

LE RESIDENCE
16251 SAN CLEMENTE
HUNTINGTON BEACH, CA 92649



LEGAL DESCRIPTION:

LOT 26 OF TRACT NO. 6808 IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 295, PAGES 39-42 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSORS PARCEL NO. 178-612-05

USE: SINGLE FAMILY RESIDENCE
OCCUPANCY: R-3
NON-SPRINKLERED
CONSTRUCTION TYPE: V
EXISTING FLOOR AREA: 4643 SF.

SQUARE FOOTAGES:

Table with 2 columns: Description, Area. Rows include First Floor (e), Second Floor (e), Second Floor (n), Total Habitable, and Garage (e).

SCOPE OF WORK:

754 SF ADDITION TO SECOND FLOOR ABOVE EXISTING GARAGE. ADDITION IS FOR ONE BEDROOM AND BONUS ROOM WITH TWO BATHROOMS.

APPLICABLE CODES:

2019 CPC/CMC/CEC
2019 CALIF ENERGY CODE AND TITLE 24
2019 CALIF RESIDENTIAL CODE
2019CALIF GREEN BUILDING STANDARDS
HB MUNICIPAL CODE
HB ZONING CODE



VICINITY MAP

N.T.S

CONTACT INFORMATION:

ARCHITECT:

OTIS ARCHITECTURE + INTERIORS, INC.
16845 E. AVENUE OF THE FOUNTAINS #107
FOUNTAIN HILLS, AZ 85268
714.846.0177
REP: KAREN OTIS

STRUCTURAL ENGINEER:

CASTILLO ENGINEERING
1205 PINE ST. #201
LONG BEACH, CA 90813
562.961.5600
REP: MARGARITO CASTILLO

TITLE 24:

ENERGY CODE WORKS
2600 MICHELSON DR. #1700
IRVINE, CA 92612
800.700.0131
REP: MARK MADISON

CLIENT/OWNER:

JADE AND DON LE
16251 SAN CLEMENTE LN.
HUNTINGTON BEACH, CA 92649
714.612.4762

Table with 2 columns: Sheet Number, Sheet Name. Rows include A1 (TITLE SHEET), A2 (GENERAL NOTES), A3 (FIRST FLOOR PLAN), A4 (SECOND FLOOR PLAN), A5 (ELEVATIONS), A6 (FRONT ELEVATION), A7 (SECTIONS), A8 (INTERIOR ELEVATIONS), A9 (ELECTRICAL PLAN), and D1 (DETAILS).

NOTES:

ARCHITECT SHALL NOT BE RESPONSIBLE FOR COMPLETENESS OF DRAWINGS FOR BIDDING PURPOSES PRIOR TO ISSUANCE OF BUILDING PERMITS.
SEPARATE PERMITS ARE REQUIRED FOR ACCESSORY BLDG, PATIO COVERS, WALLS, POOLS, RETAINING WALLS, DEMOLITION, CMU WALL, ETC.

SINGLE FAMILY DWELLINGS ARE NOT CHECKED FOR PLUMBING, MECHANICAL, AND ELECTRICAL. CODE COMPLIANCE SUBJECT TO FIELD INSPECTION.
APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE.
EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO SIX MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE.

HUNTINGTON BEACH SECURITY ORDINANCE:

- 1. SLIDING GLASS DOORS AND WINDOWS LOCATED LESS THAN 16 FEET ABOVE ANY SURFACE AVAILABLE FOR USE BY THE PUBLIC SHALL BE CAPABLE OF BEING LOCKED SECURELY. MOVABLE PANELS SHALL NOT BE EASILY REMOVED FROM THE FRAME.
  - 2. ALL MAIN OR FRONT ENTRY DOORS TO DWELLINGS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE WITHOUT OPENING THE DOOR. A DOOR VIEWER, A VIEW PORT, WINDOW, OR OTHER OPENING MAY PROVIDE SUCH VIEW.
  - 3. EXTERIOR WOODEN DOORS SHALL BE OF SOLID CORE CONSTRUCTION OR SHALL BE COVERED ON THE INSIDE FACE WITH 16-GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6 INCH ON CENTER AROUND THE PERIMETER.
  - 4. ALL SWINGING DOORS SHALL BE EQUIPPED WITH A DEAD BOLT WITH A MINIMUM THROW OF 1 INCH AND AN EMBEDMENT OF NOT LESS THAN 5/8 INCH.
  - 5. THE INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT.
  - 6. NON - REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES THAT ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED.
  - 7. UNFRAMED GLASS DOORS SHALL BE OF FULLY TEMPERED GLASS NOT LESS THAN 1/2 INCH THICK.
  - 8. NARROW-FRAMED GLASS DOORS SHALL BE OF FULLY TEMPERED GLASS NOT LESS THAN 1/4 INCH THICK.
  - 9. ANY GLASS THAT IS LOCATED WITHIN 40 INCHES OF THE LOCKING DEVICE ON A DOOR SHALL BE FULLY TEMPERED, OR HAVE APPROVED METAL BARS, SCREENS OR GRILLS.
  - 10. SOLID WOODEN HATCHWAYS LESS THAN 1-3/4 INCHES THICK SHALL BE COVERED ON THE INSIDE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6 INCH ON CENTER AROUND THE PERIMETER AND SHALL BE SECURED FROM THE INSIDE WITH A SLIDE BAR, SLIDE BOLTS, AND /OR PADLOCK WITH HARDENED STEEL SHACKLE. ALL OTHER OPENINGS LARGER THAN 96 SQUARE INCHES WITH A DIMENSION IN EXCESS OF 8 INCHES SHALL BE SECURED BY METAL BARS, SCREENS, OR GRILLS. (EXCEPTION: NO OPENABLE SKYLIGHTS).
  - 11. A DEVELOPMENT THAT INCLUDES 3 OR MORE DWELLING UNITS SHALL BE PROVIDED WITH FULLY ENCLOSED GARAGES. GARAGE SPACE FOR EACH TENANT SHALL BE SEPARATED BY PARTITIONS OF 3/8 INCH PLYWOOD OR EQUIVALENT WITH STUDS SET NO MORE THAN 24 INCHES ON CENTER.
- ALL DOORS AND WINDOWS SHALL MEET HUNTINGTON BEACH SECURITY ORDINANCE.

Revisions: By:



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TITLE SHEET

Date: 10/11/2021
Project Architect: K. Otis
Drawn:
Sheet Number:



DIVISION 1 - GENERAL REQUIREMENTS:

1-A. ARCHITECT'S STATUS:

The Architect does not guarantee the Contractor's performance, and no provisions of the contract documents shall relieve the Contractor from any liability due to negligence, incompetence or errors of omissions or commission of the Contractor.

The drawings and specifications represent the finished structure. The design adequacy and safety of erection, bracing, shoring, temporary supports, etc., is the sole responsibility of the Contractor, and has not been considered by the Architect or the Structural Engineer. The contractor is responsible for the stability of the structure prior to the application of all shear wall, roof and floor diaphragms and finished materials. He shall provide the necessary bracing to provide stability prior to the application of the aforementioned materials.

Observation visits to the job site by the Architect do not include inspection of construction procedures. The Contractor is solely responsible for all construction methods and for safety conditions at the worksite. These visits shall not be construed as continuous and detailed inspections.

Design, materials, equipment and products other than these described below or indicated on the drawings may be considered for use, provided prior approval is obtained from the Architect and applicable governing code authority.

On site verification of all dimensions and conditions shall be the responsibility of the Contractor. Written dimensions shall take precedence over scaled dimensions, existing dimensions take precedence over written dimensions.

1-B. CODES

All codes having jurisdiction shall be observed strictly in the construction of the project including all applicable state, city, and county building, zoning, electrical, mechanical, plumbing and fire codes. The Contractor shall verify all code requirements before the commencement of construction and bring any discrepancies between code requirements and the construction documents to the attention of the Architect.

1-C. ERRORS AND OMISSIONS:

Errors, omissions, or conflicts which may occur in Construction Documents shall be brought to the attention of the Architect in writing and written instructions shall be obtained before proceeding with the work. The Contractor will be held responsible for the result of any errors, discrepancies, or omissions of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.

1-D JOB CONDITIONS:

The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work. The Architect shall be notified of any discrepancy.

DIVISION 2 - SITE WORK

2A. DEMOLITION:

Contractor to complete all demolition work as shown on the drawings. Cap, terminate, and reconnect plumbing and electrical utilities impacted by demolition work. Execute all demolition work in an orderly manner with due consideration for any existing structures, including any parts of the surrounding area which are to remain. Barricade and cover as necessary to protect pedestrians, workmen, and adjacent properties. Protect any existing active service lines, indicated or not. Back fill any trenches caused by demolition work. Contractor to maintain cleanliness and security on site.

2-B SOILS AND FOUNDATION:

Perform all work in this section in conformance with the soils figures and/or reports approved by the Building Department. The location of and protection of all utilities is the Contractor's responsibility.

DIVISION 3 - CONCRETE

It shall be the responsibility of the Contractor to locate all existing utilities whether shown hereon or not and to protect them from damage. The contractor shall bear all expense of repair or replacement in conjunction with the prosecution of this work.

3-A. FOUNDATION:

Location of construction or pour joints must be approved by the Structural Engineer. All pipes or ducts through concrete shall be sleeved. Pipes or ducts exceeding one third the slab or wall thickness shall not be placed in structural concrete unless specifically detailed by Structural Engineer. Foundation below ground shall be made watertight and damp proof. Refer to structural drawings for details and specifications.

3-B WORKMANSHIP:

All work shall comply with the requirements set forth in the "Manual of Standard Practice for Detailing Reinforced Concrete Structures," published by the American Concrete Institute except where more exacting requirements are specified in the Construction Documents.

1. All bending of reinforced steel shall conform to the latest edition of the Uniform Building Code.
2. Anchor Bolts shall be manufactured of ASTM A307 steel and placed per Engineer's specifications.

DIVISION 4 - MASONRY:

4-A. GENERAL:

Provide labor, materials, equipment, and other services to complete masonry where indicated on drawings. Walls shall be straight, plumb, and true, with all courses true to line and level, to dimension shown. Cells shall be filled solid with grout as indicated. Blocks shall be laid up with waterproof Type M or S mortar. Clean units before replacing. Use masonry saw for cutting.

DIVISION 5 - METALS

5-A. WORKMANSHIP:

All work shall comply with A.I.S.C. Manual of Steel Construction, latest edition. Welding to be done per American Welding Society Structural Weld Code. All field welding shall be performed by a county or city approved welder and inspected and approved by a deputy inspector.

5-B. MISCELLANEOUS ITEMS:

Miscellaneous metal items and their related components are not necessarily individually described. The most important and those requiring detailed description are specified. Miscellaneous items not described shall be furnished and installed in accordance with the intent of the drawings and specifications and as required to complete work. Shop drawings to be submitted for Architect's approval prior to fabrication.

DIVISION 6 – WOOD

6-A. ROUGH CARPENTRY:

1. All structural lumber shall be grade marked and conform with the standard grading and dressing rules of the Western Wood Products Association.
2. All wood resting on concrete or within 6 inches of finish grade shall be pressure treated Douglas Fir.
3. Fireblocking: Fire block stud walls and partitions (including furred spaces) at the floor, ceiling, soffit, and at mid-height of walls over 0'-0" in height.
4. Roof Sheathing: 1/2"CDX Plywood Index 3224 PS 1-95. Nail with 10d nail at 6" OC at intermediate supports. Lay panels with face grain across supports. Stagger panel joints. Nailing shall be inspected prior to covering.
5. Blocking: Provide 2X solid blocking between joist or rafters at all supports.
6. Wood Trusses: It shall be the responsibility of the manufacturer to obtain Building Department approval of Calculations and shop drawings prior to fabrication. The manufacturer shall be an Approved Fabricator, as currently listed by ICBO. Trusses shall be designed in accordance with the latest Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
7. New subfloor to be 1-1/8"plywood unless remodel condition does not permit.

6-B. MILLWORK:

Manufacture millwork and casework per Manual of Millwork, custom grade unless noted otherwise. Install all shelving, casework, millwork, doors, hardware, railing, trim, counters, utility backboards and other finish carpentry. All maple cabinets and surfaces to be sealed prior to stain or color lacquer in order to prevent irregular color absorption into wood.

6-C. CABINETS:

1. 3/4" Solid wood (see plans for wood specification)
2. Melamine cabinet interior
3. Concealed European hinges
4. 5mm holes at sides of cabinets for adjustable shelves.
5. 9-ply maple at drawers with lock joints and European side guides.
6. Melamine and alder at pull-out trays with European side guides.
7. Alder interior pull-out trash tray with drop-in 32 qt. trash can pull extension guides.

Cabinet fabricator to submit shop drawings prior to fabrication. Verify all dimensions and finishes with owner.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7-A. ROOFING:

Shall be installed per UBC and in accordance with the manufacturer's listing. Refer plans for manufacturer.

7-B. SHEET METAL:

Verify all dimensions shown on drawings by taking field measurements; proper fit and attachment on all parts is required. All work included in this section shall be performed in accordance with the recommendation contained in the latest edition of the manual "Suggested Specifications for Architectural Sheet Metal Work," published by the Sheet Metal and Air Conditioning Contractor's National Association.

7-C INSULATION:

Shall be provided. Dwelling units shall receive a minimum of R30 blanket insulation at roofs and R13 at walls. Unless noted otherwise, provide thermal insulation in all exterior and interior stud walls and ceilings, extending full height of walls, fitted tightly between studs.

DIVISION 8 - DOORS AND WINDOWS

8-A. WOOD DOORS:

All doors shall comply with the requirements of the woodwork Institute, standard grade (UBC).

8-B. DOORS AND WINDOWS:

All exterior windows and glass door shall comply with T-24 calculations; Refer to T-24 Report. Finish per owner's specifications. Caulk at exterior. Provide aluminum framed fiberglass screen at each open vent. Glazing shall be sized per U.B.C. Tempered glass shall be installed when required by UBC

8-C. SECURITY:

1. Exterior doors and their hardware shall conform to the security provisions of the applicable chapter of UBC and local city codes.
2. All exterior doors and lower leaf of Dutch door shall have dead bolt and dead locking latch, both key operated from the outside. Deadbolts shall have a hardened insert with 1" min. throw and 5/8" min. embedment into jamb. Inactive leaf shall have flushbolts top and bottom with 1/2" embedment exterior door hinge pins shall be non-removable.
3. Overhead and sliding doors shall be secured with a cylinder lock padlock with hardened steel shackle or slide bolt.

DIVISION 9 - FINISHES

9-A. GYPSUM DRYWALL CONSTRUCTION:

1. Scope: Furnish and install all gypsum wallboard work complete.
2. Standards:
  - a.All work and materials shall comply with the applicable chapter of UBC.
  - b.All work and materials shall comply with American Standard Association's "Specification for Gypsum Wallboard Finishes".
3. Materials:
  - a.5/8" gypsum wallboard typical throughout.
  - b.5/8" gypsum wallboard "greenboard" typical at all plumbing walls.
  - c.Tape and Compound: As recommended by gypsum board Manufacturer.
  - d.Attachments: Screw attachments per code.
4. Installation: Installation and finishing shall conform to American Standard A97.1- 65 and as specified herein:
  - a.Wallboard: Apply wallboard first to ceilings and then to walls, horizontally. Use board of maximum practical lengths and stagger end joints. Apply metal edge trim to all exposed gypsum board edges and outside corners.
  - b.Finishing: Tape and finish joints, corners and edges in accordance with Manufacture's recommendations. Leave surfaces smooth, free of visible joints, nail holes and sanding marks.
  - c.Finish Textures: Smooth no texture- feather all joints with special care.
  - d. All Slate and/or Stone: Clean and seal prior to grouting.

9-B.STUCCO:

1. Reference Specifications: Lathing materials and their application and plaster materials and their application shall be in strict accordance with the applicable sections for Lathing, Furring and Plastering of the National Gypsum Association.
2. Building Paper: Install Type 15 felt or other approved. Under exterior trim and siding apply so as to form a watertight membrane. Overlap each course below 2 inches minimum horizontal joints and 6 inches minimum at vertical joints.
3. Flashing at Wall Penetrations: Install sisalkraft paper as flashing in a weathboard fashion. Slip window under horizontal head sisalkraft and secure metal window and door fin over sealant on interface of fins at side and bottom. Note: Provide a bead of Butyl sealant on interface of fins at side and bottom, also exterior face of top fin, before inserting metal frames.

9-C. PAINTING:

1. Application of paint or other coating shall be in strict accordance with manufacture's directions. Ready-mixed paint shall not be thinned, except as permitted in the application instructions.
2. Top and bottom of all doors to be sealed and painted.
3. All surfaces to be finished shall be clean and free of foreign materials (dirt, grease, asphalt, rust, etc.)
4. Application shall be in a workmanlike manner providing a smooth surface. Application rate shall be that recommended by the manufacturer. Application may be by brush or roller or by spray if paint is formulated for spray application.
5. All stucco finish to be painted with elastomeric paint or equivalent.
- 6.Exterior wood to be properly flashed and caulked, and all nail and staple holes filled.
7. All exposed paint grade wood to have 2 coats of primer and 2 coats of acrylic paint finish unless otherwise specified. All stain grade wood to be filled, sanded, and sealed with specified stain and finish. All interior wood to be sprayed, all other rolled or brushed.
8. All metal surfaces and joints to be sealed prior to paint. All exposed metal to be properly primed with red- oxide. Apply 2 coats of paint and 1 coat of clear sealer.

DIVISION 11 - EQUIPMENT (APPLIANCES)

11-A. MEASUREMENTS:

Verify all dimensions shown on the Drawings by taking field measurements; proper fit and attachment of all parts is required. Notify Architect if any discrepancies appear.

DIVISION 15 - MECHANICAL:

15-A. HEATING:

1. Rules and Regulations: All work and materials shall be in full accordance with the latest federal, state, and local codes and regulations. Nothing in these plans or specifications shall be construed to permit work not conforming to these codes.
- 2.Materials and Equipment: Ductwork shall comply with the minimum weight standards as set forth in the Uniform Building Code and the return ducts shall be galvanized sheet metal. Ducts and fittings shall be insulated with fiberglass. Provide automatic fire dampers where required.
3. Fabrication and Installation : Furnace closets shall be sized to provide per UBC clearances from furnace unit at sides, front, rear, and other requirements per UBC and local codes.

15-B. VENTILATION:

1. Rules and Regulations: All work and materials shall be in full accordance with the latest UBC and local codes.
2. Materials and Equipment: Provide mechanical exhaust ventilation, five air changes per hour for bathrooms containing a bathtub or shower or combination thereof, laundry rooms and similar rooms. Two air changes per hour are required in all guest rooms, habitable rooms and public corridors. Bathrooms which contain only a watercloset or lavatory or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors.

15-C. PLUMBING:

1. Copper to Steel Connections: All copper pipe connections to ferrous piping shall be made with dielectric coupling or isolation flanges. All waste lines between floors to be cast iron.
2. Waste and Vent Systems: All soil, waste, and vent piping shall be approved ABS or cast iron. All horizontal plumbing between floors to be cast iron. All piping shall be sized as r required by CBC or local codes. Cleanout locations shall be located in least visible areas. Provide cleanouts as required by UBC. Waste lines adjacent to living areas shall be cast iron for noise abatement.
3. Domestic Water Piping System: All water supply lines shall be copper. Type L below slab and Type M above slab. Not fitting shall occur below slab. All hot water lines to be properly insulated.
- 4.Water Heating System: Furnish, install and connect piping and equipment required to complete the water heating system.
5. Domestic Gas Service: Provide gas line to gas-fired equipment including water heater, pool equipment, furnaces. Plumbing to be recessed in wall.
6. Plumbing Fixtures and Equipment:
  - a.Materials: Furnish and install all fixtures and equipment shown on the drawings or specified herein. All exposed brass tubing supplies, cast brass traps, hose bibs, waste pieces and other brass trim shall be heavily polished chrome plated. Finish all piping through walls, floors or ceiling with chrome plated wall flanges or escutcheons.
  - b. Compression stops, strainers, tall pieces, trim etc., are included to make a complete fixture, whether or not specified. Provide approved one-piece waste overflow and trap unit with glued fittings at tubs.
  - c. Galvanized pipe shall not be used for waste or water supply.
  - d. Water supply lines shall be installed with approved anti-sound devices where required.

DIVISION 16 - ELECTRICAL:

16A.-GENERAL:

Electrical system layouts are generally diagrammatic, location of outlets and equipment is approximate. Exact routing of wiring, location of outlet to be governed by structural conditions and constructions. Wiring for equipment requiring maintenance and inspection to be readily accessible.

1. Conduit piping located within planting areas shall be placed a minimum of 18 inches below finished grades.
2. Labeling: All electrical equipment, main and sub-panel breakers and time clock controls shall be properly labeled.
3. Materials: Materials and equipment shall be new and listed by Underwriter's Laboratories Inc., and bear their label wherever standards have been established and their service is regularly furnished. All electrical equipment shall be listed, labeled, and installed as per a recognized electrical testing labs standards.
4. Miscellaneous Electrical Notes:
  - a. Verify and locate receptacles prior to installation of drywall.
  - b. Install receptacles at 1'-0" to center line above finish floor unless otherwise noted.
  - c. Install light switches at 3'-8" to center lines above finish floor unless otherwise noted.
  - d. All swiched outlets shall be one-half hot.
  - e. Locate receptacles in accordance with Uniform Building Code.
  - f. All exterior outlets, outlets in garages, outlets in bathrooms and outlets within 6 feet of kitchen sink or utility sink shall be a ground fault interrupter (or GFI).
  - g. All switches and outlets to be Decora unless otherwise specified.
  - h. All recessed down lights to be HALO unless otherwise specified.

16-B. SOUND SYSTEM:

Confirm with Owner sound system location, wiring and components, include into bids as directed.

16-C. SECURITY SYSTEM:

Confirm with Owner security system location, wiring and components, include into bids as directed.

ROOF DECK SURFACING

FLOOR DRAINS -

Note to Specifier: Floor drains, clean-outs, etc. should be of the "floor-flange" type as manufactured for use with composition floors by most major drain manufacturers. Drain flange shall be finished flush with substrate.

SHEET METAL FLASHING-

Note to Specifier: Sheet metal flashing shall be minimum 26 gauge galvanized. All joint or seams shall be overlapped approx. 3" and caulked with Dex-O-Tex Elastex 500 flashing paste or approved equal.

PLYWOOD SUBSTRATE INCLUDING FRAMING AND BLOCKING-

Note to Specifier: Plywood shall be a minimum 5/8" (preferably 3/4 inch) exterior grade plugged and sanded or filled with Dex-O-Tex G-26 Underlayment. Plywood shall be supported 16" on center and properly blocked. Plywood shall be attached with either screws, screw type or ring shank nails.

SLOPE FOR DRAINAGE-

Note to Specifier: Slope of 1/4 inch per horizontal foot to drain is recommended. A slope to drain of less than 1/4 inch per horizontal foot may result in water ponding on the deck surface and must be designed to show that adequate slope exists to prevent ponding. This can be provided for in the substrate or by application of Dex-O-Tex G 26 Underlayment. Care must be taken to provide adequate elevation at thresholds to provide proper slope to drain.

Revisions: By:




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480.550.4243

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General Notes

Date: 10/11/2021

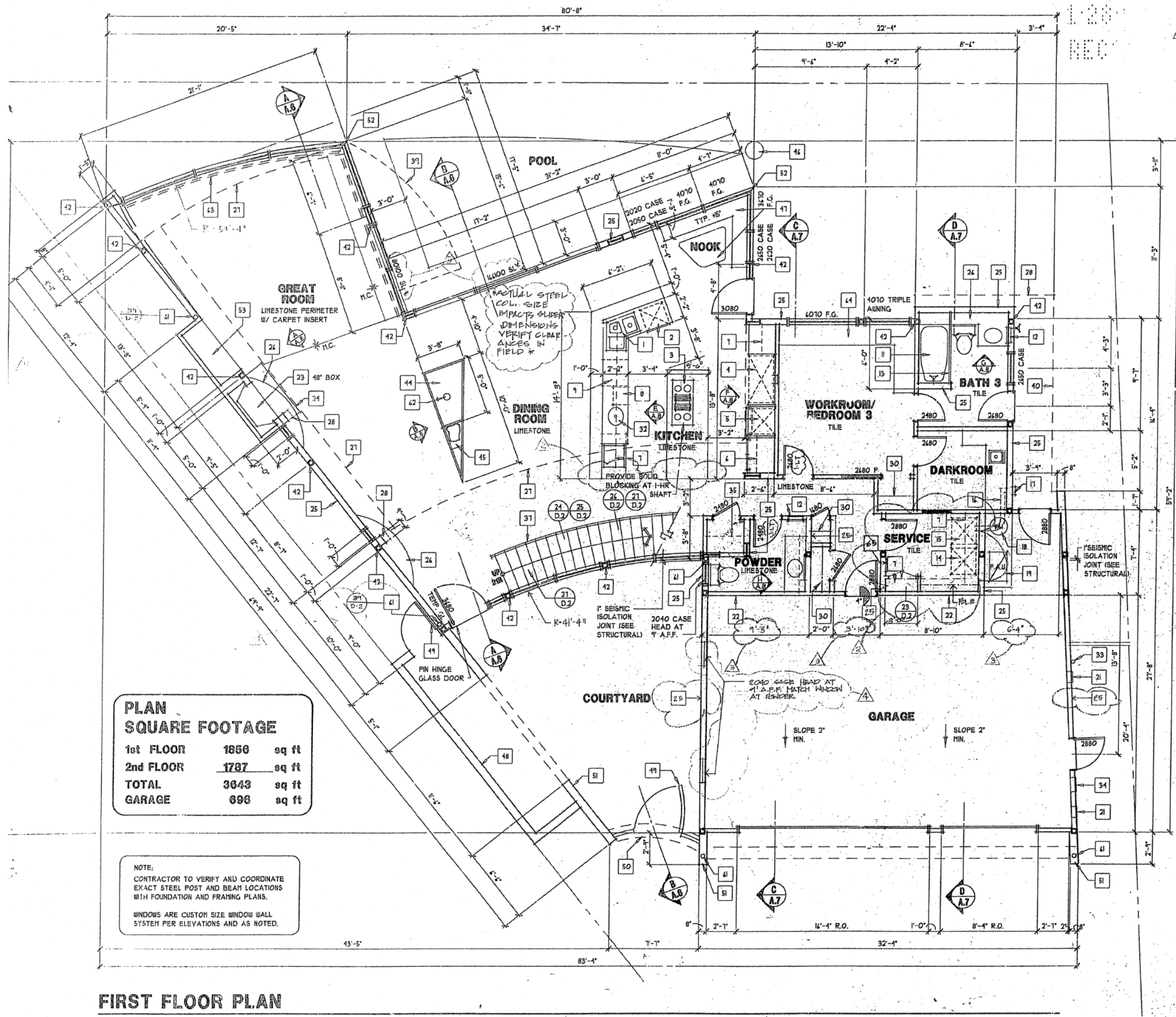
Project Architect: K. Otis

Drawn:

Sheet Number:

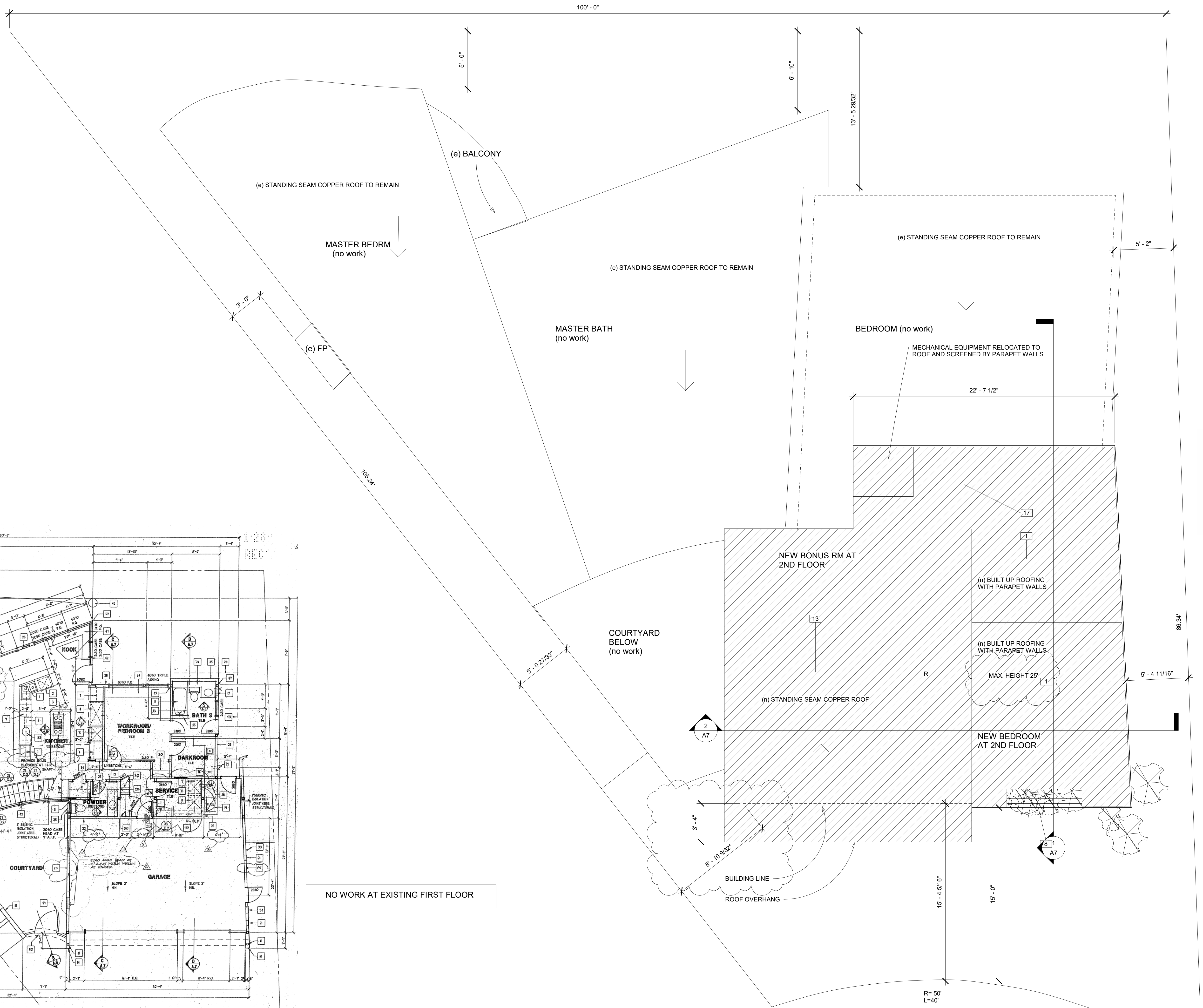


Keynote Legend	
Key Value	Keynote Text
1	PROVIDE MIN. 1/4" PER FOOT SLOPE AT FLAT ROOF
3	SHOWER WITH TEMP. GLASS ENCLOSURE PROVIDE MIN. 72" HIGH NON-ABSORBENT WALL SURFACE IN TUB AND SHOWER COMPARTMENTS (CRC R307.2)
4	UNDER COUNTER REFRIGERATOR
5	MIRROR
6	LOW FLUSH TOILET MAX 1.28 GPF
7	(n) STEEL SECTIONAL GARAGE DOOR WITH MOZ PANEL OVERLAY
8	OUTDOOR PLANTER WITH DRIP SYSTEM
11	SINK
12	2" SLAB COUNTERTOP GEOLUXE "ARTEMIS"
13	GEOLUXE WALL SLAB "ARTEMIS"
14	2" SLAB COUNTERTOP BY CAESARSTONE "GINGER"
16	SHOWER PAN PEBBLE MIXED "CARRARA"
17	ARCHITECTURAL SYSTEMS ARTISAN RESIN PANELS ACCENT WALL "KASSHOKO"
18	SHOWER PAN FLAT PEBBLE TAN
20	FLOORING
21	TILE OR SLAB WALLS
22	UPHOLSTERED SEAT +18" AFF WITH STORAGE BELOW
23	LINE OF EXISTING EXTERIOR WALL
25	STEEL PANEL BY MOZ
26	LINE OF SOFFIT ABOVE
27	SHOWER SEAT 18" AFF
28	NEW WINDOWS (TYPE TO MATCH EXISTING)
29	REVEAL/EXPANSION JOINT AT STUCCO
30	PARAPET WALL
31	ROOF BEYOND
32	STANDING SEAM COPPER METAL ROOF TO MATCH EXISTING
33	TV
34	CLOSET ROD
35	ROOF ACCESS WITH DROP DOWN LADDER
36	COFFEE BAR
37	SMOOTH STUCCO
38	+42" RAIL TO MATCH EXISTING
39	METAL CANOPY (STANDING SEAM)
40	SOFFIT FOR RECESSED WINDOW COVERING ROLL



FIRST FLOOR PLAN

EXISTING FIRST FLOOR PLAN NTS

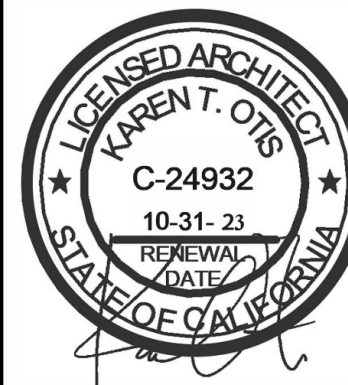


ROOF PLAN WITH PROPOSED ADDITION

Revisions: By:



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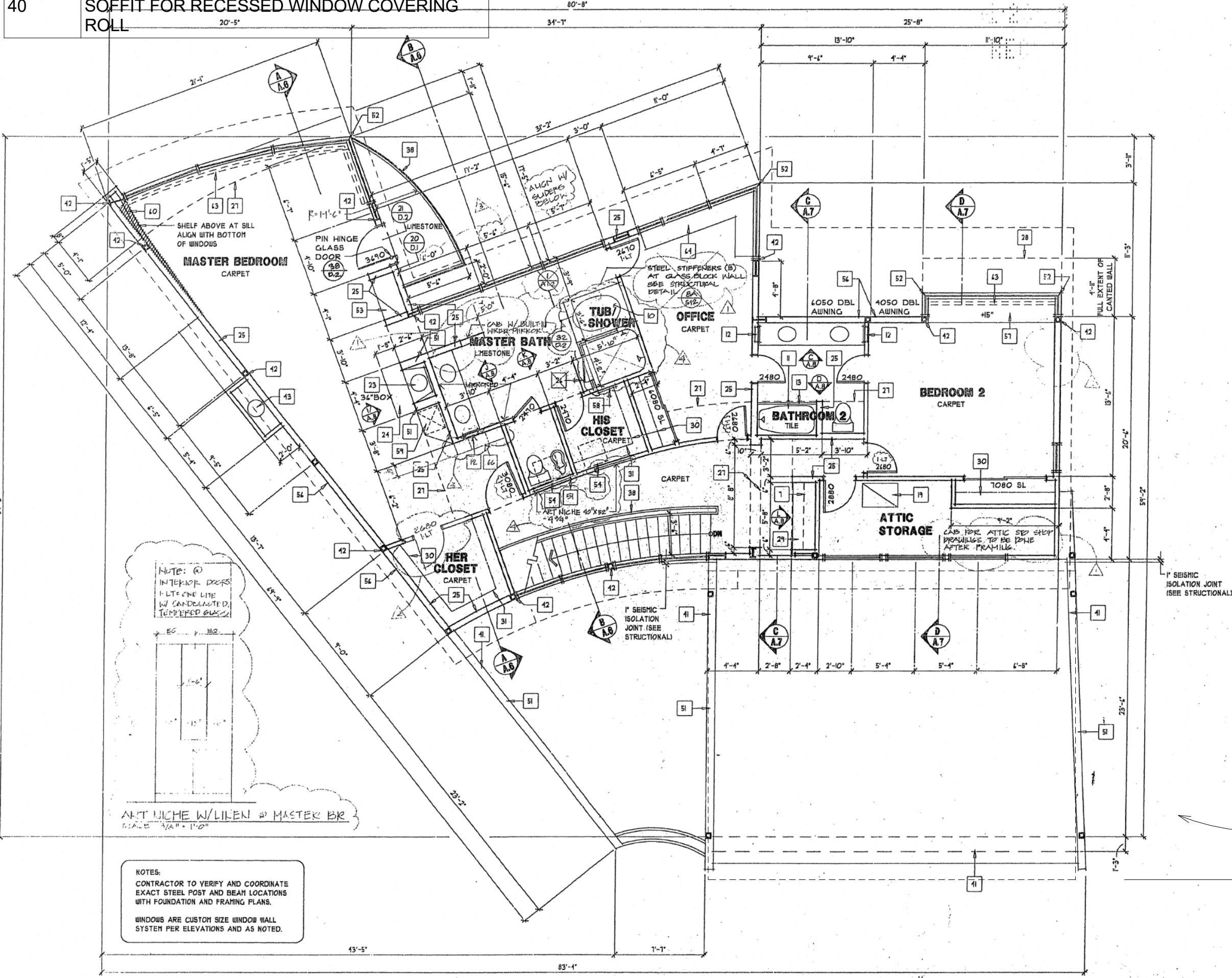
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**FIRST FLOOR PLAN  
EXISTING AND  
PROPOSED ROOF**

Date: 10/11/2021  
Project Architect: K. Otis  
Drawn:  
Sheet Number:



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18	SHOWER PAN FLAT PEBBLE TAN
20	FLOORING
21	TILE OR SLAB WALLS
22	UPHOLSTERED SEAT +18"AFF WITH STORAGE BELOW
23	LINE OF EXISTING EXTERIOR WALL
25	STEEL PANEL BY MOZ
26	LINE OF SOFFIT ABOVE
27	SHOWER SEAT 18" AFF
28	NEW WINDOWS (TYPE TO MATCH EXISTING)
29	REVEAL/EXPANSION JOINT AT STUCCO
30	PARAPET WALL
31	ROOF BEYOND
32	STANDING SEAM COPPER METAL ROOF TO MATCH EXISTING
33	TV
34	CLOSET ROD
35	ROOF ACCESS WITH DROP DOWN LADDER
36	COFFEE BAR
37	SMOOTH STUCCO
38	+42" RAIL TO MATCH EXISTING
39	METAL CANOPY (STANDING SEAM)
40	SOFFIT FOR RECESSED WINDOW COVERING ROLL



SECOND FLOOR PLAN

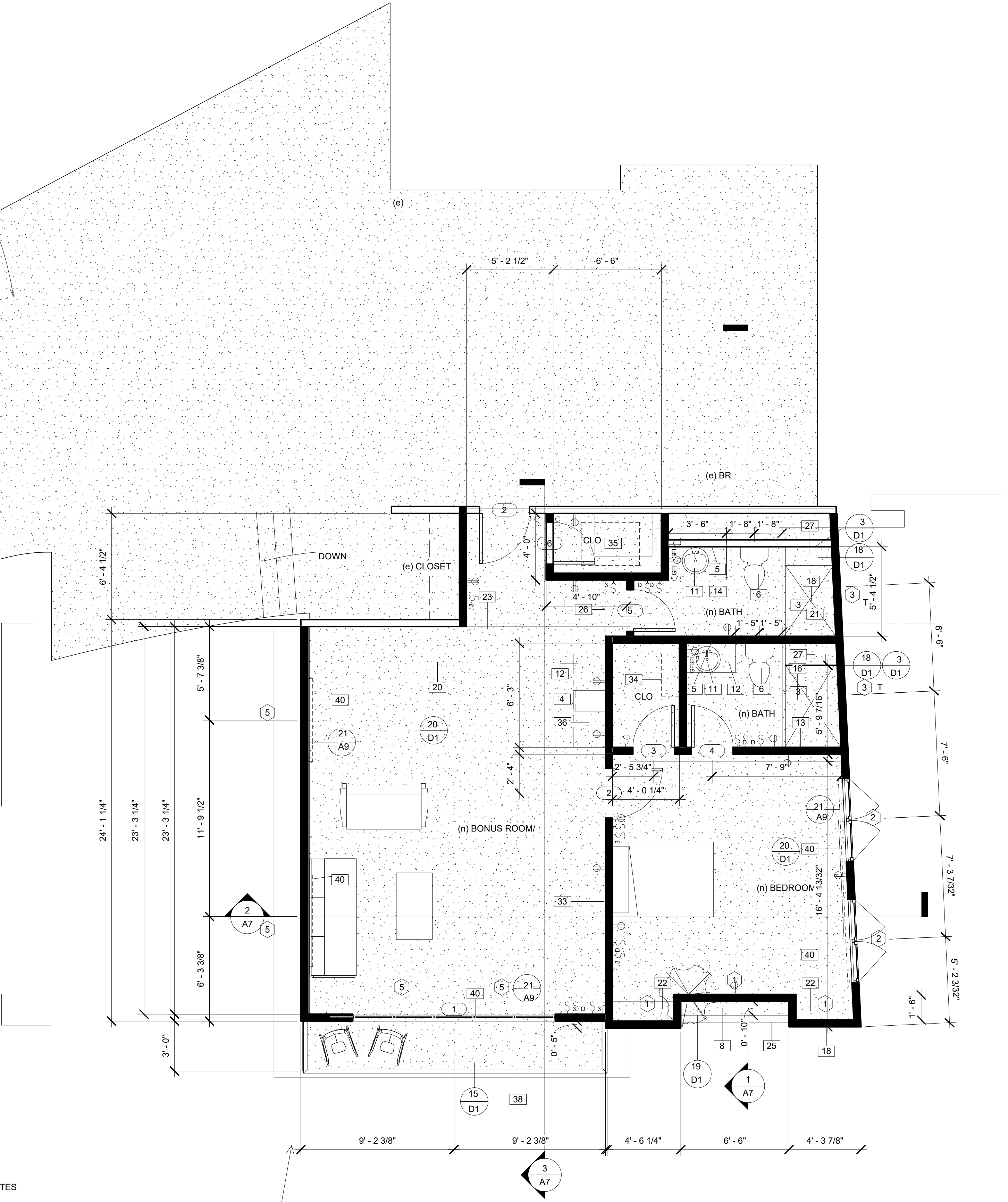
SCALE 1/4" = 1'-0"

EXISTING SECOND FLOOR PLAN NTS

(e) SECOND FLOOR, NO WORK

EXTENT OF NEW ADDITION

OUTLINED PORTION DENOTES AREA OF ADDITION



SECOND FLOOR PLAN

1/4" = 1'

Revisions: By:



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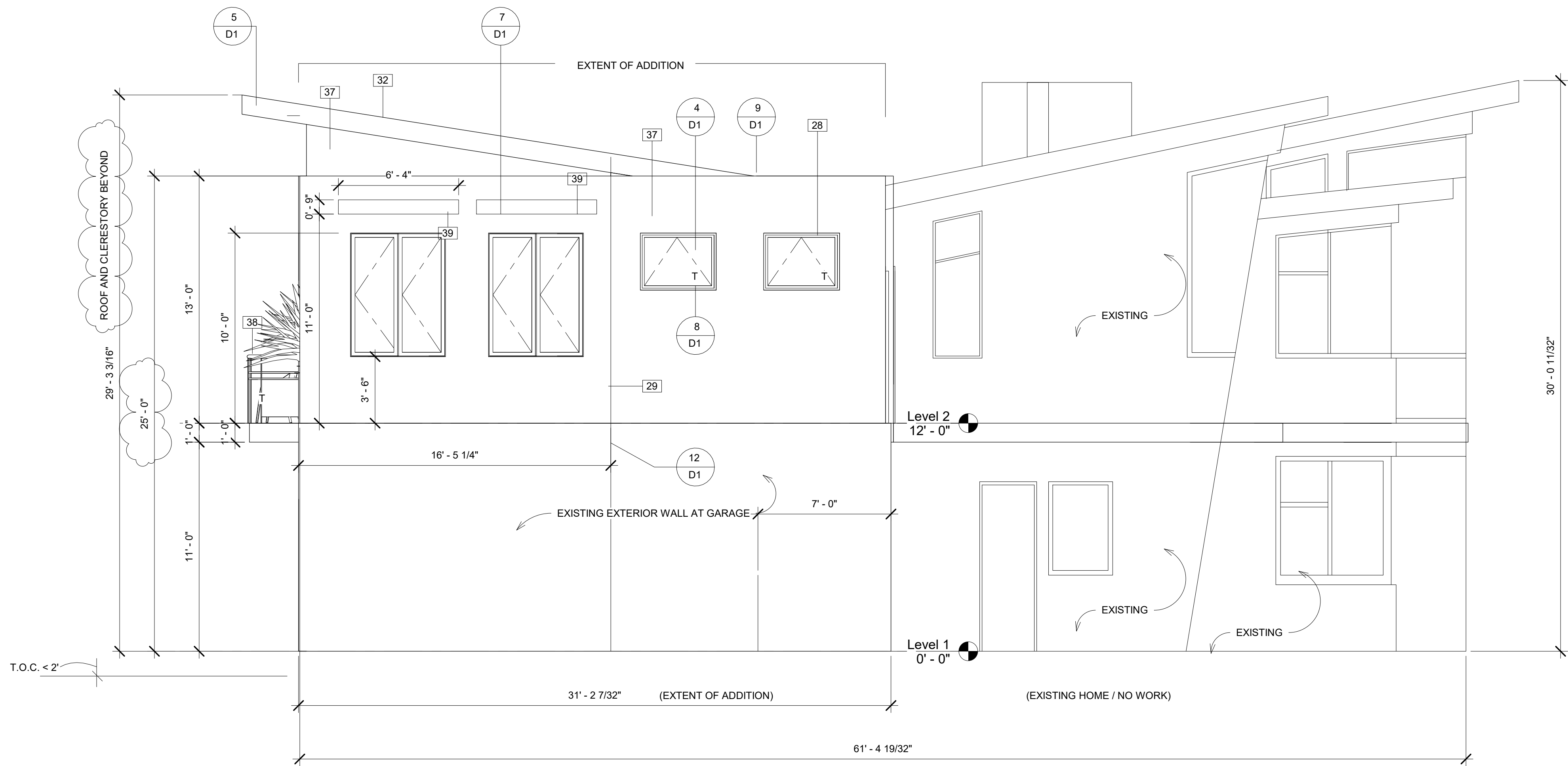
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SECOND FLOOR  
PLAN EXISTING  
AND PROPOSED

Date: 10/11/2021  
Project Architect: K. Otis  
Drawn:  
Sheet Number:

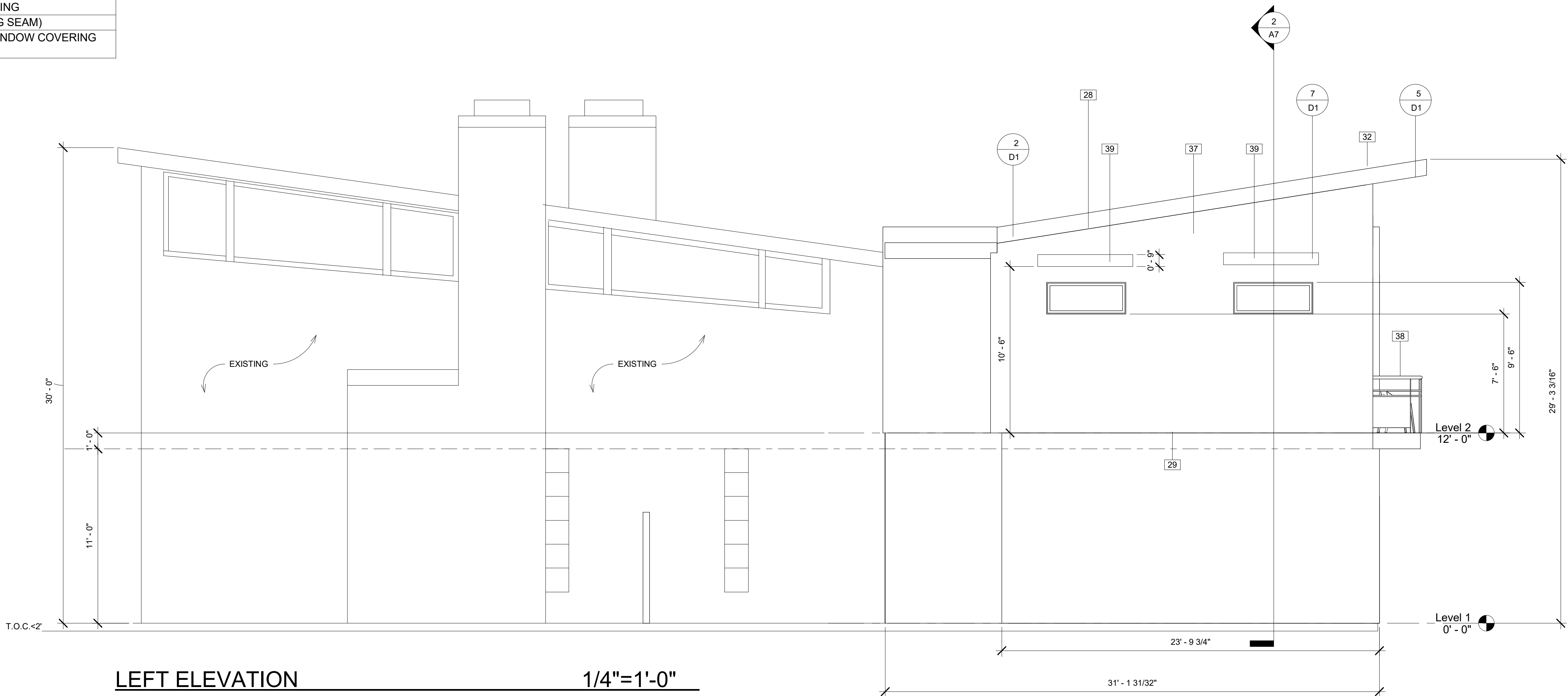


Keynote Legend	
Key Value	Keynote Text
1	PROVIDE MIN. 1/4" PER FOOT SLOPE AT FLAT ROOF
3	SHOWER WITH TEMP. GLASS ENCLOSURE PROVIDE MIN. 72" HIGH NON-ABSORBENT WALL SURFACE IN TUB AND SHOWER COMPARTMENTS (CRC R307.2)
4	UNDER COUNTER REFRIGERATOR
5	MIRROR
6	LOW FLUSH TOILET MAX 1.28 GPF
7	(n) STEEL SECTIONAL GARAGE DOOR WITH MOZ PANEL OVERLAY
8	OUTDOOR PLANTER WITH DRIP SYSTEM
11	SINK
12	2" SLAB COUNTERTOP GEOLUXE "ARTEMIS"
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RIGHT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

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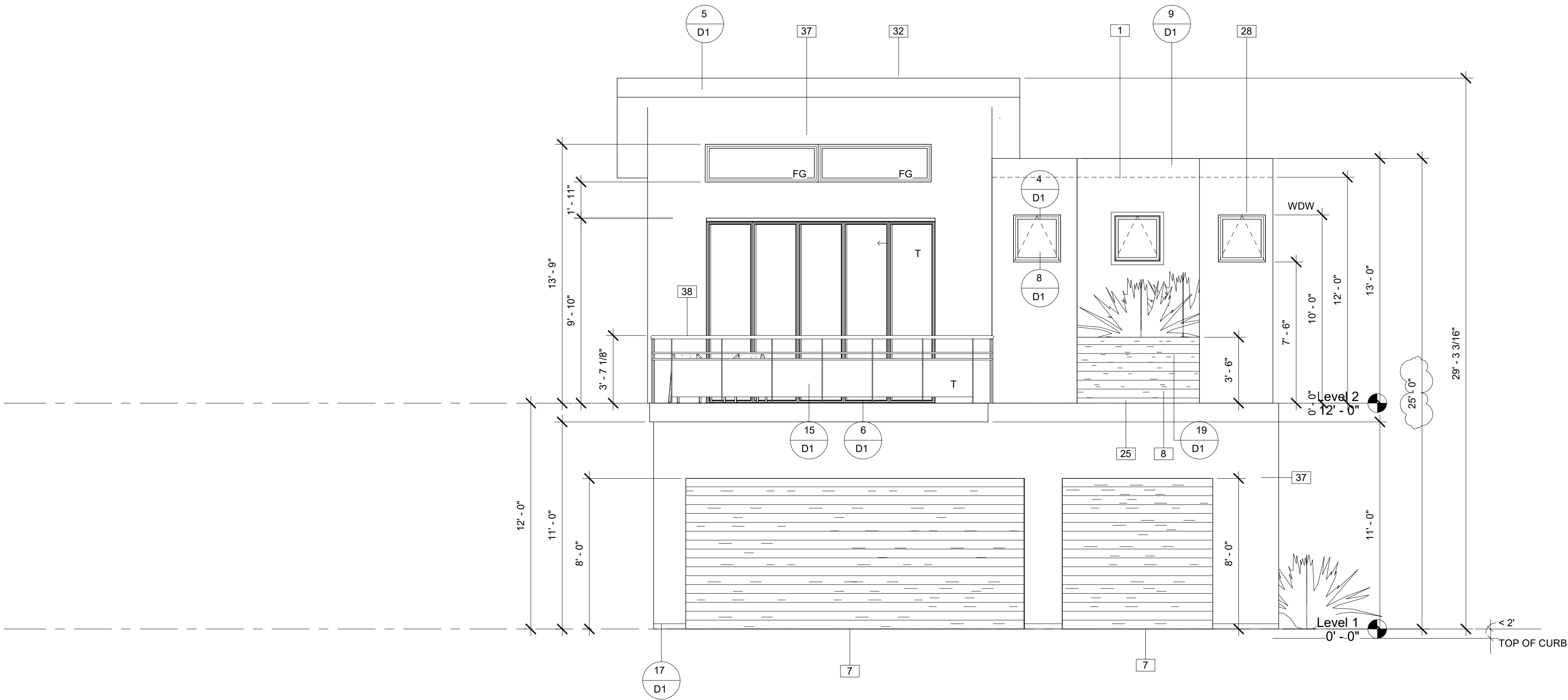


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ELEVATIONS

Date: 10/11/2021  
Project Architect: K. Otis  
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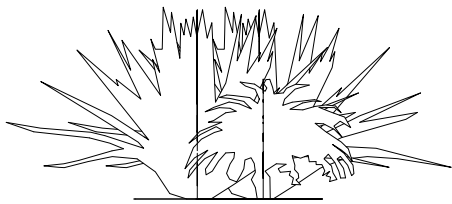
FRONT ELEVATION

1/4"=1'-0"

Window Schedule						
Mark	Width	Height	Sill Height	Solar Heat Gain Coefficient	Description	Count
1	2' - 6"	2' - 6"	7' - 6"	0.76	AWNING	3
2	5' - 0"	6' - 6"	3' - 6"	0.76	PAIR OF CASEMENTS	2
3	4' - 0"	3' - 0"	7' - 0"	0.76	AWNING TEMPERED	2
4	5' - 0"	2' - 0"	7' - 6"	0.78	FIXED GLASS	2
5	6' - 0"	2' - 0"	11' - 9"	0.78	FIXED GLASS	2
Grand total: 11						

Door Schedule				
Mark	Width	Height	Head Height	Type
1	12' - 1 29/32"	10' - 2 17/32"	10' - 2 17/32"	Standard
2	3' - 0"	8' - 0"	8' - 0"	36" x 84"
3	2' - 6"	8' - 0"	8' - 0"	30" x 80"
4	2' - 6"	8' - 0"	8' - 0"	30" x 80"
5	2' - 6"	8' - 0"	8' - 0"	30" x 80"
6	2' - 6"	8' - 0"	8' - 0"	30" x 80"
9	8' - 0"	8' - 0"	8' - 0"	8' x 8' MOZ METAL
26	18' - 0"	8' - 0"	8' - 0"	18' X 8" MOZ METAL

Grand total: 9



Revisions: By:



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FRONT ELEVATION  
DOOR AND WINDOW  
SCHEDULES

Date: 10/11/2021

Project Architect: K. Otis

Drawn:

Sheet Number:





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