

# PERKINS RESIDENCE

## 3292 Falkland Circle, Huntington Beach, CA

### PROJECT DATA

|                  |                                                                                                                                                                                                                                                                                                           |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER            | MICHAEL PERKINS<br>3292 FALKLAND CIRCLE<br>HUNTINGTON BEACH, CA 92649                                                                                                                                                                                                                                     |
| PROJECT ADDRESS  | 3292 FALKLAND CIRCLE<br>LOT 72, TRACT 4499<br>APN 178-421-18<br>ZONING RL                                                                                                                                                                                                                                 |
| BUILDING         | V-B (EXISTING BUILDING IS NOT FIRE-SPRINKLERED)                                                                                                                                                                                                                                                           |
| OCCUPANCY        | R-3/U (4 BDRMS / 4 BATHS)                                                                                                                                                                                                                                                                                 |
| APPLICABLE CODES | 2019 CALIFORNIA RESIDENTIAL CODE (CRC)<br>2019 CALIFORNIA BUILDING CODE<br>2019 CALIFORNIA ELECTRICAL CODE<br>2019 CALIFORNIA PLUMBING CODE<br>2019 CALIFORNIA MECHANICAL CODE<br>2019 CALIFORNIA GREEN BUILDING STANDARDS CODE<br>2019 CALIFORNIA ENERGY CODE<br>HB MUNICIPAL CODE 17.05 AND HBZO 230.B4 |

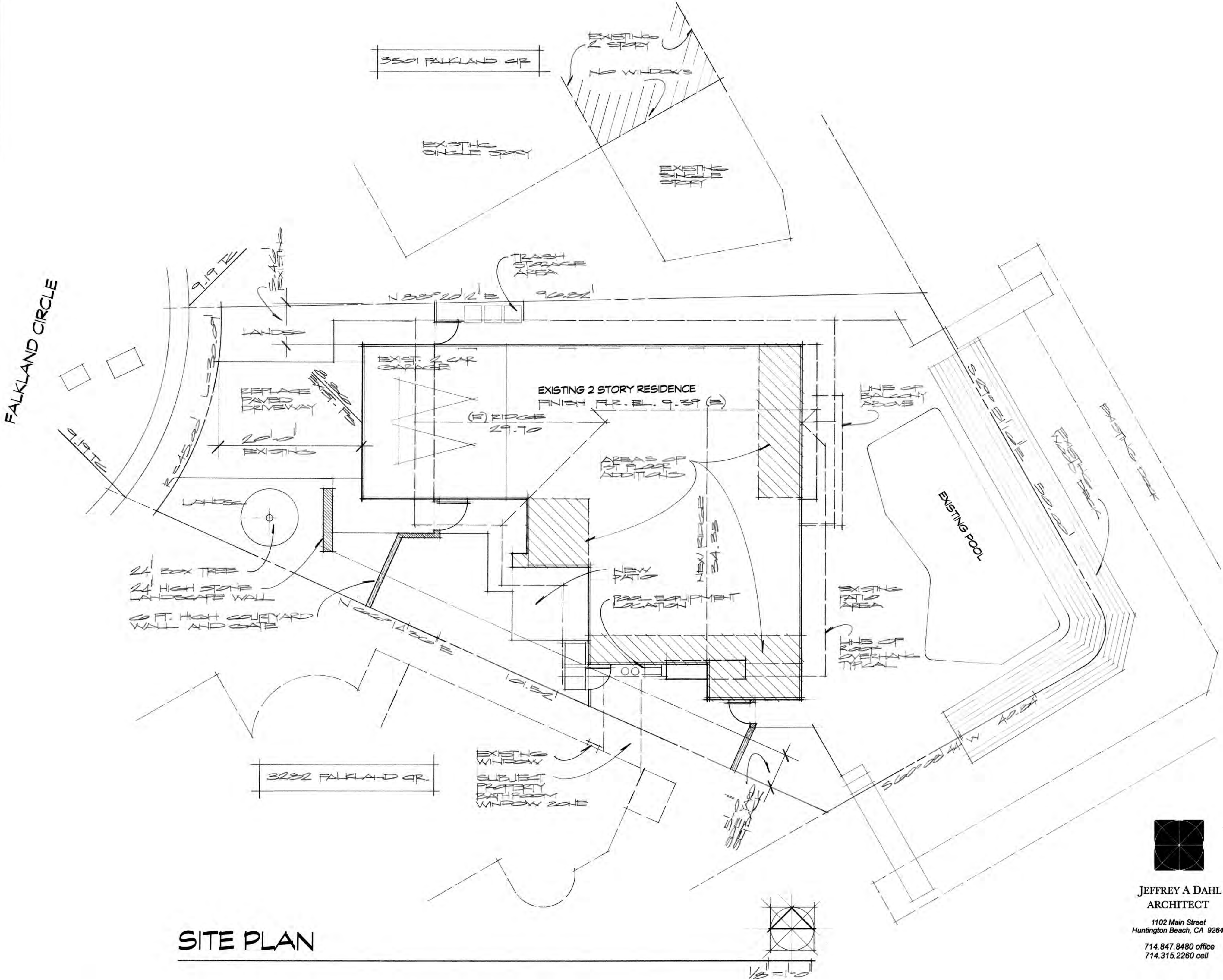
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|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE AREA        | 6,240 SQ FT                                                                                                                                                                                                                                                                       |
| SITE COVERAGE    | ALLOWABLE 3,120.0 SQ FT (50.0%)<br>EXISTING 2,212.0 SQ FT (35.5%)<br>PROPOSED 2,650.5 SQ FT (42.5%)                                                                                                                                                                               |
| SCOPE OF PROJECT | LIVING AREA<br>1ST FLOOR<br>EXISTING 1,270.0 SQ FT<br>ADDITION 424.0 SQ FT<br>2ND FLOOR<br>EXISTING 1,129.0 SQ FT<br>ADDITION 674.5 SQ FT<br>TOTAL 3,497.5 SQ FT<br>GARAGE<br>EXISTING 452.5 SQ FT<br>BALCONY<br>EXISTING 58.0 SQ FT<br>ADDITION 324.5 SQ FT<br>TOTAL 382.5 SQ FT |

- SCOPE OF WORK
- 1) ADDITIONS OF KITCHEN, GREAT ROOM, ENTRY/FOYER, MASTER BEDROOM SUITE (1,098 SQ FT)
  - 2) EXTERIOR REMODEL TO INCLUDE DOORS AND WINDOWS.
  - 3) NEW BALCONY/DECK (324.5 SQ FT)
  - 4) COMPLETE INTERIOR REMODEL

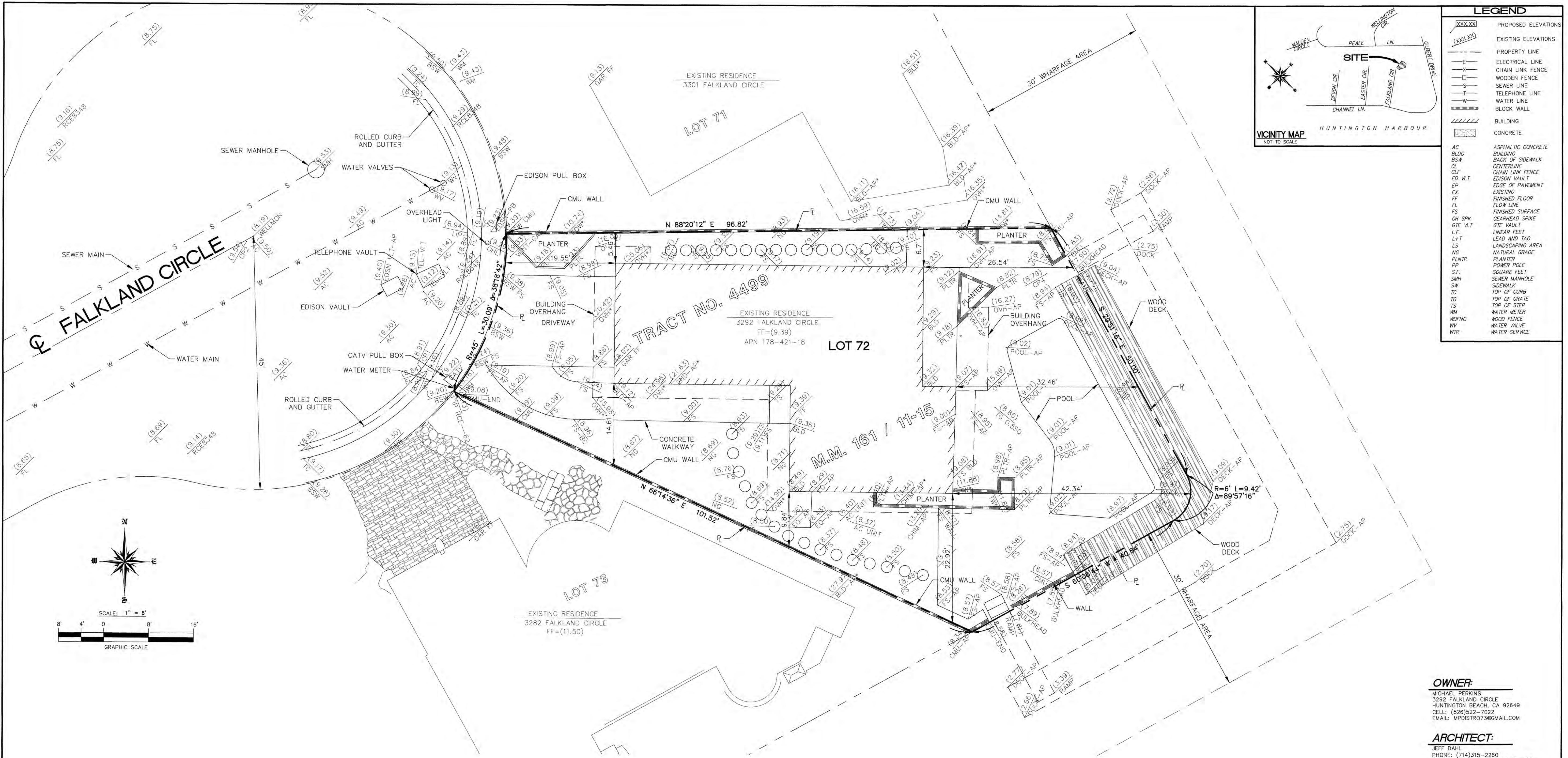
| Subject                                             | Code Section | Required                      | Proposed            |
|-----------------------------------------------------|--------------|-------------------------------|---------------------|
| Site Coverage                                       |              | 50% maximum                   | 42.5%               |
| Building Height                                     |              | 35 ft maximum                 | 25 ft               |
| Parking                                             |              | 4 spaces                      | 4 spaces (existing) |
| Front Yard Setback                                  |              | 20 ft                         | 20 ft (existing)    |
| Minimum Frontyard Landscape required                |              | 40%                           | 40%                 |
| Overhangs contributing to maximum 50% site coverage |              | 973.5 sq ft maximum allowable | 504 sq ft           |

### FIRE DEPARTMENT NOTES

- 1) If a sub-slab methane barrier is found while conducting construction, all work must cease, and a deferred submittal to HBFD will be required to alter or extend the methane barrier.
- 2) Maintain jobsite safety during construction as per Chapter 33 of the 2016 California Fire Code.
- 3) Address numbers must be placed in clear view of the fronting public street as per City Specification #428. Minimum size of numbers is 4 inches with a minimum 1/2 inch stroke, and they must contrast with background.
- 4) 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.
- 5) For Fire Department inspections, call (714) 536-5411 at least 3 days in advance to schedule inspections.



SITE PLAN



| LEGEND  |                     |
|---------|---------------------|
| XXXX.XX | PROPOSED ELEVATIONS |
| ---     | EXISTING ELEVATIONS |
| ---     | PROPERTY LINE       |
| E       | ELECTRICAL LINE     |
| X       | CHAIN LINK FENCE    |
| □       | WOODEN FENCE        |
| S       | SEWER LINE          |
| T       | TELEPHONE LINE      |
| W       | WATER LINE          |
| ---     | BLOCK WALL          |
|         | BUILDING            |
|         | CONCRETE            |
| AC      | ASPHALTIC CONCRETE  |
| BLDG    | BUILDING            |
| BSW     | BACK OF SIDEWALK    |
| CL      | CENTERLINE          |
| CLF     | CHAIN LINK FENCE    |
| ED VLT  | EDISON VAULT        |
| EP      | EDGE OF PAVEMENT    |
| EX      | EXISTING            |
| FF      | FINISHED FLOOR      |
| FL      | FLOW LINE           |
| FS      | FINISHED SURFACE    |
| GH SPK  | GEARHEAD SPIKE      |
| GTE VLT | GTE VAULT           |
| L.F.    | LINEAR FEET         |
| L+T     | LEAD AND TAG        |
| LS      | LANDSCAPING AREA    |
| NG      | NATURAL GRADE       |
| PLNTR   | PLANTER             |
| PP      | POWER POLE          |
| S.F.    | SQUARE FEET         |
| SMH     | SEWER MANHOLE       |
| SW      | SIDEWALK            |
| TC      | TOP OF CURB         |
| TG      | TOP OF GRATE        |
| TS      | TOP OF STEP         |
| WM      | WOOD METER          |
| WDFNC   | WOOD FENCE          |
| WV      | WATER VALVE         |
| WTR     | WATER SERVICE       |

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING SOUTH 60°08'44" WEST ALONG THE CENTERLINE OF FALKLAND CIRCLE PER RECORD OF SURVEY NO. 2008-1056, BOOK 231 PAGE 9, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**LEGAL DESCRIPTION**

LOT 72 OF TRACT NO. 4499, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 161, PAGES 11, 12, 13, 14, AND 15 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ASSESSORS' PARCEL NO. 178-421-18

**BENCHMARK: G-978**

DESCRIBED BY OCS 2003 - FOUND 3 3/4" USCGS BRONZED BENCHMARK DISK STAMPED "G 978 1964", SET IN THE SOUTHWESTERLY CORNER OF A CONCRETE BRIDGE SPANNING A SMALL FINGER CHANNEL OF HUNTINGTON HARBOR. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND BROADWAY, 14.4 FT. SOUTHERLY OF THE CENTERLINE OF BROADWAY, 75.5 FT. EASTERLY OF THE NORTHERLY LINES ALONG PCH AND 3.3 FT. NORTHWESTERLY OF THE SOUTHWESTERLY END OF THE GUARD RAIL ALONG THE BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ORANGE COUNTY SURVEYOR'S 3 3/4" BRONZE DISK  
ELEV. 10.256'; NAVD 88, 1995 ADJ. / LEVELED 2005



SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE  
811  
TWO WORKING DAYS BEFORE YOU DIG

**EXISTING UTILITY NOTE:**

LOCATION OF EXISTING UTILITIES WERE DETERMINED BY RECORD INFORMATION AND A VISUAL FIELD SEARCH. EXACT LOCATION SHOULD BE DETERMINED BY A CONTRACTOR

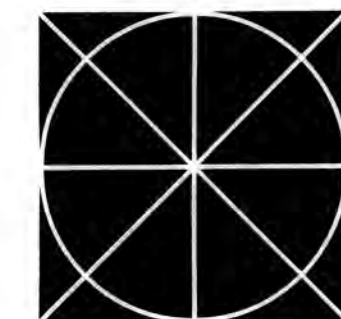
| DATE | BY | REVISION | APPROVED BY | REFERENCES |
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SURVEYED ON: 1/22/2021

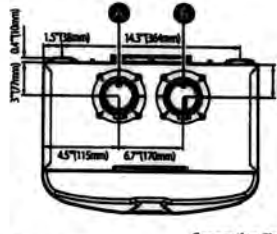
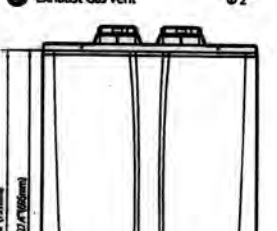
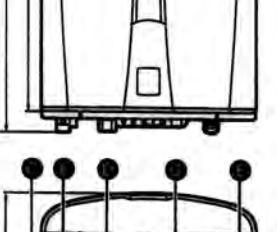
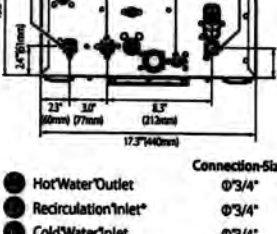
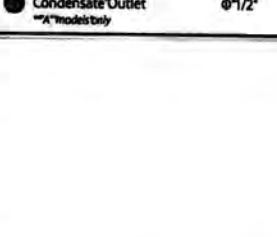


|                                                  |                     |           |
|--------------------------------------------------|---------------------|-----------|
| BUILDING PERMIT#                                 | PW#                 | L#        |
| MICHAEL PERKINS                                  |                     |           |
| EXISTING BOUNDARY AND TOPO<br>3292 FALKLAND CIR. |                     |           |
| HUNTINGTON BEACH CALIFORNIA                      |                     |           |
| DWG. NO.<br>21-2474-EX                           | SHEET NO.<br>1 OF 1 | REV.<br>O |

|                                                                                                                                                 |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>JCA</b><br>JONES, CAHL & ASSOCIATES<br>CONSULTING ENGINEERS<br>18090 Beach Boulevard - Huntington Beach<br>California 92648 • (714) 848-0566 |                 |
| DESIGNED: C.H.                                                                                                                                  | SCALE: 1" = 8'  |
| DRAWN: C.H.                                                                                                                                     | DATE: 1/25/2021 |
| CHECKED: D.R.                                                                                                                                   | JOB NO. 20-2474 |
| PREPARED UNDER THE DIRECTION OF:                                                                                                                |                 |
| DANIEL RUBIO P.L.S. 8239                                                                                                                        | DATE            |



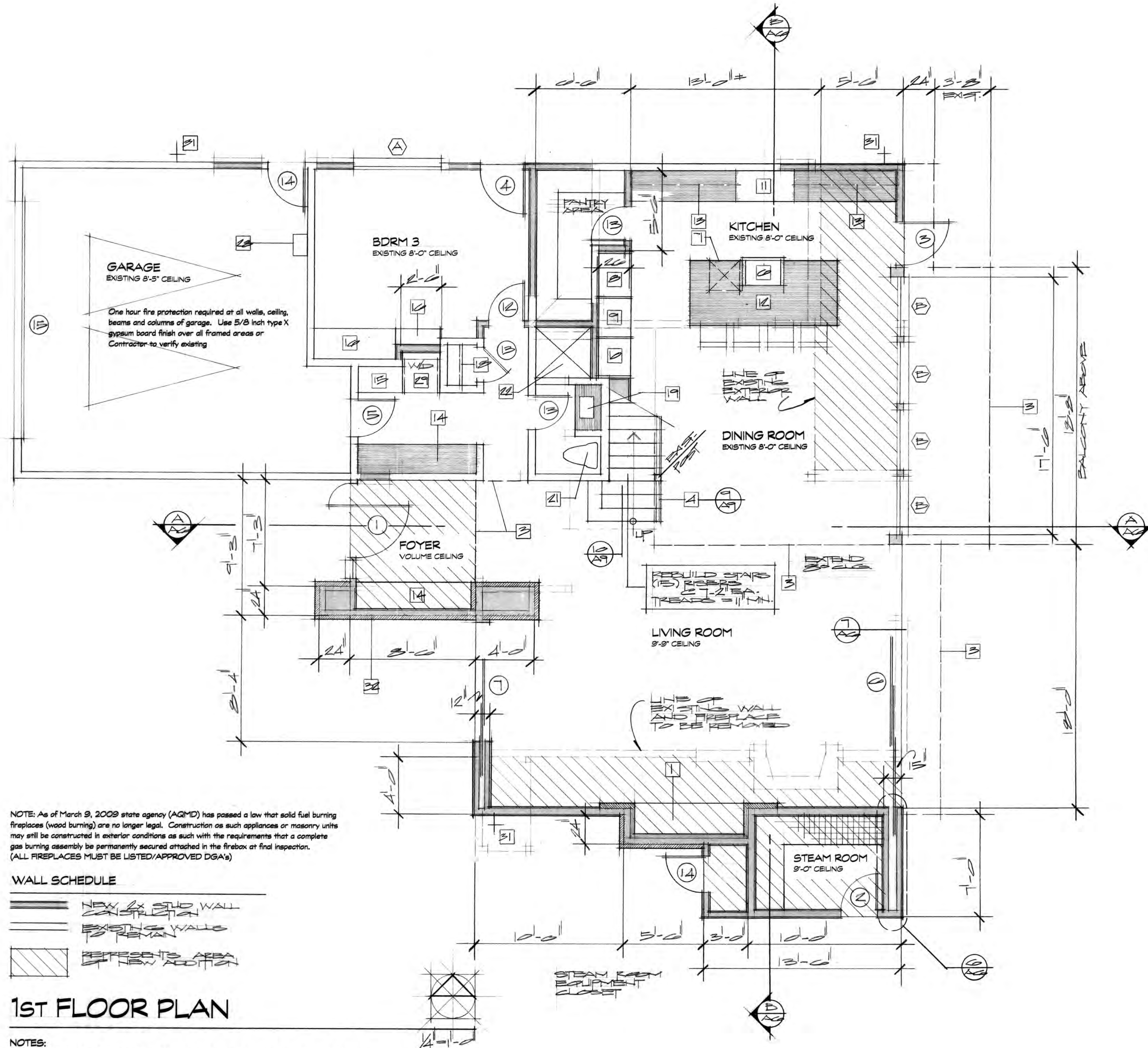
## NPE Series Tankless Water Heaters Specification Sheet

| Dimensions                                                                         |                                                                                                                                                                        | Specifications                             |                                                                  |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------|------------------------|------------------------|--|--|
|   |                                                                                                                                                                        | Item                                       | NPE-1505                                                         | NPE-180A                                                                             | NPE-180S                                        | NPE-210A                                        | NPE-210S                                        | NPE-240A               | NPE-240S               |  |  |
|   | Connection Size<br>Ø 1/2"                                                                                                                                              | Heat Capacity* (Input)                     | Natural Gas<br>18,000<br>12,000**                                | Propane Gas<br>15,000-150,000 BTU/H                                                  | 15,000-150,000 BTU/H                            | 19,900-180,000 BTU/H                            | 19,900-180,000 BTU/H                            | 19,900-199,900 BTU/H   | 19,900-199,900 BTU/H   |  |  |
|                                                                                    |                                                                                                                                                                        | Efficiency Ratings                         | UEF (Energy Factor)<br>0.96                                      | 0.96                                                                                 | 0.97                                            | 0.96                                            | 0.97                                            | 0.96                   | 0.97                   |  |  |
|                                                                                    |                                                                                                                                                                        | EF (Energy Factor)                         | 0.97                                                             | 0.97                                                                                 | 0.99                                            | 0.97                                            | 0.99                                            | 0.97                   | 0.99                   |  |  |
|   | Connection Size<br>Ø 1/2"                                                                                                                                              | Flow Rate* (GPM)                           | 35°F (19°C) Temp Rise<br>6.0 GPM<br>(227 L/min)                  | 45°F (25°C) Temp Rise<br>5.3 GPM*<br>(201 L/min)                                     | 67°F (19°C) Temp Rise<br>3.2 GPM<br>(121 L/min) | 45°F (25°C) Temp Rise<br>4.2 GPM<br>(158 L/min) | 67°F (19°C) Temp Rise<br>4.2 GPM<br>(158 L/min) | 5.0 GPM<br>(189 L/min) | 5.2 GPM<br>(201 L/min) |  |  |
|                                                                                    |                                                                                                                                                                        | Dimensions                                 | 17.3" (W) x 27.4" (H) x 13.2" (D)                                |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        | Weight                                     | 55 lbs<br>(25 kg)                                                | 75 lbs*<br>(34 kg)                                                                   | 67 lbs*<br>(31 kg)                              | 82 lbs*<br>(37 kg)                              | 75 lbs*<br>(34 kg)                              | 82 lbs*<br>(37 kg)     | 75 lbs*<br>(34 kg)     |  |  |
|   | Connection Size<br>Ø 1/2"                                                                                                                                              | Installation Type                          | Indoor/Outdoor Wall-Hung                                         |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        | Venting Type                               | Forced Draft Direct Vent                                         |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        | Ignition                                   | Electronic Ignition                                              |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|  | Connection Size<br>Ø 1/2"                                                                                                                                              | Water Pressure                             | 15-150 PSI                                                       |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        | Natural Gas Supply Pressure* (from source) | 3.5 in WC-10.5 in WC                                             |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        | Propane Gas Supply Pressure* (from source) | 8 in WC-13 in WC                                                 |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        | Natural Gas Manifold Pressure* (min-max)   | -0.04 in WC ~ -0.38 in WC                                        |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        | Propane Gas Manifold Pressure* (min-max)   | -0.04 in WC ~ -0.42 in WC                                        |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        | Minimum Flow Rate                          | 0.5 GPM (1.9 L/min) < 0.01 GPM (0.4 L/min) option for "A" models |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        | Connection Sizes                           | Cold Water Inlet<br>Hot Water Outlet<br>Gas Inlet                | 3/4 in NPT<br>3/4 in NPT<br>3/4 in NPT                                               |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        | Power Supply                               | Main Supply<br>Maximum Power Consumption                         | 120V AC, 60 Hz<br>200W (max 2A), 350W (max 4A) with external pump connected          |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        | Materials                                  | Casing                                                           | Cold Rolled Carbon Steel                                                             |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    |                                                                                                                                                                        |                                            | Heat Exchangers                                                  | Primary Heat Exchanger: Stainless Steel<br>Secondary Heat Exchanger: Stainless Steel |                                                 |                                                 |                                                 |                        |                        |  |  |
| Exhaust<br>Intake                                                                  | 2" x 3" PVC/CPVC Polypropylene<br>2" x 3" Special Gas Vent Type B1 Class I, N/B/C<br>2" x 3" PVC/CPVC Polypropylene<br>2" x 3" Special Gas Vent Type B1 Class I, N/B/C |                                            |                                                                  |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
| Safety Devices                                                                     | Vent Clearances                                                                                                                                                        | 0" to 24" combustibles                     |                                                                  |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |
|                                                                                    | Flame Rod, APS, Ignition Operation Detector, Water Temperature High Limit Switch, Exhaust Temperature High Limit Sensor, Power Surge Fuse                              |                                            |                                                                  |                                                                                      |                                                 |                                                 |                                                 |                        |                        |  |  |

Per California SB No. 407, all non-compliant plumbing fixtures are to be replaced with water conserving fixtures.

### FLOOR PLAN NOTES

- LUXEURA 74 Linear Direct Vent Gas Fireplace by NAPOLEON  
INTERTEC Approved / ANZI Z21.97-2012 CSA 2.41-2012
- LUXEURA 62 Linear Direct Vent Gas Fireplace by NAPOLEON  
INTERTEC Approved / ANZI Z21.97-2012 CSA 2.41-2012
- Line of floor/soffit/beam above.
- Metal guardrail (42" high). (see referenced detail).
- 18" high solid pony wall with 24" high metal guardrail above (42" high total). (see referenced detail).
- Kitchen sink with garbage disposal.
- Dishwasher.
- Refrigerator/Freezer (36" wide).
- Full height wine cooler (30" wide).
- Electric wall oven ovens (30" wide).
- Gas cooktop/range (48" wide) with ventilation hood.
- Island (36" high, 41/2 ft by 10 ft).
- Upper cabinets (with LED lighting below at kitchen area).
- Built-in storage cabinet.
- Built-in AV cabinets.
- Built-in full height cabinets at closet.
- Built-in desk.
- Closet shelf and pole.
- Lavatory sink with cabinet.
- 20) Laundry sink.
- Low profile ultra low flush toilet (1.28 gpf flush max). Provide 30 inches clear width and 24 inches clear at front.
- Shower area to be porcelain tile, marble or granite finish over lath and plaster to ceiling with tempered glass enclosure.
- Cast iron or approved acrylic tub to be selected by Owner.
- Open to below.
- Typical deck finish: Porcelain tile over class A elastomeric waterproofing system (Slope 1/4" per foot min. and cricket to drains as required). Use Dex-O-Tex (ICC Report ESR-1757) or approved equal.
- Deck drain and overflow scupper with concealed piping to below (note: inlet flow line of scupper to be located 2 inches above low point of deck).
- Horizontal FAU located in attic (see Title 24 Energy Compliance Report)  
Requirements:  
1. Double joists supporting the unit  
2. Level Platform  
3. Seismic away braces or anchor unit to platform  
4. 30" minimum access  
5. Light, switch outlet  
6. Condensate drain to an approved plumbing fixture
- Tankless gas water heater, NAVIEN NPE Series  
Wall mounted direct vent  
(see Title 24 Energy Compliance Report)
- Vent dryer to outside air (14 ft maximum run with (2) 90 degree elbows) with backdraft.
- 30" attic access panel at ceiling.
- Hose bibb location (note: anti-siphon device).
- Stone veneer over lath and plaster.  
(see exterior elevations for specifications)



NOTE: As of March 9, 2009 state agency (AQMD) has passed a law that solid fuel burning fireplaces (wood burning) are no longer legal. Construction as such appliances or masonry units may still be constructed in exterior conditions as such with the requirements that a complete gas burning assembly be permanently secured attached in the firebox at final inspection. (ALL FIREPLACES MUST BE LISTED/APPROVED DGA's)

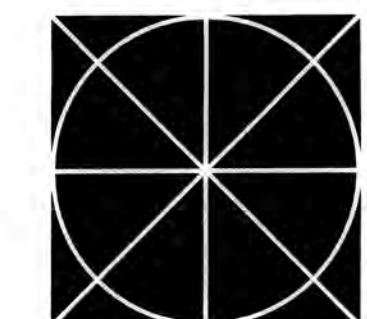
### WALL SCHEDULE

|                          |  |
|--------------------------|--|
| NEW CONSTRUCTION WALL    |  |
| EXISTING WALLS TO REMAIN |  |
| REPLACEMENT AREA         |  |
| NEW ADDITION             |  |

## 1st FLOOR PLAN

### NOTES:

- All exterior doors shall have a minimum 36 inch landing on each side of the door. Landings or floors at the required egress doors shall be not more than 1 1/2 inches lower than the top of the threshold.
- All hallways, closets, etc., to have 8'-0" minimum ceiling heights (unless noted otherwise).
- Penetrations through roof or exterior wall assemblies by ducts, pipes and/or other appurtenances shall be made water tight (CPC 312.8).



date

2/24/2011

revisions

drawing

A2

Per California SB No. 407, all non-compliant plumbing fixtures are to be replaced with water conserving fixtures.

# FLOOR PLAN NOTES

- 1) LUXEURA 74 Linear Direct Vent Gas Fireplace by NAPOLEON  
INTERTEC Approved / ANZI Z21.97-2012  
CSA 2.41-2012
- 2) LUXEURA 62 Linear Direct Vent Gas Fireplace by NAPOLEON  
INTERTEC Approved / ANZI Z21.97-2012  
CSA 2.41-2012
- 3) Line of floor/ceiling/beam above.
- 4) Metal guardrail (42" high). (see referenced details)
- 5) 16" high solid pony wall with 24" high metal guardrail above (42" high total). (see referenced detail).
- 6) Kitchen sink with garbage disposal.
- 7) Dishwasher.
- 8) Refrigerator/Freezer (36" wide).
- 9) Full height wine cooler (30" wide).
- 10) Electric wall oven ovens (30" wide).
- 11) Gas cooktop/range (48" wide) with ventilation hood.
- 12) Island (36" high, 41/2 ft by 10 ft).
- 13) Upper cabinets (with LED lighting below at kitchen area).
- 14) Built-in storage cabinet.
- 15) Built-in AV cabinets.
- 16) Built-in full height cabinets at closet.
- 17) Built-in desk.
- 18) Closet shelf and pole.
- 19) Lavatory sink with cabinet.
- 20) Laundry sink.
- 21) Low profile ultra low flush toilet (1.28 gal/flush max.). Provide 30 inches clear width and 24 inches clear at front.
- 22) Shower area to be porcelain tile, marble or granite finish over lath and plaster to ceiling with tempered glass enclosure.
- 23) Cast iron or approved acrylic tub to be selected by Owner.
- 24) Open to below.
- 25) Typical deck finish: Porcelain tile over class A elastomeric waterproofing system (Slope 1/4" per foot min. and cricket to drains as required). Use Dex-O-Tex (ICC Report ESR-1757) or approved equal.
- 26) Deck drain and overflow scupper with concealed piping to below (note: inlet flow line of scupper to be located 2 inches above low point of deck).
- 27) Horizontal FAU located in attic (see Title 24 Energy Compliance Report)  
Requirements:  
1. Double joists supporting the unit  
2. Level Platform  
3. Seismic sway braces or anchor unit to platform  
4. 30" minimum access  
5. Light, switch outlet  
6. Condensate drain to an approved plumbing fixture
- 28) Tankless gas water heater, NAVIEN NPE Series Wall mounted direct vent (see Title 24 Energy Compliance Report)
- 29) Vent dryer to outside air (14 ft maximum run with (2) 90 degree elbows) with backdraft.
- 30) 30" attic access panel at ceiling.
- 31) Hose bibb location (note: anti-siphon device).
- 32) Stone veneer over lath and plaster. (see exterior elevations for specifications)

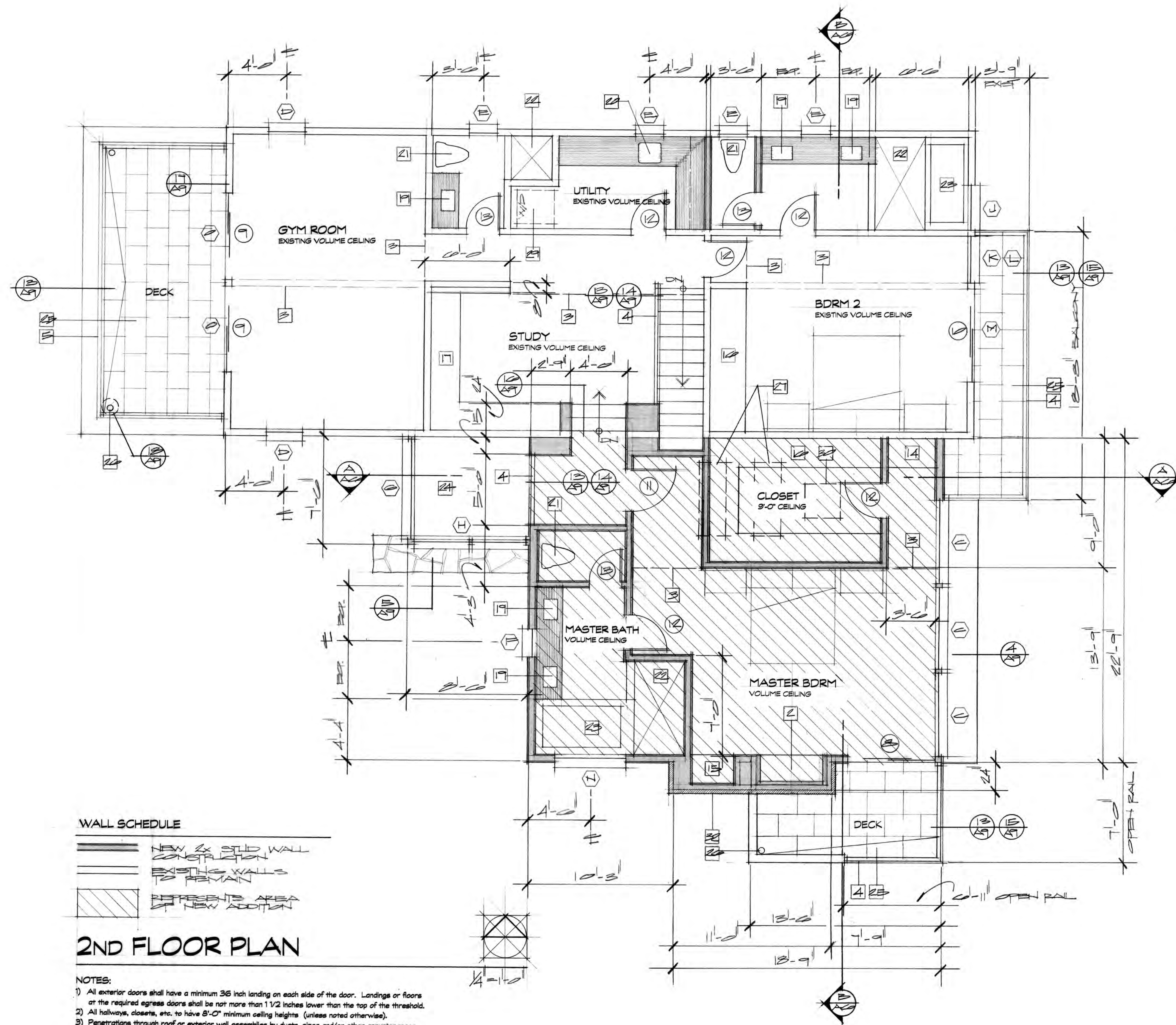
## WALL SCHEDULE

|  |                                |
|--|--------------------------------|
|  | NEW EX SOLID WALL CONSTRUCTION |
|  | EXISTING WALLS TO REMAIN       |
|  | DIFFERENCE AREA NEW ADDITION   |

## 2ND FLOOR PLAN

### NOTES:

- 1) All exterior doors shall have a minimum 36 inch landing on each side of the door. Landings or floors at the required egress doors shall be not more than 1 1/2 inches lower than the top of the threshold.
- 2) All hallways, closets, etc. to have 8'-0" minimum ceiling heights (unless noted otherwise).
- 3) Penetrations through roof or exterior wall assemblies by ducts, pipes and/or other appurtenances shall be made water tight (CPC 312.8).



## DOOR SCHEDULE

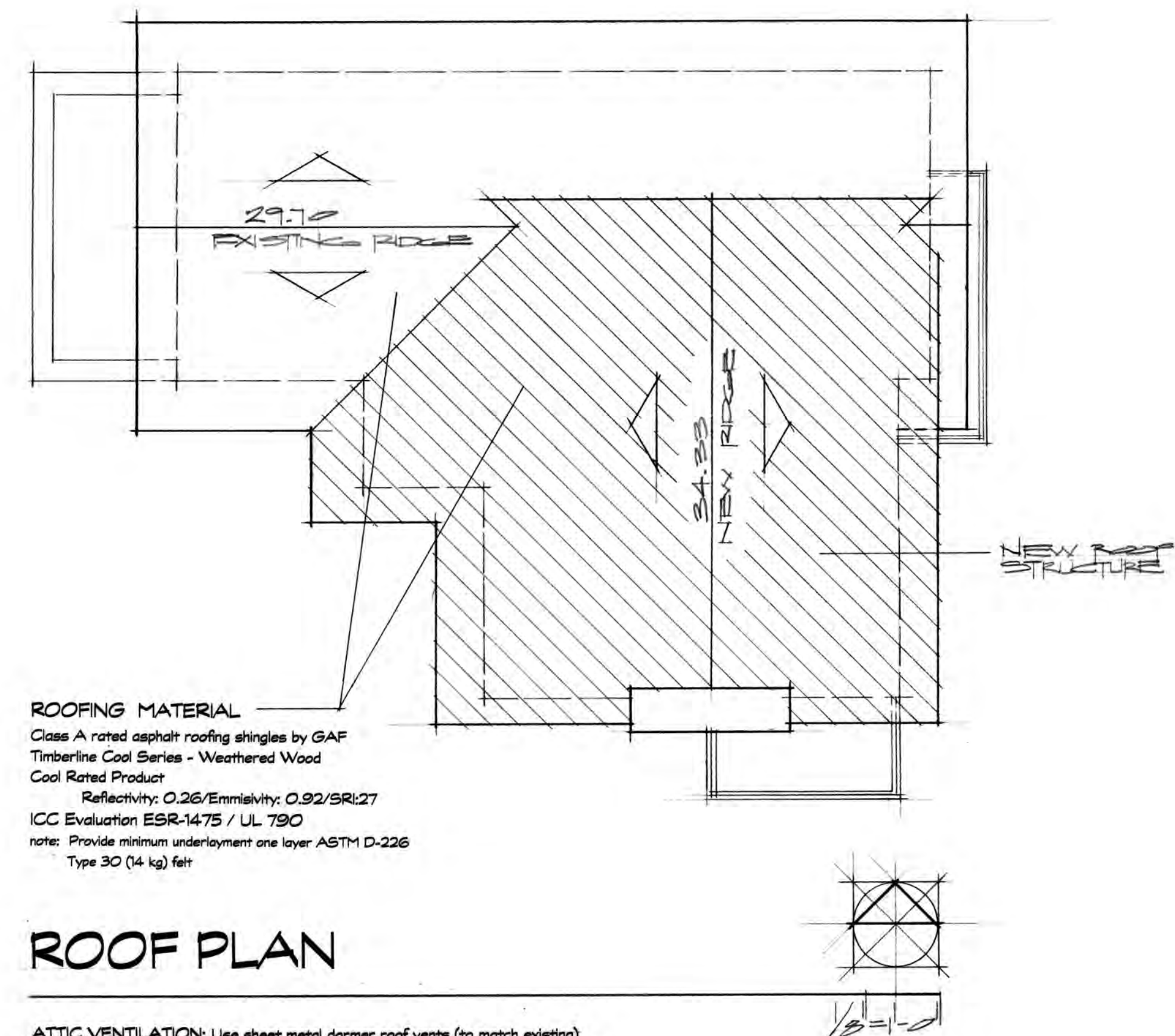
| SYMBOL | SIZE           | TYPE                          | MATERIAL        | REMARKS                                                             | U FACTOR / SHGC |
|--------|----------------|-------------------------------|-----------------|---------------------------------------------------------------------|-----------------|
| 1      | 5'-0" x 8'-0"  | PIVOT                         | SOLID CORE WOOD | ENTRY TYPE / 2 1/4" THK<br>(WITH 16" WIDE TEMPERED GLASS SIDELIGHT) | 0.30 / 0.23     |
| 2      | 2'-6" x 7'-0"  | SWING                         | ALUMINUM        | DUAL GLAZED (TEMPERED)<br>BY LA CANTINA OR EQUAL                    | 0.30 / 0.23     |
| 3      | 3'-0" x 7'-0"  | SWING                         | ALUMINUM        | DUAL GLAZED (TEMPERED)<br>BY LA CANTINA OR EQUAL                    | 0.30 / 0.23     |
| 4      | 3'-0" x 6'-8"  | SWING                         | ALUMINUM        | DUAL GLAZED (TEMPERED)<br>BY LA CANTINA OR EQUAL                    | 0.30 / 0.23     |
| 5      | 2'-6" x 6'-8"  | SWING                         | ALUMINUM        | TIGHT FITTING WITH SELF CLOSER<br>(20 MINUTE RATED)                 |                 |
| 6      | 18'-0" x 8'-0" | MULTISLIDE POCKET<br>3 PANELS | ALUMINUM        | DUAL GLAZED (TEMPERED)<br>BY LA CANTINA OR EQUAL                    | 0.30 / 0.23     |
| 7      | 8'-0" x 8'-0"  | MULTISLIDE POCKET<br>2 PANELS | ALUMINUM        | DUAL GLAZED (TEMPERED)<br>BY LA CANTINA OR EQUAL                    | 0.30 / 0.23     |
| 8      | 8'-0" x 8'-0"  | XO SLIDER                     | ALUMINUM        | DUAL GLAZED (TEMPERED)<br>BY LA CANTINA OR EQUAL                    | 0.30 / 0.23     |
| 9      | 6'-0" x 6'-8"  | XO SLIDER                     | ALUMINUM        | DUAL GLAZED (TEMPERED)<br>BY LA CANTINA OR EQUAL                    | 0.30 / 0.23     |
| 10     | 6'-6" x 6'-8"  | XO SLIDER                     | ALUMINUM        | DUAL GLAZED (TEMPERED)<br>BY LA CANTINA OR EQUAL                    | 0.30 / 0.23     |
| 11     | 3'-0" x 8'-0"  | SWING                         | WOOD            | INTERIOR SLAB (STAIN GRADE)                                         |                 |
| 12     | 2'-6" x 6'-8"  | SWING                         | WOOD            | INTERIOR SLAB (STAIN GRADE)                                         |                 |
| 13     | 2'-4" x 6'-8"  | SWING                         | WOOD            | INTERIOR SLAB (STAIN GRADE)                                         |                 |
| 14     | 2'-6" x 6'-8"  | SWING                         | WOOD            | EXTERIOR (PAINT GRADE)                                              |                 |
| 15     | 16'-0" x 7'-0" | ROLL UP                       | WOOD            | SECTIONALIZED GARAGE DOOR (METAL CLAD)                              |                 |

## WINDOW SCHEDULE

| SYMBOL | SIZE            | TYPE          | MATERIAL | REMARKS                                                        | U FACTOR / SHGC |
|--------|-----------------|---------------|----------|----------------------------------------------------------------|-----------------|
| A      | 6'-0" x 4'-0"   | XO SLIDER     | ALUMINUM | DUAL GLAZED<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL            | 0.30 / 0.23     |
| B      | 4'-0" x 7'-0"   | FIXED         | ALUMINUM | DUAL GLAZED (TEMPERED)<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL | 0.30 / 0.23     |
| C      | 6'-0" x 8'-0"   | FIXED         | ALUMINUM | DUAL GLAZED (TEMPERED)<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL | 0.30 / 0.23     |
| D      | 2'-6" x 4'-6"   | CASEMENT      | ALUMINUM | DUAL GLAZED<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL            | 0.30 / 0.23     |
| E      | 2'-0" x 3'-6"   | CASEMENT      | ALUMINUM | DUAL GLAZED<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL            | 0.30 / 0.23     |
| F      | 2'-0" x 4'-0"   | CASEMENT      | ALUMINUM | DUAL GLAZED<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL            | 0.30 / 0.23     |
| G      | 7'-0" x 4'-0"   | FIXED TRANSOM | ALUMINUM | DUAL GLAZED (TEMPERED)<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL | 0.30 / 0.23     |
| H      | 8'-0" x SLOPING | FIXED TRANSOM | ALUMINUM | DUAL GLAZED (TEMPERED)<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL | 0.30 / 0.23     |
| J      | 3'-0" x 4'-6"   | FIXED         | ALUMINUM | DUAL GLAZED (TEMPERED)<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL | 0.30 / 0.23     |
| K      | 3'-3" x 6'-8"   | FIXED         | ALUMINUM | DUAL GLAZED<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL            | 0.30 / 0.23     |
| L      | 3'-3" x SLOPING | FIXED TRANSOM | ALUMINUM | DUAL GLAZED (TEMPERED)<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL | 0.30 / 0.23     |
| M      | 6'-6" x SLOPING | FIXED TRANSOM | ALUMINUM | DUAL GLAZED (TEMPERED)<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL | 0.30 / 0.23     |
| N      | 5'-0" x 4'-6"   | CASEMENT      | ALUMINUM | DUAL GLAZED (TEMPERED)<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL | 0.30 / 0.23     |
| O      | 6'-0" x SLOPING | FIXED TRANSOM | ALUMINUM | DUAL GLAZED (TEMPERED)<br>BY JELD-WEN (PREMIUM A-500) OR EQUAL | 0.30 / 0.23     |

WINDOW / DOOR NOTES

- 1) All glass over nine (9) square feet in area within 18" of floor or grade, and glass doors and wall panels of bathtubs and shower enclosures shall be laminated, fully tempered or wire glass, and be labeled safety glazing.
- 2) All glazing within 24" of a door and within 60" of the floor shall be fully tempered.
- 3) All glazing adjacent to bathtubs and within five (5) feet from tub floor shall be tempered glass.
- 4) All glazing shall comply with the U.S. Consumer Product Safety Commission and shall be glazing is to be permanently marked (etched). Manufacturer to supply Certificate of Compliance to Owner.
- 5) All new glazing (fenestration) will be installed with a certifying label attached, showing U-value. Note: Fenestrations must have temporary and permanent labels.
- 6) Manufactured doors and windows shall be certified and labeled in compliance with the appropriate infiltration standards.
- 7) Egress accessible windows to have a height of not over 44 inches above the floor, 5 square feet minimum of openable area, 20 inches clear minimum opening height and 20 inches clear minimum opening width.
- 8) Exit doors shall be operable from the inside without the use of a key or special knowledge.
- 9) In R3 occupancy, window sills of operable windows more than 72" above finish grade or other surface below shall be labeled with the words "FIRE RESISTANT" if the room is located in a garage.
- 10) Gas door extension springs shall be fabricated from either hot-drawn spring wire or oil-tempered wire and installed in accordance with the manufacturer's instruction.



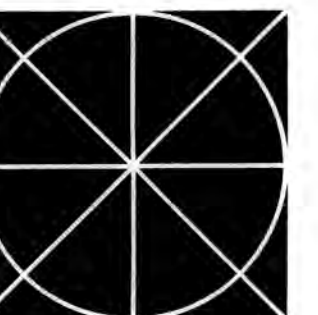
## ROOF PLAN

ATTIC VENTILATION: Use sheet metal dormer roof vents (to match existing) 1/150th of attic area to be vented and increase the ventilation area by one square inch per 1,000 BTUs if the forced air unit(s) are located in the attic.

TOTAL VENTILATION REQUIRED: 336 SQUARE INCHES

**PERKINS RESIDENCE**  
3292 Falkland Circle, Huntington Beach, CA

**JEFFREY A. DAHL**  
**ARCHITECT**



Huntington Beach, CA 92648  
714-847-8480 • [jeffreyadah1@verizon.net](mailto:jeffreyadah1@verizon.net)

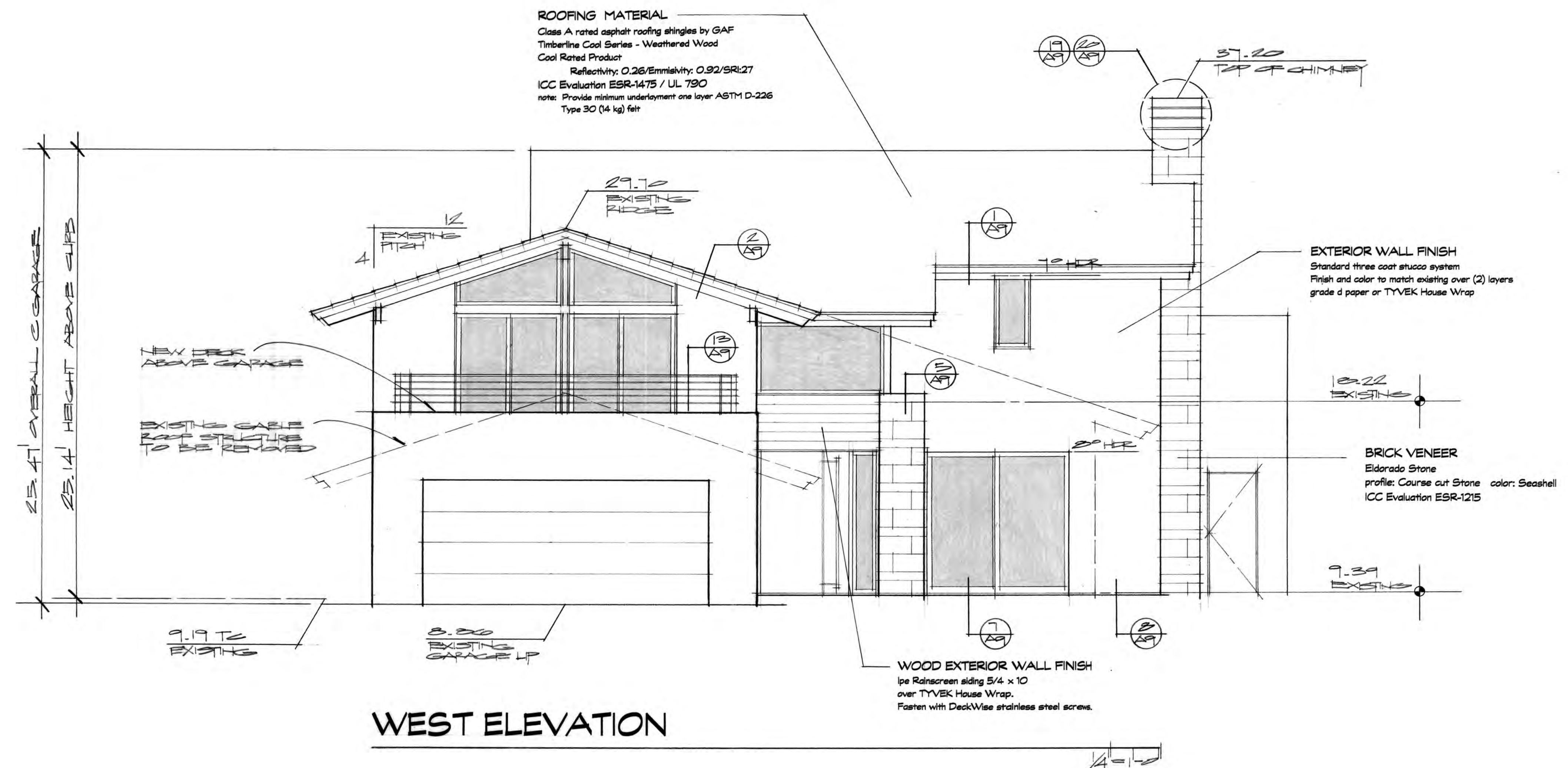
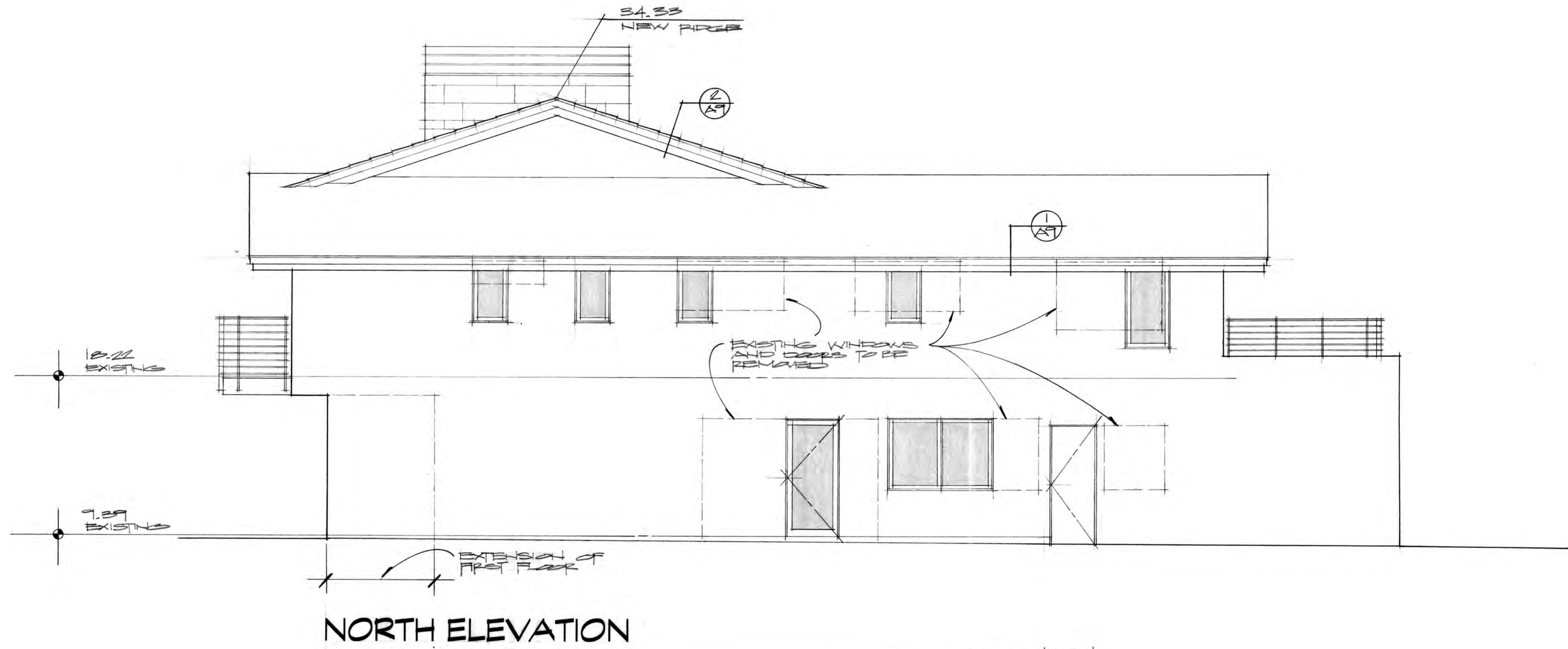
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3/24/2021

## Revisions

## Drawing

43

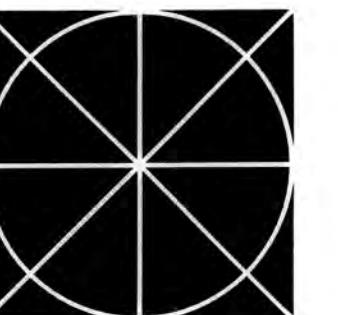


# PERKINS RESIDENCE

3292 Falkland Circle, Huntington Beach, CA

JEFFREY A. DAHL  
ARCHITECT

1102 Main Street  
Huntington Beach, CA 92648  
714-847-8460 • jeffreysdahl@verizon.net



date

2/22/2021

revisions

BRICK VENEER  
Eldorado Stone  
profile: Course cut Stone color: Seashell  
ICC Evaluation ESR-1215



drawing

A4

