOORS AND OTHER OPENINGS OR PENETRATIONS BETWEEN BASEMENTS AND ADJOINING CRAWL SPACES SHALL BE CLOSED, GASKETED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE.

PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM: IN BUILDINGS WITH CRAWL SPACE FOUNDATIONS, THE FOLLOWING COMPONENTS OF A PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION. (CRC AF103.5) EXCEPT IN BUILDINGS IN WHICH AN APPROVED MECHANICAL CRAWL SPACE VENTILATION SYSTEM OR OTHER EQUIVALENT SYSTEM IS INSTALLED.
VENTILATION: CRAWL SPACES SHALL BE PROVIDED WITH VENTS TO THE EXTERIOR OF THE BUILDING. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL COMPLY WITH SECTION R408.1. (CRC AF103.5.1)
SOIL-GAS-RETARDER: THE SOIL IN CRAWL SPACES SHALL BE COVERED WITH A CONTINUOUS LAYER OF MINIMUM 6-MIL (0.15 MM) POLYETHYLENE SOIL-GAS-RETARDER. THE GROUND COVER SHALL BE LAPPED NOT LESS THAN 12 INCHES (305 MM) AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WALLS ENCLOSING THE CRAWL SPACE AREA. (CRC AF103.5.2)
VENT PIPE: A PLUMBING TEE OR OTHER APPROVED CONNECTION SHALL BE INSERTED HORIZONTALLY BENEATH THE SHEETING AND CONNECTED TO A 3- OR 4-INCH-DIAMETER (76 OR 102 MM) FITTING WITH A VERTICAL VENT PIPE INSTALLED THROUGH THE SHEETING. THE VENT PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, AND TERMINATE NOT LESS THAN 12 INCHES (305 MM) ABOVE THE ROOF IN A LOCATION NOT LESS THAN 10 FEET (3048 MM) AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET (610 MM) BELOW THE EXHAUST POINT, AND 10 FEET (3048 MM) FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS. (CRC AF103.5.3)

PASSIVE SUBSLAB DEPRESSURIZATION SYSTEM: IN BASEMENT OR SLAB-ON-GRADE BUILDINGS, THE FOLLOWING COMPONENTS OF A PASSIVE SUBSLAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION. (CRC AF103.6)
VENT PIPE: A MINIMUM 3-INCH-DIAMETER (76 MM) ABS, PVC OR EQUIVALENT GASTIGHT PIPE SHALL BE EMBEDDED VERTICALLY INTO THE SUBSLAB AGGREGATE OR OTHER PERMEABLE MATERIAL BEFORE THE SLAB IS CAST. A "T" FITTING OR EQUIVALENT METHOD SHALL BE USED TO ENSURE THAT THE PIPE OPENING REMAINS WITHIN THE SUBSLAB PERMEABLE MATERIAL. ALTERNATIVELY, THE 3-INCH (76 MM) PIPE SHALL BE INSERTED DIRECTLY INTO AN INTERIOR PERIMETER DRAIN TILE LOOP OR THROUGH A SEALED SUMP COVER WHERE THE SUMP IS EXPOSED TO THE SUBSLAB AGGREGATE OR CONNECTED TO IT THROUGH A DRAINAGE SYSTEM.
THE PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, AND TERMINATE NOT LESS THAN 12 INCHES (305 MM) ABOVE THE SURFACE OF THE ROOF IN A LOCATION NOT LESS THAN 10 FEET (3048 MM) AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET (610 MM) BELOW THE EXHAUST POINT, AND 10 FEET (3048 MM) FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS. (CRC AF103.6.1)

MULTIPLE VENT PIPES: IN BUILDINGS WHERE INTERIOR FOOTINGS OR OTHER BARRIERS SEPARATE THE SUBSLAB AGGREGATE OR OTHER GAS-PERMEABLE MATERIAL, EACH AREA SHALL BE FITTED WITH AN INDIVIDUAL VENT PIPE. VENT PIPES SHALL CONNECT TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF OR EACH INDIVIDUAL VENT PIPE SHALL TERMINATE SEPARATELY ABOVE THE ROOF. (CRC AF103.6.2)

VENT PIPE DRAINAGE: COMPONENTS OF THE RADON VENT PIPE SYSTEM SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER. (CRC AF103.7)

VENT PIPE ACCESSIBILITY: RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OTHER AREA OUTSIDE THE HABITABLE SPACE. (CRC AF103.8)
EXCEPTION: THE RADON VENT PIPE NEED NOT BE ACCESSIBLE IN AN ATTIC SPACE WHERE AN APPROVED ROOF-TOP ELECTRICAL SUPPLY IS PROVIDED FOR FUTURE USE.

VENT PIPE IDENTIFICATION: EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE IDENTIFIED WITH NOT LESS THAN ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ: "RADON REDUCTION SYSTEM." (CRC AF103.9)

COMBINATION FOUNDATIONS: COMBINATION BASEMENT/CRAWL SPACE OR SLAB-ON-GRADE/CRAWL SPACE FOUNDATIONS SHALL HAVE SEPARATE RADON VENT PIPES INSTALLED IN EACH TYPE OF FOUNDATION AREA. EACH RADON VENT PIPE SHALL TERMINATE ABOVE THE ROOF OR SHALL BE CONNECTED TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF. (CRC AF103.10)

BUILDING DEPRESSURIZATION: JOINTS IN AIR DUCTS AND PLENUMS IN UNCONDITIONED SPACES SHALL MEET THE REQUIREMENTS OF SECTION M1601. THERMAL ENVELOPE AIR INFILTRATION REQUIREMENTS SHALL COMPLY WITH THE ENERGY CONSERVATION PROVISIONS IN CHAPTER 11. FIREBLOCKING SHALL MEET THE REQUIREMENTS CONTAINED IN SECTION R302.11. (CRC AF103.11)

POWER SOURCE: TO PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUBMEMBRANE OR SUBSLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS. AN ELECTRICAL SUPPLY SHALL BE ACCESSIBLE IN ANTICIPATED LOCATIONS OF SYSTEM FAILURE ALARMS. (CRC AF103.12)

UNDER FLOOR & CRAWL SPACE NOTES: (CRC R408)
MOISTURE CONTROL: THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL COMPLY WITH SECTION R408.2 OR R408.3. (CRC R408.1)

OPENINGS FOR UNDER-FLOOR VENTILATION: VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER-FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH, AND OPERATIONAL LOUVERS ARE PERMITTED: (CRC R408.2)
1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH THICK.
2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH THICK.
3. CAST-IRON GRILL OR GRATING.
4. EXTRUDED LOAD-BEARING BRICK VENTS.
5. HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER.
6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH THICK.

EXCEPTIONS:
1. THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1,500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL.
2. WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL, VENTILATION OPENINGS ARE NOT REQUIRED TO BE WITHIN 3 FEET OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE PROVIDED THAT THE OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE.

UNVENTED CRAWL SPACE: FOR UNVENTED UNDER-FLOOR SPACES, THE FOLLOWING ITEMS SHALL BE PROVIDED: (CRC R408.3)
1. EXPOSED EARTH SHALL BE COVERED WITH A CONTINUOUS CLASS I VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THAN 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL OR INSULATION.
2. ONE OF THE FOLLOWING SHALL BE PROVIDED FOR THE UNDER-FLOOR SPACE:
   A. CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE).
   B. CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET OF UNDER-FLOOR AREA, INCLUDING A RETURN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE).
   C. PLENUM IN EXISTING STRUCTURES COMPLYING WITH THE CALIFORNIA MECHANICAL CODE, IF UNDER-FLOOR SPACE IS USED AS A PLENUM.
   D. DEHUMIDIFICATION SIZED IN ACCORDANCE WITH MANUFACTURER 'S SPECIFICATIONS.

ACCESS: ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE NOT SMALLER THAN 18 INCHES BY 24 INCHES. OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES. WHERE ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16 INCHES BY 24 INCHES SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE CALIFORNIA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS. (CRC R408.4)

REMOVAL OF DEBRIS: THE UNDER-FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. WOOD FORMS USED FOR PLACING CONCRETE SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE. CONSTRUCTION MATERIALS SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE. (CRC R408.5)

FINISHED GRADE: THE FINISHED GRADE OF UNDER-FLOOR SURFACE SHALL BE PERMITTED TO BE LOCATED AT THE BOTTOM OF THE FOOTINGS; HOWEVER, WHERE THERE IS EVIDENCE THAT THE GROUND-WATER TABLE CAN RISE TO WITHIN 6 INCHES OF THE FINISHED FLOOR AT THE BUILDING PERIMETER OR WHERE THERE IS EVIDENCE THAT THE SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE, THE GRADE IN THE UNDER-FLOOR SPACE SHALL BE AS HIGH AS THE OUTSIDE FINISHED GRADE, UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED. (CRC R408.6)

FLOOD RESISTANCE: FOR BUILDINGS LOCATED IN FLOOD HAZARD AREAS AS ESTABLISHED IN TABLE R301.2:
1. WALLS ENCLOSING THE UNDER-FLOOR SPACE SHALL BE PROVIDED WITH FLOOD OPENINGS IN ACCORDANCE WITH SECTION R322.2.2.
2. THE FINISHED GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL ON AT LEAST ONE SIDE.

EXCEPTION: UNDER-FLOOR SPACES THAT MEET THE REQUIREMENTS OF FEMA TB 11-1.

UNDER-FLOOR VAPOR RETARDER: IN CLIMATE ZONES 1A, 2A AND 3A BELOW THE WARM-HUMID LINE, A CONTINUOUS CLASS I OR II VAPOR RETARDER SHALL BE PROVIDED ON THE EXPOSED FACE OF AIR-PERMEABLE INSULATION INSTALLED BETWEEN THE FLOOR JOISTS AND EXPOSED TO THE GRADE IN THE UNDER-FLOOR SPACE. THE VAPOR RETARDER SHALL HAVE A MAXIMUM WATER VAPOR PERMEANCE OF 1.5 PERMS WHEN TESTED IN ACCORDANCE WITH PROCEDURE B OF ASTM E96. (CRC R408.8)
EXCEPTION: THE VAPOR RETARDER SHALL NOT BE REQUIRED IN UNVENTED CRAWL SPACES CONSTRUCTED IN ACCORDANCE WITH SECTION R408.3.

NOTE: THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) CLIMATE ZONES USED BY THIS SECTION DIFFER FROM THOSE USED BY THE CALIFORNIA ENERGY CODE TO DETERMINE APPLICABILITY OF ENERGY EFFICIENCY MEASURES. COMPARISON OF IECC AND CALIFORNIA ENERGY CODE CLIMATE ZONES IS SHOWN IN TABLE R702.7(5).

APPLIANCES IN THE ATTICS AND UNDER-FLOOR SPACES NOTES:
1. PROVIDE ACCESS THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE AND 22" X 30" MINIMUM. (CMC 304.4)

2. PROVIDE A 20 FEET MAXIMUM PASSAGEWAY TO THE APPLIANCE FROM THE ACCESS POINT WHERE THE HEIGHT OF PASSAGEWAY IS LESS THAN 6 FEET. THE UNOBSTRUCTED WIDTH OF THE PASSAGEWAY SHALL NOT BE LESS THAN 24 INCHES AND SHALL HAVE A SOLID FLOORING. (CMC 304.4.1 AND 304.4.2)

3. PROVIDE A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. **EXCEPTION:** A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FURNACE IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING. THE FURNACE SERVICE SIDE SHALL NOT EXCEED 12 INCHES FROM THE ACCESS OPENING. (CMC 304.4.3)

4. PROVIDE A PERMANENT 120V RECEPTACLE OUTLET AND A SWITCHED LIGHT FIXTURE NEAR THE APPLIANCE. THE SWITCH SHALL BE LOCATED AT THE ENTRANCE OF THE PASSAGEWAY. (CMC 304.4.4)

5. PROVIDE AT LEAST TWO METHODS OF CONDENSATE CONTROL PER CMC 310.2.

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1)
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204 MM) TO EXPOSED GROUND.

2.WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.

3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

5.WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

6.WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.

7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

8.PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

EXCEPTION: SAWN LUMBER USED IN BUILDINGS LOCATED IN A GEOGRAPHICAL REGION WHERE EXPERIENCE HAS DEMONSTRATED THAT CLIMATIC CONDITIONS PRECLUDE THE NEED TO USE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD WHERE THE STRUCTURE IS EXPOSED TO THE WEATHER.

9.WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.

FIELD TREATMENT: FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. (CRC R317.1.1)

GROUND CONTACT: ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED. (CRC R317.1.2)

VENTILATION REQUIRED BENEATH BALCONY OR ELEVATED WALKING SURFACES: ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW OR DRAINAGE FROM IRRIGATION SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET-FREE CROSS-VENTILATION AREA NOT LESS THAN 1/ 150 OF THE AREA OF EACH SEPARATE SPACE. (CRC R317.1.3)

AGING-IN-PLACE DESIGN AND FALL PREVENTION NOTES: (CRC 327)
REINFORCEMENT FOR GRAB BARS: AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH SECTION R327. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH SECTION R327. (CRC R327.1.1)

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. (1-1/2 INCH BY 7-1/4 INCH ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 391/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

EXCEPTIONS:
A. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
B. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY- INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
C. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
D. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
E. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

DOCUMENTATION FOR GRAB BAR REINFORCEMENT: INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. (CRC R327.1.1.1)

ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS: ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. (CRC R327.1.2)

EXCEPTIONS:
A. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
B. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

INTERIOR DOORS: EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. (CRC R327.1.3)

DOORBELL BUTTONS: DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. (CRC R327.1.4)

RADON CONTROL NOTES: (CRC SECTION AF)
THE FOLLOWING CONSTRUCTION TECHNIQUES ARE INTENDED TO RESIST RADON ENTRY AND PREPARE THE BUILDING FOR POST-CONSTRUCTION RADON MITIGATION, IF NECESSARY (SEE FIGURE AF103.1). THESE TECHNIQUES ARE REQUIRED IN AREAS WHERE DESIGNATED BY THE JURISDICTION. (CRC AF103.1)

APPENDIX AF RADON CONTROL METHODS

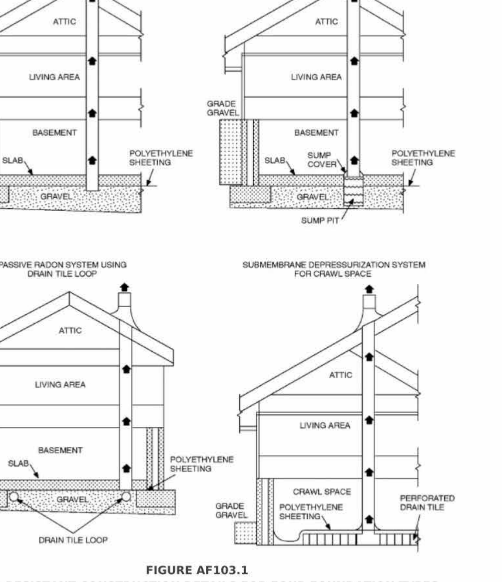

FIGURE AF103.1
RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES

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SUBFLOOR PREPARATION: A LAYER OF GAS-PERMEABLE MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS AND OTHER FLOOR SYSTEMS THAT DIRECTLY CONTACT THE GROUND AND ARE WITHIN THE WALLS OF THE LIVING SPACES OF THE BUILDING, TO FACILITATE FUTURE INSTALLATION OF A SUBSLAB DEPRESSURIZATION SYSTEM, IF NEEDED. THE GAS-PERMEABLE LAYER SHALL CONSIST OF ONE OF THE FOLLOWING: (CRC AF103.2)
1. A UNIFORM LAYER OF CLEAN AGGREGATE, NOT LESS THAN 4 INCHES (102 MM) THICK. THE AGGREGATE SHALL CONSIST OF MATERIAL THAT WILL PASS THROUGH A 2-INCH (51 MM) SIEVE AND BE RETAINED BY A 1/4-INCH (6.4 MM) SIEVE.
2. A UNIFORM LAYER OF SAND (NATIVE OR FILL), NOT LESS THAN 4 INCHES (102 MM) THICK, OVERLAIN BY A LAYER OR STRIPS OF GEOTEXTILE DRAINAGE MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
3. OTHER MATERIALS, SYSTEMS OR FLOOR DESIGNS WITH DEMONSTRATED CAPABILITY TO PERMIT DEPRESSURIZATION ACROSS THE ENTIRE SUBFLOOR AREA.

SOIL-GAS-RETARDER: A MINIMUM 6-MIL (0.15 MM) [OR 3-MIL (0.075 MM) CROSS-LAMINATED] POLYETHYLENE OR EQUIVALENT FLEXIBLE SHEETING MATERIAL SHALL BE PLACED ON TOP OF THE GAS-PERMEABLE LAYER PRIOR TO CASTING THE SLAB OR PLACING THE FLOOR ASSEMBLY TO SERVE AS A SOIL-GAS-RETARDER BY BRIDGING ANY CRACKS THAT DEVELOP IN THE SLAB OR FLOOR ASSEMBLY, AND TO PREVENT CONCRETE FROM ENTERING THE VOID SPACES IN THE AGGREGATE BASE MATERIAL. THE SHEETING SHALL COVER THE ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED NOT LESS THAN 12 INCHES (305 MM). THE SHEETING SHALL FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATIONS OF THE MATERIAL. PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING. (CRC AF103.3)

WATERPROOFING AND DAMPPROOFING NOTES:
R406.1 CONCRETE AND MASONRY FOUNDATION DAMPPROOFING
EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF (A) THE TOP OF THE FOOTING OR (B) 6 INCHES (152 MM) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8-INCH (9.5 MM) PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. BITUMINOUS COATING.
2. THREE POUNDS PER SQUARE YARD (1.63 KG/M2) OF ACRYLIC MODIFIED CEMENT.
3. ONE-EIGHTH-INCH (3.2 MM) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C887.
4. ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2.
5. OTHER APPROVED METHODS OR MATERIALS.

EXCEPTION: PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY.CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPPROOFING MATERIALS OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN SECTION R406.2 TO THE EXTERIOR OF THE WALL.

R406.2 CONCRETE AND MASONRY FOUNDATION WATERPROOFING
IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED FROM THE HIGHER OF (A) THE TOP OF THE FOOTING OR (B) 6 INCHES (152 MM) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. WALLS SHALL BE WATERPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. TWO-PLY HOT-MOPPED FELTS.
2. FIFTY-FIVE-POUND (25 KG) ROLL ROOFING.
3. SIX-MIL (0.15 MM) POLYVINYL CHLORIDE.
4. SIX-MIL (0.15 MM) POLYETHYLENE.
5. FORTY-MIL (1 MM) POLYMER-MODIFIED ASPHALT.
6. SIXTY-MIL (1.5 MM) FLEXIBLE POLYMER CEMENT.
7. ONE-EIGHTH-INCH (3 MM) CEMENT-BASED, FIBER-REINFORCED, WATERPROOF COATING.
8. SIXTY-MIL (1.5 MM) SOLVENT-FREE LIQUID-APPLIED SYNTHETIC RUBBER.

ALL JOINTS IN MEMBRANE WATERPROOFING SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.

EXCEPTION: ORGANIC-SOLVENT-BASED PRODUCTS SUCH AS HYDROCARBONS, CHLORINATED HYDROCARBONS, KETONES AND ESTERS SHALL NOT BE USED FOR ICF WALLS WITH EXPANDED POLYSTYRENE FORM MATERIAL. USE OF PLASTIC ROOFING CEMENTS, ACRYLIC COATINGS, LATEX COATINGS, MORTARS AND PARGINGS TO SEAL ICF WALLS IS PERMITTED. COLD-SETTING ASPHALT OR HOT ASPHALT SHALL CONFORM TO TYPE C OF ASTM D449. HOT ASPHALT SHALL BE APPLIED AT A TEMPERATURE OF LESS THAN 200°F (93°C).

DIMENSION NOTE:
ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.) TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" AND INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE (F.O.S.) U.N.O. - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS, **DO NOT SCALE PLANS**.

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED W/. 2X6 STUD MIN. U.N.O.
USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS
SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8"
ENTIRE EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" PLYWOOD
DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFGR. ROUGH OPENING MAY NEED TO BE OVERSIZED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SHT. AD-2.0 FOR TYP. RECESSED CONDITIONS.

ADDRESS IDENTIFICATION:
BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. (CRC R319.1)

DUCTS PENETRATION:
DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2)

STAIRWAY ILLUMINATION:
1.INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. (R303.7)
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

2.EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY. (R303.8)

GARAGE FLOOR:
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

PLUMBING:
1. ALL FIXTURES AND FITTINGS SHALL COMPLY WITH THE MAX FLOW RATE SET BY CALGREEN (CALIFORNIA GREEN BUILDING STANDARD CODE) AND CALIFORNIA PLUMBING CODES. G.C. TO VERIFY PRIOR TO PURCHASE AND INSTALL OF ANY FIXTURE AND FITTING

2. MAX. TEMP. OF 120° SHALL BE REGULATED BY LIMITING DEVICE IN COMPLIANCE W/. ASSE 1070/ASME A112.1070/CSA B125.70 OR CSA B125.3 @ SHOWERS & TUBS. (CPC 408.3)

3. MAX. TEMP. OF 110° SHALL BE REGULATED BY LIMITING DEVICE IN COMPLIANCE W/. ASSE 1070/ASME A112.1070/CSA B125.70 OR CSA B125.3 @ BIDETS. (CPC 410.3)

4. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.6.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS. (CPC 402.4)

5. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6)

6. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

7. ANCHOR OR STRAP THE WATER HEATER(S) TO RESIST HORIZ. DISPLACEMENT DUE TO THE EARTHQUAKE. STRAPPING SHOULD BE AT THE UPPER AND LOWER ONE THIRD (1/3) POINTS OF THE APPLIANCE HEIGHT. MAINTAIN A MIN. 4-INCHES ABOVE THE CONTROLS WITH STRAPPING AT LOWER POINT. (CPC 507.2)

MATERIALS & FINISHES:
1. WALLS COVERINGS AND FLOOR OF SHOWERS AND BATHTUBS WITH A SHOWER HEAD SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 72-INCHES ABOVE THE FLOOR. PROVIDE CEMENT BOARD, CEMENT PLASTER BACKING, OR TILE BACKBOARD FOR TILE FINISH. (CRC R307.2)

2. INSTALL MIN. 5/8" TYPE 'X' MOISTURE & MOLD RESISTANT GYPSUM WALL BOARD IN ALL BATHROOMS, KITCHENS, AND OTHER AREAS EXPOSED TO MOISTURE OR HUMIDITY. GYPSUM BOARD INSTALLED ON THE WALLS AND CEILINGS AT SHOWER AND BATHTUB AREAS MUST BE FINISHED TO PREVENT MOISTURE FROM PENETRATING THE WALL OR CEILING FINISH AND CONTACTING THE GYPSUM BOARD. THE FINISH APPLIED TO THE EXPOSED FACE OF THE GYPSUM BOARD MUST CREATE A WATER-RESISTANT BARRIER THAT NOT ONLY STOPS WATER FROM GETTING TO THE GYPSUM BOARD BUT ALSO PREVENTS THE RELEASE OF MOISTURE FROM WITHIN THE WALL OR THE GYPSUM BOARD ITSELF. (CRC R702.3.7)
WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY AT LOCATIONS SUCH AS SAUNAS, STEAM ROOMS, GANG SHOWERS OR INDOOR POOLS. (CRC R702.3.7.1)

FIREPLACES:
1. FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1 & R1005.1)

2. FACTORY BUILT WOOD BURNING FIREPLACES SHALL BE QUALIFIED AT THE U.S. EPA 'S VOLUNTARY FIREPLACE PROGRAM PHASE 2 EMISSIONS LEVEL AND BE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE. (CRC 1004.1.1)

3. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1005.2 & CMC 802.5.1.1 & CMC 802.5.4.3)

4. HORIZONTAL OPENINGS ARE NOT ALLOWED, FOR EXHAUST VENTS, IN WALLS CLOSER THAN 3 FEET TO A PROPERTY LINE. (TABLES R302.1(1)&(2)). HORIZONTAL VENT CAPS SHALL BE 2 FEET CLEAR FROM PROPERTY LINES.

5. EXHAUST OPENINGS SHALL NOT BE DIRECTED ONTO WALKWAYS. (R303.5.2)

6. SOLID FUEL BURNING FIREPLACES (IF PERMISSIBLE):
A. PROVIDE A PERMANENTLY ANCHORED GASEOUS FUEL BURNING PAN TO THE FIREBOX OF A SOLID FUEL BURNING FIREPLACE.
B. SOLID FUEL BURNING FIREPLACE MUST COMPLY WITH THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.
C. CHIMNEY SHALL EXTEND AT LEAST 2 FT. HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FT., BUT SHALL NOT BE LESS THAN 3 FT. ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. (CRC R1003.9)
D. LIQUID FUELED FIREPLACES ARE NOT ALLOWED FOR INTERIOR USE.

7. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT VENT SEALED-COMBUSTION PER CAL GREEN SECTION 4.503.

8. A FIRESTOP IS REQUIRED WHENEVER THE VENT PENETRATES A WALL, FLOOR, OR CEILING (PASSES THROUGH FRAMING MEMBERS). FIRESTOPS MAY BE PROVIDED BY THE VENT MANUFACTURER.

9. THE VENT MUST MAINTAIN THE REQUIRED CLEARANCE TO COMBUSTIBLE MATERIALS TO PREVENT A FIRE. DO NOT FILL AIR SPACES WITH INSULATION. (MIN. 1" CLEARANCE, VERFITY W/. MFGR.)

10. USE LISTED 10" OR 8" B-VENT U.N.O. (SEE POWER VENT FOR DIAMETER USED). THE ACTUAL EXTERIOR DIMENSION WILL VARY (TYPICALLY 11" OR 9" OUTER DIAMETER).

POOL & SPA:
1. PROVIDE AN ALARM FOR DOORS AND WINDOWS WITH SILL HEIGHTS LESS THAN 60-INCHES ABV.F.F. OF THE DWELLING THAT FORMS A PART OF THE POOL ENCLOSURE. THE ALARM SHALL BE LISTED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017. THE DEACTIVATION SWITCH SHALL BE AT LEAST 60" ABOVE THE FLOOR IF THE RESIDENCE IS NOT REQUIRED TO BE ACCESSIBLE. (CBC 3109 & ISPSC 305.4)

2. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED WITH SUCTION ANTIENTRAPMENT GRATE IN ACCORDANCE WITH ANSI/APSP-16 PER CBC 3109 SECTION (B) OF 115928. SUCTION ENTRAPMENT AVOIDANCE FOR POOL AND SPA SHALL BE PROVIDED IN ACCORDANCE WITH APSP-7 PER ISPSC SECTION 310.

3. PROVIDE POWER SAFETY COVER IN COMPLIANCE WITH ASTM F1346-91 FOR POOL & SPA (CBC 3109 SECTION (3) OF 115922 & ISPSC 305).

4. POOL ENCLOSURE FENCE SHALL BE 60-INCHES MIN. ABV. FS/NG MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL W/. MAX VERTICAL CLEARANCE OF 2-INCHES BETWEEN FS/NG AND BOTTOM OF THE FENCE/BARRIER MEASURED ON THE SIDE OF FENCE THAT FACES AWAY FROM SWIMMING POOL. OPENING, GAP, AND VOID IN ENCLOSURE FENCE OR GATE SHALL NOT ALLOW THE PASSAGE OF 4-INCHES DIAMETER SPHERE OR LARGER. OUTSIDE SURFACE (FACING AWAY FROM SWIMMING POOL) OF THE POOL ENCLOSURE INCLUDING THE GATE TO BE FREE OF PROTRUSIONS, CAVITIES, OR OTHER PHYSICAL CHARACTERISTICS THAT WOULD SERVE AS HANDHOLDS OR FOOTHOLDS WHICH COULD ENABLE A CHILD FIVE YEARS OLD OR YOUNGER TO CLIMB OVER. ANY ACCESS GATES THROUGH THE ENCLOSURE OPEN AWAY FROM THE SWIMMING POOL, AND ARE SELF-CLOSING WITH A SELF-LATCHING DEVICE PLACED NO LOWER THAN 60 INCHES ABOVE THE GROUND (CBC 3109 & ISPSC 305)

WASHER & DRYER NOTE:
AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. (CMC 504.4.2.1) DRYER VENT TERMINATION MUST BE 3-FEET FROM OPENINGS INTO THE BUILDING (DOORS AND OPERABLE WINDOWS), 10-FEET FROM FORCED AIR INLET, AND 3-FEET FROM PROPERTY LINE (NOT TO DISCHARGE ONTO A PUBLIC WALKWAY). (CMC 502.2.1) IF DRYER LOCATED IN A CLOSET PROVIDE A MIN. 100 SQ.IN. OPENING IN THE CLOSET DOOR. (CMC. 504.4.1)

***HERS VERIFICATION REQUIRED- REFERENCE T-24.1**

B GENERAL NOTESƆN

DEFINITIONS: (AS USED IN THESE SPECIFICATIONS)

OWNER SHALL MEAN: **BEACH CITY VENTURES, LLC**

ARCHITECT SHALL MEAN: BRANDON ARCHITECTS, INC., **RYAN MCDANIEL, AIA**

CONTRACTOR SHALL MEAN: LICENSED GENERAL CONTRACTOR HIRED TO PERFORM THE WORK UNDER THIS CONTRACT

SPECIFICATIONS SHALL MEAN: WRITTEN SPECIFICATIONS IN THE PLANS OR THE "PROJECT MANUAL" (IF PROVIDED FOR THIS PROJECT)

CONTRACT DOCUMENTS SHALL MEAN: WORKING DRAWINGS APPROVED FOR BUILDING PERMIT, PLUS ANY CHANGE ORDERS OR ADDENDA TO SAME.

ARCHITECTURAL GENERAL NOTES:
1. CODES/GENERAL PROVISIONS: ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE APPLICABLE BUILDING CODES AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, SUB-CONTRACTORS, AND ANYONE SUPPLYING LABOR AND/OR MATERIAL TO BRING TO THE ATTENTION OF THE ARCHITECT (VERBALLY AND IN WRITING) ANY KNOWN DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THESE CODES AND THE CONTRACT DOCUMENTS (DRAWINGS). THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE AS LISTED IN "CODE REVIEW" BOX. (T-1.0)
ALL WORK SHALL BE PERFORMED SO AS TO COMPLY WITH ALL LEGAL AND INDUSTRY REQUIREMENTS AND STANDARDS INCLUDING THE FOLLOWING:
- THE **CALIFORNIA BUILDING CODES, 2022 EDITIONS** , AND ALL APPLICABLE RELATED SPECIALTY CODES.
- THE FUNCTIONALITY STANDARDS SET FORTH IN TITLE 7 OF THE CALIFORNIA CIVIL CODE (THE "RIGHT TO REPAIR ACT").
- THE **CITY OF HUNTINGTON BEACH** MUNICIPAL CODE INCLUDING ANY WORK TIME RESTRICTION AND ANY AMENDMENT TO CALIFORNIA BUILDING CODES.
- THE MANUFACTURER'S REQUIREMENTS OF RECOMMENDATIONS FOR ANY INCORPORATED PRODUCTS.

2. FEES: CONTRACTOR AND HIS SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, CONSTRUCTION TAXES AND FEES REQUIRED BY CITY, COUNTY AND STATE LAWS EXCEPT THE GENERAL BUILDING PLAN CHECK FEE AND REQUIRED REFUNDABLE DEPOSITS WHICH WILL BE PAID BY THE OWNER. CONTRACTOR SHALL ARRANGE FOR ALL METER INSTALLATIONS AND PAY ALL FEES FOR SAID METERS. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND EROSION CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL BUILDING CODE.

3. CONTRACTOR'S SURVEY: CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON THE DRAWINGS AND SHALL VERIFY GRADES, CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE DEPICTED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING OF ANY DISCREPANCIES FOUND WITHIN THE DRAWINGS AND SPECIFICATIONS.

4. COORDINATION OF CONSTRUCTION: CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACCURACY OF DETAILS; FOR CONFIRMING AND COORDINATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY AND PERFORMANCE OF ALL WORK IN A SAFE AND SATISFACTORY MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK INCLUDING THAT OF THE SUB-CONTRACTORS. CONTRACTOR SHALL PROVIDE SUPERVISION OF THE JOB DURING ALL PHASES OF CONSTRUCTION ACTIVITIES. A COMPETENT SUPERINTENDENT SHALL BE SELECTED BY THE CONTRACTOR AND SHALL BE IN CHARGE OF THE JOB UNTIL ITS COMPLETION. CONTRACTOR AGREES TO BIND EVERY SUB-CONTRACTOR BY THE TERMS OF THE CONTRACT AS FAR AS SUCH TERMS ARE APPLICABLE TO THE SUB-CONTRACTOR'S WORK.

5. CLEAN-UP: ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL DEBRIS ACCUMULATED AS A RESULT OF THEIR OPERATIONS. ALL SCRAP DEBRIS AND OTHER EXCESS MATERIAL SHALL BE LAWFULLY REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE CONTRACTOR.

6. TESTS AND PERMITS: CONTRACTOR SHALL ARRANGE FOR, AND SECURE REQUIRED TESTS, PERMITS AND INSPECTIONS, AND SHALL BEAR COSTS FOR SAME.

7. GUARANTEES: CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS AND PRODUCTS FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE OF THE WORK AND CONTRACTOR SHALL REPAIR OR REPLACE, OR CAUSE TO BE REPAIRED OR REPLACED ANY OR ALL SUCH WORK TOGETHER WITH ANY OTHER WORK WHICH MAY BE DISPLACED IN DOING SO, THAT MAY PROVE DEFECTIVE WITHIN ONE YEAR, WITHOUT ADDITIONAL EXPENSE; ORDINARY WEAR AND TEAR, UNUSUAL ABUSE OR NEGLECT IS EXCEPTED. EXCEPTIONS TO ONE YEAR GUARANTEE ARE SPECIFIED IN OTHER SECTIONS OF THE PROJECT MANUAL OR DRAWINGS. STATE LAW, OR MANUFACTURER'S GUARANTEE SHALL GOVERN IF LENGTH AND TYPES OF GUARANTEES ARE MORE STRICT OR FOR LONGER PERIODS. IT IS UNDERSTOOD BY CONTRACTOR THAT IT IS HIS RESPONSIBILITY TO PROVIDE MATERIALS AND CONSTRUCTION WHICH WILL YIELD A REASONABLE VALUE OVER A PERIOD OF TIME WHICH MAY EXCEED THE SPECIFIED GUARANTEE AND WARRANTY PERIODS. CONTRACTOR SHALL BE RESPONSIBLE FOR A WEATHER TIGHT BUILDING, FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP. EACH SUB-CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE STATING THAT WORK EXECUTED BY HIM IS FREE AND WILL REMAIN FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM DATE OF ACCEPTANCE OF HIS WORK BY OWNER, AND THAT REPAIR AND REPLACEMENT OF SUCH DEFECTIVE WORK AND ALL OTHER WORK DAMAGED AS A RESULT THEREBY WILL BE EXECUTED IN A TIMELY MANNER AT THE CONVENIENCE OF THE OWNER AND WITHOUT COST TO OWNER.

8. WAIVER OF LIENS: CONTRACTOR SHALL PROVIDE CERTIFIED RELEASE OF LIENS BY ALL SUBCONTRACTORS AND SUPPLIERS, OR ANYONE PROVIDING MATERIALS AND/OR LABOR AS THEY BECOME AVAILABLE.

9. ROLL OF ARCHITECT DURING CONSTRUCTION: THE ARCHITECT WILL NOT ACT AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. ARCHITECT WILL ADVISE AND CONSULT WITH OWNER. ARCHITECT WILL OBSERVE CONSTRUCTION PER HIS/HER AGREEMENT WITH OWNER AND RENDER INTERPRETATIONS NECESSARY FOR THE PROPER EXECUTION OR PROGRESS OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS. ARCHITECT WILL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS, OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK. ANY VERBAL INSTRUCTION OR AUTHORIZATION THAT IS CONFIRMED BY LETTER, MEETING NOTE, MEMORANDA, OR THE LIKE, (WITH A COPY SENT TO THE OWNER, OR THE OWNER'S REPRESENTATIVE) & THERE IS NO EXCEPTION TAKEN WITHIN (10) CALENDAR DAYS, SHALL BE DEEMED EQUIVALENT TO RECEIPT OF WRITTEN INSTRUCTION, APPROVAL AND AUTHORIZATION FROM THE OWNER.

10. A.I.A. GENERAL CONDITIONS: THE CURRENT GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL APPLY AS THOUGH IT WERE PART OF THESE DOCUMENTS UNLESS SPECIFICALLY MODIFIED IN THE OWNER/CONTRACTOR AGREEMENT. A COPY OF SAID GENERAL CONDITIONS MAY BE OBTAINED FROM THE ARCHITECT UPON REQUEST. THE NOTES CONTAINED IN THESE "GENERAL NOTES" ON THIS SHEET ARE INTENDED TO SUMMARIZE AND COMPLIMENT THE A.I.A. GENERAL CONDITIONS. THE A.I.A. GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THESE NOTES SHOULD A CONFLICT IN WORDING OCCUR.

11. EXTRAS: OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED TO THE MUTUAL SATISFACTION OF THE OWNER AND CONTRACTOR. BEFORE ANY CHANGES ARE BEGUN, THE ADDED OR DEDUCTED SUM SHALL BE PRESENTED TO OWNER IN WRITING FOR APPROVAL.

12. SUBSTITUTIONS: SUBSTITUTIONS OF MATERIALS OR METHODS PROPOSED BY THE CONTRACTOR OR HIS SUB-CONTRACTORS CONTRARY TO DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR APPROVAL OR DENIAL. IF MORE THAN ONE MANUFACTURER IS SPECIFIED IN THE PLANS OR SPECIFICATIONS, IT SHALL BE THE CONTRACTOR'S OPTION TO SELECT THE ONE WHICH HE MAY DESIRE. IF MORE THAN ONE FINISH OR STYLE IS AVAILABLE IN THE ITEM SPECIFIED, CONTRACTOR SHALL BE OBLIGATED TO NOTIFY ARCHITECT VERBALLY AND IN WRITING OF THIS FACT FOR ARCHITECT'S AND OWNER'S DECISION. WHERE THE TERM "OR EQUAL" IS USED IN DRAWINGS OR SPECS IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE SUBJECT TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. ACTUAL SAMPLES OF THE SUBSTITUTIONS SHALL ALSO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

13. INSURANCE: CONTRACTOR SHALL CARRY GENERAL LIABILITY INSURANCE WITH BROAD FORM PROPERTY DAMAGE ENDORSEMENT AND CONTINGENT LIABILITY ENDORSEMENT. OWNER AND ARCHITECT SHALL BE LISTED AS ADDITIONAL INSURERS UNDER THE POLICY WITH WAIVER OF SUBROGATION. CONTRACTOR SHALL FURNISH OWNER WITH A CERTIFICATE OF INSURANCE WITH A 30 DAY NOTICE OF CANCELLATION. OWNER SHALL OBTAIN A BUILDER'S RISK POLICY WITH ARCHITECT NAMED AS AN ADDITIONAL INSURED WITH WAIVER OF SUBROGATION.

14. SCOPE OF DRAWINGS AND SPECIFICATIONS: THESE DRAWINGS AND SPECIFICATIONS SHALL BE INTENDED TO SHOW AND DESCRIBE DETAILS FOR A CONSTRUCTIBLE BUILDING. **PARTS AND DETAILS NOT FULLY SHOWN OR DESCRIBED SHALL BE DETAILED AND EXECUTED ACCORDING TO STANDARD FIRST CLASS PRACTICE AND IN SIMILAR MANNER AND SPIRIT OF THE DETAILS WHICH ARE SHOWN ON THE DRAWINGS AND/OR DESCRIBED IN THE PROJECT MANUAL.** IF CONTRACTOR OR SUB-CONTRACTOR FINDS ANY DETAILS WHICH, IN HIS OPINION, ARE UNSOUND, UNSAFE, OR NOT WATERPROOF, IT IS HIS DUTY TO NOTIFY ARCHITECT IN WRITING OF THIS FACT. IF WORK IS PERFORMED AS DETAILED, IT WILL BE ASSUMED THAT THERE ARE NO OBJECTIONS TO THE DETAIL. ACCURACY OF ALL DIMENSIONS SHALL BE CHECKED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS. IN USING THESE PLAN FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE TO APPLY THE MORE STRINGENT STANDARD. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED, AND ALL CONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THESE PLANS FOR ERRORS AND OMISSIONS AND TO BRING THESE ERRORS AND OMISSIONS TO THE ATTENTION OF A APPROPRIATE OWNER & ARCHITECT IN WRITING IN A TIMELY MANNER; AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROXIMATE; AND IN ANY DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS (E.G. SCHEMATIC ELECTRICAL PLANS).

15. DIMENSIONS ON DRAWINGS: FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALE, AND DETAIL DRAWINGS IN PREFERENCE TO SMALL SCALE DRAWINGS. SUB-CONTRACTOR AND CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD PRIOR TO ANY WORK BEING CONSTRUCTED OR MATERIALS OR PRODUCTS FABRICATED OR ORDERED. SPECIFICATIONS AND WRITTEN NOTES AND SCHEDULES ON DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO INFORMATION FURNISHED IN THE FORM OF LINE DRAWINGS. DETAILED DRAWINGS FURNISHED DURING CONSTRUCTION OR APPROVED BY CONTRACTOR OR ARCHITECT ARE TO BE CONSIDERED EXPLANATORY AND NOT AS CHANGES TO DRAWINGS AND SPECIFICATIONS. NOTES, FIGURES AND DETAILS ON SAID DRAWINGS SHALL BE FOLLOWED AND EXECUTED AS IF PART OF THESE DOCUMENTS. DRAWINGS ARE NOT TO BE SCALED UNLESS PERMITTED BY THE ARCHITECT. DIMENSIONS SHALL GOVERN. ALL EXTERIOR DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, UNLESS OTHERWISE NOTED ON DRAWINGS. INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED ON DRAWINGS. WHERE DIMENSION IS LABELED "CLEAR" IT IS TAKEN FROM THE FACE OF FINISH TO FACE OF FINISH OF EACH MATERIAL. PLUS OR MINUS (+/-) DIMENSIONS SHALL NOT VARY BY MORE THAN 2" WITHOUT APPROVAL BY ARCHITECT. WALL ANGLES ARE EITHER 90° OR 45° UNLESS NOTED OTHERWISE.

16. SUBMITTALS, MEETING NOTES, BULLETINS, AND MEMOS: SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201-2017; AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL. ARCHITECT, FROM TIME TO TIME, WILL ISSUE CONSTRUCTION NOTES OR MEMOS REGARDING CONSTRUCTION ISSUES THAT HAVE ARISEN SINCE THE DRAWINGS AND SPECIFICATIONS WERE COMPLETED. CONTRACTOR SHALL REVIEW THESE WRITTEN DOCUMENTS AND INCORPORATE THEM INTO THE PROJECT. ANY QUESTIONS OR OBJECTIONS AS TO THE INTENT OF THE WRITTEN DOCUMENT ITEMS WILL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR DISCUSSION AND OR CLARIFICATION. ANY ITEM THAT RESULTS IN A CHANGE TO THE COST OR TIMING OF THE PROJECT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER & ARCHITECT PRIOR TO EXECUTING. CONTRACTOR SHALL SUBMIT FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND/OR FABRICATION. CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS FOR ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE CONSTRUCTION DOCUMENTS TO ARCHITECT INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, HARDWARE, PLUMBING FIXTURES, KITCHEN EQUIPMENT, ETC. BY SUBMITTING SHOP DRAWINGS AND PRODUCT DATA, THE CONTRACTOR REPRESENTS THAT HE/SHE HAS VERIFIED FIELD CONDITIONS, DIMENSIONS AND RELATED CONSTRUCTION AND HAS COORDINATED THE SUBMISSION CONSTRUCTION WITH THE REQUIREMENTS OF ALL OTHER RELATED WORK IN THE CONSTRUCTION DOCUMENTS. ALL SHOP DRAWINGS AND CUTS MARKED "REVIEWED" BY ARCHITECT, ARE FOR VERIFICATION OF ADHERENCE TO THE DESIGN INTENT ONLY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL MEANS AND METHODS AND ERRORS AND OMISSIONS ON THEIR DRAWINGS. CONTRACTOR TO SUBMIT A COMPLETE SHOP DRAWINGS AND OR SUBMITTAL FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. SUBMIT SAMPLES FOR INITIAL SELECTION PURPOSES OF ACTUAL VENEERS SHOWING A FULL RANGE OR GRAIN VARIATION, FINISH AND PATTERNS PROPOSED. SUBMIT SAMPLES AS REQUIRED UNTIL APPROVED BY ARCHITECT. SAMPLES SHALL BE 12" X 12" MIN., ONE UNIT OF EACH TYPE AND FINISH.

17. ERRORS AND OMISSIONS: ERRORS OR OMISSIONS WHICH APPEAR ON THE DRAWINGS, IN SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR AND TO THE CONTRACTOR BY THE SUB-CONTRACTOR IN WRITING. IN EVENT OF FAILURE OF SUB-CONTRACTOR TO GIVE SUCH WRITTEN NOTIFICATION BEFORE CONSTRUCTION OR FABRICATIONS OF THE WORK, HE WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COSTS OF RECTIFYING SAME. HOWEVER, DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND WORK CALLED FOR ON ONE AND NOT THE OTHER SHALL BE PROVIDED AS THOUGH FULLY SET FORTH IN BOTH.

18. BARRICADES: CONTRACTOR SHALL ERECT AND PROPERLY MAINTAIN AT ALL TIMES AS REQUIRED BY CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY PROTECTIVE BARRICADES, FENCES AND OTHER SAFEGUARDS FOR THE PROTECTION OF THE WORKERS AND THE PUBLIC. THESE BARRICADES SHALL BE CONSTRUCTED AND BE LOCATED AS SHALL BE DETERMINED BY LOCAL AUTHORITIES AND CODES.

19. TEMPORARY BRACING: AT ALL TIMES DURING CONSTRUCTION ACTIVITIES OR ERECTION OF PROJECT OR ITS COMPONENT PARTS, PRIOR TO COMPLETION OF THE STRUCTURAL FRAME OR REPLACEMENT AND PERMANENT CONNECTION OF COMPONENT MEMBERS TO THE STRUCTURAL FRAME, SUB-CONTRACTORS SHALL PROVIDE, INSTALL AND MAINTAIN PROPERLY DESIGNED AND CONSTRUCTED TEMPORARY BRACING OF ADEQUATE STRENGTH TO PREVENT DISLOCATION, DISTORTION, CRACKING, FALLING OFF, OR ANY OTHER DAMAGE TO WORK OR ANY OF ITS COMPONENT PARTS DUE TO FORESEEABLE NORMAL AS WELL AS NOT FORESEEABLE EXCESSIVE WIND AND EARTHQUAKE FORCES WITHOUT ADDITIONAL COST TO OWNER. CONTRACTOR AND HIS SUBCONTRACTORS SHALL, AT THEIR EXPENSE, REPLACE OR REPAIR, AS DIRECTED, DAMAGED PORTIONS OF THEIR WORK OR COMPONENT PARTS.

20. TOXIC SUBSTANCES REMOVAL: PRIOR TO ANY WORK BEING PERFORMED, WHENEVER THERE ARE EXISTING STRUCTURES TO BE REMOVED OR ALTERED, CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND REMOVAL OF ANY TOXIC MATERIALS OR SUBSTANCES AS REQUIRED BY THE STATE OF CALIFORNIA INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD PAINTS, MOLD, ETC. REMOVAL AND DISPOSAL SHALL FOLLOW STATE MANDATED METHODS, PROCEDURES, DOCUMENTATION AND APPLICATION REQUIREMENTS.

21. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT/ ENGINEER WHOSE SIGNATURE APPEARS HERON.

22. NO FRAMING OF ANY TYPE TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.

23. REFERENCES TO ANY DETAIL OR DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.

24. USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS

25. MAINTENANCE INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED INFORMATION FOR ALL FEATURES, MATERIALS, AND COMPONENTS AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT, OR MANUFACTURED DEVICE. (SEE **CALGREEN** NOTES FOR ADDITIONAL REQUIREMENTS OF OPERATION & MAINTENANCE MANUAL)

26. GENERAL CONTRACTOR, CONTRACTORS, SUB-CONTRACTORS AND BUILDERS TO COORDINATE ALL ENGINEERING AND MECHANICAL DRAWINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. IF DISCREPANCIES ARE APPARENTLY OBSERVED OR INFORMATION APPARENTLY IS THOUGHT TO BE MISSING, NOTIFY ARCHITECT WITHIN 24 HOURS WITH SKETCH, DRAWING, PDF, PHOTOCOPIES WITH LEGIBLE HANDWRITTEN NOTES AND/OR WRITING (FAX, EMAIL OR CORRESPONDENCE). IF CONFLICT WITH EXISTING CONDITIONS, PROVIDE DOCUMENTATION (PHOTOS, SKETCHES, DWGS) OF EXISTING CONDITIONS AND SUGGEST PROPOSAL(S) FOR SOLUTION (SKETCH, DRAWING, AND/OR WRITING). IN CASE OF ANY DISCREPANCIES, THE ARCHITECT IS THE SOLE INTERPRETER OF THE CONTRACT DOCUMENTS.

27. CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. **BID SHALL BE BASED ON THE MOST STRINGENT REQUIREMENT** .

28. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY UNEXPECTED OR UNKNOWN FIELD CONDITIONS, ERRORS, OMISSIONS, OR DISCREPANCIES IN THE DRAWINGS, PROJECT MANUAL, OR CONTRACT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK OR SHOP FABRICATIONS.

29. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION, AND SURROUNDING AREAS, FREE OF DEBRIS OR HAZARDOUS MATERIALS AT ALL TIMES. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DUST FROM RISING.

30. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. ANY DAMAGE TO EXISTING STRUCTURES DURING THE CONSTRUCTION OR THE NEW WORK SHALL BE REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.

31. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED. CONTRACTOR SHALL PROVIDE PROPER SAFEGUARDS DURING ALL PHASES OF CONSTRUCTION.

32. CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE, AS NECESSARY, ELECTRICAL, TELEPHONE, WATER, SEWER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WILL ALL LOCAL UTILITY COMPANIES.

33. CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER PROTECTION FOR PORTIONS OF THE WORK THAT BECOME EXPOSED TO WEATHER AND SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY INSUFFICIENT PROTECTION.

34. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.

35. CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE OWNER FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL AN AUTHORIZATION TO PROCEED; SIGNED BY THE ARCHITECT & OWNER'S REPRESENTATIVE IS RETURNED TO THE GENERAL CONTRACTOR.

36. CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION IS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATION OF MATERIALS WITHIN FIRE RATED ASSEMBLIES, AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS, ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ANY CHANGE IN MATERIAL THAT IS REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED CONSTRUCTION ASSEMBLY INTEGRITY. SPECIFIC SEQUENCES OR METHODS OF ACHIEVING FIRE RATED ASSEMBLIES REQUIRED BY A "U.L. NO." LISTING SHALL BE FOLLOWED WITHOUT DEVIATION, UNLESS OTHERWISE NOTED OR DETAILED.

37. CONTRACTOR TO FURNISH AND INSTALL ALL BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, TOILET FIXTURES, AND ACCESSORIES OR 'BY OTHER' ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS. BLOCKING SHALL BE CONSTRUCTED TO SUPPORT THE IMPOSED LOAD.

38. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS AND REQUIRED BY CODE.

39. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY/COORDINATE UTILITY REQUIREMENTS FOR ALL OWNER/VENDOR FURNISHED EQUIPMENT, FIXTURES OR APPLIANCES.

40. CONTRACTOR SHALL PROVIDE ALL NECESSARY FASTENERS, SUPPORTS, SHIMMING, FLASH PATCHING, ETC. FOR THE PROPER INSTALLATION OF SUCH ITEMS AS DIRECTED BY THE MANUFACTURERS.

41. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE TO THE OWNER A COMPLETE SET OF AS-BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS. INFORMATION SHALL BE RECORDED BY CONTRACTOR AS CONSTRUCTION PROGRESSES AND REVIEWED FOR COMPLETENESS AT EACH REQUISITION REQUEST.

42. CONTRACTOR IS RESPONSIBLE TO THOROUGHLY VACUUM CLEAN ALL CARPETED AREAS, CLEAN ALL FLOORING, MILLWORK, LIGHT FIXTURES, GLASS, ETC. AND UNCOVER AND VACUUM OUT ALL MECHANICAL UNITES AFTER THE WORK IS COMPLETED AND MAINTAIN CLEAN CONDITIONS THROUGH THE TENANT'S MOVE-IN.

A CONTRACT DOCUMENT NOTES

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PROJECT STATUS
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PLAN CHECK NO.
PA-2025-0077

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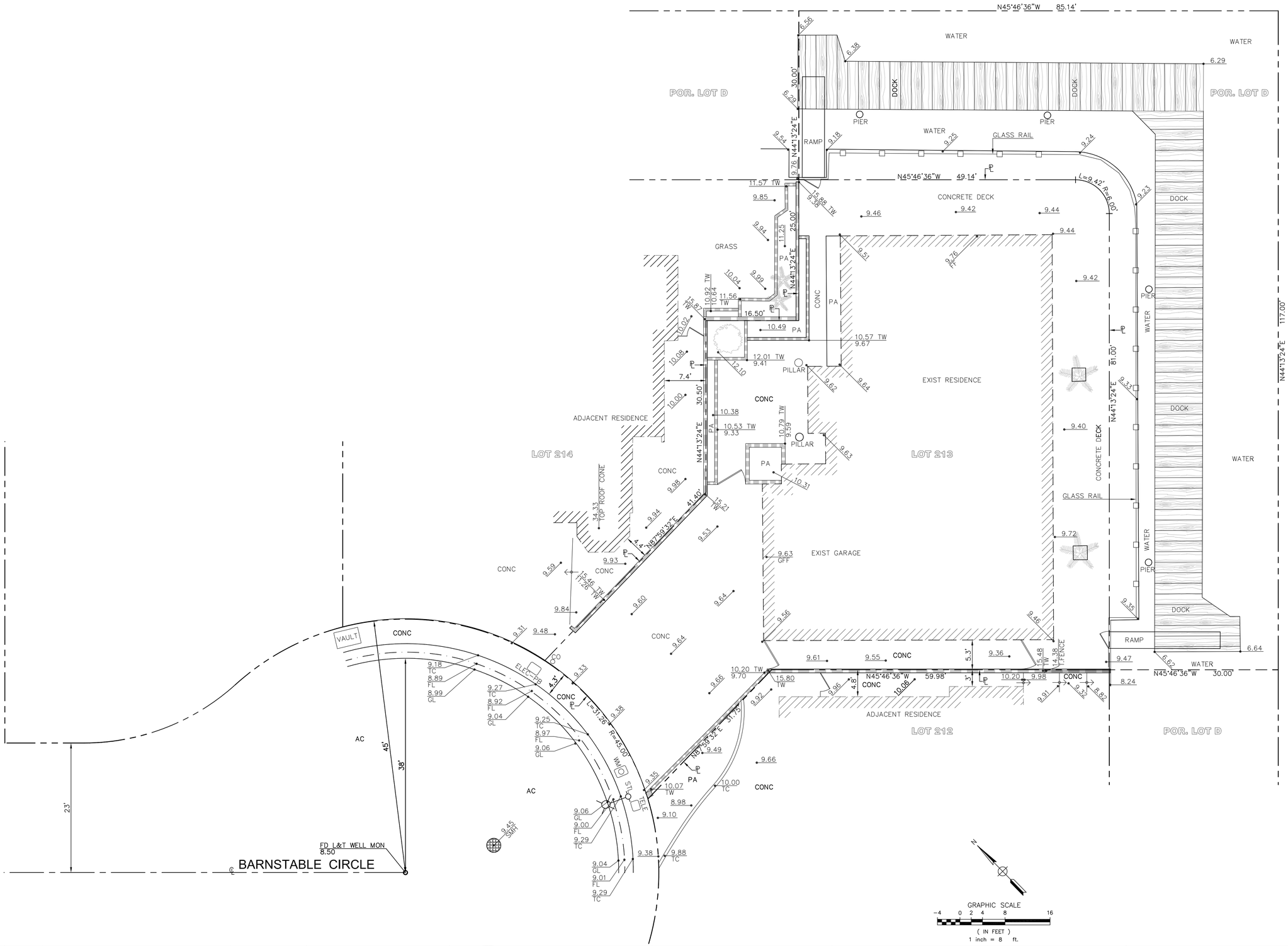
DATE
09/26/2025

REVISIONS

NO.	REVISION	DATE

ARCHITECTURAL GENERAL NOTES

T-1.1



ABBREVIATIONS

AD	AREA DRAIN
CONC	CONCRETE
DI	DROP INLET
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
ELEC	ELECTRICAL
FD	FOUND
FL	FLOW LINE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FP	FINISH PAD
FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GL	GUTTER LINE
HH	HANDHOLE
HP	HIGH POINT
I.P.	IRON PIPE
IE	INVERT ELEVATION
IRCV	IRRIGATION CONTROL VALVE
OG	ORIGINAL GROUND
PA	PLANTER AREA
PB	PULL BOX
PL	PORPERTY LINE
PROP	PROPOSED
L&T	LEAD AND TACK
MON.	MONUMENT
NTG	NOTHING
R/W	RIGHT OF WAY
SDWK	SIDE WALK
S.F.N.	SEARCHED FOUND NOTHING
SL	STREET LIGHT
SPK	SPIKE
SMH	SEWER MANHOLE
STL	STREETLIGHT
T.B.M.	TEMPORARY BENCHMARK
TC	TOP OF CURB
TELE	TELEPHONE
TF	TOP OF FOOTING
TFN	TOP OF FENCE
TG	TOP OF GRATE
TOC	TOP OF CONCRETE
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE

NO.	DATE	REVISIONS

DESIGNED:
DRAWN: AJ
CHCK'D: TR
DATE: 5/28/25

OWNER:
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LICENSED LAND SURVEYOR MICHAEL A. FORKERT Exp. 9-30-25 LS 5662 STATE OF CALIFORNIA
MICHAEL A. FORKERT 5/28/25

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JN 10707

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N45°46'36"W OF A COURSE IN THE STREET CENTERLINE OF BARNSTABLE CIRCLE AS SHOWN ON THE MAP OF TRACT NO. 5481, M.B. 215, PAGES 11 THROUGH 22.

BENCHMARK
OCS BENCHMARK: 1D-95-71
ELEVATION: 35.338' (NAVD88)
YEAR LEVELED: 2005

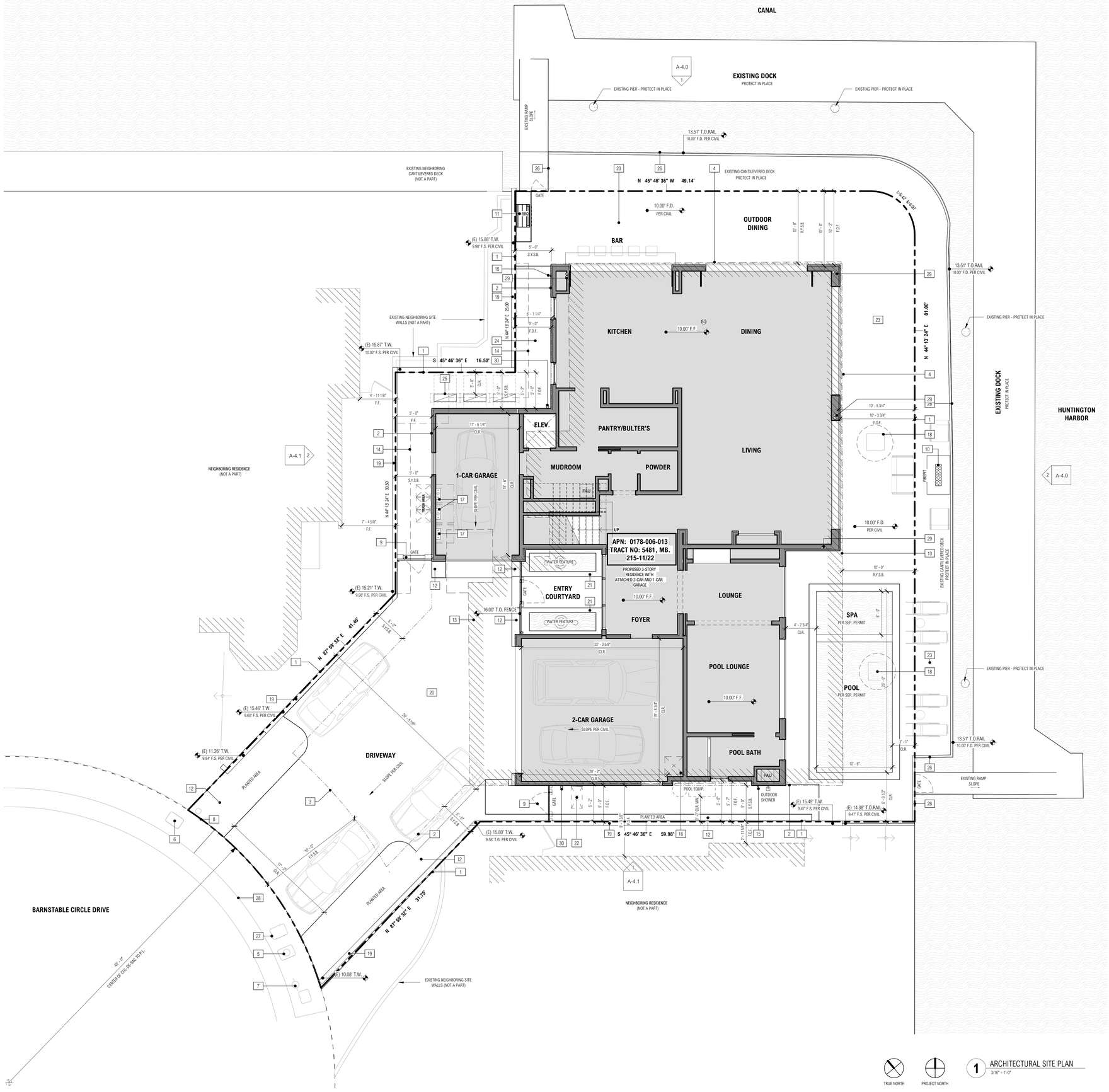
LEGAL DESCRIPTION:
LOT 213 OF TRACT NO. 5481, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 215, PAGES 11 THROUGH 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:178-062-13

TOPOGRAPHICAL SURVEY
16482 BARNSTABLE CIRCLE
HUNTINGTON BEACH, CA

SHEET: C5

SHEET 5 OF 5



1 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

DIMENSION NOTE:
ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.) TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" AND INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE (F.O.S.) U.N.O. - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS, **DO NOT SCALE PLANS** .

GENERAL NOTE:
SEE SHEET A-3.0 FOR ROOF PLAN INFORMATION NOT SHOWN ON THIS SHEET (INCLUDING EAVE DETAILS AND PROJECTION DISTANCES).

HUNTINGTON BEACH NOTES:
1. ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

2. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

3. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING.

4. ELECTRICAL SERVICE TO BE UNDERGROUND FOR NEW CONSTRUCTION, REPLACEMENT BUILDING OR ADDITIONS TO AN EXISTING BUILDING EXCEEDING 50% OF THE GROSS FLOOR AREA OF THE EXISTING BUILDING. (NBMC 12.32.015)

5. FIELD INSPECTOR TO REVIEW AND APPROVE UNDERGROUND ELEC. SERVICE REQUIREMENT PRIOR TO CONCRETE PLACEMENT.

6. EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.

LANDSCAPE NOTES:
1. ENCROACHMENT PERMIT REQ'D. FOR ANY WORK PROPOSED IN THE PUBLIC R.O.W.

2. IF APPLICABLE, REF. PRELIMINARY LANDSCAPE PLANS, FOR ALL HARDSCAPE & PLANTING AREAS WITH RESPECTIVE HEIGHTS AND MATERIALS.

POOL& SPA NOTES:
1. PROVIDE AN ALARM FOR DOORS AND WINDOWS WITH SILL HEIGHTS LESS THAN 60-INCHES ABV.F.F. OF THE DWELLING THAT FORMS A PART OF THE POOL ENCLOSURE. THE ALARM SHALL BE LISTED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017. THE DEACTIVATION SWITCH SHALL BE AT LEAST 60" ABOVE THE FLOOR IF THE RESIDENCE IS NOT REQUIRED TO BE ACCESSIBLE. (CBC 3109 & ISPSC 305.4)

2. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED WITH SUCTION ANTIENTRAPMENT GRATE IN ACCORDANCE WITH ANSI/APSP-16 PER CBC 3109 SECTION (B) OF 115926. SUCTION ENTRAPMENT AVOIDANCE FOR POOL AND SPA SHALL BE PROVIDED IN ACCORDANCE WITH APSP-7 PER ISPSC SECTION 310.

3. PROVIDE POWER SAFETY COVER IN COMPLIANCE WITH ASTM F1346-91 FOR POOL & SPA (CBC 3109 SECTION (3) OF 115922 & ISPSC 305).

4. POOL ENCLOSURE FENCE SHALL BE 60-INCHES MIN. ABV. FS/NG MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL W/. MAX VERTICAL CLEARANCE OF 2-INCHES BETWEEN FS/NG AND BOTTOM OF THE FENCE/BARRIER MEASURED ON THE SIDE OF FENCE THAT FACES AWAY FROM SWIMMING POOL. OPENING, GAP, AND VOID IN ENCLOSURE FENCE OR GATE SHALL NOT ALLOW THE PASSAGE OF 4-INCHES DIAMETER SPHERE OR LARGER. OUTSIDE SURFACE (FACING AWAY FROM SWIMMING POOL) OF THE POOL ENCLOSURE INCLUDING THE GATE TO BE FREE OF PROTRUSIONS, CAVITIES, OR OTHER PHYSICAL CHARACTERISTICS THAT WOULD SERVE AS HANDHOLDS OR FOOTHOLDS WHICH COULD ENABLE A CHILD FIVE YEARS OLD OR YOUNGER TO CLIMB OVER. ANY ACCESS GATES THROUGH THE ENCLOSURE OPEN AWAY FROM THE SWIMMING POOL, AND ARE SELF-CLOSING WITH A SELF-LATCHING DEVICE PLACED NO LOWER THAN 60 INCHES ABOVE THE GROUND (CBC 3109 & ISPSC 305)

A SITE PLAN NOTES

N 90 00' 00" E 20.00'	**PROPERTY LINE TAG**
ROOM NAME 10.00'	**ROOM TAG**
7	**SPOT ELEVATION**
1	**KEYNOTE TAG**
1	**REVISION TAG**
	MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) – GC TO COORDINATE W/. UTILITY COMPANY
UP	**EXT. STAIRS -** MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE ARTIFICIAL LIGHT SOURCE AT THE TOP LANDING AND FOR STAIR TO THE BASEMENT AT BOTH TOP AND BOTTOM LANDING (R303.8) – REF. DTL. 3/AD-1.0 -VERIFY TREADS DEPTH AND RISERS HT. W/. CIVIL AND LANDSCAPE DWGS
	A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO. – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
	FIREPIT - AS SELECTED TO BE LISTED AND APPROVED, VERIFY W/. OWNER – PROVIDE POWER AND GAS AS REQUIRED – INSTALL AND MAINTAIN CLEARANCES PER MFGR. AND SECTION 308 OF CFC
OVERFLOW DRAINLINE	**VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW -** MTL. PIPE PER CHAPTER 11 OF CPC, SIZE PER TABLE 1103.1 (MIN. 2 " DIA. PIPE & TYP. 3" DIA. PIPE) – SEE CIVIL DWGS. FOR TERMINATION DTLS. ABV. OR BLW. GROUND. VERIFY ALL TERMINATION POINTS, TYPE AND DETAILS W/. CIVIL PRIOR TO POURING THE CONCRETE SLAB - OVERFLOW TO DISCHARGE ABV. GROUND

B ANNOTATION LEGEND

1 PROPERTY LINE - REF. SURVEY
2 SIDE YARD SETBACK
3 FRONT YARD SETBACK
4 REAR YARD SETBACK
5 (E.) WATER METER LOCATION - REF. SURVEY & CIVIL DWGS.
6 (E.) ELECTRICAL BOX - REF. SURVEY
7 (E.) STREET LIGHT - REF. SURVEY & CIVIL DWGS.
8 (E.) SEWER C.O. LOCATION - REF. SURVEY & CIVIL DWGS.
9 POOL GATES SHALL OPEN OUTWARD AWAY FROM THE POOL OR SPA, SHALL BE SELF-CLOSING AND SHALL HAVE A SELF-LATCHING DEVICE PLACED NO LOWER THAN 60 INCHES ABOVE GROUND
10 FIREPIT - PROVIDE GAS STUB-OUT & POWER AS REQ'D., REF. LAND. DWGS., VERIFY W/. OWNER
11 BBQ - PROVIDE GAS STUB-OUT & POWER AS REQ'D., REF. LAND. DWGS., VERIFY W/. OWNER
12 PLANTED AREA
13 FOOTPRINT OF EXISTING STRUCTURE, TO BE REMOVED - REF. SURVEY
14 OUTLINE OF EXISTING PLANTER - TO BE REMOVED - REF. SURVEY
15 PROVIDE HOSE BIB PER OWNER, ARCH TO VERIFY LOCATION
16 DEDICATED SPACE FOR FUTURE HEAT PUMP WATER HEATERS, PROVIDE DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE PER CAL ENERGY, REF. SHEETS T-1.4 & T-1.5 FOR MORE INFO
17 TANKLESS WATER HEATER, REF. AS-1.0 SPEC SHEETS, VERIFY PRODUCT W/. OWNER - SIZE AND INSTALL PER CHAPTER 5 OF CPC AND MFG. INSTRUCTION, VERIFY THE SIZING W/. ENERGY REPORT (PROVIDE ADEQUATE N.G. CONN. & POWER AS REQ'D.) – THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)
18 (E.) ON-SITE TREE TO BE REMOVED- REF. SURVEY
19 (E.) PROPERTY LINE WALL - PROTECT IN PLACE - REF. SURVEY, CIVIL AND LAND. DWGS
20 (N.) DRIVEWAY PAVERS - REF. LAND. & CIVIL DWGS., SLOPE PER CIVIL
21 (N.) HARDSCAPE - GRAVEL (AS SELECTED), REF. LAND. & CIVIL DWGS.
22 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
23 BISON DECKING OR EQ. OVER EXISTING DECK MEMBRANE - FINISH AS SELECTED, REF. MAT. SCHD. A/A-4.0 - INSTALL PER MFRG. SPECS & GUIDELINE
24 (N.) HARDSCAPE - CONCRETE SIDE YARD, REF. LAND. & CIVIL DWGS.
25 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION AND 3' CLR FROM PROPERTY LINE
26 RESTORE AND REPLACE EXISTING EXTERIOR GLASS GUARDRAIL MIN. 42" HEIGHT ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
27 (N.) WATER METER LOCATION - REF. SURVEY & CIVIL DWGS.
28 (E.) ROLLED-CURB - REPLACE AS REQ'D. PER C.N.B. STD. DETAIL - REF. SURVEY AND CIVIL DWGS.
29 DRAIN / OVERFLOW VERTICAL PIPE LINE - IN WALL FROM DECK/ROOF ABV., REF. VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW NOTES ON DIM. PLANS LEGENDS- PROVIDE DRAIN SWEEP(ELBOW JOINT) PER CIVIL DWG'S., PRIOR TO POURING SLAB. VERIFY LOC'N. W/. SITE DRAINAGE & COORD. W/. CIVIL
30 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC

C KEYNOTES

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
CDP 3RD SUBMITTAL

PLAN CHECK NO.
2025-020

PROJECT CONTACT
COLBY GALLAGHER

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BEACH CITY VENTURES RESIDENCE

PROJECT ADDRESS:
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649

OWNER INFORMATION:
BEACH CITY VENTURES, LLC
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
P: 562.972.4636

DATE
10/21/2025

REVISIONS

NO.	REVISION	DATE

ARCHITECTURAL SITE PLAN

A-0.0

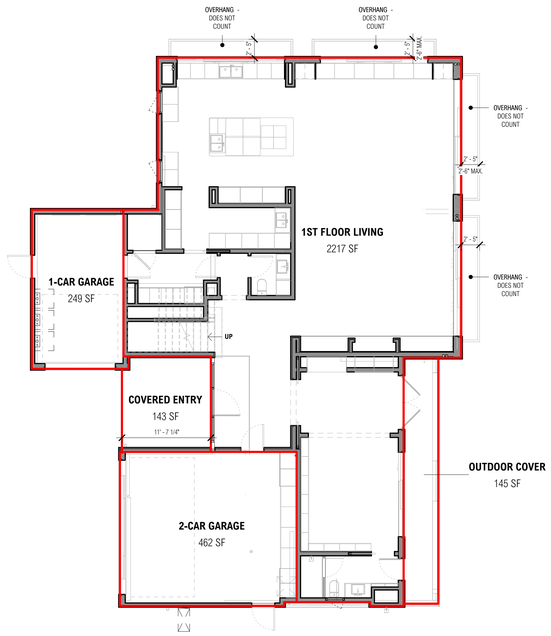
10/21/2025 9:23:15 AM

BUILDING AREA SCHEDULE

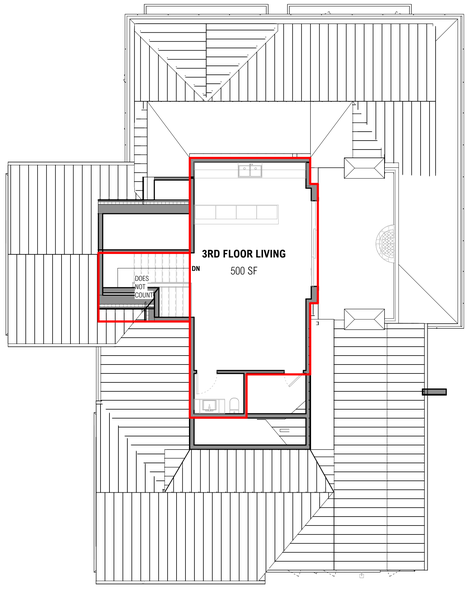
LIVING	
1ST FLOOR LIVING	**2217 SF**
2ND FLOOR LIVING	**2754 SF**
3RD FLOOR LIVING	**500 SF**
TOTAL	**5471 SF**
GARAGE	
1-CAR GARAGE	**249 SF**
2-CAR GARAGE	**462 SF**
TOTAL	**711 SF**
GRAND TOTAL	**6183 SF**

FIRST LEVEL OPEN AREA SCHEDULE

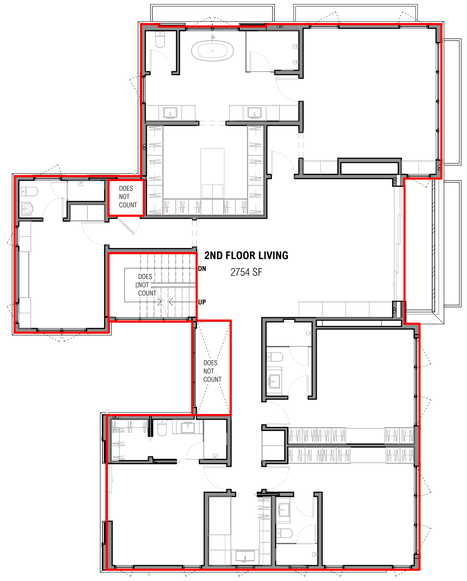
OUTDOOR	
COVERED ENTRY	**143 SF**
OUTDOOR COVER	**145 SF**
GRAND TOTAL	**288 SF**



1 FIRST LEVEL AREA PLAN
1/8" = 1'-0"



3 THIRD LEVEL AREA PLAN
1/8" = 1'-0"



2 SECOND LEVEL AREA PLAN
1/8" = 1'-0"

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PROJECT STATUS
CDP 3RD SUBMITTAL

PLAN CHECK NO.
PA-2025-0077

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DATE
09/26/2025

REVISIONS

NO.	REVISION	DATE

AREA PLANS

A-0.2

10/21/2025 8:48:11 AM

PRECISE GRADING PLAN
16482 BARNSTABLE CIRCLE
NEW 3-STORY SFR

GRADING GENERAL NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH REQUIREMENTS.
2. CITY GRADING INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY GRADING AT THE DEPARTMENT OF PUBLIC WORKS, (714) 536-5431.
3. DUST SHALL BE CONTROLLED BY WATERING.
4. REMOVE ALL VEGETATION AND DEBRIS PRIOR TO ANY GRADING, INSPECTION IS REQUIRED.
5. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
6. IMPORT SOIL SHALL BE A GRANULAR MATERIAL WITH LOW EXPANSION POTENTIAL AND SHALL BE COMPACTED TO AT LEAST 90%.
7. THE SUBGRADE OF THE DRIVE AND PARKING AREAS SHALL BE SCARIFIED, BROUGHT TO OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90%. CALL FOR CITY INSPECTION PRIOR TO PLACING OF CLASS 2 AGGREGATE BASE AND THE CASTING OF CONCRETE GUTTERS.
8. A SOIL COMPACTION REPORT SHALL CERTIFY COMPACTION WITHIN BUILDING AND PAVING AREAS.
9. A LICENSED ENGINEER, OR A LICENSED LAND SURVEYOR, SHALL CERTIFY LINE AND GRADE OF FINISH FLOOR FORMS.
10. THE SOILS ENGINEER SHALL CERTIFY THAT ALL GRADING HAS BEEN COMPLETED PER SOILS REPORT PRIOR TO FINAL RELEASE.
11. THE ENGINEER OF RECORD SHALL CERTIFY THAT GRADES FOR ALL HARDSCAPE AND DRAINAGE DEVICES HAVE BEEN CONSTRUCTED PER APPROVED GRADING PLAN PRIOR TO FINAL RELEASE.
12. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH APPROVED SOILS REPORT NOTED HEREIN.
13. STANDARD PLAN 100, SHEETS 1, 2, 3 AND 4 ARE INCORPORATED BY REFERENCE.
14. THE SOILS ENGINEER AND CIVIL ENGINEER SHALL NOT BE SUBSTITUTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
15. USE THE AMERICAN PUBLIC WORKS ASSOCIATION SOUTHERN CALIFORNIA CHAPTER (APWA) WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH MANUAL) TENTH EDITION, 2006 WHEN WORKING IN THE STREETS OR ALLEYS. THE CITY INSPECTOR SHALL APPROVE BARRICADING PRIOR TO ANY WORK.
16. STANDARD PLAN 600 GENERAL NOTES ARE INCORPORATED BY REFERENCE.
17. ANY DAMAGE TO THE STREET LIGHT SYSTEM AND/OR TRAFFIC SIGNAL SYSTEM SHALL BE REPAIRED AND CONDUIT AND CONDUCTORS SHALL BE REPLACED PER CURRENT HUNTINGTON BEACH STANDARD PLANS AND STANDARD SPECIAL PROVISIONS FOR THE CONSTRUCTION OF TRAFFIC SIGNALS AND LIGHTING SYSTEMS IN THE CITY OF HUNTINGTON BEACH 2001 EDITION.
18. REFER TO LANDSCAPE ARCHITECT PLANS FOR ADDITIONAL INFORMATION AND SLEEVING THAT MAY BE REQUIRED.

CABLE TV CONSTRUCTION NOTES

1. CABLE TV FACILITIES MUST BE PLACED BY THE DEVELOPER.
2. ROUTING OF UNDERGROUND CONDUIT SYSTEM WILL BE DETERMINED BY TIME WARNER COMMUNICATIONS UPON RECEIPT OF TWO COPIES EACH OF UTILITY UNDERGROUND CONSTRUCTION PRINTS (EDISON AND VERIZON) AND EXECUTED AGREEMENT.
3. DESIRED ROUTING MUST BE HIGHLIGHTED ON SUPPLIED UTILITY PRINT. ONE COPY MUST BE RETURNED TO THE DEVELOPER.
4. PRE-WIRING OF FACILITIES MUST BE DONE IN ACCORDANCE WITH TIME WARNER COMMUNICATIONS AGREEMENT AND SPECIFICATIONS THAT WILL HAVE ONE HOME RUN TO EACH UNIT FROM "MULTI TAP" TO BE 250 FEET.

   CONTACT: CONSTRUCTION DEPARTMENT — DAVE DOLNEY, PROJECT SUPERINTENDANT
   12501 INDUSTRY STREET — (714) 903-8446
   GARDEN GROVE, CA 92641 — BILL JANKOWSKI, CONST. SUPERVISOR
   (BY APPOINTMENT ONLY) — (714) 903-8336
   MIKE PURSELL, DIRECTOR — (714) 903-8309
5. THE DEVELOPER WILL PROVIDE THE LABOR WITH THE EXCEPTION OF PULLING DISTRIBUTION CABLE, SPLICING, AND ACTIVATION.
6. TIME WARNER COMMUNICATIONS RESERVES THE RIGHT TO REVOKE THE OFFER TO PROVIDE MATERIALS WITHOUT PRIOR NOTICE.

FIRE DEPARTMENT NOTES

1. ALL SOILS SHALL CONFORM TO THE CITY OF HUNTINGTON BEACH SOIL CLEANUP STANDARD, **CITY SPECIFICATION 431-92.**
2. ALL ABANDONED OIL WELLS MUST MEET THE CRITERIA SPECIFIED WITHIN THE **CITY SPECIFICATION 422,** OIL WELL ABANDONMENT PERMIT PROCESS, AND ALL REQUIREMENTS OF THE DEPARTMENT OF OIL, GAS, AND GEOTHERMAL RESOURCES, (714) 816-6847.
3. ALL DEBRIS/CONTAMINATED SOIL SHALL BE REMOVED AND PROPERLY DISPOSED OF PER CITY, COUNTY AND STATE REQUIREMENTS.
4. SOIL STOCKPILING, REMEDIATION, MIXING FOR RE-USE, AND/OR DEBRIS REMOVAL REQUIRES THE FOLLOWING NOTIFICATION:
   a. HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT (714) 536-5431
   b. HUNTINGTON BEACH FIRE DEPARTMENT (714) 536-5411
   c. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (909) 320-2024
   d. ORANGE COUNTY HEALTH CARE AGENCY (714) 667-3623
5. A REGISTERED, STATE LICENSED ENVIRONMENTAL AUDITING FIRM SHALL AT ALL TIMES BE PRESENT WITH THE APPROPRIATE NUMBER OF SITE AUDITORS.
6. ANY ADDITIONAL DISCOVERY OF OILFIELD WASTE, HAZARDOUS MATERIALS, OR OTHERWISE SHALL BE DISCLOSED IMMEDIATELY TO THE HUNTINGTON BEACH FIRE DEPARTMENT. ALL GRADING OPERATIONS SHALL CEASE UNTIL A NEW REMEDIATION WORK PLAN IS APPROVED.
7. ALL STRUCTURES SO AFFECTED UNDER THE REQUIREMENTS OF THE City of HUNTINGTON BEACH SOIL CLEANUP STANDARD, **CITY SPECIFICATION 431-92** AND METHANE DISTRICT PERMIT REQUIREMENTS, **CITY SPECIFICATION # 429,** SHALL HAVE SAFETY MEASURES SUCH AS METHANE BARRIERS, FUGITIVE COMBUSTIBLE GAS COLLECTION SYSTEMS, WELL VENT COLLECTION SYSTEMS, AND CLASSIFIED ELECTRICAL INSTALLATION, SOME OR ALL IN THE SUB-SLAB AREA.
8. THE GRADING PLANS MUST STATE THE SPECIFIC SAFETY MEASURES REQUIRED. THE FIRE DEPARTMENT PETROCHEM/DEVELOPMENT SECTION MAY BE CONTACTED AT (714) 536-5411.
9. ANY AND ALL ASSOCIATED UNDERGROUND FIRE SERVICE SUPPLY WORK SHALL REQUIRE SEPARATE FIRE DEPARTMENT PLAN REVIEW & PERMITTING, BY A C16, C34, OR C36 LICENSED CONTRACTOR MEETING THE ADOPTED NFPA 13 CHAPTER 10 OR NFPA 24.

FIRE DEPARTMENT NOTES (ADDITIONAL)

A) A SEPARATE SUBMITTAL FOR FIRE SPRINKLERS (COMPLYING WITH NFPA 13D) IS REQUIRED. TWO SETS OF FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE HBFD FOR REVIEW AND APPROVAL.

NOTE: FIRE FLOW INFORMATION FROM THE CITY OF HUNTINGTON BEACH IS REQUIRED TO BE INCLUDED WITH ANY SPRINKLER PLAN SUBMITTALS. TO OBTAIN THE FIRE FLOW INFORMATION, HAVE THE SPRINKLER CONTRACTOR COMPLETE THE "FIRE FLOW INFORMATION FORM" IN WORD FORMAT AVAILABLE AT THE FOLLOWING LINK HTTP://SURFCITY-HB.ORG/GOVERNMENT/DEPARTMENTS/FIRE/FIRE_PREVENTION_CODE_ENFORCEMENT/PLAN-CHECK-SERVICES.CFM AND SEND THIS FIRE FLOW INFORMATION REQUEST TO STEVE.EROS@SURFCITY-HB.ORG . ONCE SUBMITTED, THE HBFD WILL FORWARD TO THE REQUEST TO THE PUBLIC WORKS DEPARTMENT. THE AVERAGE TURNAROUND TIME FOR FIRE FLOW INFORMATION REQUESTS IS 10 BUSINESS DAYS.

B) MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 14 OF THE 2010 CALIFORNIA FIRE CODE.

C) ADDRESS NUMBERS MUST BE PLACED OVER THE EXTERIOR OF THE MAIN ENTRANCE AS PER CITY SPECIFICATION #428. ADDRESS NUMBERS SHALL BE A MINIMUM OF 5" HIGH NUMBERS WITH A MINIMUM 1/2" STROKE, AND THEY MUST CONTRAST WITH THE BACKGROUND.

D) *DISCOVERY OF SOIL CONTAMINATION/PIPELINES*, ETC., MUST BE REPORTED TO THE FIRE DEPARTMENT IMMEDIATELY AND ALL WORK STOPPED UNTIL APPROVAL TO PROCEED IS OBTAINED FROM THE FIRE DEPARTMENT.

E) FOR FIRE DEPARTMENT INSPECTIONS, CALL (714) 536-5411 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE INSPECTIONS.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS BY THE DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITIES OF RECORD OR NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
2. RELOCATION OR REMOVAL OF ANY EXISTING UTILITIES SHALL BE PERFORMED BY THE RESPECTIVE UTILITY OWNERS, AT THE EXPENSE OF THE DEVELOPER.
3. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE QUANTITIES SHOWN ON THESE PLANS AS PART OF HIS BID AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND.
4. CONTRACTOR SHALL NOTIFY "UNDERGROUND SERVICE ALERT" AT 1-800-422-4133 FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION.

WATER NOTE

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST CITY OF HUNTINGTON BEACH WATER DIVISION STANDARDS.
2. THE CITY OF HUNTINGTON BEACH PUBLIC WORKS WATER INSPECTOR MUST BE NOTIFIED 48 HOURS BEFORE START OF WORK AT (714) 536-5431.
3. DEVELOPER IS RESPONSIBLE TO COORDINATE WITH CITY OF HUNTINGTON BEACH DEPARTMENT OF BUILDING AND SAFETY FOR THE SIZE OF WATER METER(S) AND/OR SERVICE LATERALS(S) REQUIRED. METER AND SERVICE LATERAL(S) SIZES SHOWN ON THIS PLAN WILL REQUIRE CITY BUILDING AND/OR FIRE DEPARTMENT APPROVAL. DEVELOPER IS RESPONSIBLE FOR COST OF REPLACING UNDERSIZED LATERALS & METERS DUE TO INCORRECT FIXTURE UNIT COUNTS, GALLON PER MINUTE CALCULATIONS, OR LACK OF COORDINATION WITH CITY OF HUNTINGTON BEACH DEPARTMENT OF BUILDING AND SAFETY.
4. ALL UNDERGROUND PIPING BETWEEN THE METER AND BACKFLOW PROTECTION DEVICES SHALL BE SLEEVED AND BACKFILLED WITH 2-SACK SLURRY TO 12-INCHES BELOW FINISHED GRADE.
5. SCREENING OF BACKFLOW PROTECTION DEVICE SHALL BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT AND PLANNING DEPARTMENT.
6. CONTRACTOR SHALL NOT TAP EXISTING MAINS WITHOUT A CERTIFIED WATER INSPECTOR PRESENT. PRESSURE TEST TAPPING SLEEVE IN CERTIFIED WATER INSPECTOR'S PRESENCE BEFORE TAPPING EXISTING MAIN.
7. CITY OF HUNTINGTON BEACH WORK PRIOR TO ACCEPTANCE WILL BE LIMITED TO PLAN REVIEW AND CONSTRUCTION INSPECTION. ANY ADDITIONAL WORK BY THE CITY FORCES DEEMED NECESSARY BY CERTIFIED WATER INSPECTORS TO ENSURE COMPLIANCE WITH CITY STANDARDS WILL BE BACK CHARGED TO THE DEVELOPER OR CONTRACTOR. FINAL ACCEPTANCE WILL NOT OCCUR UNTIL REIMBURSEMENT IS RECEIVED.

   NOTE: ANY WATER SERVICE WITH A FIXTURE EXCEEDING 20 FEET ABOVE THE TOP OF LOWEST CURB ELEVATION SHALL HAVE BACKFLOW PROTECTION PER CITY OF H.B. STD. PLAN 609A. COMMERCIAL AND INDUSTRIAL REQUIRE PROTECTION ALL THE TIME.

NEW WATER METER ELEVATION CERTIFICATION

THE ENGINEER OF RECORD OR A LICENSED SURVEYOR SHALL STAKE THE LOCATION AND THE FINISH ELEVATION OF THE NEW WATER METER. PER WATER DIVISION STANDARDS, THE METER SHALL BE LOCATED 7 INCHES FROM THE TOP OF FINISH SURFACE TO THE CENTERLINE/FLOW LINE OF THE METER. PRIOR TO THE ALLEY PAVING, THE OWNER/DEVELOPER SHALL PROVIDE AN APPROVED WRITTEN CERTIFICATION TO THE PUBLIC WORKS INSPECTOR AND WATER INSPECTOR CERTIFYING THAT THE ELEVATION OF THE NEW WATER METER COMPLIES WITH THE SURVEY DATA.

ABBREVIATIONS

C.O.	CLEAN OUT	IE	INVERT ELEVATION
CONC	CONCRETE	PA	PLANTER AREA
CY	CUBIC YARDS	PROP	PROPOSED
DS	DOWNSPOUT	MON.	MONUMENT
DWY	DRIVEWAY	NTG	NOTHING
EXSIT	EDGE OF PAVEMENT	T.B.M.	TEMPORARY BENCHMARK
EP	EXISTING	TC	TOP OF CURB
FD	FOUND	TEL	TELEPHONE
FL	FLOWLINE	TF	TOP OF FOOTING
FF	FINISH FLOOR	TG	TOP OF GRATE
FP	FINISH PAD	TOS	TOP OF SLAB
FS	FINISH SURFACE	T.SW	TOP OF SEAWALL
FG	FINISH GRADE	TW	TOP OF WALL
GB	GRADE BREAK	WF	WATER FEATURE
GFF	GARAGE FINISH FLOOR		
GFP	GARAGE FINISH PAD		
GM	GAS METER		
HH	HANDHOLE		
HP	HIGH POINT		
I.P.	IRON PIPE		

LEGEND

- CONCRETE HARDSCAPE
- RESURFACE EXISTING HARDSCAPE
- PROPERTY LINE
- DRAIN LINE
- NEW WALL
- EXISTING WALL

NPDES GENERAL NOTES

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING INDUSTRY ACCEPTED BEST MANAGEMENT PRACTICES (BMPS). THESE BMPS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY SUCH AS GRADING THAT MAY CAUSE SOIL DISTURBANCE. THESE BMPS ARE TO BE MAINTAINED YEAR-ROUND OR UNTIL ALL LOOSE SEDIMENT HAS BEEN STABILIZED.

2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES AND ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND. STOCKPILED MATERIAL SHALL BE NO MORE THAN 8 FEET IN HEIGHT AND SHALL BE COMPLETELY COVERED WITH A SECURE IMPERMEABLE COVER AT THE END OF EACH WORK DAY. ALL STOCKPILES SHALL BE LOCATED AWAY FROM ANY STORM DRAIN INLETS AND AWAY FROM ANY STORM WATER CONVEYANCE STRUCTURES. AT NO TIME SHALL ANY RAW MATERIAL BE STAGED OR STOCKPILED ON CITY STREETS, SIDEWALKS, AND/OR GUTTERS WITHOUT A VALID OBSTRUCTION PERMIT.

3. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, AND ADJOINING PROPERTY BY WIND OR RUNOFF.

4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED ON THE CONSTRUCTION SITE AND SHALL NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE STORM DRAIN SYSTEM.

5. CONCRETE WASH OUT WATER SHALL BE CONTAINED IN A WATER-TIGHT DEVICE TO PREVENT CEMENT DEPOSITION ONTO THE GROUND AND RUNOFF INTO STREETS, DRAINAGE FACILITIES, AND RECEIVING WATERS.

6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMPS AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

7. AT THE END OF EACH WORK DAY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN COVERED TRASH OR RECYCLE BINS.

8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT STORMWATER DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIALS OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.

9. ALL UNPAVED CONSTRUCTION ENTRANCES AND EXITS SHALL BE PROTECTED USING AN EFFECTIVE COMBINATION OF TRACKING CONTROL BMPS TO MINIMIZE AND/OR ELIMINATE OFF-SITE TRACKING OF SEDIMENT. THESE BMPS SHALL BE MAINTAINED AND INSPECTED DAILY.

10. ALL TEMPORARY PORTABLE RESTROOMS MUST HAVE A CATCHMENT PAN AND MUST BE LOCATED AT LEAST 50 FEET AWAY FROM ANY STORM DRAIN INLETS.

11. POLLUTANTS ARE ANY SUBSTANCES INTRODUCED INTO THE ENVIRONMENT THAT ADVERSELY AFFECTS THE USEFULNESS OF A RESOURCE. POTENTIAL POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO: SEDIMENT; SOLID OR LIQUID CHEMICALS SUCH AS: PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDE, HERBICIDE, 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 FLUSHINGS AND TESTING.

12. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED MANNER. A DESIGNATED TEMPORARY AREA ON-SITE SHALL BE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

13. DISCHARGING CONTAMINATED GROUNDWATER, PRODUCED BY DEWATERING 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 DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

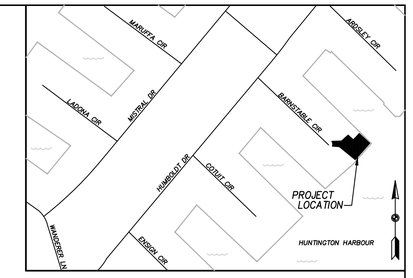
14. DISCHARGES OF STORM WATER FROM CONSTRUCTION SITES SHALL NOT BE LADEN WITH SEDIMENT. ALL STORM WATER DISCHARGES MUST BE RELATIVELY FREE OF SEDIMENT.

15. ALL CONTRACTORS AND CONSTRUCTION PERSONNEL SHALL MEET THE REGULATORY CONSTRUCTION REQUIREMENTS ON THE PROJECT SITE IN COMPLIANCE WITH THE CITY'S MUNICIPAL CODE 14.25, STORMWATER AND URBAN RUNOFF MANAGEMENT AND MUNICIPAL CODE 17.05, GRADING AND EXCAVATION CODE.

RECORD DRAWINGS STATEMENT

THE UNDERSIGNED CERTIFIES THAT ALL IMPROVEMENTS SHOWN HEREIN HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DIMENSIONS, LINES AND ELEVATIONS INDICATED.

NAME — R.C.E. NUMBER — DATE



VICINITY MAP

NTS

CONSTRUCTION NOTES / QUANTITIES

		QUANTITIES
1	CONSTRUCT 5" MIN CONCRETE DRIVEWAY, FINISH PER LANDSCAPE	1230 SF
2	CONSTRUCT 4" CONCRETE HARDSCAPE, FINISH PER LANDSCAPE	507 SF
3	INSTALL PEDESTAL DECKING ON TOP OF EXIST HARDSCAPE. REPLACE AND RESURFACE WHERE NECESSARY	1926 SF
4	INSTALL 4" FLAT GRATE DRAIN	4 EA
5	INSTALL 4" ATRIUM GRATE DRAIN	5 EA
6	INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN	279 LF
7	INSTALL SLOT DRAIN	40 LF
8	INSTALL 9" CATCH BASIN WITH OPEN BOTTOM PER DETAIL, SHEET C2	2 EA
9	SAWCUT AND REMOVE EXISTING PAVING. CONSTRUCT TRENCH REMOVAL AND REPLACEMENT PER STD 606.	36 LF
10	ABANDON EXISTING WATER SERVICE AT MAIN PER STD 613. THE EXISTING WATER METER SHALL BE REMOVED AND DELIVERED TO THE UTILITIES DIVISION PER PW INSPECTOR	1 EA
11	CONSTRUCT 1" DOMESTIC WATER SERVICE LINE AND 1" METER PER STD 602. USE TYPE K SOFT COPPER PE, WRAPPED.	1 EA
12	CONSTRUCT 1" BACKFLOW DEVICE (RPPD) WITH ENCLOSURE PER STD 609C.	1 EA
13	POWER WASH EXISTING SEWER LATERAL & VIDEOTAPE FROM THE ONSITE CLEANOUT TO THE PUBLIC SEWER MAIN, SUBMIT VIDEO TO PUBLIC WORKS DEPT. FOR EVALUATION TO DETERMINE ITS CONDITION AND IF POSSIBLE REPLACEMENT(BY THE PROPERTY OWNER) IS NECESSARY.	1 EA
14	REMOVE AND REPLACE DRIVEWAY APPROACH PER STD 209	109 SF
15	REMOVE AND REPLACE ROLLED CURB PER STD 216	59 SF

-THE BELOW NOTES REQUIRE A SEPARATE ENCROACHMENT PERMIT FROM PUBLIC WORKS:
9 10 11 12 13

- THE CITY BUILDING DIVISION WILL BE RESPONSIBLE FOR INSPECTION BEYOND THE WATER METER
- THE PW INSPECTOR AND CROSS-CONNECTION CONTROL SPECIALIST WILL BE RESPONSIBLE FOR INSPECTING AND APPROVING THE FINAL LOCATION OF THE RPPD"

ESTIMATE OF EARTHWORK QUANTITIES

RAW CUT: 88 CY — RAW FILL: 0 CY
OVER-X : 537 CY

THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO DEMOLITION, SHRINKAGE, OVER-EXCAVATION OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY.

SHEET INDEX

C1 TITLE SHEET
C2 PRECISE GRADING PLAN-MAIN LEVEL
C3 SECTIONS
C4 EROSION CONTROL PLAN

REVIEWED BY:
CITY OF HUNTINGTON BEACH PLANNING DEPT — DATE

REVIEWED BY:
CITY OF HUNTINGTON BEACH FIRE DEPT — DATE

REVIEWED BY:
CITY OF HUNTINGTON BEACH PUBLIC WORKS DEPT — DATE

RD#

BLDG. PLAN CHECK # — PWG #: — L #:

NO.	DATE	REVISIONS

DESIGNED:
DRAWN: AJ
CHCK'D: TR
DATE: 10/2/25

SOILS ENGINEER:
MING-TARNG CHEN, RCE 54011
COAST GEOTECHNICAL
1200 W. COMMONWEALTH AVE
FULLERTON, CA 92833
PH: 714-870-1211

W.O. 685625-01
DATED: JUNE 19,2025

OWNER/DEVELOPER:
BEACH CITY CENTURES, LLC
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
TEL: (562) 972-4636

REGISTERED PROFESSIONAL ENGINEER — THOMAS M. RUIZ — NO. 58627 — EXP. 12-31-26 — CIVIL — STATE OF CALIFORNIA

THOMAS M. RUIZ — DATE

PREPARED BY:
FES INC.
FORKERT ENGINEERING AND SURVEYING, INC.
22311 BROOKHURST ST., STE. 203
HUNTINGTON BEACH, CA 92646
TEL: (714) 963-6793 FAX: (714) 963-7296
JN 10684

BENCHMARK
OCS BENCHMARK: 1D-95-71
ELEVATION: 35.338' (NAVD88)
YEAR LEVELED: 2005

LEGAL DESCRIPTION:
LOT 213 OF TRACT NO. 5481, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 215, PAGES 11 THROUGH 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:178-062-13

TITLE SHEET
16482 BARNSTABLE CIRCLE
HUNTINGTON BEACH, CA

SHEET: C1

CONSTRUCTION NOTES

1. CONSTRUCT 5" MIN CONCRETE DRIVEWAY, FINISH PER LANDSCAPE
2. CONSTRUCT 4" CONCRETE HARDSCAPE, FINISH PER LANDSCAPE
3. INSTALL PEDESTAL DECKING ON TOP OF EXIST HARDSCAPE. REPLACE AND RESURFACE WHERE NECESSARY
4. INSTALL 4" FLAT GRATE DRAIN
5. INSTALL 4" ATRIUM GRATE DRAIN
6. INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN
7. INSTALL SLOT DRAIN
8. INSTALL 9" CATCH BASIN WITH OPEN BOTTOM PER DETAIL, SHEET C2
9. SAWCUT AND REMOVE EXISTING PAVING. CONSTRUCT TRENCH REMOVAL AND REPLACEMENT PER STD 606.
10. ABANDON EXISTING WATER SERVICE AT MAIN PER STD 613. THE EXISTING WATER METER SHALL BE REMOVED AND DELIVERED TO THE UTILITIES DIVISION PER PW INSPECTOR
11. CONSTRUCT 1" DOMESTIC WATER SERVICE LINE AND 1" METER PER STD 602. USE TYPE K SOFT COPPER PE, WRAPPED.
12. CONSTRUCT 1" BACKFLOW DEVICE (RPPD) WITH ENCLOSURE PER STD 609C.
13. POWER WASH EXISTING SEWER LATERAL & VIDEOTAPE FROM THE ONSITE CLEANOUT TO THE PUBLIC SEWER MAIN, SUBMIT VIDEO TO PUBLIC WORKS DEPT. FOR EVALUATION TO DETERMINE ITS CONDITION AND IF POSSIBLE REPLACEMENT(BY THE PROPERTY OWNER) IS NECESSARY.
14. REMOVE AND REPLACE DRIVEWAY APPROACH PER STD 209
15. REMOVE AND REPLACE ROLLED CURB PER STD 216

-THE BELOW NOTES REQUIRE A SEPARATE ENCROACHMENT PERMIT FROM PUBLIC WORKS:
9 10 11 12 13

– THE CITY BUILDING DIVISION WILL BE RESPONSIBLE FOR INSPECTION BEYOND THE WATER METER

– THE PW INSPECTOR AND CROSS-CONNECTION CONTROL SPECIALIST WILL BE RESPONSIBLE FOR INSPECTING AND APPROVING THE FINAL LOCATION OF THE RPPD*

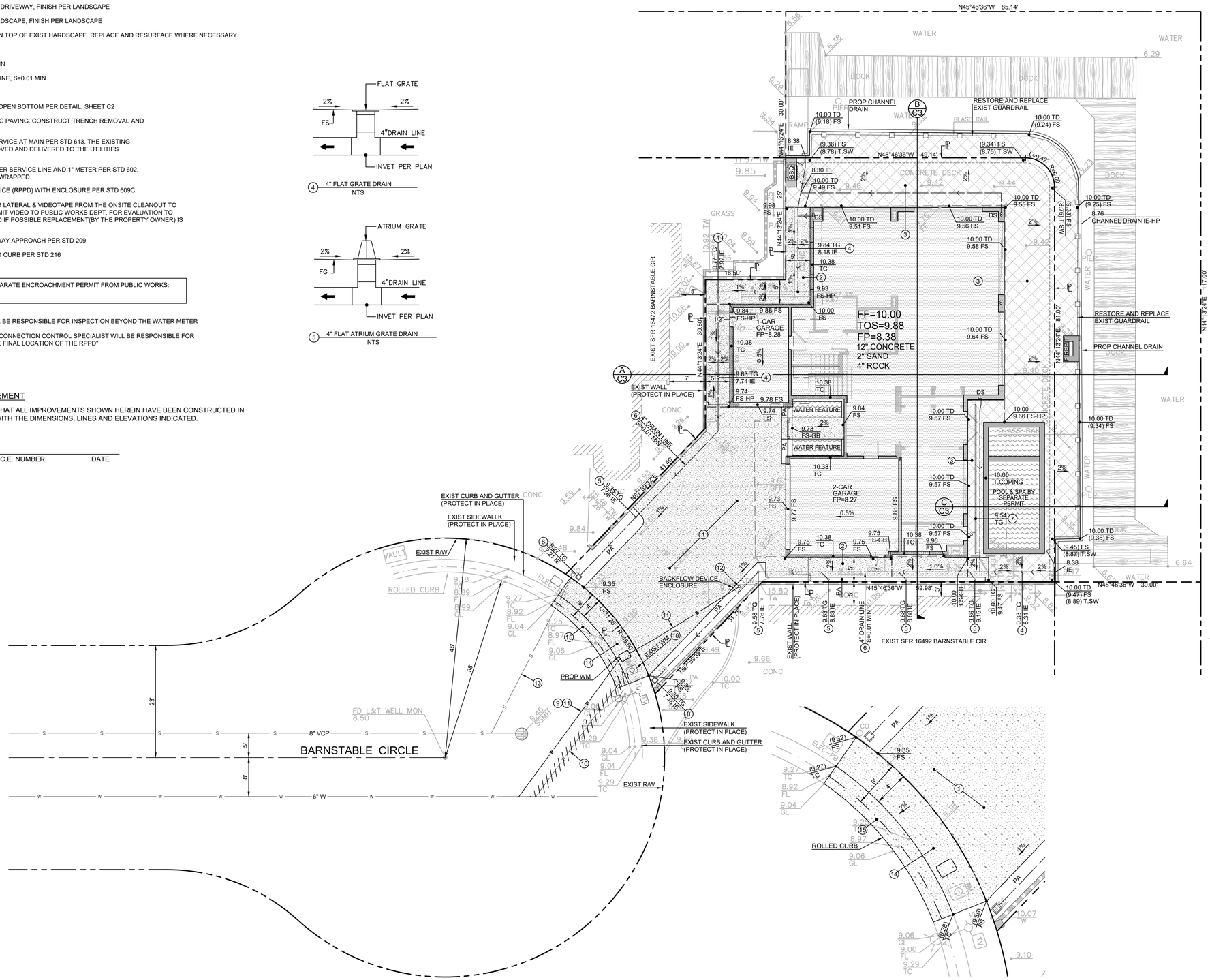
RECORD DRAWINGS STATEMENT

THE UNDERSIGNED CERTIFIES THAT ALL IMPROVEMENTS SHOWN HEREIN HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DIMENSIONS, LINES AND ELEVATIONS INDICATED.

NAME R.C.E. NUMBER DATE

4 4" FLAT GRATE DRAIN
NTS

5 4" FLAT ATRIUM GRATE DRAIN
NTS



DRIVEWAY APPROACH DETAIL
NTS

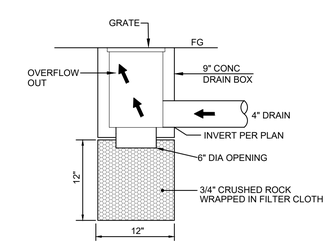
ABBREVIATIONS

ARCH	ARCHITECTURAL
A.C.	ASPHALT CONCRETE
BFF	BASEMENT FINISH FLOOR
BFP	BASEMENT FINISH PAD
B.S.P.	BY SEPARATE PERMIT
C.O.	CLEAN OUT
CONC	CONCRETE
DG	DECOMPOSED GRANITE
DS	DOWNSPOUT
DWY	DRIVEWAY
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST	EXISTING
FD	FOUND
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAD
FS	FINISH SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GFP	GARAGE FINISH PAD
GM	GAS METER
HH	HANDHOLE
HP	HIGH POINT
IE	INVERT ELEVATION
I.P.	IRON PIPE
L&T	LEAD AND TACK
MH	MANHOLE
MON.	MONUMENT
NTG	NOTHING
OG	ORIGINAL GROUND
PA	PLANTER AREA
PB	PULL BOX
PL	PROPERTY LINE
PROP	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SDWK	SIDEWALK
S.F.N.	SEARCHED FOUND NOTHING
SMH	SEWER MANHOLE
STLT	STREET LIGHT
T.B.M.	TEMPORARY BENCHMARK
TC	TOP OF CURB
TD	TOP OF DECK
TEL	TELEPHONE
TF	TOP OF FOOTING
TFN	TOP OF FENCE
TG	TOP OF GRATE
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TP	TOP OF PILASTER
T.SW	TOP OF SEAWALL
TW	TOP OF WALL
WI	WROUGHT IRON
WM	WATER METER

LEGEND

CONCRETE HARDSCAPE

PEDESTAL DECKING



8 9" CONCRETE DRAIN BOX
NTS

REVIEWED BY:

CITY OF HUNTINGTON BEACH PUBLIC WORKS DEPT DATE

RD#

BLDG. PLAN CHECK # PWG #: L #:

NO.	DATE	REVISIONS

DESIGNED:
DRAWN: AJ
CHCK'D: TR
DATE: 10/2/25

SOILS ENGINEER:
MING-TARNG CHEN, RCE 54011
COAST GEOTECHNICAL
1200 W. COMMONWEALTH AVE
FULLERTON, CA 92833
PH: 714-870-1211

W.O. 685625-01
DATED: JUNE 19,2025

OWNER/DEVELOPER:
BEACH CITY CENTURES, LLC
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
TEL: (562) 972-4636

REGISTERED PROFESSIONAL ENGINEER THOMAS M. RUIZ NO. 58627 EXP. 12-31-26 CIVIL STATE OF CALIFORNIA

THOMAS M. RUIZ DATE

PREPARED BY:
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22311 BROOKHURST ST., STE. 203
HUNTINGTON BEACH, CA 92646
TEL: (714) 963-6793 FAX: (714) 963-7296
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BENCHMARK
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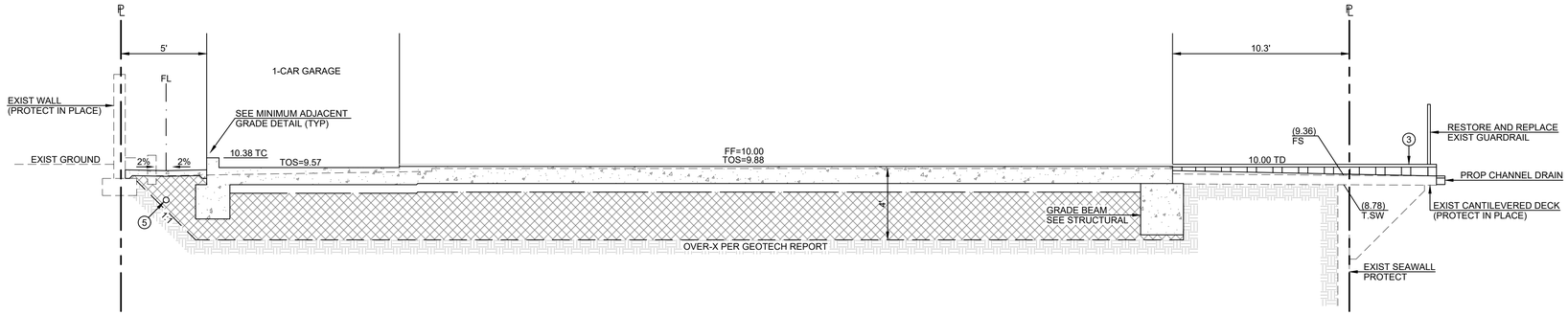
APN:178-062-13

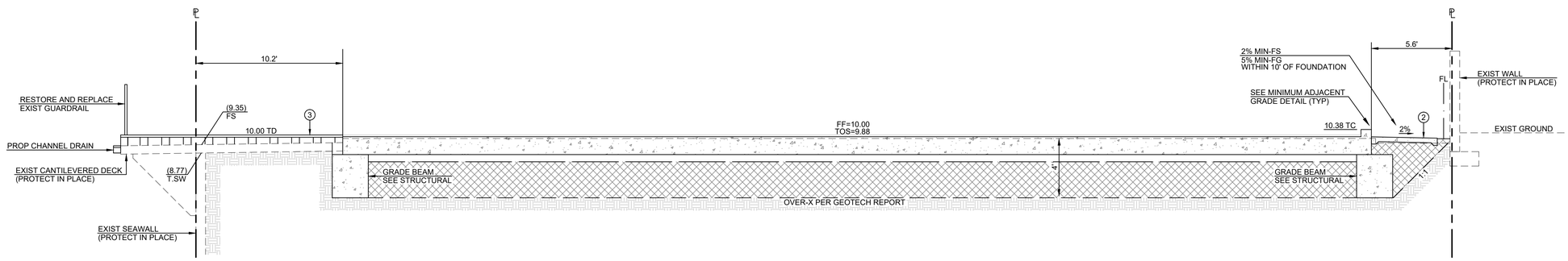
PRECISE GRADING PLAN
16482 BARNSTABLE CIRCLE
HUNTINGTON BEACH, CA

SHEET:
C2

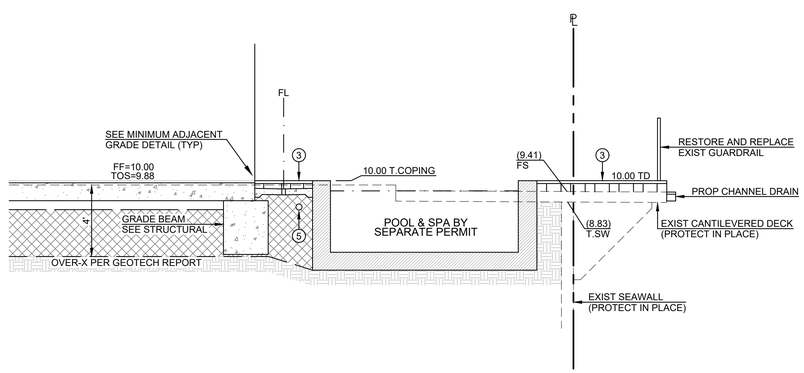
SHEET 2 OF 4



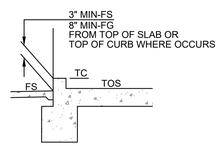
SECTION A
1"=4'



SECTION B
1"=4'



SECTION C
1"=4'



MINIMUM ADJACENT GRADE
NTS

RECORD DRAWINGS STATEMENT

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NAME R.C.E. NUMBER DATE

REVIEWED BY:

CITY OF HUNTINGTON BEACH PUBLIC WORKS DEPT DATE

RD#

BLDG. PLAN CHECK # PWG #: L #:

NO.	DATE	REVISIONS

DESIGNED:
DRAWN: AJ
CHCK'D: TR
DATE: 10/2/25

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REGISTERED PROFESSIONAL ENGINEER
THOMAS M. RUIZ
NO. 58627
EXP. 12-31-26
CIVIL
STATE OF CALIFORNIA

THOMAS M. RUIZ DATE

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SECTIONS
16482 BARNSTABLE CIRCLE
HUNTINGTON BEACH, CA

SHEET:
C3

SHEET 3 OF 4

EROSION CONTROL GENERAL NOTES

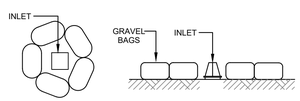
1. EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS DURING "DRY SEASON" REQUIREMENTS (MAY 1 THROUGH SEPTEMBER 30) AND FOR "WET SEASON" REQUIREMENTS (OCTOBER 1 THROUGH APRIL 30). APPROVED PLANS ARE REQUIRED FOR ALL ROUGH GRADING OPERATIONS.
2. IN CASE OF EMERGENCY CALL:

   TBD (RESPONSIBLE PERSON) — TBD (FIRM)

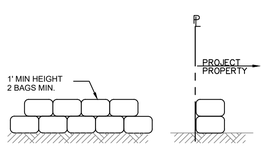
   AT _____ (24 HOUR PHONE NO.)
3. THE DESIGN CIVIL ENGINEER WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS (IF REQUIRED).
4. THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMP'S AS NEEDED TO PROTECT ALL EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM EVENT IS DEFINED AS A NATIONAL WEATHER SERVICE FORECASTED, 50% CHANCE OF RAIN).
5. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
6. ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
7. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, SILT FENCES, AND DESILTING BASINS, ETC.
8. GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
10. DESILTING BASINS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS ARE COMPLETE PER ROUGH GRADING PLANS.
11. THE CITY ENGINEER RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN AS DEEMED NECESSARY.
12. INFORMATION ON THIS PLAN IS FOR EROSION CONTROL ONLY. ALL OTHER INFORMATION IS SUBJECT TO CHANGE.
13. TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
14. AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).
15. NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING THE "WET SEASON", UNLESS ADEQUATE TEMPORARY/ PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN OR NATURAL WATER COURSE.
16. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.
17. CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS SITE AND ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
18. SLOPES CONSTRUCTED PRIOR TO OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL PRIOR TO OCTOBER 15. SLOPES CONSTRUCTED AFTER OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL AS THE CONSTRUCTION OF SLOPE PROGRESSES IN INCREMENTS OF 25 FEET OR LESS MEASURED VERTICALLY.
19. FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SILTATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: TEMPORARY DOWNDRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES WITH PROTECTED OUTFALL AREAS; GRADED BERMS AROUND AREAS TO ELIMINATE EROSION OF FILL SLOPES BY SURFACE RUNOFF; CONFINED PONDING AREAS TO DESILT RUNOFF; TEMPORARY CHECK DAMS IN TOE OF SLOPE DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON THOSE FILL AREAS WHERE EARTH-WORK OPERATIONS ARE NOT IN PROGRESS.
20. TOP OF CUT BROW DITCHES, WHERE REQUIRED ON THE PLANS, SHALL BE CONSTRUCTED PRIOR TO EXCEEDING 12 FEET OF CUT MEASURED VERTICALLY.
21. CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS THAT HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION, AND THAT ARE SUBJECT TO RUNOFF DURING THE PERIOD FROM THE BEGINNING OF THE "WET SEASON". THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES; BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND THE LIMITS OF GRADING.
22. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

EROSION CONTROL LEGEND

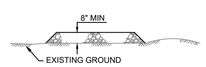
- GREEN MESH WIND SCREEN
- PLACE GRAVEL BAGS
- INLET PROTECTION (GRAVEL BAGS)



GRAVEL BAG INLET PROTECTION
NTS



GRAVEL BAG DETAIL
NTS

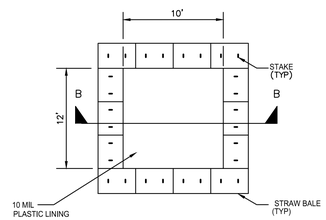


PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND STREET

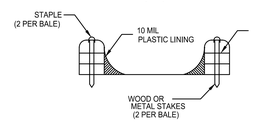
CONSTRUCTION ENTRANCE
NTS

BEST MANAGEMENT PRACTICES

1. PLACE GRAVEL BAGS WITH WIND SCREEN- SE-6
2. PLACE GRAVEL BAGS INLET PROTECTION- SE-10
3. INSTALL STABLIZED CONSTRUCITON ENTRANCE- TC-1
4. INSTALL CONCRETE WASHOUT- WM-8
5. INSTALL PORTABLE TOILET WITH SECONDARY CONTAINMENT- W-9
6. CREATE A DESIGNATED MATERIAL STORAGE/DELIVERY AREA- WM-1
7. STREET SWEEPING AND VACUUMING ALONG FRONTAGE- SE-7

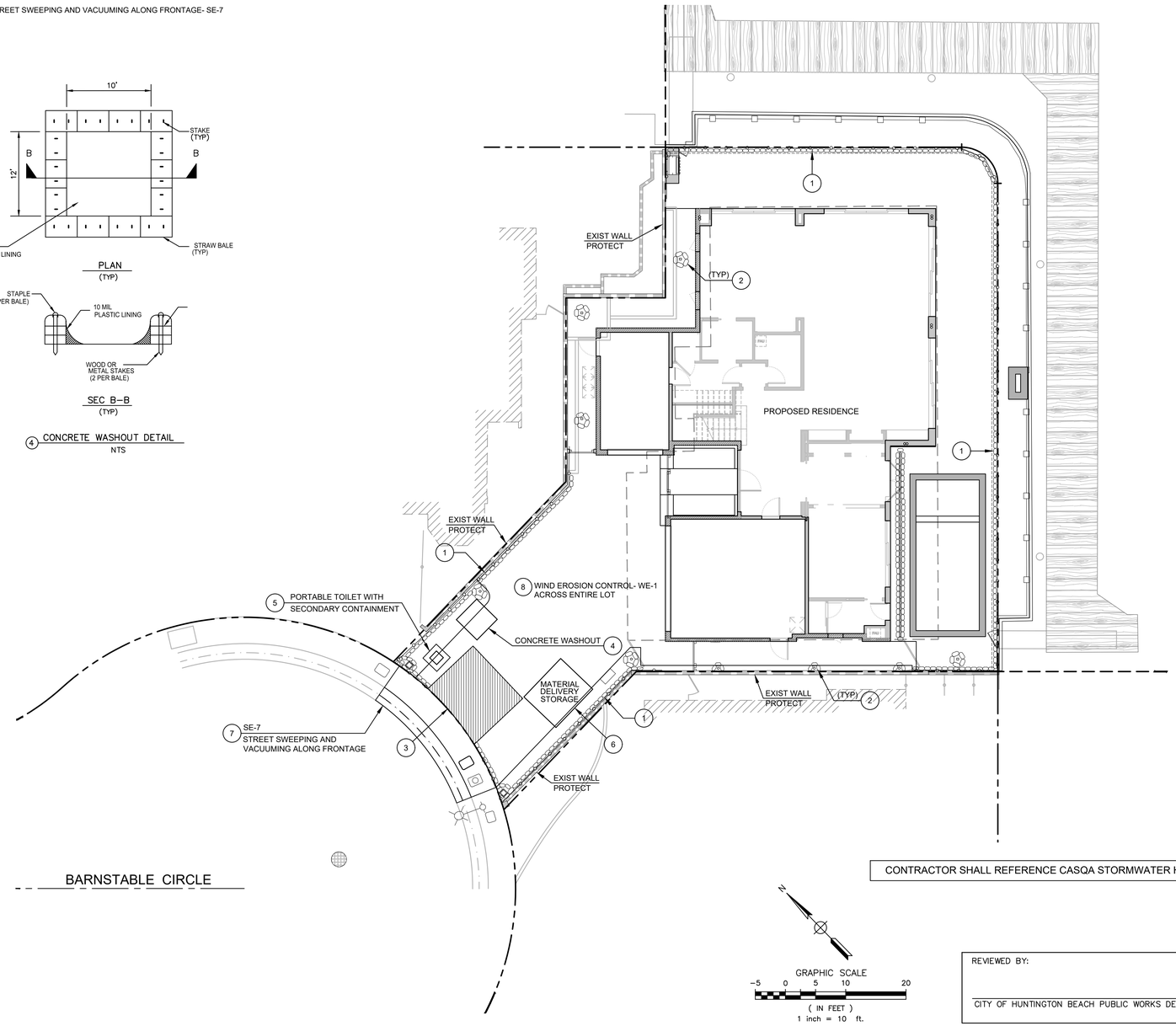


PLAN
(TYP)



SEC B–B
(TYP)

4 CONCRETE WASHOUT DETAIL
NTS



CONTRACTOR SHALL REFERENCE CASQA STORMWATER HANDBOOK FOR BMP'S

GRAPHIC SCALE
–5 0 5 10 20
(IN FEET)
1 inch = 10 ft.

REVIEWED BY:

CITY OF HUNTINGTON BEACH PUBLIC WORKS DEPT DATE

RD#

BLDG. PLAN CHECK # PWG #: L #:

NO.	DATE	REVISIONS

DESIGNED:
DRAWN: AJ
CHCK'D: TR
DATE: 10/2/25

SOILS ENGINEER:
MING-TARNG CHEN, RCE 54011
COAST GEOTECHNICAL
1200 W. COMMONWEALTH AVE
FULLERTON, CA 92833
PH: 714-870-1211
W.O. 685625-01
DATED: JUNE 19,2025

OWNER/DEVELOPER:
BEACH CITY CENTURES, LLC
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
TEL: (562) 972-4636

REGISTERED PROFESSIONAL ENGINEER THOMAS M. RUIZ NO. 58627 EXP. 12-31-26 CIVIL STATE OF CALIFORNIA
THOMAS M. RUIZ DATE

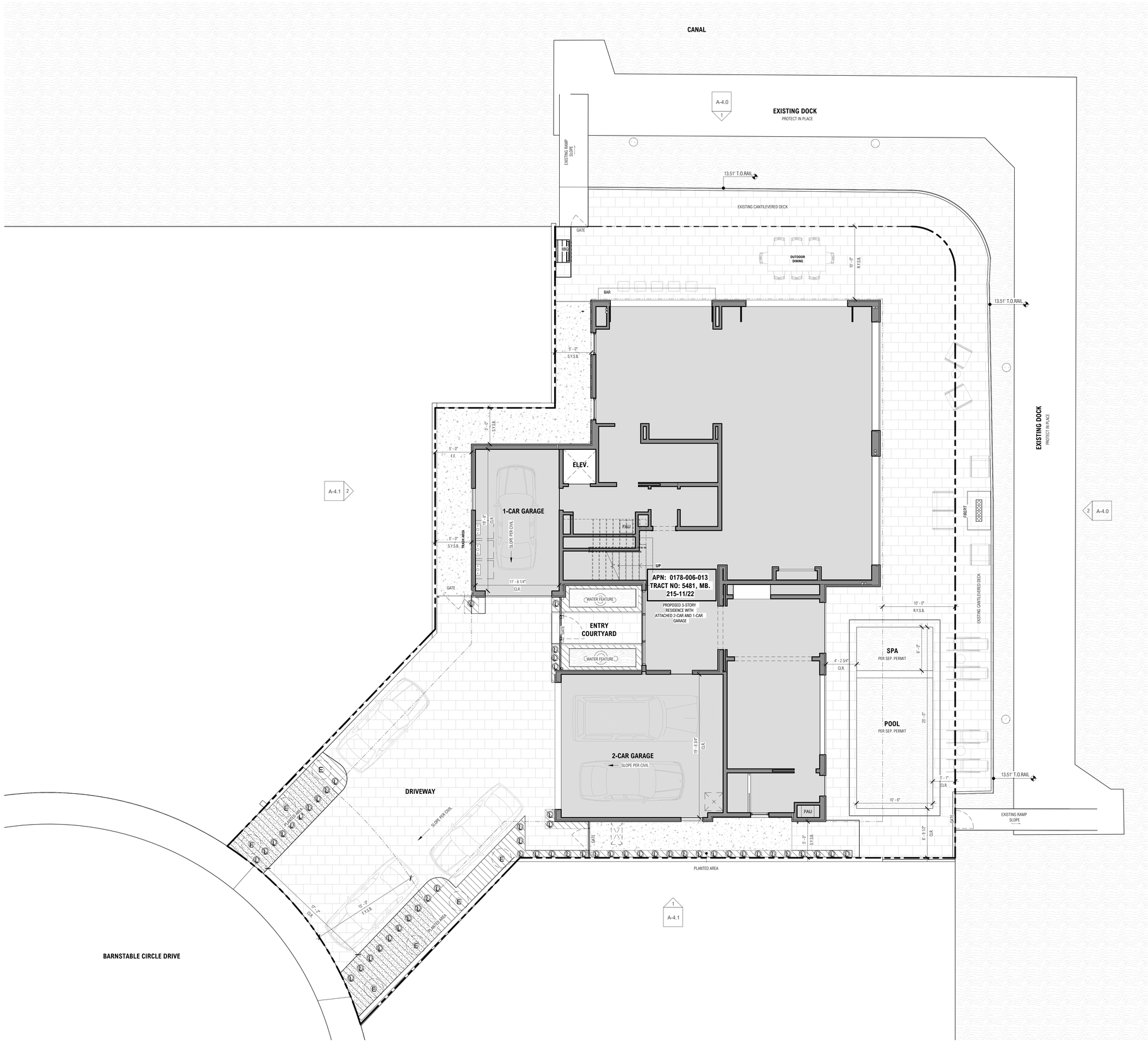
PREPARED BY:
FES INC.
FORKERT ENGINEERING AND SURVEYING, INC.
22311 BROOKHURST ST., STE. 203
HUNTINGTON BEACH, CA 92646
TEL: (714) 963-6793 FAX: (714) 963-7296
JN 10684

BENCHMARK
OCS BENCHMARK: 1D-95-71
ELEVATION: 35.338' (NAVD88)
YEAR LEVELED: 2005

LEGAL DESCRIPTION:
LOT 213 OF TRACT NO. 5481, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 215, PAGES 11 THROUGH 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN:178-062-13

EROSION CONTROL PLAN
16482 BARNSTABLE CIRCLE
HUNTINGTON BEACH, CA

SHEET: C4



1 PLANTING PLAN
3/16" = 1'-0"

LANDSCAPE NOTES:
1. ENCROACHMENT PERMIT REQ'D. FOR ANY WORK PROPOSED IN THE PUBLIC R.O.W.
2. IF APPLICABLE, REF. PRELIMINARY LANDSCAPE PLAN FOR ALL HARDSCAPE & PLANTING AREAS WITH RESPECTIVE HEIGHTS AND MATERIALS.

**ALL PLANTS TO BE DROUGHT-TOLERANT NON-INVASIVE PLANT SPECIES. PLANT HEIGHT 42" MAX.

GENERAL MATERIAL SPECIFICATIONS:
1. GROUT CELLS WITH REINFORCED CEMENT PER ASTM C150, 1 PART PORTLAND CEMENT, 2 TO 3 PARTS LOOSE SAND, 2 PARTS COARSE AGGREGATE.
2. REINFORCING: FS = 20,000 PSI ASTM A615 GRADE 40
3. MASONRY: FC = 1,500 PSI GRADE 'A' PER ASTM C150
4. CONCRETE: FC = 3,500 PSI AT 28 DAYS CEMENT PER ASTM C150
5. POUR ALL WALL FOOTINGS AGAINST NATURAL UNDISTURBED EARTH.
6. TELEPHONE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE NOT AS SHOWN.

PROJECT HARDSCAPE MATERIALS:
STONE SHOULD MATCH THE STONE USED ON THE HOUSE.
PAVINGSTONE SHALL BE SHADOW GRAY SANDSTONE/QUARTZITE.
ALL GROUT JOINTS SHALL BE PIGMENTED PER ARCH/G.C. APPROVAL.
ALL HARDSCAPE MATERIAL SHALL RECEIVE 6 MIL. VISQUEEN OR UNDER SIDE FOR WATERPROOF PROTECTION.

A LANDSCAPE NOTES

WATER

TOTAL PLANTED AREA: 335.66 S.F.

PLANTED AREA: 335.66 S.F.
DYMONDIA MARGARETAE 'DYMONDIA' - FLAT: LOW-GROWING EVERGREEN GROUND COVER

LAVANDULA SPP. LAVENDER *(LOW WATER USE) - PLANT TO BE MAINTANED AT 42" MAX.*

EUCALYPTUS PULVERULENTA "BABY BLUE" - *DROUGHT TOLERANT TREE (LOW WATER USE)*

TOTAL HARDSCAPE AREA: 797.25 S.F.

HARDSCAPE AREA: 383.35 S.F.
CONCRETE

HARDSCAPE AREA: 3273.34 S.F.
STONE PAVING ON PEDESTAL DECKING: ZOLA BEIGE ANTIQUE, LIGHT BEIGE
DRIVEWAY PAVERS: LIGHT BEIGE, ARCH, TO APPROVE

FRONT YARD LANDSCAPE COVERAGE (40% OF FRONT YARD AREA)

FRONT YARD LANDSCAPE REQUIRED: (40% X 464.61 S.F.)= 185.84 S.F. MAX.
PROPOSED: 186.43 S.F.

B LANDSCAPE LEGEND

BRANDON ARCHITECTS

151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
CDP 3RD SUBMITTAL

PLAN CHECK NO.
2025-020

PROJECT CONTACT
COLBY GALLAGHER

THESE DOCUMENTS ARE THE PROPERTY OF BRANDON ARCHITECTS INC., AND ARE NOT TO BE DUPLICATED, ALTERED OR UTILIZED IN ANY WAY BY ANY OTHER PARTY WITHOUT THE EXPRESSED AUTHORIZATION OF BRANDON ARCHITECTS. ANY UNAUTHORIZED DUPLICATION OR ALTERATION OF THESE DOCUMENTS BY ANY PARTY IS A VIOLATION OF BRANDON ARCHITECTS EXPRESSED COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS THERETO, AND IS SUBJECT TO FULL CIVIL LIABILITIES AND PENALTIES. THESE PLANS ARE ALSO NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING WRITTEN AUTHORIZATION AND EXPRESSED PERMISSION BY BRANDON ARCHITECTS, WHO SHALL THEN BE HELD HARMLESS AND ABSOLVED OF ANY LIABILITY REGARDING ANY USE OF THESE DOCUMENTS BY SUCH THIRD PARTY WHETHER DEPICTED OR IMPLIED HEREON.

BEACH CITY VENTURES RESIDENCE

PROJECT ADDRESS:
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649

OWNER INFORMATION:
BEACH CITY VENTURES, LLC
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
P: 562.972.4636

DATE
10/21/2025

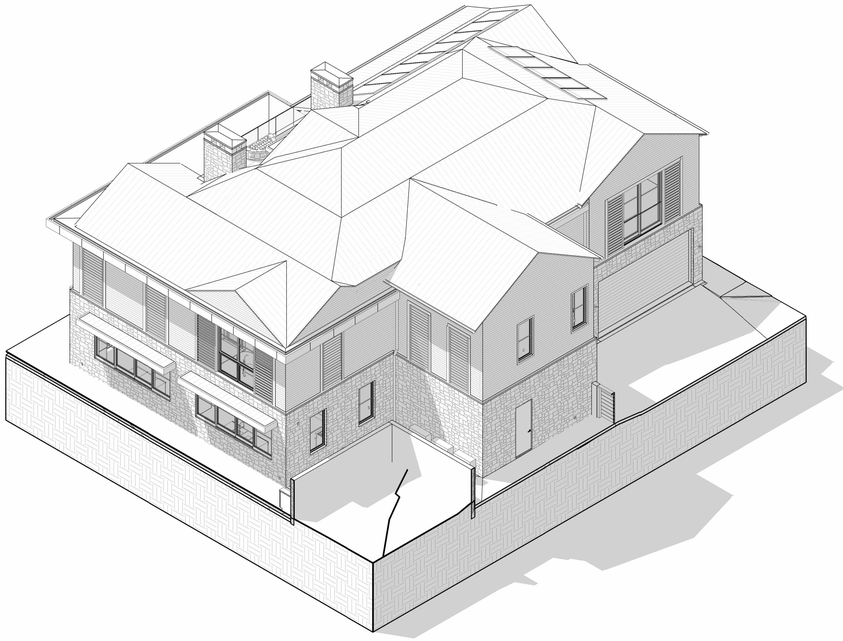
REVISIONS

NO.	REVISION	DATE

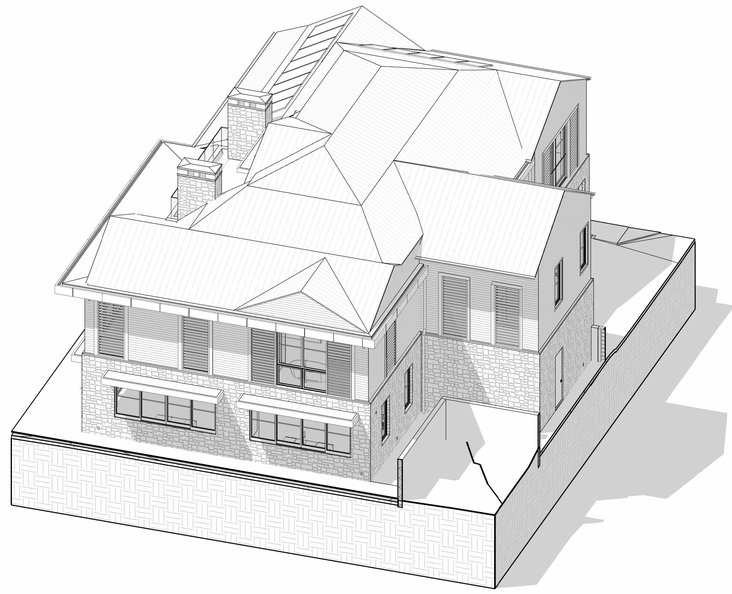
LANDSCAPE PLANTING PLAN

A-0.3

10/21/2025 9:24:33 AM



4 AXONOMETRIC - W



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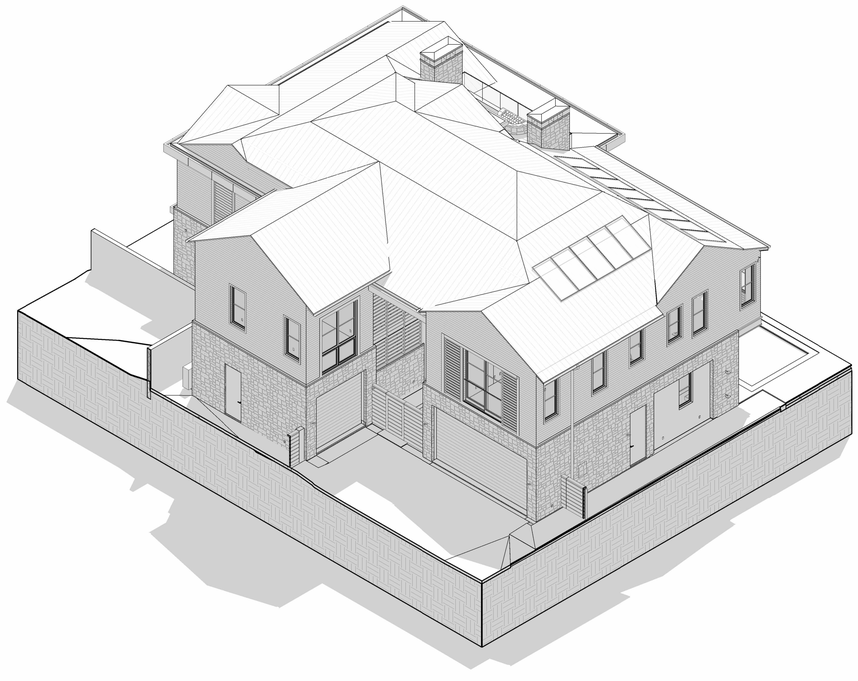

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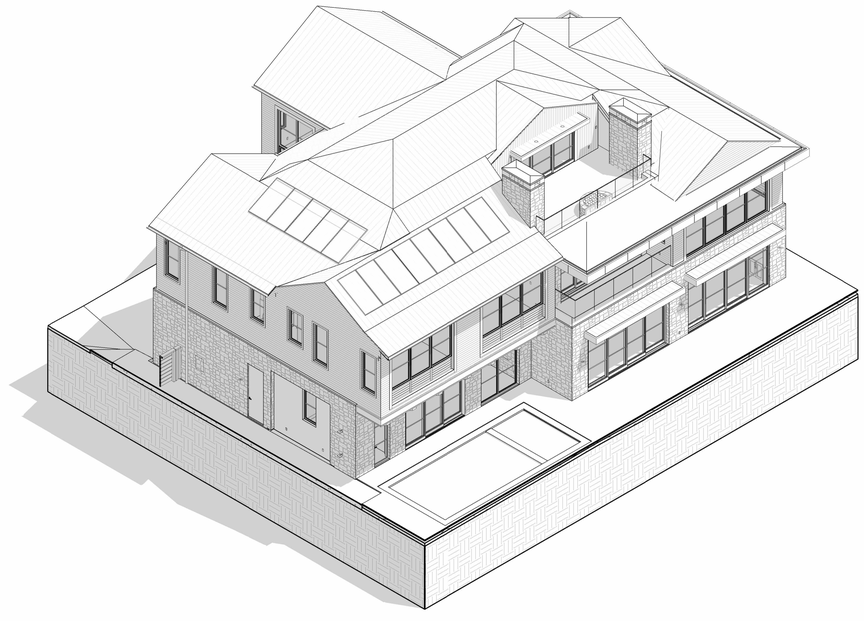

2 AXONOMETRIC - E

BRANDON ARCHITECTS

151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS

CDP 3RD SUBMITTAL

PLAN CHECK NO.

PA-2025-0077

PROJECT CONTACT

COLBY GALLAGHER

THESE DOCUMENTS ARE THE PROPERTY OF BRANDON ARCHITECTS INC., AND ARE NOT TO BE DUPLICATED, ALTERED OR UTILIZED IN ANY WAY BY ANY OTHER PARTY WITHOUT THE EXPRESSED AUTHORIZATION OF BRANDON ARCHITECTS. ANY UNAUTHORIZED DUPLICATION OR ALTERATION OF THESE DOCUMENTS BY ANY PARTY IS A VIOLATION OF BRANDON ARCHITECTS EXPRESSED COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS THERETO, AND IS SUBJECT TO FULL CIVIL LIABILITIES AND PENALTIES. THESE PLANS ARE ALSO NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING WRITTEN AUTHORIZATION AND EXPRESSED PERMISSION BY BRANDON ARCHITECTS, WHO SHALL THEN BE HELD HARMLESS AND ABSOLVED OF ANY LIABILITY REGARDING ANY USE OF THESE DOCUMENTS BY SUCH THIRD PARTY WHETHER DEPICTED OR IMPLIED HEREON.

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PROJECT ADDRESS:

16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649

OWNER INFORMATION:

BEACH CITY VENTURES, LLC
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
P: 562.972.4636

DATE

09/26/2025

REVISIONS

NO.	REVISION	DATE

3D VIEWS

A-1.0

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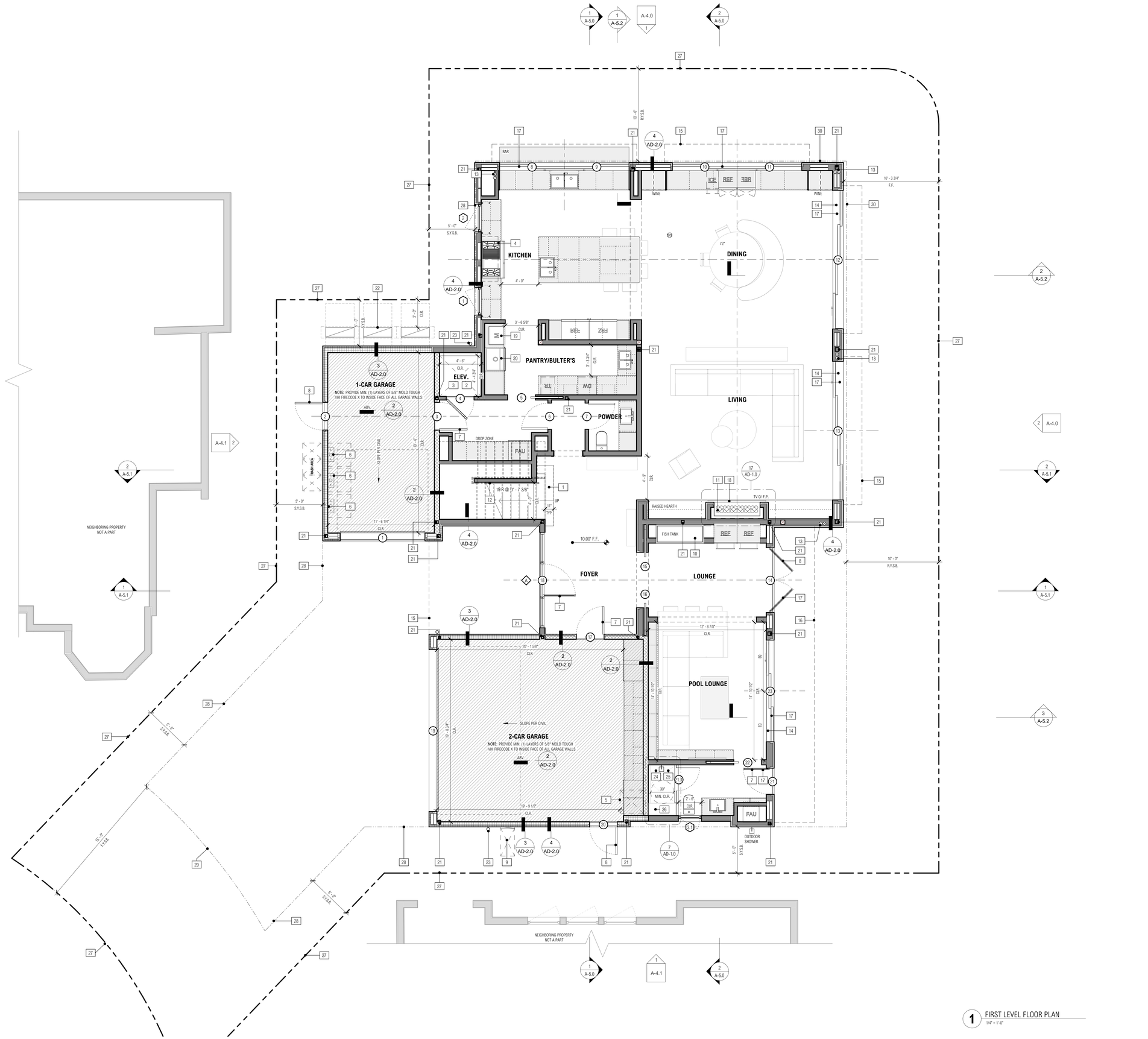
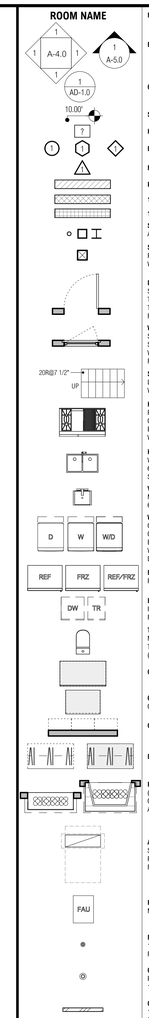


1 FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"

A ANNOTATION LEGEND



ROOM TAG

ELEVATION / SECTION INDICATOR

CALL-OUT TAG

SPOT ELEVATION

KEYNOTE TAG

DOOR / WINDOW / WINDOW WALL TAG

REVISION TAG

FIRE RATED CEILING ASS'Y - REF. DTLS. 2/AD-2.0

1-HR RATED INT CONDITION - REF. DTLS. 2/AD-2.0

1-HR RATED EXT CONDITION - REF. DTLS. 3/AD-2.0

STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUCT. DWGS, - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUCT. DWGS, - PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL

DOORS - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-3.0 FOR JAMB, HEAD AND THRESHOLD DETAILS, PROVIDE FLASHING AND WATERPROOFING AT DOOR OPENING PER THE DOOR MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC

WINDOW - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-3.0 FOR JAMB, HEAD AND SILL DETAILS, PROVIDE FLASHING AND WATERPROOFING AT WINDOW OPENING PER THE WINDOW MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC

STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30 " MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.6 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN

WASHER (W) / DRYER (D) / STACKED (W/D) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

REFRIGERATOR (REF) / FREEZER (FRZ) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND WATER SUPPLY AS REQUIRED

BUILT-IN APPLIANCE / DISHWASHER (DW) / TRASH COMPACTOR (TR) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , WATER SUPPLY & DRAINAGE PIPE AS REQUIRED

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE

CASEWORK, TALL CABINET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, BASE CABINET W/. COUNTERTOP - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, UPPER CABINET/SHELVES - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

BUILT-IN CLOSET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION

ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 10/AD-1.0

OVERFLOW / EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 13/AD-1.0

CHANNEL DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 13 & 14/AD-1.0

B KEYNOTES

1 STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0
2 RESIDENTIAL ELEVATOR - INFINITY OR EQUIV., VERIFY W/. OWNER - VERIFY REQ'D. SHAFT SIZE AND OVERHEAD CLEARANCE W/. MFG. PRIOR TO ORDERING AND CONTACT ARCH. IN WRITING IF SHAFT SIZE AND/OR OVERHEAD SPACE IS INADEQUATE - PRIVATE RESIDENCE ELEVATOR TO BE IN COMPLIANCE W/. ASME A17.1/CSA B44 , VERIFY W/. OWNER. – PROVIDE POWER AS REQ'D. (CRC 321.1)
3 DEPRESSED SLAB FOR ELEVATOR - 12" TYP., VERIFY WITH ELEVATOR MFGR. - REF. STRUCT. DRAWINGS
4 KITCHEN EXHAUST HOOD TO VENT TO EXT. ABV. GRADE AND HAVE A BACK-DRAFT DAMPER - PROVIDE MIN. RATE OF 180 CFM W/. MAX SOUND RATING OF 3 SONES @100 CFM - INSTALL & PROVIDE POWER PER MFG. INSTRUCTION
5 DEDICATED SPACE FOR FUTURE HEAT PUMP WATER HEATERS, PROVIDE DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE PER CAL ENERGY, REF. SHEETS T-1.4 & T-1.5 FOR MORE INFO
6 TANKLESS WATER HEATER, REF. AS-1.0 SPEC SHEETS, VERIFY PRODUCT W/. OWNER - SIZE AND INSTALL PER CHAPTER 5 OF CPC AND MFG. INSTRUCTION. VERIFY THE SIZING W/. ENERGY REPORT (PROVIDE ADEQUATE N.G. CONN. & POWER AS REQ'D.) – THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)
7 7 3/4" STEP AT IN SWING REQ'D. EGRESS DOORS (R311.3.1.)
8 1-1/2" MAX. STEP AT OUT SWING REQ'D. EGRESS DOORS (R311.3.1)
9 MAIN SERVICE PANEL, 400 AMP MAX, (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
10 FISH TANK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER - PROVIDE POWER , WATER SUPPLY & DRAINAGE PIPE AS REQUIRED
11 FIREPLACE - FLARE PREFABRICATED FIREPLACE LISTED TO ANSI Z21.88/CSA 2.33-2014, GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION - FORTY6 SLIM-LINE BUILT-IN, 63.33"W X 28.83" H X 11 9/64" D (DTL. 24/AD-1) (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE W/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY W/. THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.) - REF. FIREPLACE NOTES ON B/T-1.1 FOR MORE INFO
12 INTERIOR STAIR MOUNTED HANDRAIL, 34"-38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
13 DRAIN / OVERFLOW VERTICAL PIPE LINE - IN WALL FROM DECK/ROOF ABV., REF. VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW NOTES ON DIM. PLANS LEGENDS- PROVIDE DRAIN SWEEP(ELBOW JOINT) PER CIVIL DWG'S., PRIOR TO POURING SLAB. VERIFY LOC'N. W/. SITE DRAINAGE & COORD. W/. CIVIL
14 DEPRESSED SLAB/ STRUCTURE FOR FLUSH TRACK AT SLIDING/POCKET DOORS - VERIFY WITH DOOR MFGR.- REF. STRUCT. DWGS.
15 LINE OF ROOF, EAVES & OVERHANGS ABOVE
16 LINE OF SECOND FLOOR ABOVE
17 DOOR(S) AND OPERABLE WINDOW(S) W/. SILL HT. LESS THAN 60" ABV. F.F. FROM HOUSE TO SPA/POOL TO BE EQUIPPED W. ALARM, REF. POOL NOTES ON SITE PLAN, SHEET A-0.0
18 PROVIDE POWER & SMART CABLE FOR A/V THEATER COMPONENTS (VERIFY LOC'N. W/. I.D. & OWNER)
19 MICROWAVE/COFEE MAKER AS SELECTED PER I.D., PROVIDE POWER - VERIFY APPLIANCE W/. I.D. & OWNER
20 DOUBLE OVENS AS SELECTED, PROVIDE POWER - VERIFY W/. I.D. AND OWNER
21 STRUCT. STEEL COLUMN PER STRUCT. - REF. STRUCT. DWGS. & PROVIDE SHOP DWGS. FOR ARCH. & ENGINEER APPV. PRIOR TO FAB.
22 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION AND 3' CLR FROM PROPERTY LINE
23 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
24 DEPRESS STRUCTURE FOR FLUSH SHOWER CONDITION - VERIFY WITH I.D. - REF. STRUCT. DWGS.
25 SHOWER - PROVIDE TILE W/. CEMENT BACKING MIN. 72" HIGH (R307.2) - SEE PLUMBING NOTES ON B/T-1.1 FOR MORE INFO AND REQ'S.
26 CUSTOM SHOWER SEAT PER I.D., VERIFY W/. I.D. & OWNER
27 PROPERTY LINE - REF. SURVEY
28 SIDE YARD SETBACK
29 FRONT YARD SETBACK
30 REAR YARD SETBACK

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PROJECT STATUS
CDP 3RD SUBMITTAL

PLAN CHECK NO.
PA-2025-0077

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COLBY GALLAGHER

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BEACH CITY VENTURES RESIDENCE

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HUNTINGTON BEACH, CA 92649

OWNER INFORMATION:
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16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
P: 562.972.4636

DATE
09/26/2025

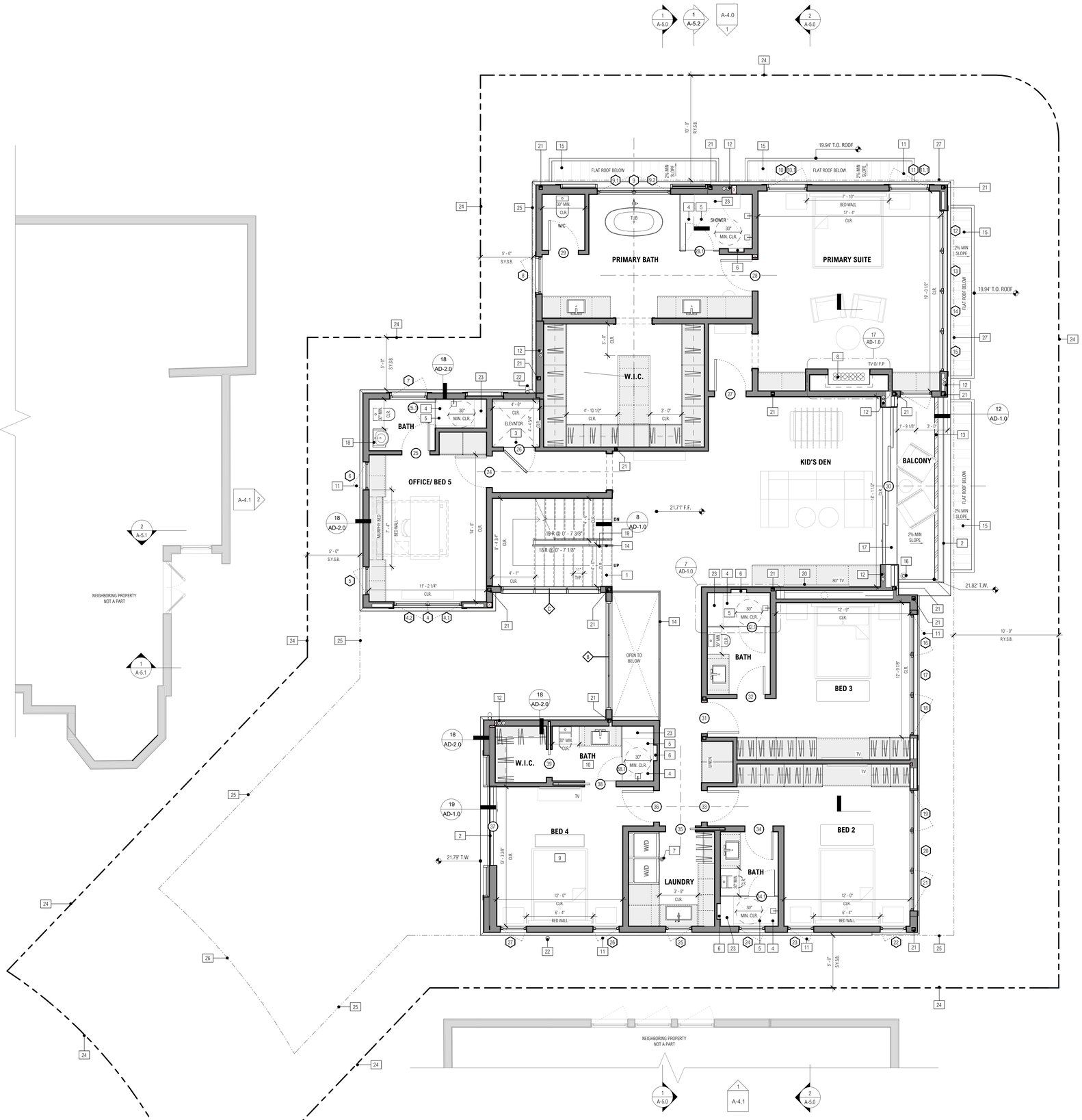
REVISIONS

NO.	REVISION	DATE

FIRST LEVEL FLOOR PLAN

A-2.0

10/21/2025 8:46:30 AM



1 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

A ANNOTATION LEGEND

ROOM NAME

ROOM TAG

ELEVATION / SECTION INDICATOR

CALL-OUT TAG

SPOT ELEVATION

KEYNOTE TAG

DOOR / WINDOW / WINDOW WALL TAG

REVISION TAG

FIRE RATED CEILING ASS'Y - REF. DTLS. 2/AD-2.0

1-HR RATED INT CONDITION - REF. DTLS. 2/AD-2.0

1-HR RATED EXT CONDITION - REF. DTLS. 3/AD-2.0

STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUCT. DWGS, - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUCT. DWGS, - PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL

DOORS - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-3.0 FOR JAMB, HEAD AND THRESHOLD DETAILS, PROVIDE FLASHING AND WATERPROOFING AT DOOR OPENING PER THE DOOR MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC

WINDOW - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-3.0 FOR JAMB, HEAD AND SILL DETAILS, PROVIDE FLASHING AND WATERPROOFING AT WINDOW OPENING PER THE WINDOW MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC

STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30 " MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.6 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN

WASHER (W) / DRYER (D) / STACKED (W/D) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

REFRIGERATOR (REF) / FREEZER (FRZ) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND WATER SUPPLY AS REQUIRED

BUILT-IN APPLIANCE / DISHWASHER (DW) / TRASH COMPACTOR (TR) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , WATER SUPPLY & DRAINAGE PIPE AS REQUIRED

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE

CASEWORK, TALL CABINET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, BASE CABINET W/. COUNTERTOP - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, UPPER CABINET/SHELVES - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

BUILT-IN CLOSET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION

ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 10/AD-1.0

OVERFLOW / EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 13/AD-1.0

CHANNEL DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 13 & 14/AD-1.0

B KEYNOTES

1. STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0
2. EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
3. RESIDENTIAL ELEVATOR - INFINITY OR EQUIV., VERIFY W/. OWNER - VERIFY REQ'D. SHAFT SIZE AND OVERHEAD CLEARANCE W/. MFG. PRIOR TO ORDERING AND CONTACT ARCH. IN WRITING IF SHAFT SIZE AND/OR OVERHEAD SPACE IS INADEQUATE - PRIVATE RESIDENCE ELEVATOR TO BE IN COMPLIANCE W/. ASME A17.1/CSA B44 , VERIFY W/. OWNER – PROVIDE POWER AS REQ'D. (CRC 321.1)
4. SHOWER - PROVIDE TILE W/. CEMENT BACKING MIN. 72" HIGH (R307.2) - SEE PLUMBING NOTES ON B/T-1.1 FOR MORE INFO AND REQ'S.
5. DEPRESS STRUCTURE FOR FLUSH SHOWER CONDITION - VERIFY WITH I.D. - REF. STRUCT. DWGS.
6. TILED SHOWER SOAP NICHE PER I.D.
7. PROVIDE FLOOR DRAIN IN LAUNDRY ROOM - FLOOR DRAINS SHALL CONNECT INTO A TRAP SO CONSTRUCTED THAT IT CAN BE READILY CLEANED AND BE OF A SIZE TO SERVE EFFICIENTLY THE PURPOSE FOR WHICH IT IS INTENDED. THE DRAIN INLET SHALL BE SO LOCATED THAT IT IS IN FULL VIEW. (CPC 1006)
8. FIREPLACE – FLARE PREFABRICATED FIREPLACE LISTED TO ANSI Z21.88/CSA 2.33-2014, GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION - FORTI'S SLIM-LINE BUILT-IN, 63.33"W X 28.83" H X 11 9/64" D (DTL. 24/AD-1) (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WI. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY W/. THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.) - REF. FIREPLACE NOTES ON B/T-1.1 FOR MORE INFO
9. BEDROOM TO COMPLY WITH CRC R327 FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION. REF. AGING-IN-PLACE DESIGN AND FALL PREVENTION NOTES ON B/T-1.1 FOR MORE INFO. DOORS TO THE BEDROOM TO HAVE MIN. 32" WIDE CLEAR OPENING PER CRC R327.1.3.
10. BATHROOM TO COMPLY WITH CRC R327 FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION. REF. AGING-IN-PLACE DESIGN AND FALL PREVENTION NOTES ON B/T-1.1 AND DETAILS FOR MORE INFO. DOORS TO THE BATHROOM AND BEDROOM (IF APPLICABLE) TO HAVE MIN. 32" WIDE CLEAR OPENING PER CRC R327.1.3. REFER TO DETAILS 17 AND 21 ON AD-1.0
11. WINDOW TO MEET EGRESS REQUIREMENTS PER SECTION R310 OF CRC - REF. EMERGENCY ESCAPE AND RESCUE OPENING NOTES ON SHT. A-7.0
12. DRAIN / OVERFLOW VERTICAL PIPE LINE - IN WALL FROM DECK/ROOF ABV., REF. VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW NOTES ON DIM. PLANS LEGENDS- PROVIDE DRAIN SWEEP(ELBOW JOINT) PER CIVIL DWG'S., PRIOR TO POURING SLAB. VERIFY LOC'N. W/. SITE DRAINAGE & COORD. W/. CIVIL
13. CHANNEL DECK DRAIN - REF. DTL. 7/AD-1.0 & DECK/ROOF DRAIN NOTES ON FLOOR PLAN LEGENDS - ROOF DRAIN SHALL HAVE DOMED STRAINER
14. <varies>
15. EXPOSED STEEL AWNING, SIZE PER STRUCT. DWGS., PAINT AS SELECTED AND SEAL AS REQ'D. - ARCH. TO APPV. COLOR, 2% MIN. SLOPE
16. OVERFLOW DRAIN - REF. DTL. 6 & 7/AD-1.0, AND OVERFLOW OR EMERGENCY DRAIN NOTES ON FLOOR PLAN LEGENDS - ROOF DRAIN SHALL HAVE DOMED STRAINER
17. DEPRESSED SLAB/ STRUCTURE FOR FLUSH TRACK AT SLIDING/POCKET DOORS - VERIFY WITH DOOR MFGR.- REF. STRUCT. DWGS.
18. PEDESTAL SINK AS SELECTED IN COMPLIANCE W/. SECTION 407 OF CPC PER I.D., MIN. 24" CLR. SPACE IN FRONT - VERIFY W/. I.D. & OWNER
19. INTERIOR STAIR MOUNTED HANDRAIL, 34"-38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
20. PROVIDE POWER & SMART CABLE FOR A/V THEATER COMPONENTS (VERIFY LOC'N. W/. I.D. & OWNER)
21. STRUCT. STEEL COLUMN PER STRUCT. - REF. STRUCT. DWGS. & PROVIDE SHOP DWGS. FOR ARCH. & ENGINEER APPV. PRIOR TO FAB.
22. DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
23. CUSTOM SHOWER SEAT PER I.D., VERIFY W/. I.D. & OWNER
24. PROPERTY LINE - REF. SURVEY
25. SIDE YARD SETBACK
26. FRONT YARD SETBACK
27. REAR YARD SETBACK

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PLAN CHECK NO.
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COLBY GALLAGHER

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HUNTINGTON BEACH, CA 92649

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P: 562.972.4636

DATE
09/26/2025

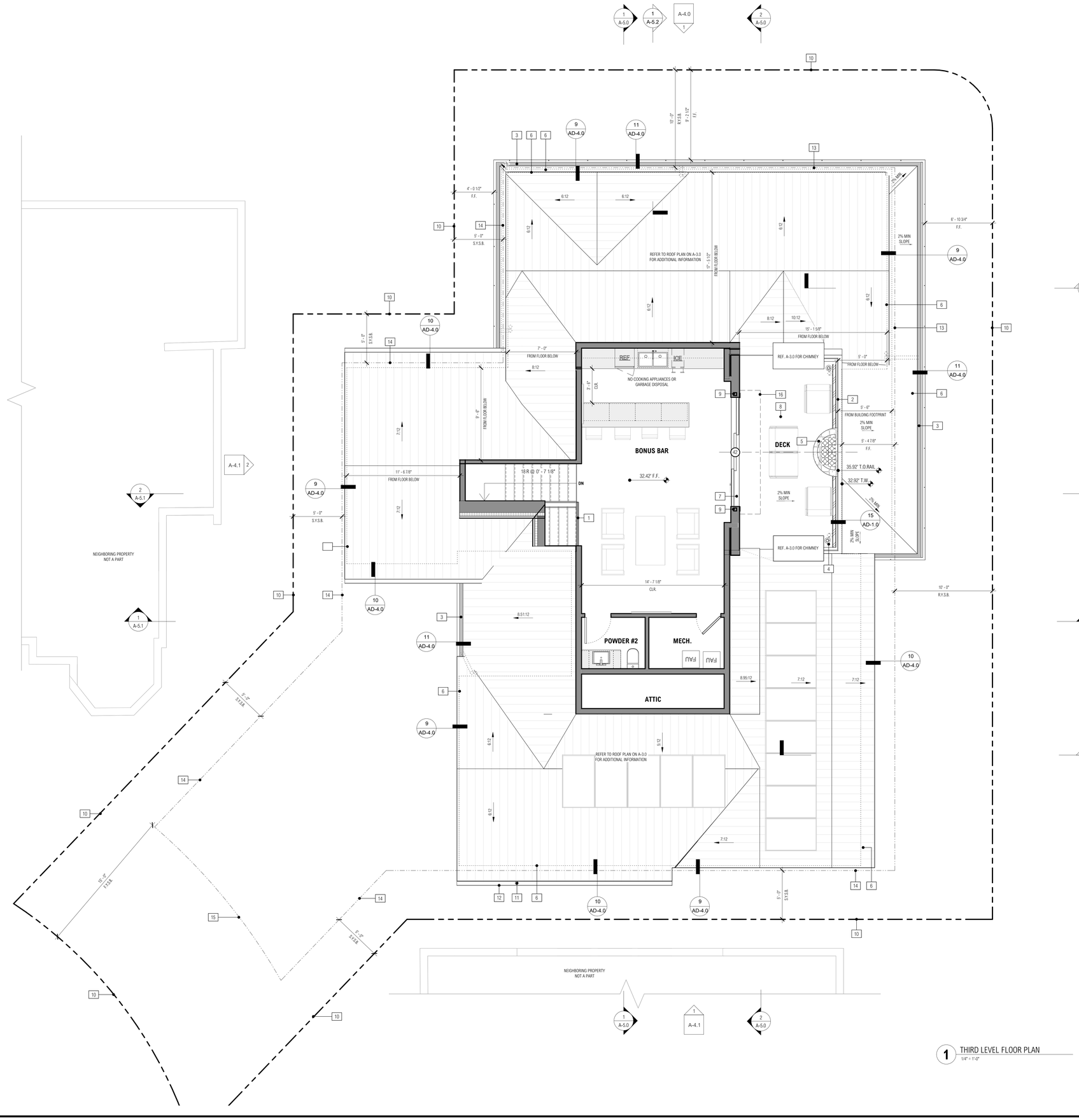
REVISIONS

NO.	REVISION	DATE

SECOND LEVEL FLOOR PLAN

A-2.1

10/21/2025 8:48:33 AM



1 THIRD LEVEL FLOOR PLAN
1/4" = 1'-0"

ROOM NAME

ROOM TAG

ELEVATION / SECTION INDICATOR

CALL-OUT TAG

SPOT ELEVATION

KEYNOTE TAG

DOOR / WINDOW / WINDOW WALL TAG

REVISION TAG

FIRE RATED CEILING ASS'Y - REF. DTLS. 2/AD-2.0

1-HR RATED INT CONDITION - REF. DTLS. 2/AD-2.0

1-HR RATED EXT CONDITION - REF. DTLS. 3/AD-2.0

STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUCT. DWGS, - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUCT. DWGS, - PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL

DOORS - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-3.0 FOR JAMB, HEAD AND THRESHOLD DETAILS, PROVIDE FLASHING AND WATERPROOFING AT DOOR OPENING PER THE DOOR MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC

WINDOW - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-3.0 FOR JAMB, HEAD AND SILL DETAILS, PROVIDE FLASHING AND WATERPROOFING AT WINDOW OPENING PER THE WINDOW MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC

STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30 " MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN

WASHER (W) / DRYER (D) / STACKED (W/D) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

REFRIGERATOR (REF) / FREEZER (FRZ) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND WATER SUPPLY AS REQUIRED

BUILT-IN APPLIANCE / DISHWASHER (DW) / TRASH COMPACTOR (TR) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , WATER SUPPLY & DRAINAGE PIPE AS REQUIRED

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE

CASEWORK, TALL CABINET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, BASE CABINET W/. COUNTERTOP - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, UPPER CABINET/SHELVES - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

BUILT-IN CLOSET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ 'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION

ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 10/AD-1.0

OVERFLOW / EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 13/AD-1.0

CHANNEL DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 13 & 14/AD-1.0

A ANNOTATION LEGEND

OUTLINE OF STRUCTURE/WALLS BELOW

1 INTERIOR GUARDRAIL - MIN. 42" HIGH ABV. F.F. - MATERIAL AS SELECTED, <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
2 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
3 CUSTOM RECESSED GUTTER/DECK DRAIN - ROOFING/DECKING CONTRACTOR COORD. W/. FLASHING INSTALLER - VERIFY LOC'N & APPLICATION OF DRAIN W/. ARCH PRIOR TO ORDERING - SIZE PER TABLE 1103.3 OF CPC
4 OVERFLOW DRAIN - REF. DTL. 6 & 7/AD-1.0, AND OVERFLOW OR EMERGENCY DRAIN NOTES ON FLOOR PLAN LEGENDS - ROOF DRAIN SHALL HAVE DOMED STRAINER
5 FIREPIT - PROVIDE GAS STUB-OUT & POWER AS REQ'D., REF. LAND. DWGS., VERIFY W/. OWNER
6 OUTLINE OF STRUCTURE/WALLS BELOW
7 DEPRESSED SLAB/ STRUCTURE FOR FLUSH TRACK AT SLIDING/POCKET DOORS - VERIFY WITH DOOR MFGR.- REF. STRUCT. DWGS.
8 WESTCOAT ALX WALKING DECK AND ROOF COVERING SYSTEM RATED CLASS 'A' ASSEMBLY PER UES ER-587, REF. MAT. SCHED. A/A-4.0
9 STRUCT. STEEL COLUMN PER STRUCT. - REF. STRUCT. DWGS. & PROVIDE SHOP DWGS. FOR ARCH. & ENGINEER APPV. PRIOR TO FAB.
10 PROPERTY LINE - REF. SURVEY
11 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
12 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
13 REAR YARD SETBACK
14 SIDE YARD SETBACK
15 FRONT YARD SETBACK
16 LINE OF ROOF, EAVES & OVERHANGS ABOVE

B KEYNOTES

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COLBY GALLAGHER

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BEACH CITY VENTURES RESIDENCE

PROJECT ADDRESS:
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649

OWNER INFORMATION:
BEACH CITY VENTURES, LLC
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
P: 562.972.4636

DATE
09/26/2025

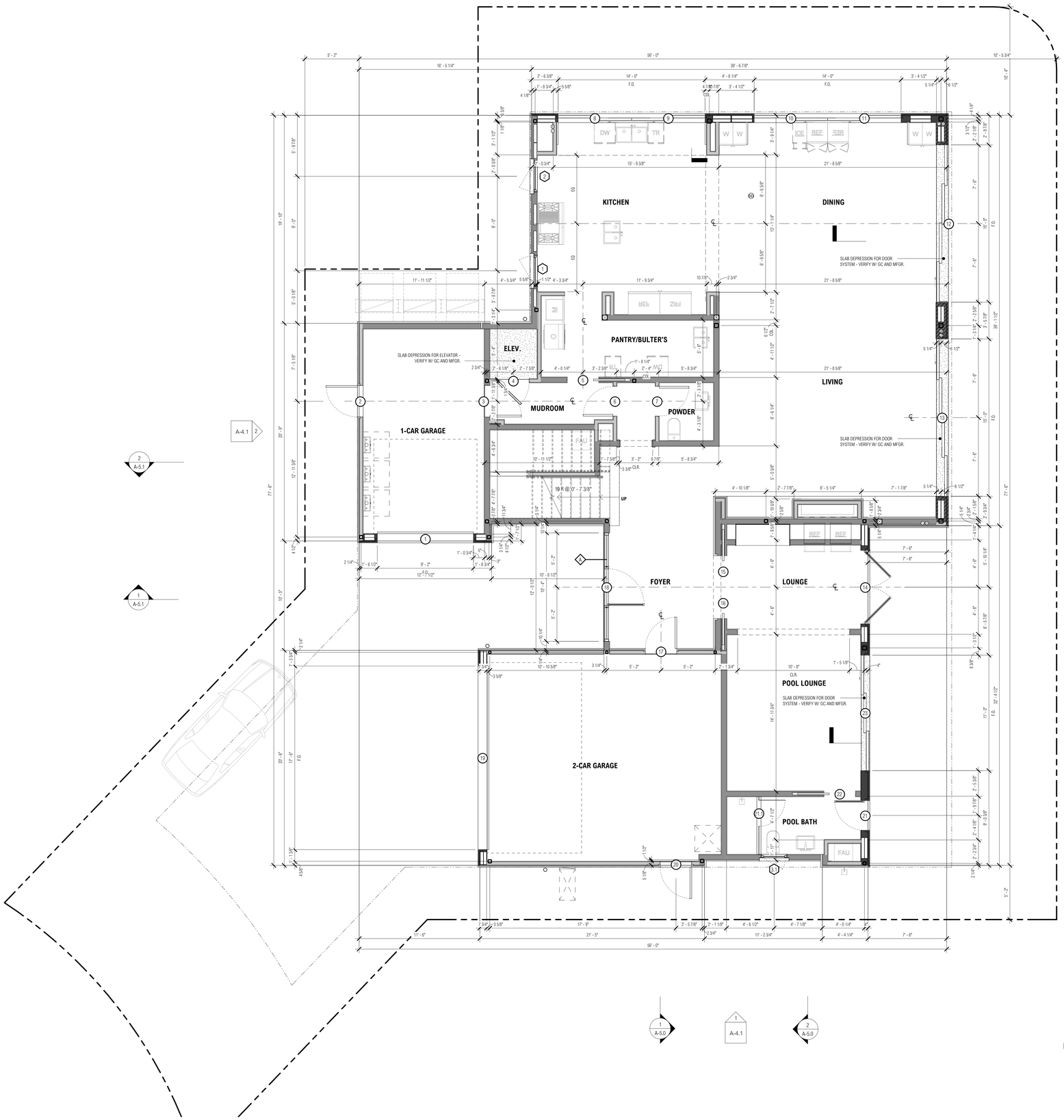
REVISIONS

NO.	REVISION	DATE

THIRD LEVEL FLOOR PLAN

A-2.2

10/21/2025 8:48:35 AM



1 FIRST LEVEL DIMENSION PLAN
1/4" = 1'-0"

DIMENSION NOTE:
ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.) TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" AND INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE (F.O.S.) U.N.O. - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS, **DO NOT SCALE PLANS**.

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED W/ 2X6 STUD MIN. U.N.O.
USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS
SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8"
ENTIRE EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" PLYWOOD
DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFGR. ROUGH OPENING MAY NEED TO BE OVERSIZED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SHT. AD-3.0 FOR TYP. RECESSED CONDITIONS.

GARAGE FLOOR:
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

PLUMBING:
1. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.6.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS. (CPC 402.4)

2. THE WET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6)

3. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

4. ANCHOR OR STRAP THE WATER HEATER(S) TO RESIST HORIZ. DISPLACEMENT DUE TO THE EARTHQUAKE. STRAPPING SHOULD BE AT THE UPPER AND LOWER ONE THIRD (1/3) POINTS OF THE APPLIANCE HEIGHT. MAINTAIN A MIN. 4-INCHES ABOVE THE CONTROLS WITH STRAPPING AT LOWER POINT. (CPC 507.2)

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1) (REF. B /T-1.1 FOR MORE INFO)
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DEGAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 6 INCHES (204 MM) TO EXPOSED GROUND.

2.WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.

3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

5.WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

6.WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.

7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

8.PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

9.WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.

A ANNOTATION LEGEND

ROOM NAME
10.00'

ROOM TAG

SPOT ELEVATION

DOOR TAG

WINDOW TAG

WINDOW WALL TAG

REVISION TAG

2X4 STUD WALL

2X6 STUD WALL STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

2X8 STUD WALL

2X10 STUD WALL

EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR FRAMING W/. DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O., MIN. AIR SPACE/DOOR POCKET TO BE VERIFIED W/. DOOR MFGR. - STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF. SOILS REPORT, WATERPROOFING & DAMPPROOFING NOTES ON SHEET T-1.1 - EXPOSED SURFACES TO HAVE TROWELED SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O., PROVIDE SAMPLE FOR ARCH. APPROVAL

SLAB/FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS - FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/. MFGR. OR FABRICATOR – SHOWER DEPRESSION TO BE VERIFIED W/. I.D.

STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUCT. DWGS. - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN – PER STRUCT., REF. STRUCT. DWGS. - PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30 " MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN –TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24 " MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN

WASHER (W) / DRYER (D) / STACKED (W/D) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION

RECESSED MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) – GC TO COORDINATE W/. UTILITY COMPANY

ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 10/AD-1.0

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC. – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 13/AD-1.0

CHANNEL DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 13 & 14/AD-1.0

OVERFLOW
DRAINLINE

VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW - MTL. PIPE PER CHAPTER 11 OF CPC, SIZE PER TABLE 1103.1 (MIN. 2 " DIA. PIPE & TYP. 3" DIA. PIPE) – SEE CIVIL DWGS. FOR TERMINATION DTLS. ABV. OR BLW. GROUND. VERIFY ALL TERMINATION POINTS, TYPE AND DETAILS W/. CIVIL PRIOR TO POURING THE CONCRETE SLAB - OVERFLOW TO DISCHARGE ABV. GROUND

A ANNOTATION LEGEND

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
CDP 3RD SUBMITTAL

PLAN CHECK NO.
PA-2025-0077

PROJECT CONTACT
COLBY GALLAGHER

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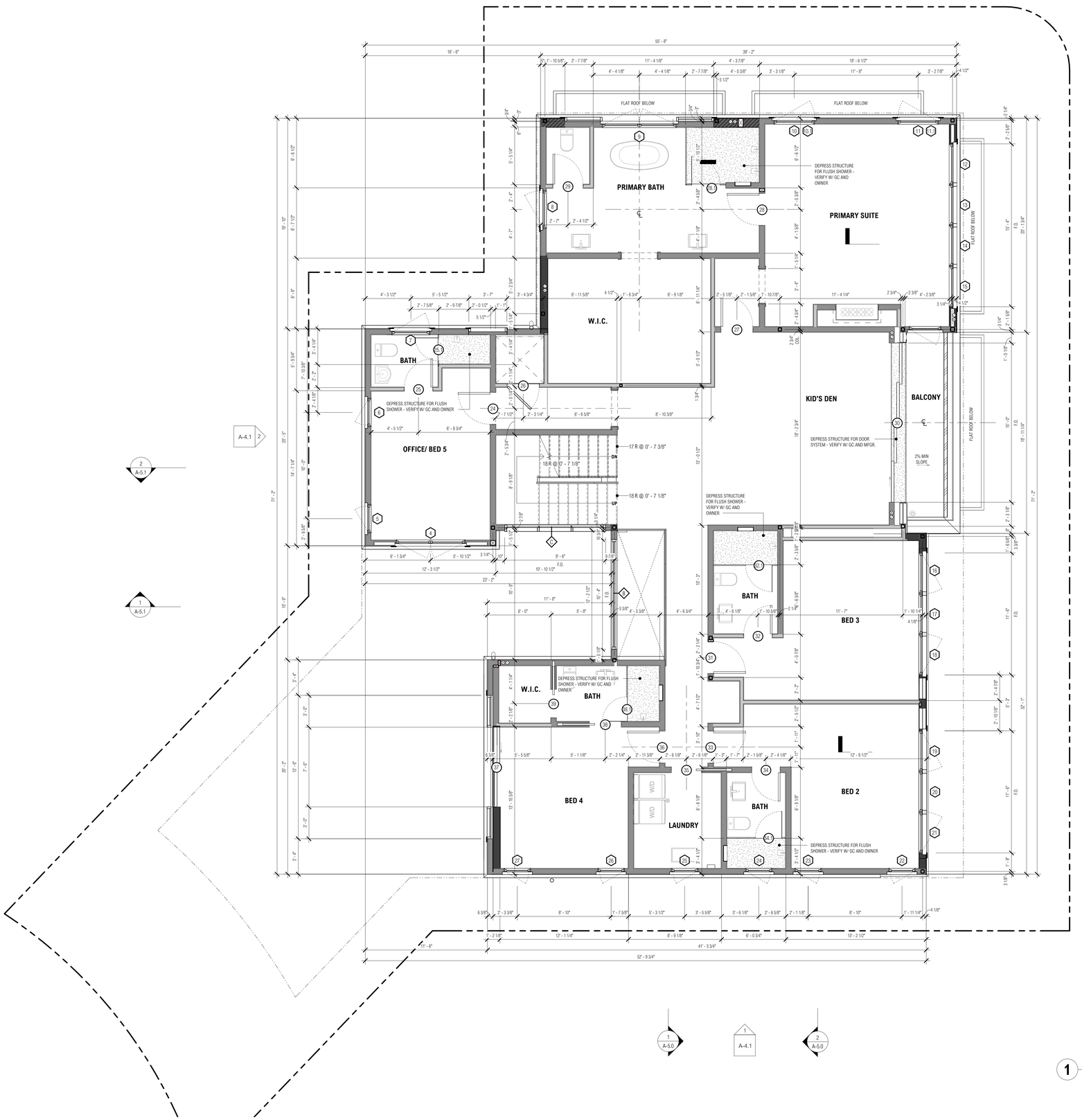
NO.	REVISION	DATE

FIRST LEVEL DIMENSION PLAN

A-2.3

10/21/2025 8:48:38 AM



1 SECOND LEVEL DIMENSION PLAN
1/4" = 1'-0"

DIMENSION NOTE:
ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.) TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" AND INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE (F.O.S.) U.N.O. - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS, **DO NOT SCALE PLANS**.

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED W/ 2X6 STUD MIN. U.N.O.
USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS
SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8"
ENTIRE EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" PLYWOOD
DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFGR. ROUGH OPENING MAY NEED TO BE OVERSIZED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SHT. AD-3.0 FOR TYP. RECESSED CONDITIONS.

GARAGE FLOOR:
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

PLUMBING:
1. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.6.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS. (CPC 402.4)

2. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6)

3. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

4. ANCHOR OR STRAP THE WATER HEATER(S) TO RESIST HORIZ. DISPLACEMENT DUE TO THE EARTHQUAKE. STRAPPING SHOULD BE AT THE UPPER AND LOWER ONE THIRD (1/3) POINTS OF THE APPLIANCE HEIGHT. MAINTAIN A MIN. 4-INCHES ABOVE THE CONTROLS WITH STRAPPING AT LOWER POINT. (CPC 507.2)

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PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204 MM) TO EXPOSED GROUND.

2.WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.

3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

5.WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

6.WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.

7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

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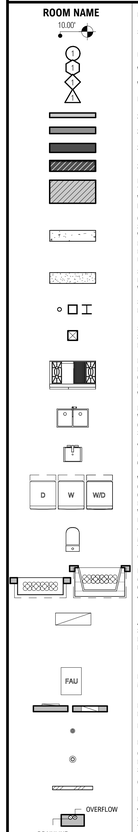
9.WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.

A ANNOTATION LEGEND



ROOM TAG

SPOT ELEVATION

DOOR TAG

WINDOW TAG

WINDOW WALL TAG

REVISION TAG

2X4 STUD WALL

2X6 STUD WALL STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

2X8 STUD WALL

2X10 STUD WALL

EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR FRAMING W/. DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O., MIN. AIR SPACE/DOOR POCKET TO BE VERIFIED W/. DOOR MFGR. - STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF. SOILS REPORT, WATERPROOFING & DAMPPROOFING NOTES ON SHEET T-1.1 - EXPOSED SURFACES TO HAVE TROWELED SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O., PROVIDE SAMPLE FOR ARCH. APPROVAL

SLAB/FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS - FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/. MFGR. OR FABRICATOR – SHOWER DEPRESSION TO BE VERIFIED W/. I.D.

STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUCT. DWGS, - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN – PER STRUCT., REF. STRUCT. DWGS, - PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30 " MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24 " MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN

WASHER (W) / DRYER (D) / STACKED (W/D) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

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FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)

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FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION

RECESSED MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) – GC TO COORDINATE W/. UTILITY COMPANY

ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 10/AD-1.0

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC. – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 13/AD-1.0

CHANNEL DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 13 & 14/AD-1.0

VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW - MTL. PIPE PER CHAPTER 11 OF CPC, SIZE PER TABLE 1103.1 (MIN. 2 " DIA. PIPE & TYP. 3" DIA. PIPE) – SEE CIVIL DWGS. FOR TERMINATION DTLS. ABV. OR BLW. GROUND. VERIFY ALL TERMINATION POINTS, TYPE AND DETAILS W/. CIVIL PRIOR TO POURING THE CONCRETE SLAB - OVERFLOW TO DISCHARGE ABV. GROUND

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DATE
09/26/2025

REVISIONS

NO.	REVISION	DATE

SECOND LEVEL DIMENSION PLAN

A-2.4

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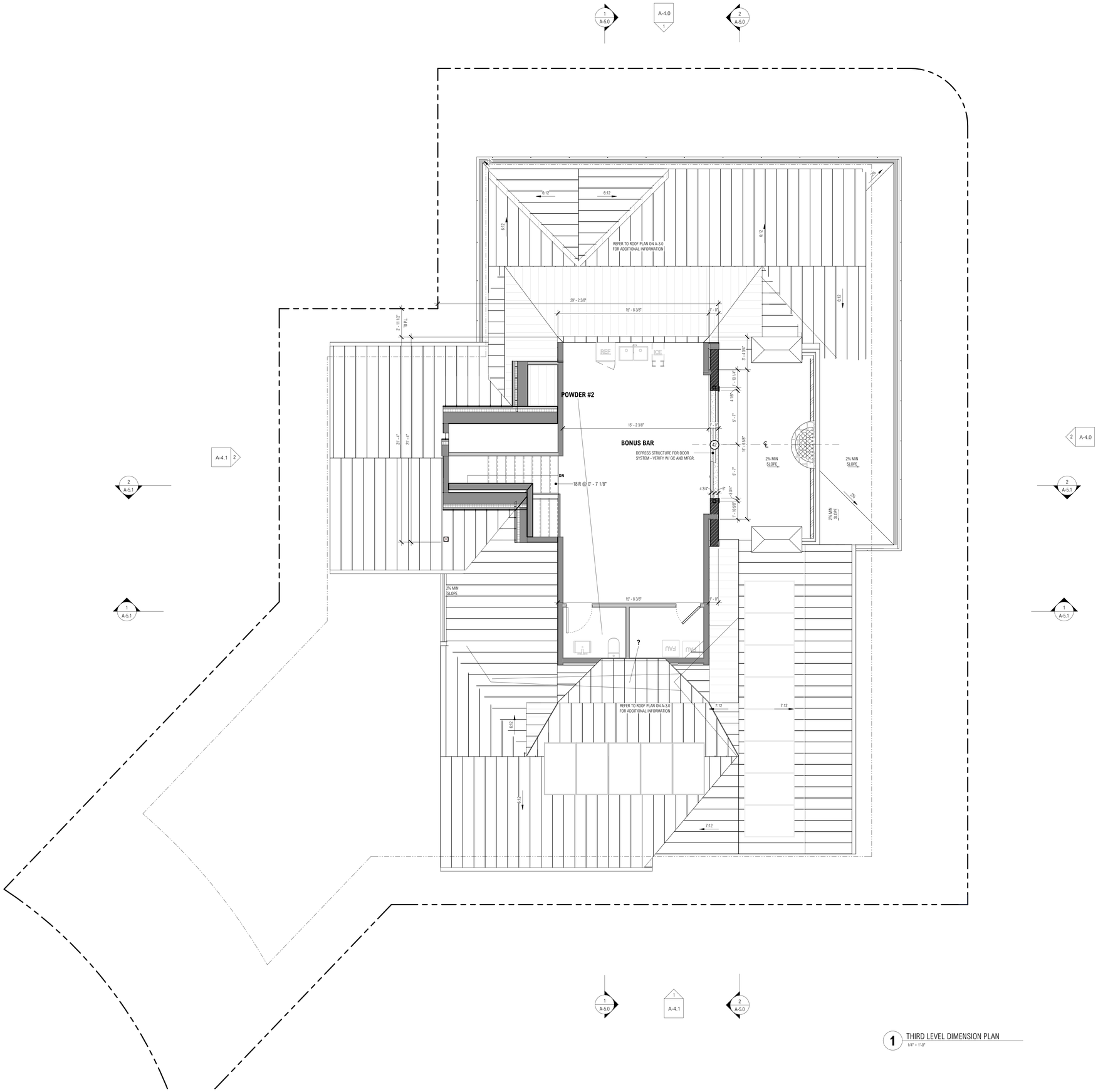

1 THIRD LEVEL DIMENSION PLAN
1/4" = 1'-0"

DIMENSION NOTE:
ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.) TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" AND INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE (F.O.S.) U.N.O. - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS, **DO NOT SCALE PLANS**.

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED W/ 2X6 STUD MIN. U.N.O.
USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS
SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8"
ENTIRE EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" PLYWOOD
DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFGR. ROUGH OPENING MAY NEED TO BE OVERSIZED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SHT. AD-3.0 FOR TYP. RECESSED CONDITIONS.

GARAGE FLOOR:
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

PLUMBING:
1. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.6.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS. (CPC 402.4)

2. THE WET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6)

3. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

4. ANCHOR OR STRAP THE WATER HEATER(S) TO RESIST HORIZ. DISPLACEMENT DUE TO THE EARTHQUAKE. STRAPPING SHOULD BE AT THE UPPER AND LOWER ONE THIRD (1/3) POINTS OF THE APPLIANCE HEIGHT. MAINTAIN A MIN. 4-INCHES ABOVE THE CONTROLS WITH STRAPPING AT LOWER POINT. (CPC 507.2)

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1) (REF. B /T-1.1 FOR MORE INFO)
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204 MM) TO EXPOSED GROUND.

2.WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.

3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

5.WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

6.WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.

7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

8.PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

9.WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.

A ANNOTATION LEGEND

ROOM NAME 10.00'

ROOM TAG

SPOT ELEVATION

DOOR TAG

WINDOW TAG

WINDOW WALL TAG

REVISION TAG

2X4 STUD WALL

2X6 STUD WALL – STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

2X8 STUD WALL

2X10 STUD WALL

EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR FRAMING W/ DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O., MIN. AIR SPACE/DOOR POCKET TO BE VERIFIED W/. DOOR MFGR. – STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF. SOILS REPORT, WATERPROOFING & DAMPPROOFING NOTES ON SHEET T-1.1 - EXPOSED SURFACES TO HAVE TROWELED SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O., PROVIDE SAMPLE FOR ARCH. APPROVAL

SLAB/FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS - FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/. MFGR. OR FABRICATOR – SHOWER DEPRESSION TO BE VERIFIED W/. I.D.

STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUCT. DWGS. - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN – PER STRUCT., REF. STRUCT. DWGS. - PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30 " MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) - -EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

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OVERFLOW
DRAINLINE

A ANNOTATION LEGEND

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DATE
09/26/2025

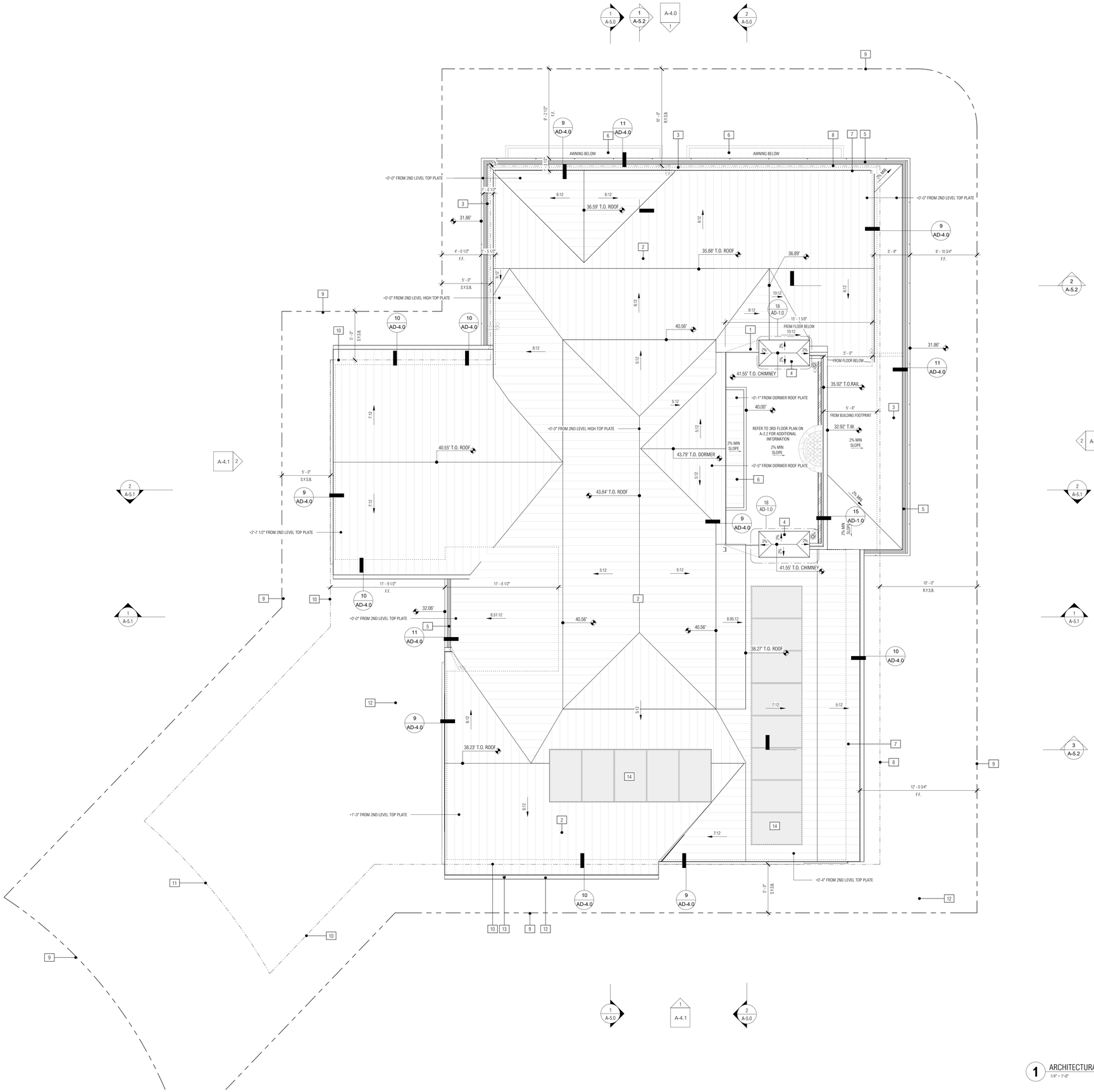
REVISIONS

NO.	REVISION	DATE

THIRD LEVEL DIMENSION PLAN

A-2.5

10/21/2025 8:46:43 AM



1 ARCHITECTURAL ROOF PLAN
1/4" = 1'-0"

DIMENSION NOTE:
ALL DIMS. ARE TO FACE OF STUD (F.O.S.) OR FACE OF SHT'G. (F.O.S.) TYP. U.N.O. EAVE DIMS. ARE FROM FACE OF SHT'G. TO FACE OF FINISH FASCIA

ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES VENTING NOTES:
1. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION BY VENTILATION OPENING PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW UNLESS THEY MEET THE REQUIREMENT OF SECTION R806.5 FOR UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. VENTILATION OPENING SHALL HAVE THE LEAST DIMENSION OF 1/16 " MIN. AND 1/4" MAX OTHERWISE THE OPENING SHALL HAVE THE CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVE A LEAST DIMENSION OF 1/16 " MIN. AND 1/4" MAX. OPENING IN ROOF FRAMING MEMBERS SHALL BE PER THE REQUIREMENT OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES. (R806.1)

2. THE MINIMUM NET FREE VENTILATING AREA SHOULD BE 1/150 OF THE AREA OF THE VENTED SPACE, EXCEPT THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:

A.IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

B.NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED. (R 806.2)

3. PROVIDE 1" SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING WHERE EAVE OR CORNICE VENTS INSTALLED, PROVIDED BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. (R806.3)

4. INSTALL VENTILATOR PER MANUFACTURER INSTRUCTION. INSTALL VENTILATOR IN ROOF PER SECTION R903 AND VENTILATOR IN WALL ASSEMBLIES PER SECTION R703.1. (CRC R806.4)

5. FOR THE ATTIC WITH VERTICAL HEIGHT GREATER THAN OR EQUAL TO 30 " (VERTICAL HEIGHT MEASURED FROM THE TOP OF CEILING JOIST TO THE BOTTOM OF THE ROOF RAFTERS) WITHIN 30 S.F. MIN. PROVIDE THE OPENING WITH ROUGH-FRAMED OPENING OF NOT LESS THAN 22 "X30" WHICH SHOULD BE LOCATED IN HALLWAY OR OTHER LOCATION WITH READY ACCESS. IF THE ACCESS LOCATED IN THE WALL THEN THE WIDTH SHOULD BE 22 " AND HEIGHT SHOULD BE 30" MIN. IF LOCATED IN CEILING THEN THE MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SHOULD BE 30 " FROM THE BOTTOM OF CEILING JOIST AT SOME POINT. (CRC R807.1)

VENTS IN THE WILDLAND URBAN INTERFACE (WUI):
WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, GABLE ENDS, RIDGE ENDS, UNDER EAVES AND CORNICES, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION, FOUNDATIONS AND CRAWL SPACES, OR ANY OTHER OPENING INTENDED TO PERMIT VENTILATION, EITHER IN A HORIZONTAL OR VERTICAL PLANE, SHALL BE IN ACCORDANCE WITH SECTIONS R337.6.1 THROUGH R337.6.2 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. (CRC R806.1.1)

REQUIREMENTS: VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS: (CRC R337.6.2)

1.THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST.

2.THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST.

3.THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662°F (350°C).

OFF RIDGE AND RIDGE VENTS: VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING: (CRC R337.6.2.1)

1.VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 INCH (1.6 MM) AND SHALL NOT EXCEED 1/8 INCH (3.2 MM) IN DIAMETER.

2.THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.

3.THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

VENTILATION REQUIRED BENEATH BALCONY OR ELEVATED WALKING SURFACES:
ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW OR DRAINAGE FROM IRRIGATION SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET-FREE CROSS-VENTILATION AREA NOT LESS THAN 1/ 150 OF THE AREA OF EACH SEPARATE SPACE. (CRC R317.1.3)

ROOF DRAINAGE:
IF THE PROJECT LOCATED IN THE AREA WITH EXPANSIVE OR COLLAPSIBLE SOILS, WATER RUNOFF FROM ROOFS OF ALL DWELLINGS SHALL BE DISCHARGED TO THE GROUND SURFACE NOT LESS THAN 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM. (R801.3) - REF CIVIL DWGS FOR STORM WATER MANAGEMENT AND SYSTEM.

WEATHER PROTECTION:
1. ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE CHAPTER 9 OF THE CURRENT CRC. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CHAPTER 9 OF CRC AND THE APPROVED MANUFACTURER 'S INSTRUCTIONS SUCH THAT THE ROOF ASSEMBLY SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE. (R903.1)

2. PROVIDE AND INSTALL FLASHING TO PREVENT ENTRY OF MOISTURE TO WALL AND ROOF ASSEMBLIES THRU THE JOINTS IN COPINGS, PERMEABLE MATERIAL, AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATION THRU ROOF. (R903.2)

3. FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.5 MM) (NO. 26 GALVANIZED SHEET). (R903.2.1)

4. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES (762 MM) WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING. EXCEPT FOR UNIT SKYLIGHTS INSTALLED IN ACCORDANCE WITH SECTION R308.6 AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER 'S INSTRUCTIONS SHALL BE PERMITTED TO BE INSTALLED WITHOUT A CRICKET OR SADDLE. (R903.2.2)

5. PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NOT LESS THAN THE THICKNESS OF THE PARAPET WALL. (R903.3)

6. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. IF WATER CAN BE ENTRAPPED WITHIN THE ROOF AREA THEN SECONDARY EMERGENCY OVERFLOW ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED PER SECTION R903.4.1. (R903.4)

MISC. NOTES:
1. INSTALL ROOF PER ROOFING MFG'R. SPECS & INSTALLATION GUIDELINE

2. ARCH. TO APPV. SIZE, COLOR & PROFILE OF EAVE & RAKE COMPONENTS. G.C. TO PROVIDE MOCK-UPS.

3. UNVENTED ENCLOSED RAFTER ASSEMBLY: NO INTERIOR CLASS I VAPOR RETARDER SHALL BE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY. AND IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION. (CRC R806.5)

4. REF. WOOD OR WOODBASE PRODUCT NOTES ON SHEET T-1.1

A ROOF PLAN NOTES

1 CRICKET - 2% MIN. SLOPE, TO BE COMPATIBLE W/. ROOF
2 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
3 FLAT COOL ROOF, CLASS 'A' - COLOR AS SELECTED - TPO MEMBRANE - REF. MAT. SCHEDULE A/A-4.0
4 DECORATIVE CHIMNEY ENCLOSURE TO BE INSTALLED AND TERMINATED PER MFRG. SPEC. OF THE FACTORY-BUILT FIREPLACE AND/OR CHIMNEY(R1005 OF CRC) - GAS VENT TO BE TERMINATED PER CMC 802.6.1 (LISTED DIRECT-VENT PER MFGR. INSTALLATION INSTRUCTION (CMC 802.2.6))
5 CUSTOM RECESSED GUTTER/DECK DRAIN - ROOFING/DECKING CONTRACTOR COORD. W/. FLASHING INSTALLER - VERIFY LOC'N & APPLICATION OF DRAIN W/. ARCH PRIOR TO ORDERING - SIZE PER TABLE 1103.3 OF CPC
6 EXPOSED STEEL AWNING, SIZE PER STRUCT. DWGS., PAINT AS SELECTED AND SEAL AS REQ'D. - ARCH. TO APPV. COLOR, 2% MIN. SLOPE
7 OUTLINE OF STRUCTURE/WALLS BELOW
8 REAR YARD SETBACK
9 PROPERTY LINE - REF. SURVEY
10 SIDE YARD SETBACK
11 FRONT YARD SETBACK
12 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
13 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
14 SOLAR PANELS PER SEPARATE PERMIT (MAINTAIN REQ. CLEARANCES)

B KEYNOTES

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
CDP 3RD SUBMITTAL

PLAN CHECK NO.
PA-2025-0077

PROJECT CONTACT
COLBY GALLAGHER

THESE DOCUMENTS ARE THE PROPERTY OF BRANDON ARCHITECTS INC., AND ARE NOT TO BE DUPLICATED, ALTERED OR UTILIZED IN ANY WAY BY ANY OTHER PARTY WITHOUT THE EXPRESSED AUTHORIZATION OF BRANDON ARCHITECTS. ANY UNAUTHORIZED DUPLICATION OR ALTERATION OF THESE DOCUMENTS BY ANY PARTY IS A VIOLATION OF BRANDON ARCHITECTS EXPRESSED COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS THERETO, AND IS SUBJECT TO FULL CIVIL LIABILITIES AND PENALTIES. THESE PLANS ARE ALSO NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING WRITTEN AUTHORIZATION AND EXPRESSED PERMISSION BY BRANDON ARCHITECTS, WHO SHALL THEN BE HELD HARMLESS AND ABSOLVED OF ANY LIABILITY REGARDING ANY USE OF THESE DOCUMENTS BY SUCH THIRD PARTY WHETHER DEPICTED OR IMPLIED HEREON.

BEACH CITY VENTURES RESIDENCE

PROJECT ADDRESS:
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649

OWNER INFORMATION:
BEACH CITY VENTURES, LLC
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
P: 562.972.4636

DATE
09/26/2025

REVISIONS

NO.	REVISION	DATE

ROOF PLAN

A-3.0

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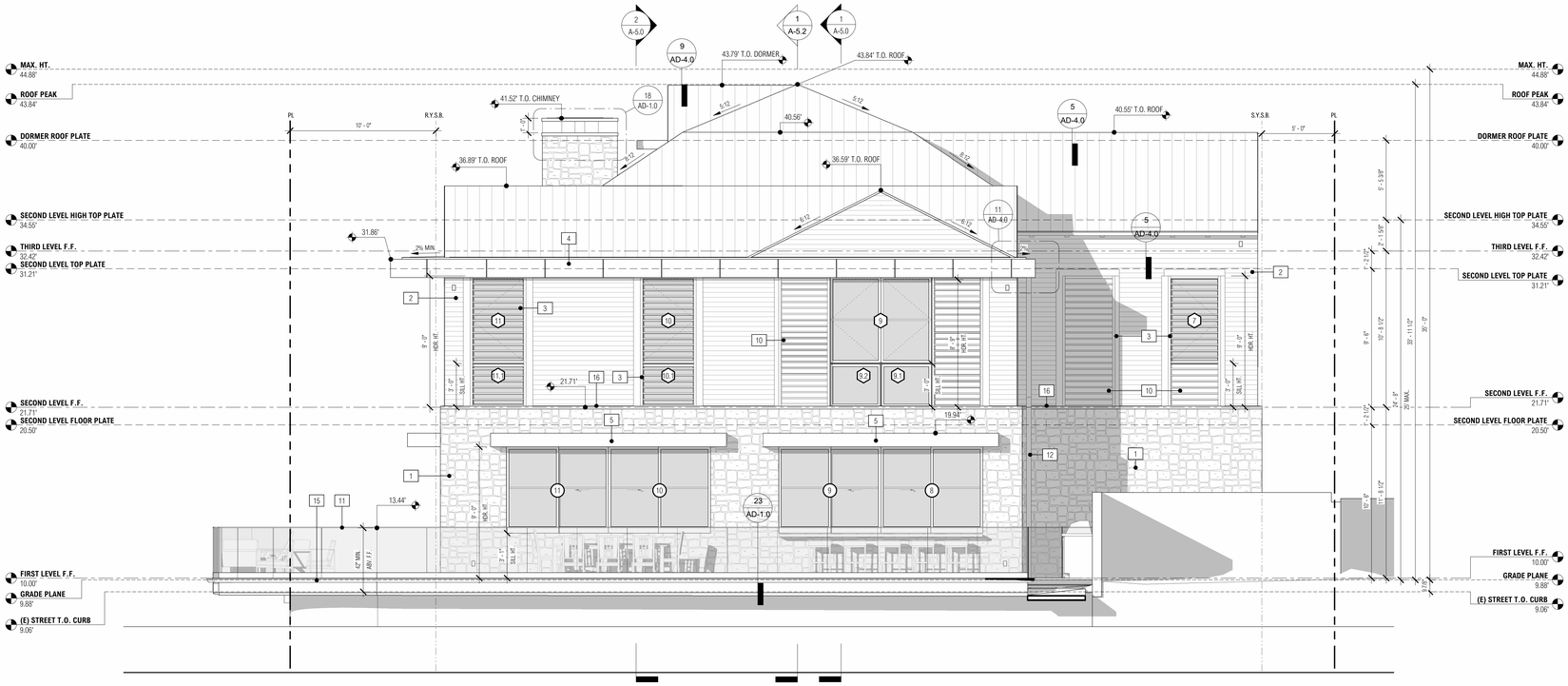
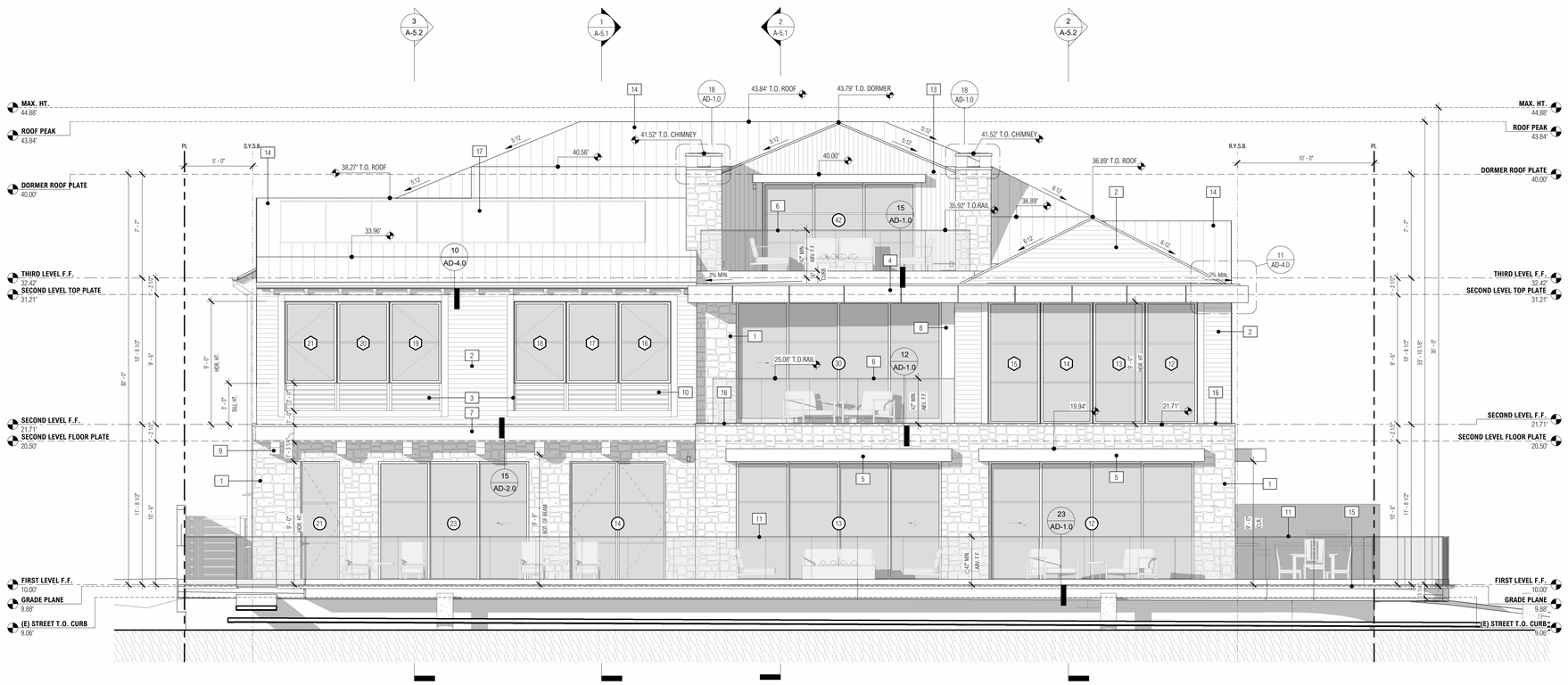


1 NORTH EAST (CHANNEL) ELEVATION
1/4" = 1'-0"



2 SOUTH EAST (CHANNEL) ELEVATION
1/4" = 1'-0"

WINDOWS & DOORS:

AUTHORIZED DEALER (PRODUCTS LISTED BELOW)
SUPPLIER: ASSOCIATED BUILDING SUPPLY
ADDRESS: STONE MILL DESIGN CENTER 2915 RED HILL AVE., SUITE F104, COSTA MESA, CA 92626
CONTACT: JOE YOUNAN
PHONE: 949-872-3319
FAX: 206-666-2150
EMAIL: JYOUNAN@ABSCAL.COM
WEB: WWW.ASSOCIATEDBUILDINGSUPPLY.COM

WINDOWS:
MANUFACTURER: JELD-WEN WINDOWS & DOORS
PRODUCT: CUSTOM COLLECTION
ADDRESS: 3250 LAKEPORT BLVD. P.O. BOX 1329; KLAMATH FALLS, OREGON 97601
PHONE: 541-885-7412 OR 800-535-3936
FAX: 541-884-3331
WEB: WWW.JELD-WEN.COM

MULTI SLIDE DOORS & WINDOW WALLS:
MANUFACTURER: AWAKE WINDOW AND DOOR CO.
PRODUCT: SERIES 425 & 905
COLOR: TO BE APPROVED BY ARCH. & OWNER
ADDRESS: 435 E GERMANN RD., SUITE 104, GILBERT, AZ 85297
PHONE: 833.292.5393
WEB: WWW.AWAKEWDC.COM

GARAGE DOORS:
SUPPLIER: ZIEGLER GARAGE DOORS
WEB: WWW.ZIEGLERDOORSINC.COM
STYLE: CUSTOM
MATERIAL: CUSTOM BUILT, WOOD & GLASS

MATERIALS:

EXTERIOR T&G SOFFIT:
SUPPLIER: NUSKU TRATEK (ENGINEERED WESTERN RED CEDAR)
TYPE: 1x6 T&G FINE LINE, INSTALL PER MFGR. GUIDELINES
COLOR: ARCH. TO APPROVE
CODE: COMPLY W/ SFM STANDARD 12-7a-3, CAL FIRE LISTING #: 8160-2246:0500
WEIGHT: AVERAGE DRIED 23 LBS/CU FT

EXTERIOR STONE / MASONRY VENEER:
SUPPLIER: SANDRINE SCOTT COMMODITIES
STONE TYPE: TRAVERTINE (ARCH. TO VERIFY)
COLOR: LT. BEIGE & WHITE, TO BE APPROVED BY ARCH. & OWNER
APPLICATION: STACKED OFFSET (ARCH. TO APPV.) - REF. DTL. **11/AD-2.0**
THICKNESS: 1" - 1.5" NOMINAL
WEIGHT: <6 LBS/S.F.

EXTERIOR ACM PANELING:
MANUFACTURER: ALUCOBOND OR EQUIV.
PRODUCT: ACM METAL PANELING
COLOR: DARK BRONZE
APPLICATION: REF. DTL. **12/AD-2.0**
PANEL REVEAL: PER ELEVATION (ARCH TO APPV.)

HORIZONTAL CEMENT BASED WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 909.356.6366
COLOR: ARCTIC WHITE, ARCH TO APPROVE
APPLICATION: ARTISAN LAP SIDING 4" (SMOOTH) W/. MITERED CORNER - REF. DTL. **9/AD-2.0**
CODE: ICC# ESR-2290

VERTICAL CEMENT BASED WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 949.356.6366
COLOR: ARCTIC WHITE, ARCH TO APPROVE
APPLICATION: ARTISAN LAP SIDING 4" (SMOOTH) W/. MITERED CORNER - REF. DTL. **10/AD-2.0**
CODE: ICC# ESR-2290

ROOF / DECK MATERIAL:

FLAT ROOFING (CLASS 'A'):
PRODUCT: TPO MEMBRANE, CLASS 'A'
MANUFACTURER: EVERGUARD
CODE: UL LISTING - ER 1306-1
COLOR: ENERGY GRAY, TO BE APPVD. BY OWNER & ARCH.
MIN. 3 YEARS AGED, SOLAR REFLECTANCE OF 0.63 AND MIN. THERMAL EMITTANCE OF 0.75 OR
3 YEAR AGED SRI OF AT LEAST 75
APPLICATION: INSTALLATION PER MFG'R REQUIREMENTS - REF. DTL. **3/AD-2.0**

METAL ROOFING: (CLASS 'A' - NON REFLECTIVE)
PRODUCT: STANDING SEAM METAL ROOFING, ULTRA-COOL, CB-150
MFGR: CUSTOM-BILT METALS
COLOR: DARK BRONZE, TO BE APPRV. BY ARCH. & OWNER (SOLAR REFLECTANCE 0.35, THERMAL EMITTANCE 0.83) - TO MATCH WINDOW AND DOOR SASH
APPLICATION: USE CONTINUOUS 12" OR 16" PANS - VERIFY W/. ARCH. SIZE & LOC'N. OF SEAMS (NO TRANSVERSE SEAMS) - REF. DTL. **2/AD-2.0**
CODE: ICC ESR-2048, CLASS 'A' ASSEMBLY
WEIGHT: APPX. 2 PSF.

GUTTERS:
MATERIAL: METAL - ALUM. PAINTED KYNAR
SHAPE: HALF ROUND (8") (VERIFY W/. ARCH.)

WATERPROOF DECK MEMBRANE:
MFGR: WESTCOAT
ADDRESS: 770 GATEWAY CENTER DRIVE, SAN DIEGO, CA 92101
PRODUCT: ALX WALKING DECK (CLASS 'A')
APPLICATION: DECK FINISH SURFACE TO BE NON-COMBUSTIBLE
CODE: UES ER-587

FLASHING & WEATHERSTRIPPING
PROVIDE CORROSION-RESISTANCE METAL FLASHING PER CRC FOR ALL EXTERIOR FLASHING, MIN. 24 GAUGE COPPER (16 OZ.) SHEETS U.N.O. IN CRC OR MFGR. INSTALLATION GUIDELINES. ALL METAL IN CONTACTS TO BE OF SIMILAR TYPE TO AVOID GALVANIC CORROSION. VERIFY W/. ARCHITECT ANY UNCONVENTIONAL ENVELOPE WATERPROOFING AREAS PRIOR TO INSTALLATION

A MATERIAL SPECIFICATIONS

1. FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS
2. REF. ROOF PLAN (A-3.0) FOR ALL PLATE HTS. & RIDGE HTS.

B GENERAL NOTES

1 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0
2 SHIP LAP SIDING - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 14/AD-1.0
3 DECO. LOUVERED SCREEN WITH TRIM SURROUND - PAINT AS SELECTED AND SEAL AS REQ'D., ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT.
4 DECO. 16" METAL FASCIA WITH 48" O.C. REVEALS, PAINT AS SELECTED - ARCH. TO APPV. COLOR
5 DECO. 12" METAL FASCIA, PAINT AS SELECTED - ARCH. TO APPV. COLOR
6 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
7 AZEK OR EQ. DECO. 'BELLY BAND' PER DTL. 14/AD-2.0 - PAINT AS SELECTED, ARCH. TO APPROVE PROFILE AND COLOR
8 BRAKE METAL - MATCH DOOR/WINDOW FRAME. ARCH. TO APPV. COLOR AND LAYOUT, REF. MAT. SCHEDULE A/A-4.0
9 8X12 DECO. TIMBER BEAM - CHAMFER EDGES AS OCCURS. PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
10 WOOD PANEL SIDING, EXTIRA OR EQ. - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 13/AD-1.0
11 RESTORE AND REPLACE EXISTING EXTERIOR GLASS GUARDRAIL MIN. 42" HEIGHT ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
12 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
13 VERTICAL WOOD SIDING - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 15/AD-1.0
14 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
15 PROPOSED GUTTER PER CIVIL - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
16 STONE CAP AS SELECTED, SLOPED 2% MIN. TO SHED WATER - GC. TO PROVIDE MOCK UP FOR ARCH. APPV.
17 SOLAR PANELS PER SEPARATE PERMIT (MAINTAIN REQ. CLEARANCES)

C KEYNOTES

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
CDP 3RD SUBMITTAL

PLAN CHECK NO.
PA-2025-0077

PROJECT CONTACT
COLBY GALLAGHER

THESE DOCUMENTS ARE THE PROPERTY OF BRANDON ARCHITECTS INC., AND ARE NOT TO BE DUPLICATED, ALTERED OR UTILIZED IN ANY WAY BY ANY OTHER PARTY WITHOUT THE EXPRESSED AUTHORIZATION OF BRANDON ARCHITECTS. ANY UNAUTHORIZED DUPLICATION OR ALTERATION OF THESE DOCUMENTS BY ANY PARTY IS A VIOLATION OF BRANDON ARCHITECTS EXPRESSED COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS THERETO, AND IS SUBJECT TO FULL CIVIL LIABILITIES AND PENALTIES. THESE PLANS ARE ALSO NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING WRITTEN AUTHORIZATION AND EXPRESSED PERMISSION BY BRANDON ARCHITECTS, WHO SHALL THEN BE HELD HARMLESS AND ABSOLVED OF ANY LIABILITY REGARDING ANY USE OF THESE DOCUMENTS BY SUCH THIRD PARTY WHETHER DEPICTED OR IMPLIED HEREON.

BEACH CITY VENTURES RESIDENCE

PROJECT ADDRESS:
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649

OWNER INFORMATION:
BEACH CITY VENTURES, LLC
16482 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
P: 562.972.4636

DATE
09/26/2025

REVISIONS
NO. REVISION DATE

EXTERIOR ELEVATIONS

A-4.0

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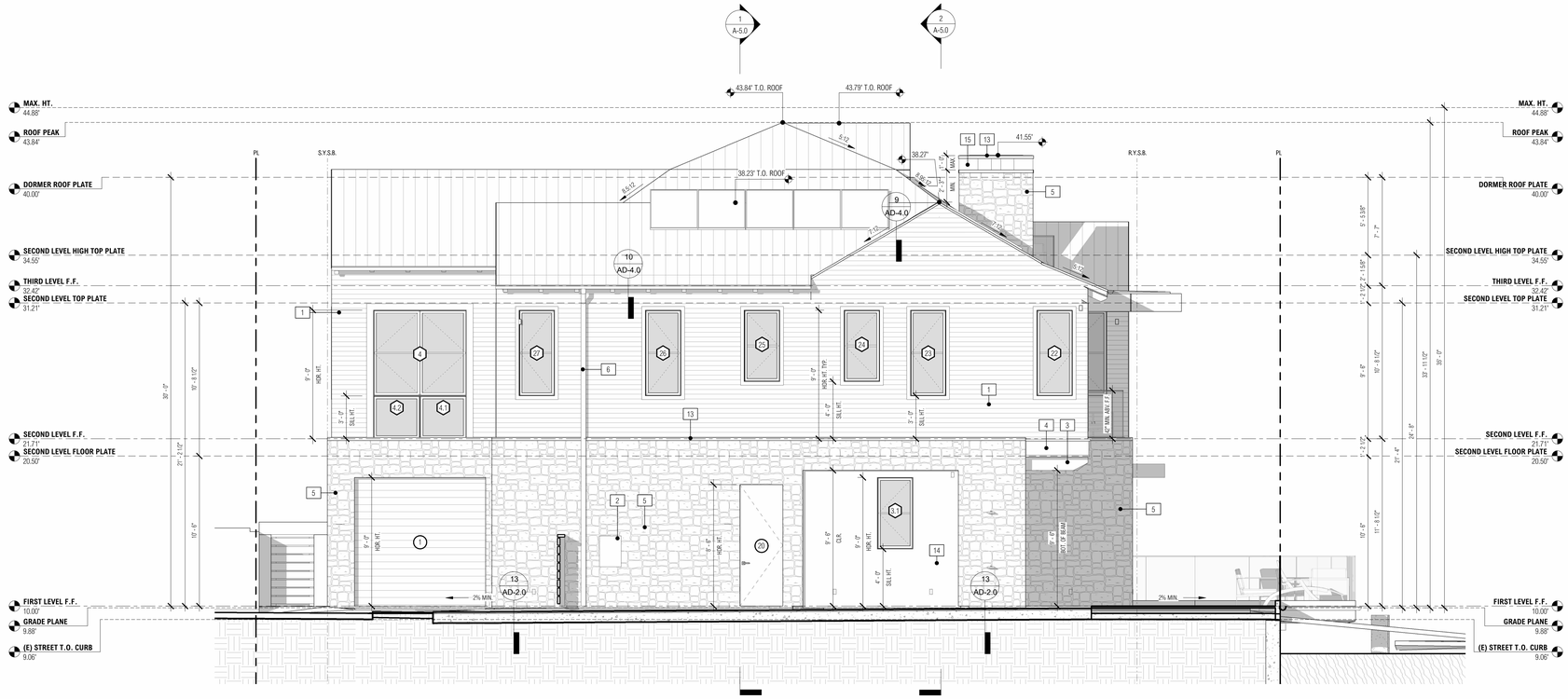
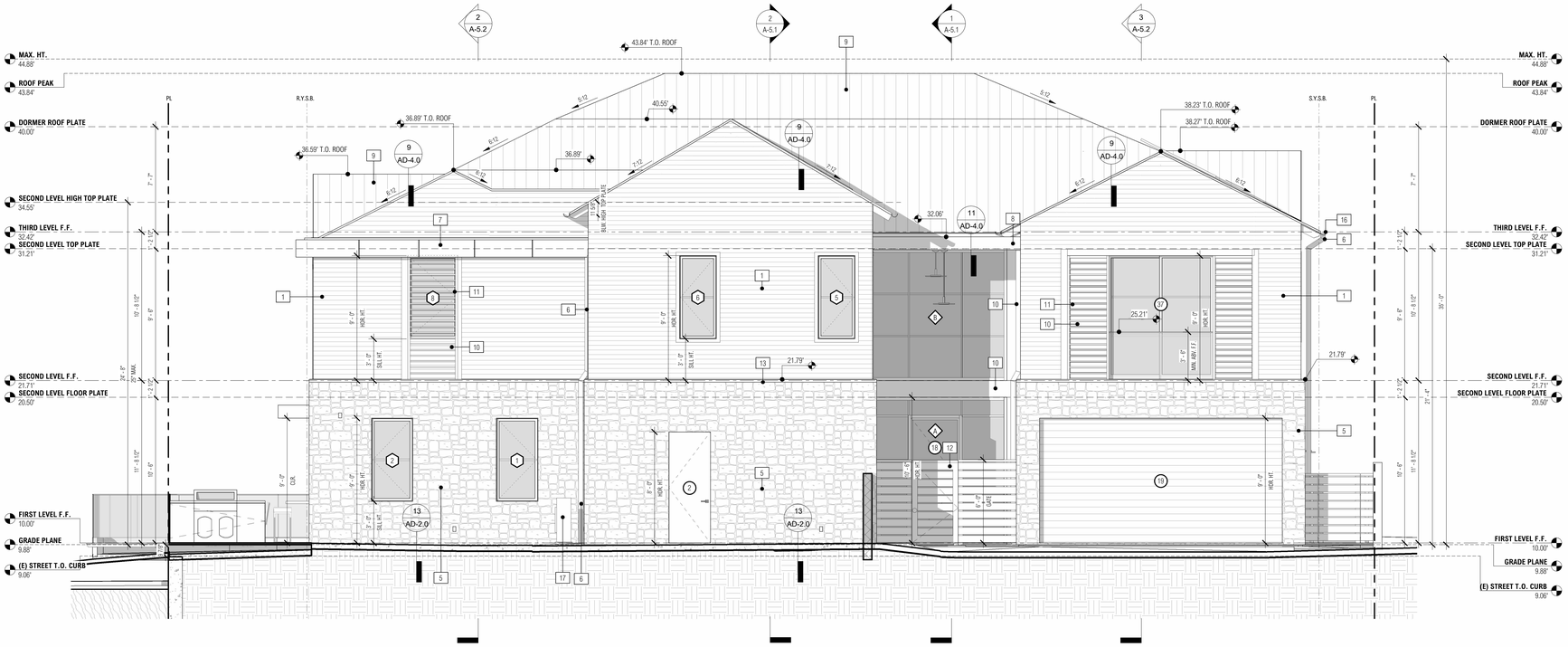


1 SOUTH EAST ELEVATION
1/4" = 1'-0"



2 NORTH WEST ELEVATION
1/4" = 1'-0"

WINDOWS & DOORS:

AUTHORIZED DEALER (PRODUCTS LISTED BELOW)
SUPPLIER: ASSOCIATED BUILDING SUPPLY
ADDRESS: STONE MILL DESIGN CENTER 2915 RED HILL AVE., SUITE F104, COSTA MESA, CA 92626
CONTACT: JOE YOUNAN
PHONE: 949-872-3319
FAX: 206-666-2150
EMAIL: JYOUNAN@ABSCAL.COM
WEB: WWW.ASSOCIATEDBUILDINGSUPPLY.COM

WINDOWS:
MANUFACTURER: JELD-WEN WINDOWS & DOORS
PRODUCT: CUSTOM COLLECTION
ADDRESS: 3250 LAKEPORT BLVD. P.O. BOX 1329; KLAMATH FALLS, OREGON 97601
PHONE: 541-885-7412 OR 800-535-3936
FAX: 541-884-3331
WEB: WWW.JELD-WEN.COM

MULTI SLIDE DOORS & WINDOW WALLS:
MANUFACTURER: AWAKE WINDOW AND DOOR CO.
PRODUCT: SERIES 425 & 905
COLOR: TO BE APPROVED BY ARCH. & OWNER
ADDRESS: 435 E GERMANN RD., SUITE 104, GILBERT, AZ 85297
PHONE: 833.292.5393
WEB: WWW.AWAKEWDC.COM

GARAGE DOORS:
SUPPLIER: ZIEGLER GARAGE DOORS
WEB: WWW.ZIEGLERDOORSINC.COM
STYLE: CUSTOM
MATERIAL: CUSTOM BUILT, WOOD & GLASS

MATERIALS:

EXTERIOR T&G SOFFIT:
SUPPLIER: NUSKU TRATEK (ENGINEERED WESTERN RED CEDAR)
TYPE: 1x6 T&G FINE LINE, INSTALL PER MFGR. GUIDELINES
COLOR: ARCH. TO APPROVE
CODE: COMPLY W/ SFM STANDARD 12-7a-3, CAL FIRE LISTING #: 8160-2246:0500
WEIGHT: AVERAGE DRIED 23 LBS/CU FT

EXTERIOR STONE / MASONRY VENEER:
SUPPLIER: SANDRINE SCOTT COMMODITIES
STONE TYPE: TRAVERTINE (ARCH. TO VERIFY)
COLOR: LT. BEIGE & WHITE, TO BE APPROVED BY ARCH. & OWNER
APPLICATION: STACKED OFFSET (ARCH. TO APPV.) - REF. DTL. **11/AD-2.0**
THICKNESS: 1" - 1.5" NOMINAL
WEIGHT: <6 LBS/S.F.

EXTERIOR ACM PANELING:
MANUFACTURER: ALUCOBOND OR EQUIV.
PRODUCT: ACM METAL PANELING
COLOR: DARK BRONZE
APPLICATION: REF. DTL. **12/AD-2.0**
PANEL REVEAL: PER ELEVATION (ARCH TO APPV.)

HORIZONTAL CEMENT BASED WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 909.356.6366
COLOR: ARCTIC WHITE, ARCH TO APPROVE
APPLICATION: ARTISAN LAP SIDING 4" (SMOOTH) W/. MITERED CORNER - REF. DTL. **9/AD-2.0**
CODE: ICC# ESR-2290

VERTICAL CEMENT BASED WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 949.356.6366
COLOR: ARCTIC WHITE, ARCH TO APPROVE
APPLICATION: ARTISAN LAP SIDING 4" (SMOOTH) W/. MITERED CORNER - REF. DTL. **10/AD-2.0**
CODE: ICC# ESR-2290

ROOF / DECK MATERIAL:

FLAT ROOFING (CLASS 'A'):
PRODUCT: TPO MEMBRANE, CLASS 'A'
MANUFACTURER: EVERGUARD
CODE: UL LISTING - ER 1306-1
COLOR: ENERGY GRAY, TO BE APPVD. BY OWNER & ARCH.
MIN. 3 YEARS AGED, SOLAR REFLECTANCE OF 0.63 AND MIN. THERMAL EMITTANCE OF 0.75 OR
3 YEAR AGED SRI OF AT LEAST 75
APPLICATION: INSTALLATION PER MFG'R REQUIREMENTS - REF. DTL. **3/AD-2.0**

METAL ROOFING: (CLASS 'A' - NON REFLECTIVE)
PRODUCT: STANDING SEAM METAL ROOFING, ULTRA-COOL, CB-150
MFGR: CUSTOM-BILT METALS
COLOR: DARK BRONZE, TO BE APPRV. BY ARCH. & OWNER (SOLAR REFLECTANCE 0.35, THERMAL EMITTANCE 0.83) - TO MATCH WINDOW AND DOOR SASH
APPLICATION: USE CONTINUOUS 12" OR 16" PANS - VERIFY W/. ARCH. SIZE & LOC'N. OF SEAMS (NO TRANSVERSE SEAMS) - REF. DTL. **2/AD-2.0**
CODE: ICC ESR-2048, CLASS 'A' ASSEMBLY
WEIGHT: APPX. 2 PSF.

GUTTERS:
MATERIAL: METAL - ALUM. PAINTED KYNAR
SHAPE: HALF ROUND (5") (VERIFY W/. ARCH.)

WATERPROOF DECK MEMBRANE:
MFGR: WESTCOAT
ADDRESS: 770 GATEWAY CENTER DRIVE, SAN DIEGO, CA 92101
PRODUCT: ALX WALKING DECK (CLASS 'A')
APPLICATION: DECK FINISH SURFACE TO BE NON-COMBUSTIBLE
CODE: UES ER-587

FLASHING & WEATHERSTRIPPING
PROVIDE CORROSION-RESISTANCE METAL FLASHING PER CRC FOR ALL EXTERIOR FLASHING, MIN. 24 GAUGE COPPER (16 OZ.) SHEETS U.N.O. IN CRC OR MFGR. INSTALLATION GUIDELINES. ALL METAL IN CONTACTS TO BE OF SIMILAR TYPE TO AVOID GALVANIC CORROSION. VERIFY W/. ARCHITECT ANY UNCONVENTIONAL ENVELOPE WATERPROOFING AREAS PRIOR TO INSTALLATION

A MATERIAL SPECIFICATIONS

1. FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS
2. REF. ROOF PLAN (A-3.0) FOR ALL PLATE HTS. & RIDGE HTS.

B GENERAL NOTES

1 SHIP LAP SIDING - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 14/AD-1.0
2 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
3 8X12 DECO. TIMBER BEAM - CHAMFER EDGES AS OCCURS. PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
4 AZEK OR EQ. DECO. 'BELLY BAND' PER DTL. 14/AD-2.0 - PAINT AS SELECTED, ARCH. TO APPROVE PROFILE AND COLOR
5 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0
6 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
7 DECO. 16" METAL FASCIA WITH 48" O.C. REVEALS, PAINT AS SELECTED - ARCH. TO APPV. COLOR
8 DECO. 12" METAL FASCIA, PAINT AS SELECTED - ARCH. TO APPV. COLOR
9 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
10 WOOD PANEL SIDING, EXTIRA OR EQ. - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 13/AD-1.0
11 DECO. LOUVERED SCREEN WITH TRIM SURROUND - PAINT AS SELECTED AND SEAL AS REQ'D., ARCH. TO APPV. COLOR AND PROFILE - SIZE & COWN. PER STRUCT.
12 (N.) WOOD GATE - AS SELECTED (MAX. 6' HT. ABOVE NATURAL GRADE)
13 STONE CAP AS SELECTED, SLOPED 2% MIN. TO SHED WATER - GC. TO PROVIDE MOCK UP FOR ARCH. APPV.
14 STUCCO FINISH - MIN. 7/8" THK. W/. DIA. LATH, COLOR AS SEL., REF. MAT. SCHEDULE A/A-4.0
15 DECORATIVE CHIMNEY ENCLOSURE TO BE INSTALLED AND TERMINATED PER MFRG. SPEC. OF THE FACTORY-BUILT FIREPLACE AND/OR CHIMNEY(R1005 OF CRC) - GAS VENT TO BE TERMINATED PER CMC 802.6.1 (LISTED DIRECT-VENT PER MFGR. INSTALLATION INSTRUCTION (CMC 802.2.6))
16 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
17 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION AND 3' CLR FROM PROPERTY LINE

C KEYNOTES

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PROJECT STATUS
CDP 3RD SUBMITTAL

PLAN CHECK NO.
PA-2025-0077

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DATE
09/26/2025

REVISIONS

NO.	REVISION	DATE

EXTERIOR ELEVATIONS

A-4.1

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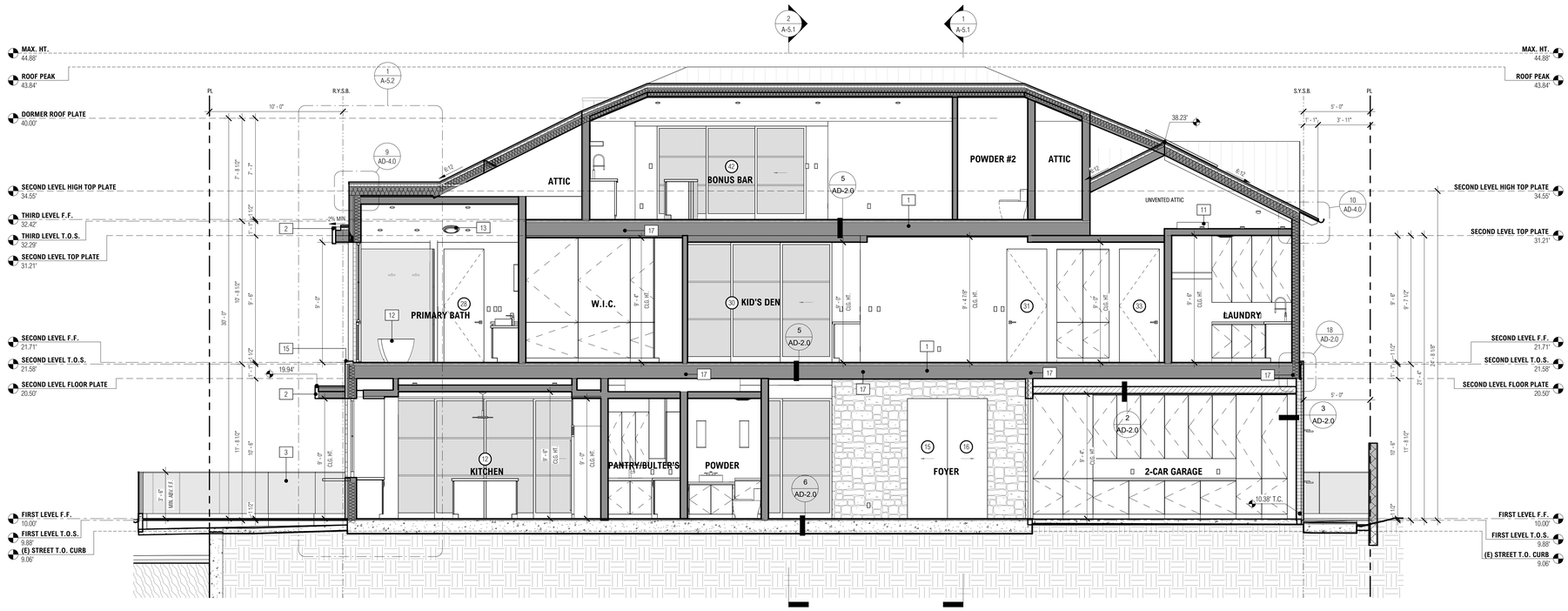
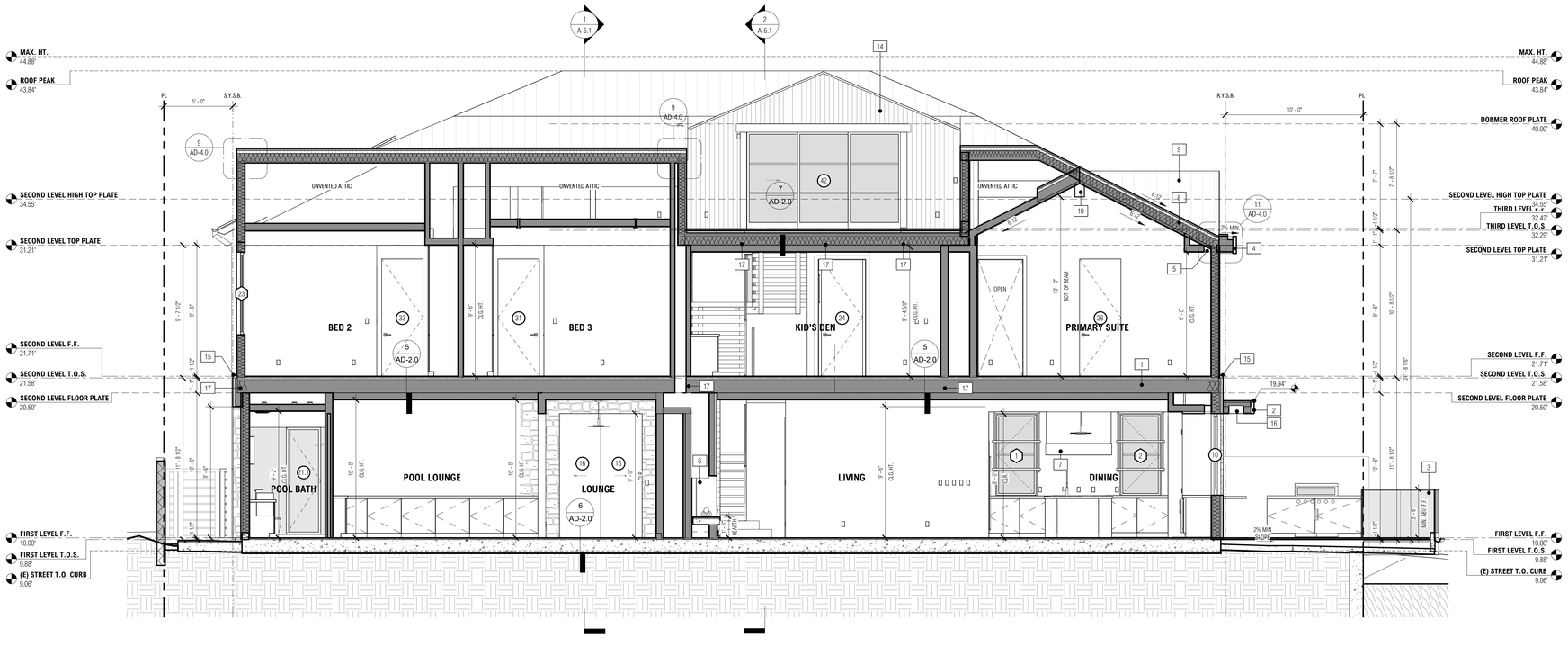


1 TRANSVERSE SECTION
1/4" = 1'-0"



2 TRANSVERSE SECTION
1/4" = 1'-0"

FIREBLOCKING AND DRAFT STOPS NOTES:
FIREBLOCKING: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS: (CRC R302.11)
1.IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1.1.VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2.HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2.AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3.IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4.AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
5.FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6.FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

FIREBLOCKING MATERIALS: EXCEPT AS PROVIDED ABOVE (SECTION R302.11) IN ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS. (CRC R302.11.1)
1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 3/4-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLEBOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.

- **BATTS OR BLANKETS OF MINERAL OR GLASS FIBER:** BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. (CRC R302.11.1.1)
- **UNFACED FIBERGLASS:** UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. (CRC R302.11.1.2)
- **LOOSE-FILL INSULATION MATERIAL:** LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES. (CRC R302.11.1.3)
- **FIREBLOCKING INTEGRITY:** THE INTEGRITY OF FIREBLOCKS SHALL BE MAINTAINED. (CRC R302.11.2)

DRAFTSTOPPING: IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9 M2). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES: (CRC R302.12)
1.CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2.FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

DRAFTSTOPPING MATERIALS: DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD, 3/8-INCH (9.5 MM) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)

FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2-INCH (12.7 MM) GYPSUM WALL-BOARD MEMBRANE, 5/8-INCH (16 MM) WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED. (CRC R302.13)

COMBUSTIBLE INSULATION CLEARANCE: COMBUSTIBLE INSULATION SHALL BE SEPARATED NOT LESS THAN 3 INCHES (76 MM) FROM RECESSED LUMINAIRES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES. (CRC R302.14)
EXCEPTION: WHERE HEAT-PRODUCING DEVICES ARE LISTED FOR LESSER CLEARANCES, COMBUSTIBLE INSULATION COMPLYING WITH THE LISTING REQUIREMENTS SHALL BE SEPARATED IN ACCORDANCE WITH THE CONDITIONS STIPULATED IN THE LISTING.

A FIRE-BLOCKING & DRAFT STOP NOTES

EXTERIOR WALL:
2 x 4 CONST.: R-13 MIN.
2 x 6 CONST. OR LARGER: R-20 MIN.

RAISED FLOOR: R-30 MIN.

ROOF: R-30

NOTES:
1. REF. T-24 REPORT FOR MORE INFORMATION
2. PROVIDE BID FOR INSULATION OF ENTIRE HOME
*TOTAL R-VALUE INCLUDING THE RIDGID AND SPRAYED AIR-IMPERMEABLE INSULATION WHERE OCCURS FOR UNVENTED ASSEMBLY

****ALWAYS CHECK THIS INSULATION SCHEDULE FOR CONFORMANCE WITH THE TITLE 24 REPORT****

B INSULATION SCHEDULE

ROOM NAME
ROOM TAG
ELEVATION / SECTION INDICATOR
CALL-OUT TAG
SPOT ELEVATION
KEYNOTE TAG
DOOR / WINDOW / WINDOW WALL TAG
REVISION TAG
FIRE RATED CEILING ASS'Y - REF. DTLS. 2/AD-2.0
1-HR RATED INT CONDITION - REF. DTLS. 2/AD-2.0
1-HR RATED EXT CONDITION - REF. DTLS. 3/AD-2.0
CONCRETE WALL/PODIUM DECK - PER STRUCT. REF. STRUCT DWGS. – FOR SLAB ON GRADE PROVIDE BASE PER R506.2.2 AND VAPOR RETARDER PER R506.2.3 W/ CAPILLARY BREAK, SEE SLAB ON GRADE NOTES ON SLAB EDGE PLAN FOR MORE INFO.
UNVENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT., REF. STRUCT. DWGS. – UNVENTED ASSEMBLY TO COMPLY W/. SECTION R806.5 OF CRC, AIR- IMPERMEABLE VALUE PER TABLE R806.5 OF CRC
VENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT., REF. STRUCT. DWGS. – PROVIDE CROSS VENTILATION PER SECTION R806 OF CRC, SEE ROOF PLAN SHEET A-3.0 FOR ATTIC VENT CALC AND MORE INFO
INSULATED BUILDING ENVELOPE - 2X STUDS PER PLANS, SEE DIMENSION PLANS FOR MORE INFO – INSULATION PER INSULATION SCHEDULE AND T-24 ENERGY REPORTS

C ANNOTATION LEGEND

1 FLOOR FRAMING/JOISTS PER STRUCT. - REF. STRUCT. DWGS.
2 DECO. 12" METAL FASCIA, PAINT AS SELECTED - ARCH. TO APPV. COLOR
3 RESTORE AND REPLACE EXISTING EXTERIOR GLASS GUARDRAIL MIN. 42" HEIGHT ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
4 DECO. 16" METAL FASCIA WITH 48" O.C. REVEALS, PAINT AS SELECTED - ARCH. TO APPV. COLOR
5 PROVIDE POWER FOR CUSTOM WINDOW RECESSED SHADES PER MFG. - VERIFY W/. I.D. & OWNER
6 INTERIOR STAIR MOUNTED HANDRAIL, 34"-36" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & AD-1.0
7 KITCHEN EXHAUST HOOD TO VENT TO EXT. ABV. GRADE AND HAVE A BACK-DRAFT DAMPER - PROVIDE MIN. RATE OF 180 CFM W/. MAX SOUND RATING OF 3 SONES @100 CFM - INSTALL & PROVIDE POWER PER MFG. INSTRUCTION
8 ROOF FRAMING/RAFTERS PER STRUCT. - REF. STRUCT. DWGS.
9 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
10 DECO WOOD WRAPPED BEAM, STAIN AS SELECTED AND SEAL AS REQ'D., ARCH. TO APPV. COLOR AND PROFILE - SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - SIZE & CONN. PER STRUCT. CONCEAL CONNECTIONS.
11 FAU/ FCU - PROVIDE GAS S.O., POWER, CLEARANCES AND VENTING AS REQ'D. BY MFG. – INSTALL PER MFG. INSTRUCTION, SEE FAU NOTES ON B/T-1.1 FOR MORE INFO
12 BATHTUB - FREE-STANDING, AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER (VERIFY LOC'N. OF FIXTURES W/. OWNER) - SEE PLUMBING NOTES ON B/T-1.1 FOR MORE INFO AND REQ'S.
13 ENERGY STAR COMPLIANT EXHAUST FAN ONLY - FAN MUST BE DUCTED TO TERMINATE AT THE OUTSIDE OF THE BUILDING, MIN. 50 CFM (R303.3) - FANS IN THE BATHROOM CONTAINING BATHTUB, SHOWERS, OR TUB/SHOWER COMBINATION SHALL BE ON HUMIDITY CONTROL
14 VERTICAL WOOD SIDING - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 15/AD-1.0
15 STONE CAP AS SELECTED, SLOPED 2% MIN. TO SHED WATER - GC. TO PROVIDE MOCK UP FOR ARCH. APPV.
16 PROVIDE POWER FOR RECESSED OUTDOOR HEATER (VERIFY LOC'N. W/. OWNER)
17 STRUCT. STEEL BEAM - SIZE & LOC'N. PER STRUCT. DWGS

D KEYNOTES

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PROJECT STATUS
CDP 3RD SUBMITTAL

PLAN CHECK NO.
2025-020

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DATE
10/21/2025

REVISIONS

NO.	REVISION	DATE

BUILDING SECTIONS

A-5.0

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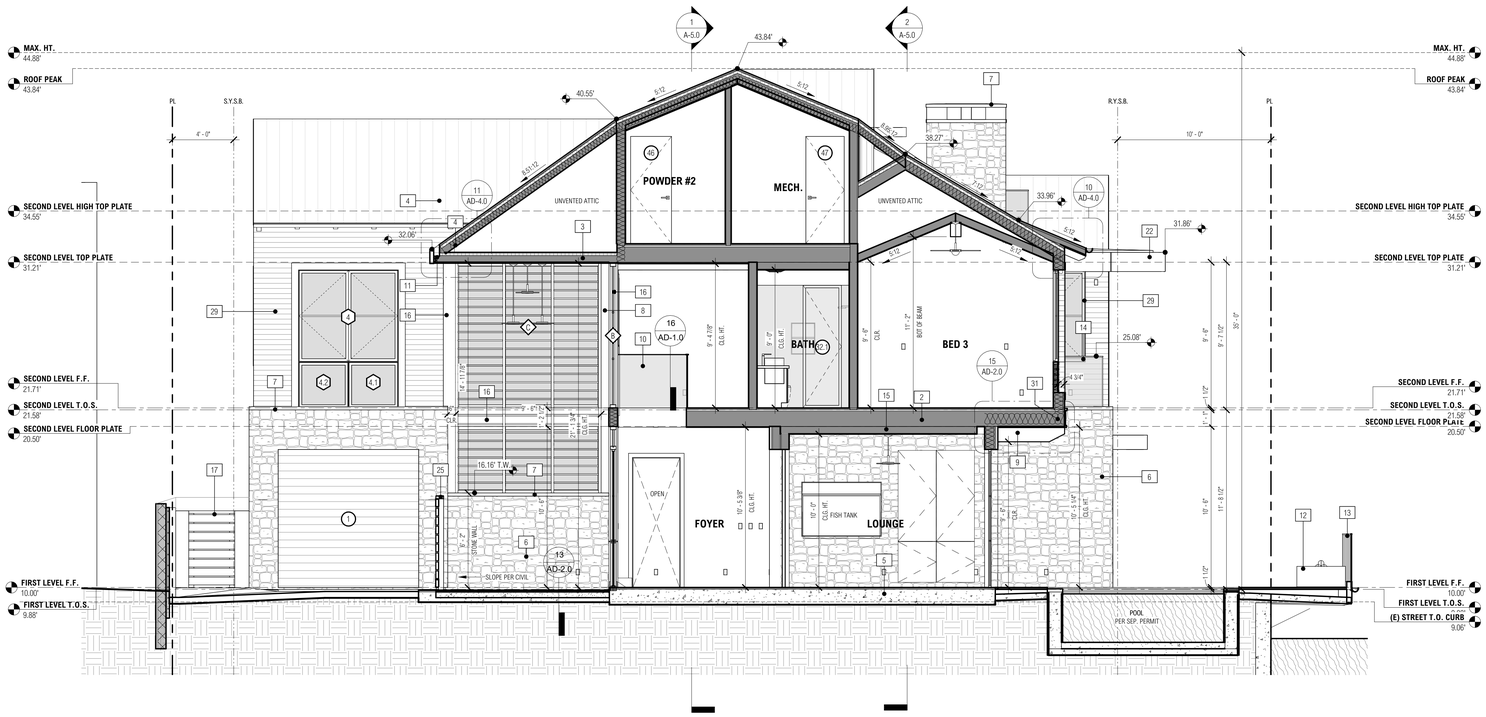
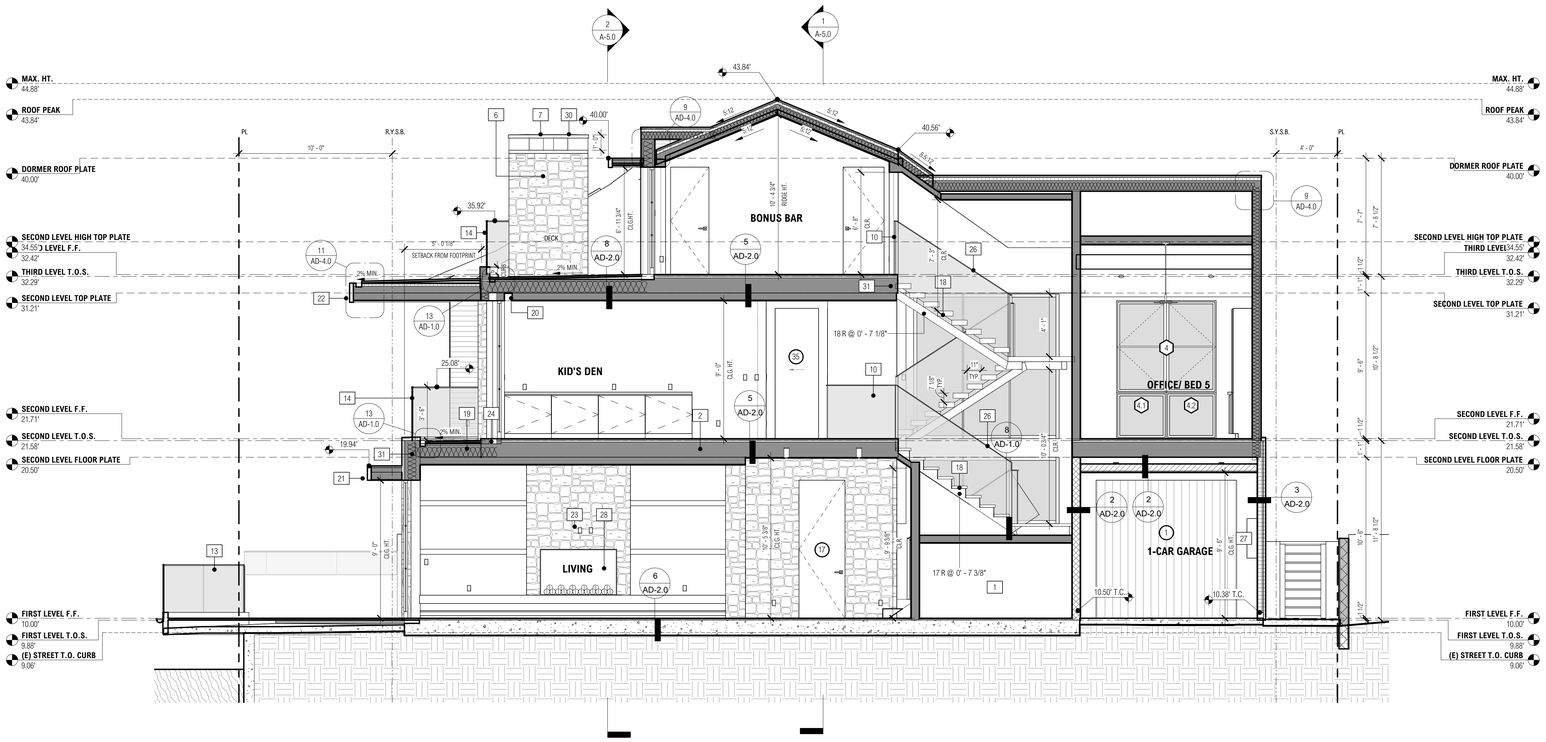


1 LONGITUDINAL SECTION
1/4" = 1'-0"



2 LONGITUDINAL SECTION
1/4" = 1'-0"

FIREBLOCKING AND DRAFT STOPS NOTES:

FIREBLOCKING: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS: (CRC R302.11)
1.IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1.1.VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2.HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2.AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3.IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4.AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
5.FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6.FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

FIREBLOCKING MATERIALS: EXCEPT AS PROVIDED ABOVE (SECTION R302.11) IN ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS. (CRC R302.11.1)
1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 3/4-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLEBOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.

- **BATTS OR BLANKETS OF MINERAL OR GLASS FIBER:** BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. (CRC R302.11.1.1)
- **UNFACED FIBERGLASS:** UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. (CRC R302.11.1.2)
- **LOOSE-FILL INSULATION MATERIAL:** LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES. (CRC R302.11.1.3)
- **FIREBLOCKING INTEGRITY:** THE INTEGRITY OF FIREBLOCKS SHALL BE MAINTAINED. (CRC R302.11.2)

DRAFTSTOPPING: IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9 M2). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES: (CRC R302.12)
1.CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2.FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

DRAFTSTOPPING MATERIALS: DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD, 3/8-INCH (9.5 MM) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)

FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2-INCH (12.7 MM) GYPSUM WALL-BOARD MEMBRANE, 5/8-INCH (16 MM) WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED. (CRC R302.13)

COMBUSTIBLE INSULATION CLEARANCE: COMBUSTIBLE INSULATION SHALL BE SEPARATED NOT LESS THAN 3 INCHES (76 MM) FROM RECESSED LUMINARIES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES. (CRC R302.14)
EXCEPTION: WHERE HEAT-PRODUCING DEVICES ARE LISTED FOR LESSER CLEARANCES, COMBUSTIBLE INSULATION COMPLYING WITH THE LISTING REQUIREMENTS SHALL BE SEPARATED IN ACCORDANCE WITH THE CONDITIONS STIPULATED IN THE LISTING.

A FIRE-BLOCKING & DRAFT STOP NOTES

EXTERIOR WALL:
2 x 4 CONST.: R-13 MIN.
2 x 6 CONST. OR LARGER: R-20 MIN.

RAISED FLOOR: R-30 MIN.

ROOF: R-30

NOTES:
1. REF. T-24 REPORT FOR MORE INFORMATION
2. PROVIDE BID FOR INSULATION OF ENTIRE HOME
*TOTAL R-VALUE INCLUDING THE RIDGID AND SPRAYED AIR-IMPERMEABLE INSULATION WHERE OCCURS FOR UNVENTED ASSEMBLY

****ALWAYS CHECK THIS INSULATION SCHEDULE FOR CONFORMANCE WITH THE TITLE 24 REPORT****

B INSULATION SCHEDULE

ROOM NAME

ROOM TAG

ELEVATION / SECTION INDICATOR

CALL-OUT TAG

SPOT ELEVATION

KEYNOTE TAG

DOOR / WINDOW / WINDOW WALL TAG

REVISION TAG

FIRE RATED CEILING ASS'Y - REF. DTLS. 2/AD-2.0

1-HR RATED INT CONDITION - REF. DTLS. 2/AD-2.0

1-HR RATED EXT CONDITION - REF. DTLS. 3/AD-2.0

CONCRETE WALL/PODIUM DECK - PER STRUCT. REF. STRUCT DWGS. – FOR SLAB ON GRADE PROVIDE BASE PER R506.2.2 AND VAPOR RETARDER PER R506.2.3 W/. CAPILLARY BREAK, SEE SLAB ON GRADE NOTES ON SLAB EDGE PLAN FOR MORE INFO.

UNVENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT., REF. STRUCT. DWGS. – UNVENTED ASSEMBLY TO COMPLY W/. SECTION R806.5 OF CRC, AIR- IMPERMEABLE VALUE PER TABLE R806.5 OF CRC

VENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT., REF. STRUCT. DWGS. – PROVIDE CROSS VENTILATION PER SECTION R806 OF CRC, SEE ROOF PLAN SHEET A-3.0 FOR ATTIC VENT CALC AND MORE INFO

INSULATED BUILDING ENVELOPE - 2X STUDS PER PLANS, SEE DIMENSION PLANS FOR MORE INFO – INSULATION PER INSULATION SCHEDULE AND T-24 ENERGY REPORTS

C ANNOTATION LEGEND

1 INACCESSIBLE ENCLOSED SPACE UNDER STAIRWAY
2 FLOOR FRAMING/JOISTS PER STRUCT. - REF. STRUCT. DWGS.
3 ROOF FRAMING/RAFTERS PER STRUCT. - REF. STRUCT. DWGS.
4 VERTICAL WOOD SIDING - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 15/AD-1.0
5 CAST-IN-PLACE CONCRETE PER STRUCT. - REF. STRUCT. DWGS.
6 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0
7 STONE CAP AS SELECTED, SLOPED 2% MIN. TO SHED WATER - GC. TO PROVIDE MOCK UP FOR ARCH. APPV.
8 DECO. LOUVERED SCREEN WITH TRIM SURROUND - PAINT AS SELECTED AND SEAL AS REQ'D., ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT.
9 8X12 DECO. TIMBER BEAM - CHAMFER EDGES AS OCCURS. PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
10 INTERIOR GUARDRAIL - MIN. 42" HIGH ABV. F.F. - MATERIAL AS SELECTED, <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
11 CUSTOM RECESSED GUTTER/DECK DRAIN - ROOFING/DECKING CONTRACTOR COORD. W/. FLASHING INSTALLER - VERIFY LOC'N & APPLICATION OF DRAIN W/. ARCH PRIOR TO ORDERING - SIZE PER TABLE 1103.3 OF CPC
12 FIREPIT - PROVIDE GAS STUB-OUT & POWER AS REQ'D., REF. LAND. DWGS., VERIFY W/. OWNER.
13 RESTORE AND REPLACE EXISTING EXTERIOR GLASS GUARDRAIL MIN. 42" HEIGHT ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
14 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
15 AZEK OR EQ. DECO. 'BELLY BAND' PER DTL. 14/AD-2.0 - PAINT AS SELECTED, ARCH. TO APPROVE PROFILE AND COLOR
16 WOOD PANEL SIDING, EXTIRA OR EQ. - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 13/AD-1.0
17 POOL GATES SHALL OPEN OUTWARD AWAY FROM THE POOL OR SPA, SHALL BE SELF-CLOSING AND SHALL HAVE A SELF-LATCHING DEVICE PLACED NO LOWER THAN 60 INCHES ABOVE GROUND
18 STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0
19 DECK FRAMING/JOISTS PER STRUCT. - REF. STRUCT. DWGS.
20 PROVIDE POWER FOR CUSTOM WINDOW RECESSED SHADES PER MFG. - VERIFY W/. I.D. & OWNER
21 DECO. 12" METAL FASCIA, PAINT AS SELECTED - ARCH. TO APPV. COLOR
22 DECO. 16" METAL FASCIA WITH 48" O.C. REVEALS, PAINT AS SELECTED - ARCH. TO APPV. COLOR
23 STUCCO FINISH - MIN. 7/8" THK. W/. DIA. LATH, COLOR AS SEL., REF. MAT. SCHEDULE A/A-4.0
24 DEPRESSED SLAB/ STRUCTURE FOR FLUSH TRACK AT SLIDING/POCKET DOORS - VERIFY WITH DOOR MFGR.- REF. STRUCT. DWGS.
25 (N.) WOOD GATE - AS SELECTED (MAX. 6" HT. ABOVE NATURAL GRADE)
26 INTERIOR STAIR MOUNTED HANDRAIL, 34"-38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
27 TANKLESS WATER HEATER, REF. AS-1.0 SPEC SHEETS, VERIFY PRODUCT W/. OWNER - SIZE AND INSTALL PER CHAPTER 5 OF CPC AND MFG. INSTRUCTION. VERIFY THE SIZING W/. ENERGY REPORT (PROVIDE ADEQUATE N.G. CONN. & POWER AS REQ'D.) – THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)
28 FIREPLACE - FLARE PREFABRICATED FIREPLACE LISTED TO ANSI Z21.88/CSA 2.33-2014, GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION - FORTY6 SLIM-LINE BUILT-IN, 63.33"W X 28.83" H X 11 9/64" D [DTL. 24/AD-1] (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WI/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY W/. THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.) - REF. FIREPLACE NOTES ON B/T-1.1 FOR MORE INFO
29 SHIP LAP SIDING - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 14/AD-1.0
30 CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. BILT. CHIMNEY SYSTEMS ARE INSTALLED IN ACCORDANCE WITH W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
31 STRUCT. STEEL BEAM - SIZE & LOC'N. PER STRUCT. DWGS

D KEYNOTES

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PROJECT STATUS
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2025-020

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DATE
10/21/2025

REVISIONS

NO.	REVISION	DATE

BUILDING SECTIONS

A-5.1

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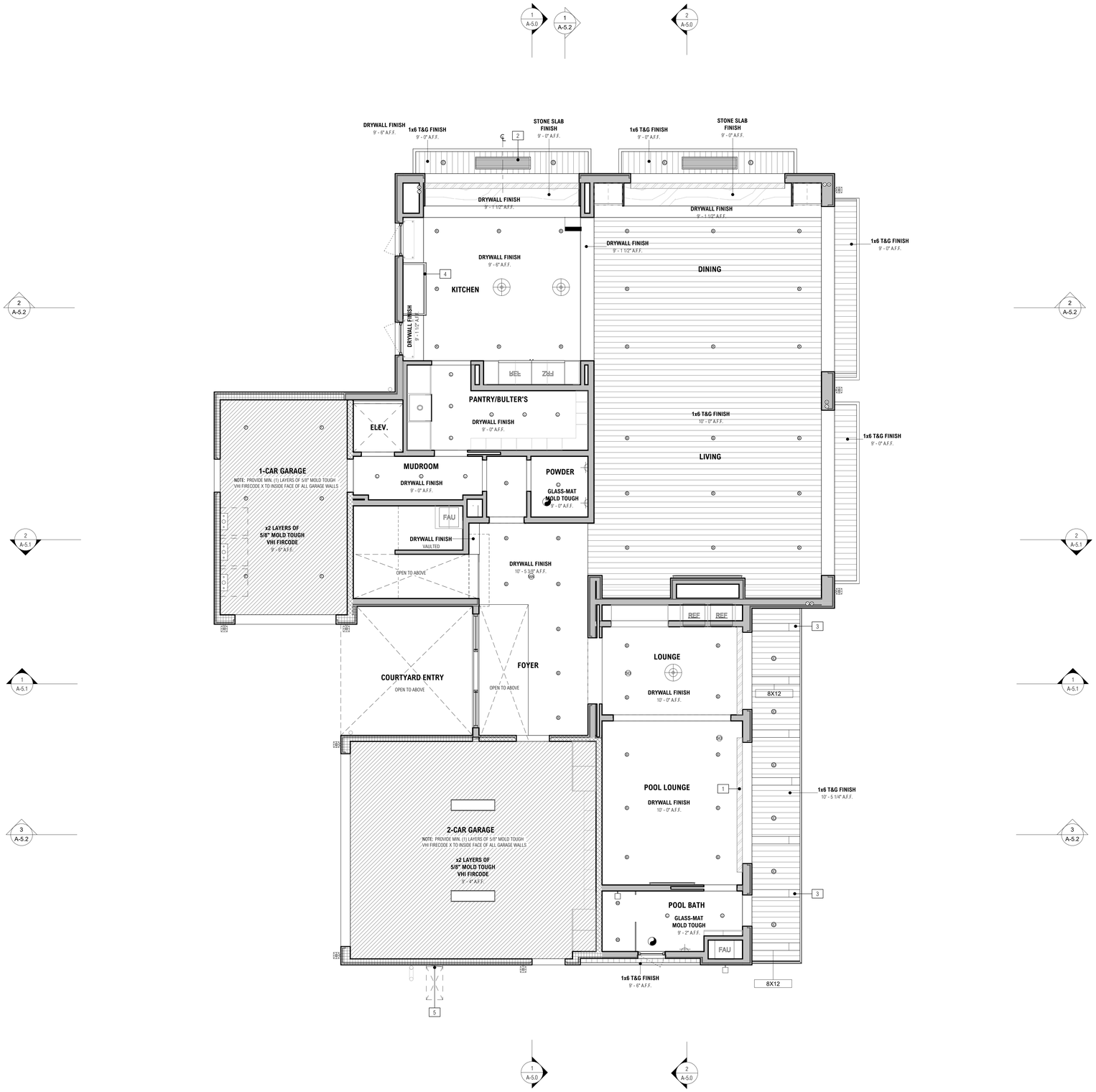

1 FIRST LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

MECHANICAL NOTE:
1. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH ON ENERGY STAR EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM. DUCTLESS FANS ARE UNACCEPTABLE. FANS IN THE BATHROOM CONTAINING BATHTUB, SHOWERS, OR TUB/SHOWER COMBINATION SHALL BE ON HUMIDITY CONTROL IN COMPLIANCE OF SECTION4.506 OF CALGREEN.

2. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2)

3. THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. (CMC 504.4.2.1) DRYER VENT TERMINATION MUST BE 3-FEET FROM OPENINGS INTO THE BUILDING (DOORS AND OPERABLE WINDOWS), 10-FEET FROM FORCED AIR INLET, AND 3-FEET FROM PROPERTY LINE (NOT TO DISCHARGE ONTO A PUBLIC WALKWAY). (CMC 502.2.1) IF DRYER LOCATED IN A CLOSET PROVIDE A MIN. 100 SQ.IN. OPENING IN THE CLOSET DOOR. (CMC. 504.4.1)

STAIRWAY ILLUMINATION:
1.INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. (R303.7)
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

2.EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY. (R303.8)

SMOKE, CARBON MONOXIDE AND COMBINATION ALARM:
1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (CRC R314.3):
A. IN EACH SLEEPING ROOM.
B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. 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.
D. NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
E. IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE.
SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED IN THE MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARM WITHIN THE INDIVIDUAL DWELLING UNIT PER SECTION R314.4 OF CRC.

2. COMBINATION (CARBON MONOXIDE & SMOKE) ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (CRC R315.2):
A. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
B. ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS.
C. IN EVERY BEDROOM THAT HAS A FUEL-BURNING APPLIANCE WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM.
CARBON MONOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED IN THE MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARM WITHIN THE INDIVIDUAL DWELLING UNIT PER SECTION R315.5 OF CRC.

3. A COMBINATION CARBON MONOXIDE AND SMOKE ALARM CAN BE USED IN LIEU OF THE SMOKE OR CARBON MONOXIDE ALARM. (CRC R314.5 & R315.4)

A GENERAL NOTES

1 PROVIDE POWER FOR CUSTOM WINDOW RECESSED SHADES PER MFG. - VERIFY W/. I.D. & OWNER
2 PROVIDE POWER FOR RECESSED OUTDOOR HEATER (VERIFY LOC'N. W/. OWNER)
3 8X12 DECO. TIMBER BEAM - CHAMFER EDGES AS OCCURS. PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
4 KITCHEN EXHAUST HOOD TO VENT TO EXT. ABV. GRADE AND HAVE A BACK-DRAFT DAMPER - PROVIDE MIN. RATE OF 180 CFM W/. MAX SOUND RATING OF 3 SONES @100 CFM - INSTALL & PROVIDE POWER PER MFG. INSTRUCTION
5 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)

B KEYNOTE LEGEND

1. PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2 SECTION 4, WITH EXCEPTION THAT NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT AN ACCEPTABLE ALTERNATIVE TO WHOLE-BUILDING VENTILATION (BEES 152(a). EXCEPTION 5 TO SECTION 152(a)). FOR CONTINUOUS WHOLE-BUILDING VENTILATION, MIN. REQUIRED RATE OF VENTILATION IS 1 CFM FOR EACH 100 S.F. OF CONDITIONED FLOOR AREA PLUS 7.5 CFM FOR EACH OCCUPANT (ONE OCCUPANT PER BEDROOM +1). VENTILATION TO BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR. REFERENCE ENERGY REPORT FOR MORE INFO.

2. PROVIDE IN KITCHEN LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 180 CFM .

CALCULATIONS: (EQUATION 150.0-B OF CALENERGY)
MAIN HOUSE: 5,471 S.F.
(0.03)5,471 S.F.+ [7.5 CFM x OCC. (BED. +1)] =
164.13 CFM = (7.5 x 6) = 209.13 CFM REQ'D.

C MECHANICAL VENTILATION NOTES

ROOM NAME

ROOM TAG

SECTION INDICATOR

KEYNOTE TAG

REVISION TAG

FIRE RATED CEILING ASS'Y - REF. DTL. 2/AD-2.0

1-HR RATED INT CONDITION - REF. DTL. 2/AD-2.0

1-HR RATED EXT CONDITION - REF. DTL. 3/AD-2.0

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC.AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO. – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

FAU / FCU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION

MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) – GC TO COORDINATE W/. UTILITY COMPANY

WATER HEATER - SIZE AND INSTALL PER CHAPTER 5 OF CPC AND MFGR. INSTRUCTION, VERIFY THE SIZING W/. T-24 ENERGY REPORT – THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

LIGHT FIXTURE - WALL MOUNT / SCONCE LIGHT FIXTURE, TO HAVE HIGH EFFICACY AND BE LISTED - AS SELECTED, VERIFY W/. OWNER

LIGHT FIXTURE - CEILING MOUNT, DECORATIVE PENDANT, TO HAVE HIGH EFFICACY AND BE LISTED - AS SELECTED, VERIFY W/. OWNER

LIGHT FIXTURE - EXTERIOR WALL MOUNT / SCONCE LIGHT FIXTURE, TO HAVE HIGH EFFICACY AND BE LISTED - AS SELECTED, VERIFY W/. OWNER

SMOKE DETECTOR (SD) (MULTIPURPOSE ALARM (MA)(SMOKE & CARBON MONOXIDE) - TO COMPLY W/. R314 & R315, REF.LEGEND (S,D,T) IN BEDROOM TO BE ON ARC-FAULT CIRCUIT INTERRUPTER) - SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

FAN & LIGHT FIXTURE, CEILING MOUNT - CEILING FAN W/. LED LIGHTING SYSTEM TO BE LISTED – AS SELECTED, VERIFY W/. OWNER

EXHAUST FAN WITH DUCT - ENERGY STAR COMPLIANT FAN ONLY - FAN MUST BE DUCTED TO TERMINATE AT THE OUTSIDE OF THE BUILDING, MIN. 50 CFM (CMC TABLE 403.7) - FANS IN THE BATHROOM CONTAINING BATHTUB, SHOWERS, OR TUB/SHOWER COMBINATION SHALL BE ON HUMIDITY CONTROL - MIN. CAPACITY 50 CFM

WHOLE HOUSE EXHAUST FAN - PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2 SECTION 4, VENTILATION TO BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR – IF INSTALLED IN BATHROOM OR LAUNDRY, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO A HUMIDITY SENSOR – REF. MECH. VENTILATION NOTES ON SHEET A-6.0 FOR THE MIN. REQUIRED CFM

RECESSED LED LIGHT FIXTURE - REF. ELECTRICAL LEGEND & NOTES
B = 4" FIXTURE W/. BAFFLE TRIM + LAMP (ARCH. TO APPV. TRIM)
R = 4" FIXTURE W/. REFLECTOR TRIM + LAMP (ARCH. TO APPV. TRIM)
L = 4" FIXTURE W/. LENSED TRIM + LAMP (ARCH. TO APPV. TRIM)
E = 5" EXTERIOR FIXTURE W/. LENSED TRIM + LAMP (ARCH. TO APPV. TRIM)
W = 4" FIXTURE W/. LENSED TRIM + LAMP (ARCH. TO APPV. TRIM).
D = 4" FIXTURE W/. TRIM + LAMP, ACCENT LIGHTING PER ID (ARCH. TO APPV. TRIM)
F = DMF 5" APERTURE FAHRENHEIT DCD1 LED DOWNLIGHT (FIRE AND SOUND RATED)

D ANNOTATION LEGEND

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PROJECT STATUS
CDP 3RD SUBMITTAL

PLAN CHECK NO.
PA-2025-0077

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DATE
09/26/2025

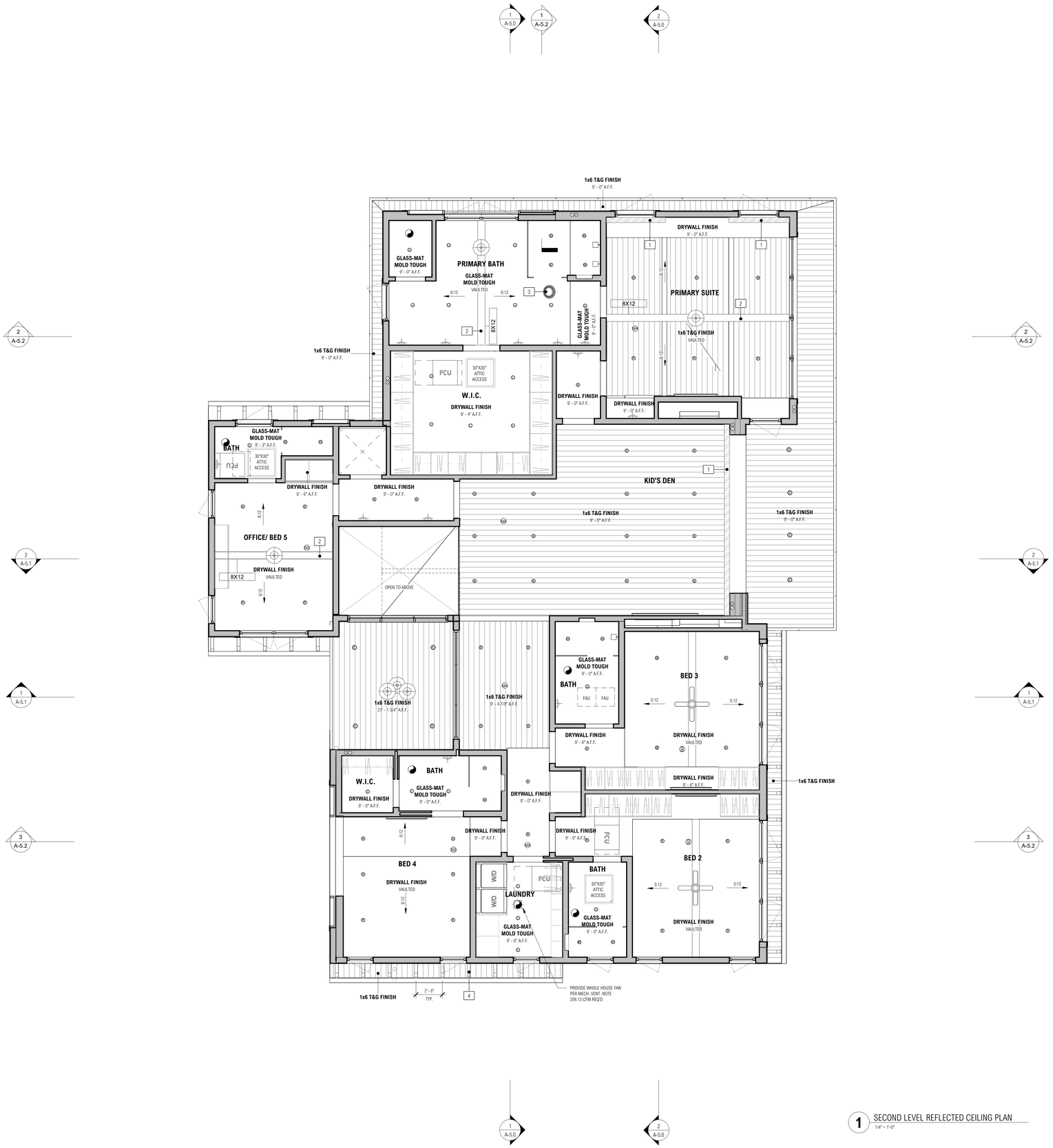
REVISIONS

NO.	REVISION	DATE

FIRST LEVEL REFLECTED CEILING PLAN

A-6.0

10/21/2025 8:49:41 AM



1 SECOND LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

MECHANICAL NOTE:
1. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH ON ENERGY STAR EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM. DUCTLESS FANS ARE UNACCEPTABLE. FANS IN THE BATHROOM CONTAINING BATHTUB, SHOWERS, OR TUB/SHOWER COMBINATION SHALL BE ON HUMIDITY CONTROL IN COMPLIANCE OF SECTION4.506 OF CALGREEN.

2. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2)

3. THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. (CMC 504.4.2.1) DRYER VENT TERMINATION MUST BE 3-FEET FROM OPENINGS INTO THE BUILDING (DOORS AND OPERABLE WINDOWS), 10-FEET FROM FORCED AIR INLET, AND 3-FEET FROM PROPERTY LINE (NOT TO DISCHARGE ONTO A PUBLIC WALKWAY). (CMC 502.2.1) IF DRYER LOCATED IN A CLOSET PROVIDE A MIN. 100 SQ.IN. OPENING IN THE CLOSET DOOR. (CMC. 504.4.1)

STAIRWAY ILLUMINATION:
1.INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. (R303.7)
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

2.EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY. (R303.8)

SMOKE, CARBON MONOXIDE AND COMBINATION ALARM:
1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (CRC R314.3):
A. IN EACH SLEEPING ROOM.
B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. 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.
D. NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
E. IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE.
SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED IN THE MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARM WITHIN THE INDIVIDUAL DWELLING UNIT PER SECTION R314.4 OF CRC.

2. COMBINATION (CARBON MONOXIDE & SMOKE) ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (CRC R315.2):
A. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
B. ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS.
C. IN EVERY BEDROOM THAT HAS A FUEL-BURNING APPLIANCE WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM.
CARBON MONOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED IN THE MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARM WITHIN THE INDIVIDUAL DWELLING UNIT PER SECTION R315.5 OF CRC.

3. A COMBINATION CARBON MONOXIDE AND SMOKE ALARM CAN BE USED IN LIEU OF THE SMOKE OR CARBON MONOXIDE ALARM. (CRC R314.5 & R315.4)

A GENERAL NOTES

1 PROVIDE POWER FOR CUSTOM WINDOW RECESSED SHADES PER MFG. - VERIFY W/. I.D. & OWNER
2 DECO WOOD WRAPPED BEAM, STAIN AS SELECTED AND SEAL AS REQ'D., ARCH. TO APPV. COLOR AND PROFILE - SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - SIZE & CONN. PER STRUCT. CONCEAL CONNECTIONS.
3 ENERGY STAR COMPLIANT EXHAUST FAN ONLY - FAN MUST BE DUCTED TO TERMINATE AT THE OUTSIDE OF THE BUILDING, MIN. 50 CFM (R303.3) - FANS IN THE BATHROOM CONTAINING BATHTUB, SHOWERS, OR TUB/SHOWER COMBINATION SHALL BE ON HUMIDITY CONTROL
4 4X6 DECO. WOOD OUTLOOKER - CHAMFER EDGES APPX. 1/2", PAINT/STAIN AS SEL. AND SEAL AS REQ'D.; SEE WOOD OR WOOD-BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR

B KEYNOTE LEGEND

1. PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2 SECTION 4, WITH EXCEPTION THAT NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT AN ACCEPTABLE ALTERNATIVE TO WHOLE-BUILDING VENTILATION (BEES 152(a). EXCEPTION 5 TO SECTION 152(a)). FOR CONTINUOUS WHOLE-BUILDING VENTILATION, MIN. REQUIRED RATE OF VENTILATION IS 1 CFM FOR EACH 100 S.F. OF CONDITIONED FLOOR AREA PLUS 7.5 CFM FOR EACH OCCUPANT (ONE OCCUPANT PER BEDROOM +1). VENTILATION TO BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR. REFERENCE ENERGY REPORT FOR MORE INFO.

2. PROVIDE IN KITCHEN LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 180 CFM .

CALCULATIONS: (EQUATION 150.0-B OF CALENERGY)
MAIN HOUSE: 5,471 S.F.
(0.03)5,471 S.F.+ [7.5 CFM x OCC. (BED. +1)] =
164.13 CFM + (7.5 x 6) = 209.13 CFM REQ'D.

C MECHANICAL VENTILATION NOTES

ROOM NAME

ROOM TAG

SECTION INDICATOR

KEYNOTE TAG

REVISION TAG

FIRE RATED CEILING ASS'Y - REF. DTL. 2/AD-2.0

1-HR RATED INT CONDITION - REF. DTL. 2/AD-2.0

1-HR RATED EXT CONDITION - REF. DTL. 3/AD-2.0

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED. VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO. – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

FAU / FCU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION

MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) – GC TO COORDINATE W/. UTILITY COMPANY

WATER HEATER - SIZE AND INSTALL PER CHAPTER 5 OF CPC AND MFGR. INSTRUCTION, VERIFY THE SIZING W/. T-24 ENERGY REPORT – THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

LIGHT FIXTURE - WALL MOUNT / SCONCE LIGHT FIXTURE, TO HAVE HIGH EFFICACY AND BE LISTED – AS SELECTED, VERIFY W/. OWNER

LIGHT FIXTURE - CEILING MOUNT, DECORATIVE PENDANT, TO HAVE HIGH EFFICACY AND BE LISTED - AS SELECTED, VERIFY W/. OWNER

LIGHT FIXTURE - EXTERIOR WALL MOUNT / SCONCE LIGHT FIXTURE, TO HAVE HIGH EFFICACY AND BE LISTED – AS SELECTED, VERIFY W/. OWNER

SMOKE DETECTOR (SD) (MULTIPURPOSE ALARM (MA)(SMOKE & CARBON MONOXIDE) - TO COMPLY W/. R314 & R315, REF.LEGEND (S.D.'S IN BEDROOM TO BE ON ARC-FAULT CIRCUIT INTERRUPTER) – SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

FAN & LIGHT FIXTURE, CEILING MOUNT - CEILING FAN W/. LED LIGHTING SYSTEM TO BE LISTED – AS SELECTED, VERIFY W/. OWNER

EXHAUST FAN WITH DUCT - ENERGY STAR COMPLIANT FAN ONLY - FAN MUST BE DUCTED TO TERMINATE AT THE OUTSIDE OF THE BUILDING, MIN. 50 CFM (CMC TABLE 403.7) - FANS IN THE BATHROOM CONTAINING BATHTUB, SHOWERS, OR TUB/SHOWER COMBINATION SHALL BE ON HUMIDITY CONTROL – MIN. CAPACITY 50 CFM

WHOLE HOUSE EXHAUST FAN - PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2 SECTION 4, VENTILATION TO BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR – IF INSTALLED IN BATHROOM OR LAUNDRY, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO A HUMIDITY SENSOR – REF. MECH. VENTILATION NOTES ON SHEET A-6.0 FOR THE MIN. REQUIRED CFM

RECESSED LED LIGHT FIXTURE - REF. ELECTRICAL LEGEND & NOTES
B = 4" FIXTURE W/. BAFFLE TRIM + LAMP (ARCH. TO APPV. TRIM)
K = 4" FIXTURE W/. REFLECTOR TRIM + LAMP (ARCH. TO APPV. TRIM)
L = 4" FIXTURE W/. LENSED TRIM + LAMP (ARCH. TO APPV. TRIM)
E = 5" EXTERIOR FIXTURE W/. LENSED TRIM + LAMP (ARCH. TO APPV. TRIM)
W = 4" FIXTURE W/. LENSED TRIM + LAMP (ARCH. TO APPV. TRIM).
D = 4" FIXTURE W/. TRIM + LAMP, ACCENT LIGHTING PER ID (ARCH. TO APPV. TRIM)
F = DMF 5" APERTURE FAHRENHEIT DCD1 LED DOWNLIGHT (FIRE AND SOUND RATED)

D ANNOTATION LEGEND

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WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
CDP 3RD SUBMITTAL

PLAN CHECK NO.
PA-2025-0077

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COLBY GALLAGHER

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DATE
09/26/2025

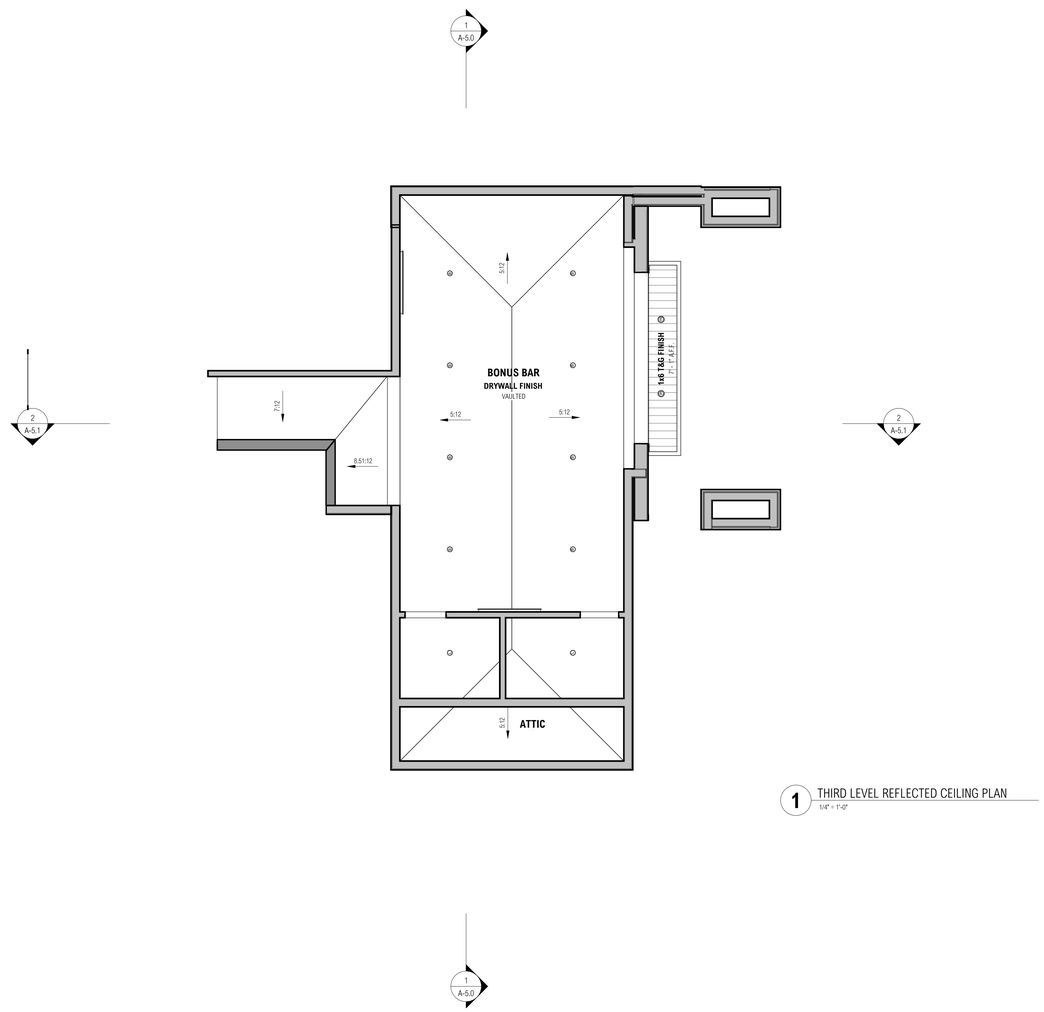
REVISIONS

NO.	REVISION	DATE

SECOND LEVEL REFLECTED CEILING PLAN

A-6.1

10/21/2025 8:49:43 AM



1 THIRD LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

MECHANICAL NOTE:
1. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH ON ENERGY STAR EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM. DUCTLESS FANS ARE UNACCEPTABLE. FANS IN THE BATHROOM CONTAINING BATHTUB, SHOWERS, OR TUB/SHOWER COMBINATION SHALL BE ON HUMIDITY CONTROL IN COMPLIANCE OF SECTION4.506 OF CALGREEN.

2. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2)

3. THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. (CMC 504.4.2.1) DRYER VENT TERMINATION MUST BE 3-FEET FROM OPENINGS INTO THE BUILDING (DOORS AND OPERABLE WINDOWS), 10-FEET FROM FORCED AIR INLET, AND 3-FEET FROM PROPERTY LINE (NOT TO DISCHARGE ONTO A PUBLIC WALKWAY). (CMC 502.2.1) IF DRYER LOCATED IN A CLOSET PROVIDE A MIN. 100 SQ.IN. OPENING IN THE CLOSET DOOR. (CMC. 504.4.1)

STAIRWAY ILLUMINATION:
1.INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. (R303.7)
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

2.EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY. (R303.8)

SMOKE, CARBON MONOXIDE AND COMBINATION ALARM:
1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (CRC R314.3):
A. IN EACH SLEEPING ROOM.
B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. 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.
D. NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
E. IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE.
SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED IN THE MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARM WITHIN THE INDIVIDUAL DWELLING UNIT PER SECTION R314.4 OF CRC.

2. COMBINATION (CARBON MONOXIDE & SMOKE) ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (CRC R315.2):
A. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
B. ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS.
C. IN EVERY BEDROOM THAT HAS A FUEL-BURNING APPLIANCE WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM.
CARBON MONOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED IN THE MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARM WITHIN THE INDIVIDUAL DWELLING UNIT PER SECTION R315.5 OF CRC.

3. A COMBINATION CARBON MONOXIDE AND SMOKE ALARM CAN BE USED IN LIEU OF THE SMOKE OR CARBON MONOXIDE ALARM. (CRC R314.5 & R315.4)

A GENERAL NOTES

B KEYNOTE LEGEND

1. PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2 SECTION 4, WITH EXCEPTION THAT NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT AN ACCEPTABLE ALTERNATIVE TO WHOLE-BUILDING VENTILATION (BEES 152(a). EXCEPTION 5 TO SECTION 152(a)). FOR CONTINUOUS WHOLE-BUILDING VENTILATION, MIN. REQUIRED RATE OF VENTILATION IS 1 CFM FOR EACH 100 S.F. OF CONDITIONED FLOOR AREA PLUS 7.5 CFM FOR EACH OCCUPANT (ONE OCCUPANT PER BEDROOM +1). VENTILATION TO BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR. REFERENCE ENERGY REPORT FOR MORE INFO.

2. PROVIDE IN KITCHEN LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 180 CFM .

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164.13 CFM + (7.5 x 6) = 209.13 CFM REQ'D.

C MECHANICAL VENTILATION NOTES

ROOM NAME

ROOM TAG

1 A-5.0 — **SECTION INDICATOR**

? — **KEYNOTE TAG**

1 — **REVISION TAG**

FIRE RATED CEILING ASS'Y - REF. DTL. 2/AD-2.0

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FCU — **FAU / FCU** - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION

FAU

MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) – GC TO COORDINATE W/. UTILITY COMPANY

WH — **WATER HEATER** - SIZE AND INSTALL PER CHAPTER 5 OF CPC AND MFGR. INSTRUCTION, VERIFY THE SIZING W/. T-24 ENERGY REPORT – THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

LIGHT FIXTURE - WALL MOUNT / SCONCE LIGHT FIXTURE, TO HAVE HIGH EFFICACY AND BE LISTED - AS SELECTED, VERIFY W/. OWNER

LIGHT FIXTURE - CEILING MOUNT, DECORATIVE PENDANT, TO HAVE HIGH EFFICACY AND BE LISTED - AS SELECTED, VERIFY W/. OWNER

LIGHT FIXTURE - EXTERIOR WALL MOUNT / SCONCE LIGHT FIXTURE, TO HAVE HIGH EFFICACY AND BE LISTED - AS SELECTED, VERIFY W/. OWNER

SD — **SMOKE DETECTOR (SD) /MULTIPURPOSE ALARM (MA)(SMOKE & CARBON MONOXIDE)** - TO COMPLY W/. R314 & R315, REF.LEGEND (S.D.)'S IN BEDROOM TO BE ON ARC-FAULT CIRCUIT INTERRUPTER) - SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

SD/CO — **FAN & LIGHT FIXTURE, CEILING MOUNT** - CEILING FAN W/. LED LIGHTING SYSTEM TO BE LISTED – AS SELECTED, VERIFY W/. OWNER

EXHAUST FAN WITH DUCT - ENERGY STAR COMPLIANT FAN ONLY - FAN MUST BE DUCTED TO TERMINATE AT THE OUTSIDE OF THE BUILDING, MIN. 50 CFM (CMC TABLE 403.7) - FANS IN THE BATHROOM CONTAINING BATHTUB, SHOWERS, OR TUB/SHOWER COMBINATION SHALL BE ON HUMIDITY CONTROL - MIN. CAPACITY 50 CFM

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RECESSED LED LIGHT FIXTURE - REF. ELECTRICAL LEGEND & NOTES
B = 4" FIXTURE W/. BAFFLE TRIM + LAMP (ARCH. TO APPV. TRIM)
R = 4" FIXTURE W/. REFLECTOR TRIM + LAMP (ARCH. TO APPV. TRIM)
L = 4" FIXTURE W/. LENSED TRIM + LAMP (ARCH. TO APPV. TRIM)
E = 5" EXTERIOR FIXTURE W/. LENSED TRIM + LAMP (ARCH. TO APPV. TRIM)
W = 4" FIXTURE W/ LENSED TRIM + LAMP (ARCH. TO APPV. TRIM).
D = 4" FIXTURE W/. TRIM + LAMP. ACCENT LIGHTING PER ID (ARCH. TO APPV. TRIM)
F = DMF 5" APERTURE FAHRENHEIT DCD1 LED DOWNLIGHT (FIRE AND SOUND RATED)

D ANNOTATION LEGEND

BRANDON ARCHITECTS
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PLAN CHECK NO.
2025-020

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COLBY GALLAGHER

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P: 562.972.4636

DATE
10/21/2025

REVISIONS

NO.	REVISION	DATE

THIRD LEVEL REFLECTED CEILING PLAN

A-6.2

10/21/2025 1:06:18 PM