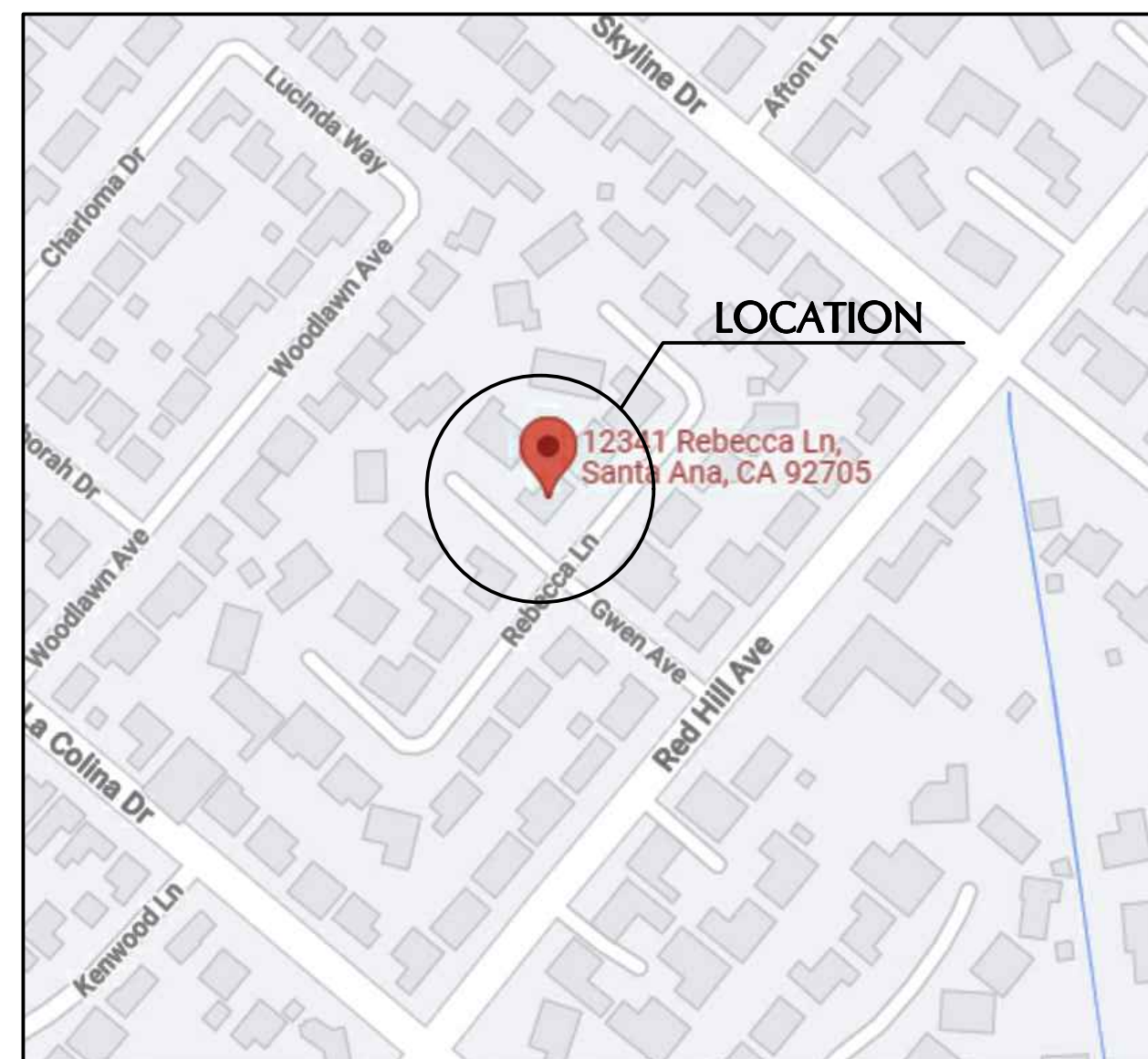


HOAG RESIDENCE

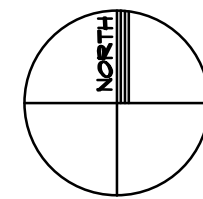


NPDES NOTES

- IN THE CASE OF EMERGENCY, CALL _____ WYATT HOAG
AT WORK PHONE # _____ (714) 544-3648
OR HOME PHONE # _____
- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS, FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER, CONCRETE, DETERGENT OR FLOATABLE WASTES, WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL, DEGREASING AND SUPER-CHLORINATED POTABLE WATER LINE FLUSHING.
- DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- GRADED AREAS ON THE PERMITTED AREA PERMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRASPASS ONTO AREAS WHERE EMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.



LOCATION MAP



PROJECT SCOPE:

- REMODEL KITCHEN AND ADD SQUARE FOOTAGE
- ADDITION OF LAUNDRY ROOM
- ADDITION TO BEDROOM AND BATH, AND BATH 2
- ADD BATH TO BONUS ROOM AT GARAGE 2ND FLOOR
- VOLUME CEILING AT LIVING ROOM
- REVISE SOME EXISTING EXTERIOR DOORS & WINDOWS
- REVISE EXISTING ROOF OVER FRONT PORCH
- ADD/REVISE EXISTING LIGHTING AND ELECTRIC PER UTILITY PLAN
- REQUESTED VARIANCE PA23-0042 TO ALLOW FOR A REDUCTION IN REAR YARD SETBACK, IN ORDER TO ADD LIVING AREA WITHIN THE EXISTING 4'-0" WIDE (ENCLOSED THREE SIDES & ROOF) BREEZEWAY CONNECTING THE MAIN RESIDENCE TO THE EXISTING GARAGE AND SECOND-FLOOR BONUS ROOM.

LEGAL DESCRIPTION:

△ N TR 1587 BLK LOT 51

ACCESSORS PARCEL NUMBER:

103-322-03

SEPARATE PERMIT & PLAN REVIEW REQUIRED

NON-REQUIRED

HERS VERIFICATION/INSPECTIONS

NON-REQUIRED

HAZARDOUS ZONES

- * VERY HIGH FIRE HAZARD SEVERITY ZONE - NO
- * LANDSLIDE POTENTIAL ZONE - NO
- * LIQUEFACTION POTENTIAL ZONE - NO
- * FUEL MODIFICATION ZONE - NO
- * HAZARD REDUCTION ZONE - NO
- * FLOOD ZONE - NO

DEFERRED SUBMITTAL

- DEFERRED SUBMITTAL SHALL BE REVIEWED BY THE PROJECT ARCHITECT AND/OR ENGINEER PRIOR TO SUBMITTAL FOR PLAN REVIEW.

ZONING:

△ E4 - SMALL ESTATES

OCCUPANCY:

R3 - RESIDENCE
U - GARAGE

CONSTRUCTION TYPE:

TYPE V-B, NON RATED
FIRE SPRINKLERS: NONE
NUMBER OF STORIES: 1 (2@GARAGE ONLY)

PROJECT TEAM

OWNER / ADDRESS

WYATT AND GESCHE HOAG
12341 REBECCA LANE
SANTA ANA, CA 92705

ARCHITECT

DANAHY Architects
DENNIS D'ANNY
21701 MONTBURY DRIVE, STUDIO ONE
LAKE FOREST, CA 92630
949.533.8803

STRUCTURAL ENGINEER

MOR ENGINEERS
1401 DOVE STREET, SUITE 520
NEWPORT BEACH, CA 92660
(949)502-5828
CONTACT: KYLE MORRIS

ENERGY CONSULTANT

BUILDING ECONOMICS, LLC
17961 LARGEST CIRCLE
SUITE 107
NEWPORT BEACH, CA 92647
(562)221-8344
CONTACT: JIM PERKINS

△ GEOTECHNICAL ENGINEER

VIA GEOS
505 N. COAST HIGHWAY
SUITE R
LAGUNA BEACH, CA 92652
(949)494-2121
CONTACT: MICHAEL CHILDS
PROJECT NO. 231719
REPORT NO. 23-028

PROJECT DATA

PROJECT ADDRESS:

12341 REBECCA LANE
SANTA ANA, CA 92705

BUILDING CODES:

PROJECT SHALL CONFORM WITH THE FOLLOWING:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2019 BUILDING ENERGY EFFICIENCY STANDARDS (BEEES)
ALL LOCAL CODES, AMENDMENTS, AND CITY ORDINANCES AFFECTING THE PROJECT
(COUNTY OF ORANGE MUNICIPAL AND ZONING CODES)

SHEET INDEX

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SD-2	STRUCTURAL DETAILS
SD-2.1	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS

SQUARE FOOTAGE

EXISTING LIVING AREA:	1669 S.F.
NEW LIVING AREA:	500 S.F.
TOTAL NEW LIVING AREA:	1969 S.F.
EXISTING GARAGE AREA:	499 S.F.
EXISTING BONUS ROOM:	425 S.F. (ABOVE GARAGE)
ADDED AT BONUS ROOM:	85 S.F.
TOTAL NEW BONUS ROOM:	510 S.F. (ABOVE GARAGE)

LOT COVERAGE

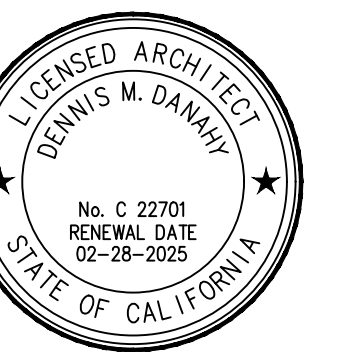
LOT SIZE:	10360 S.F.
△ LOT COVERAGE EXISTING:	20.5% (95% ALLOWED)
LOT COVERAGE PROPOSED:	23.4%
YEAR BUILT:	1954

TITLE SHEET AND GENERAL INFORMATION

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03-03-2023

REVISIONS
△ 03.06.2023 - VARIANCE
△ 05.12.2023 - VARIANCE PLAN CHECK

DATE:
03.03.2023

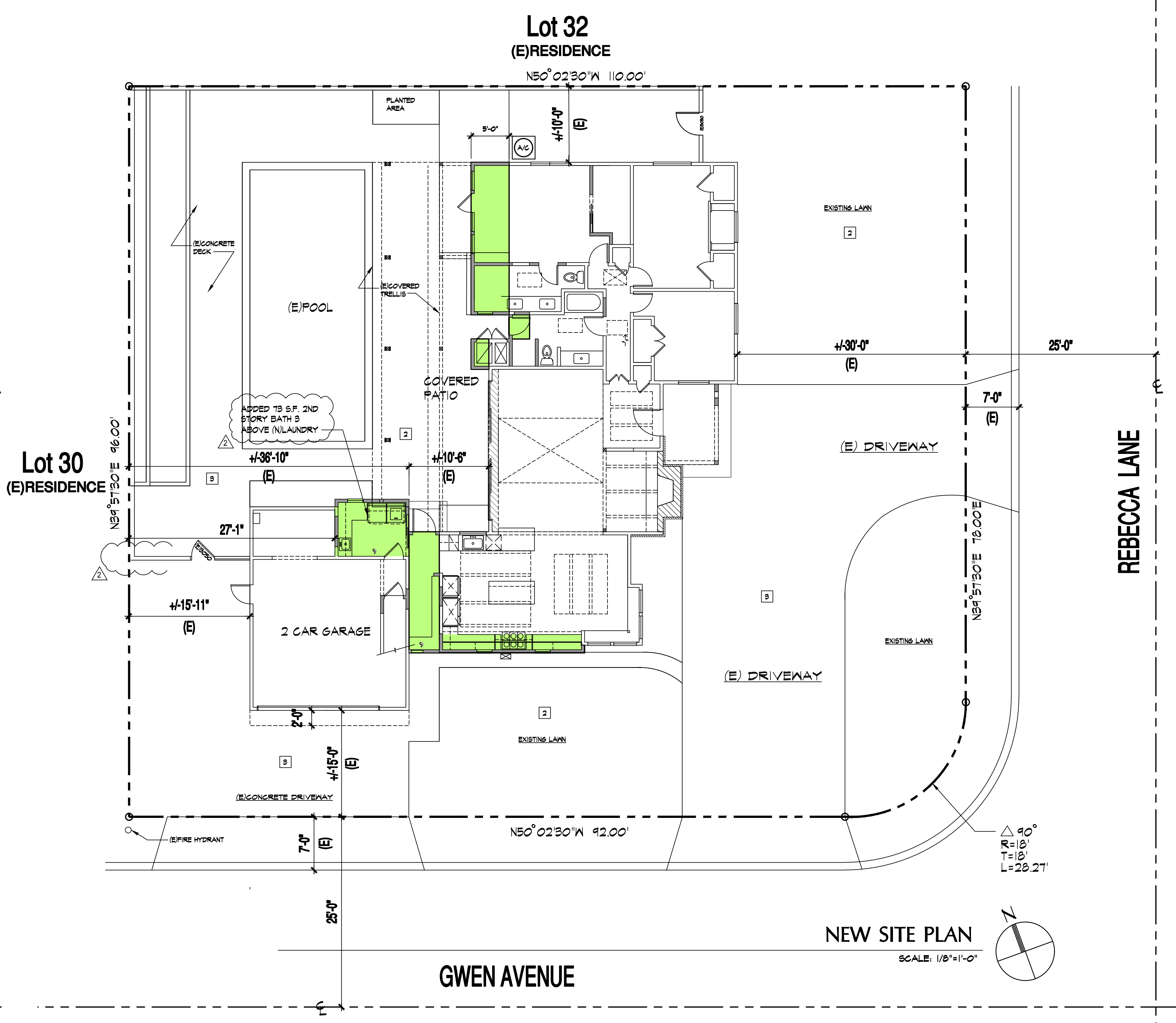
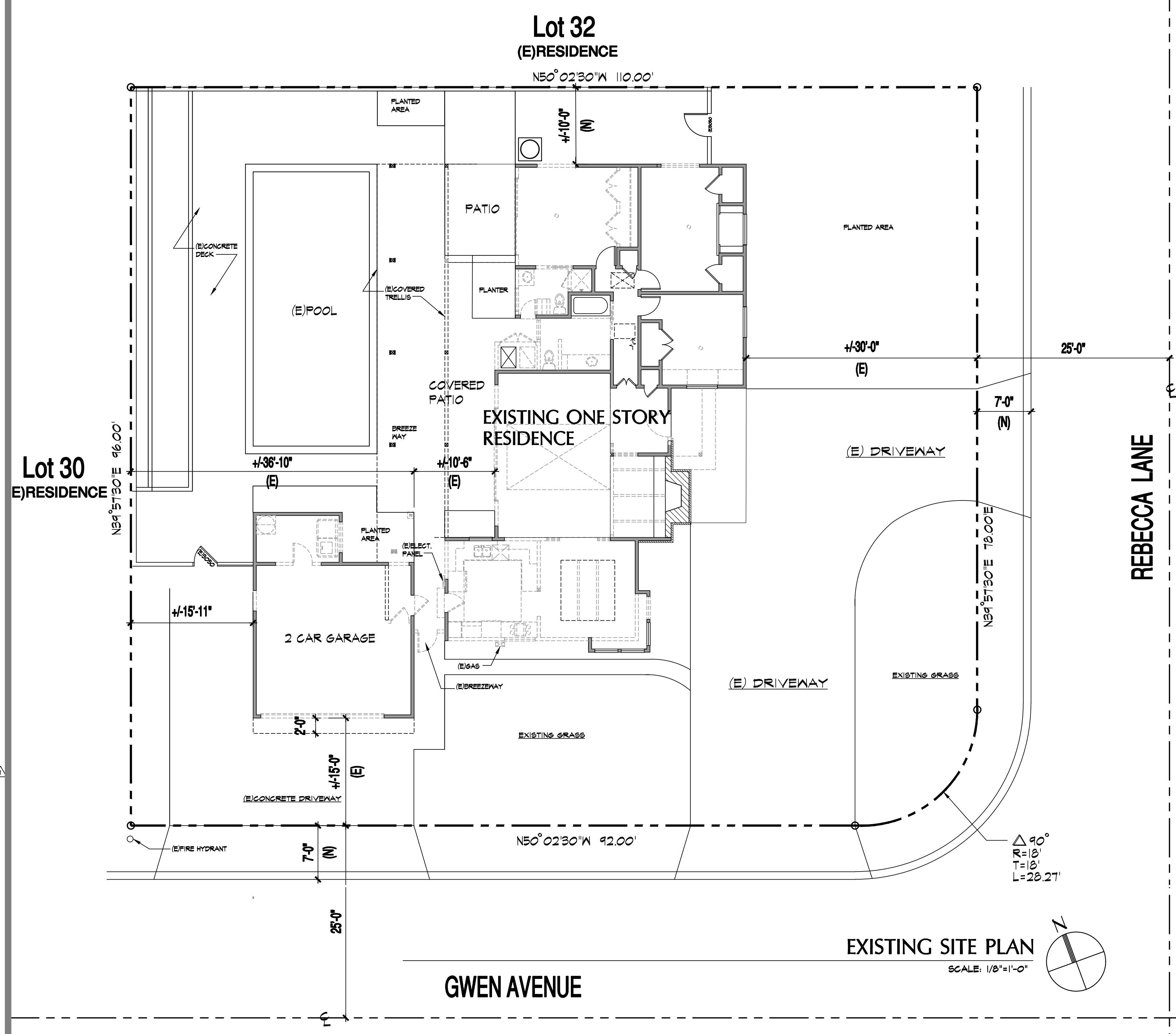
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LEGEND:

- ADDED LIVING AREA
- EXISTING WALL TO REMAIN
- NEW WALL



NOTES:

1. ALL WORK SHALL CONFORM TO COUNTY OF ORANGE MUNICIPAL CODE.
2. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY-PRODUCTS, SOIL, PARTICULATE, CONSTRUCTION, OR WASTE WATER GENERATED ON CONSTRUCTION SITES, OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
3. NOISE FROM EXCAVATION, DELIVERY, AND REMOVAL SHALL BE CONTROLLED.
4. THE STAMPED SET OF APPROVED DRAWINGS SHALL BE ON THE JOB SITE AT ALL TIMES AND PROTECTED.
5. ALL REVISED SURFACE GRADES AT NEW OR REVISED EXTERIOR LOCATIONS SHALL BE DRAINED AWAY FROM FOUNDATION WALLS A MINIMUM OF 6" WITHIN THE FIRST 10 FEET, INFERRIUS SURFACE WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
6. ALL EXISTING GRADES SHALL REMAIN AS-IS U.O.N. ADD AREA DRAINS OR RE-SLOPE AS REQUIRED AWAY FROM DWELLING AT ANY ADDED PERIMETER FOOTPRINT, WHICH INTERFERES WITH EXISTING DRAINAGE.
7. CONTRACTOR SHALL VERIFY SIZE OF EXISTING SEWER LATERAL AND VERIFY IT WILL COMPLY W/ PLUMBING AND BUILDING CODES FOR NUMBER OF BATHROOMS.
8. CONTRACTOR SHALL VERIFY SIZE OF EXISTING DRAINAGE IRRIGATION AND REVISE/RELOCATE AS NECESSARY FOR NEW WORK.

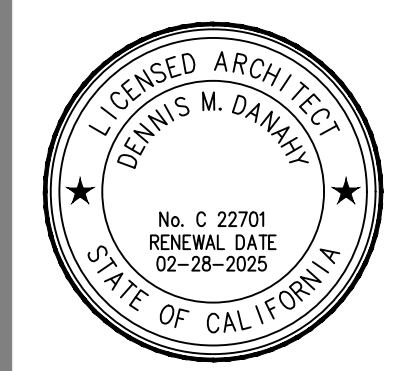
SITE PLAN KEYNOTES:

- 1 NOT USED
- 2 EXISTING GRADES SHALL REMAIN.
- 3 LEAVE EXISTING CONCRETE & DRAINAGE AS-IS

LOT COVERAGE	
LOT SIZE	10,560 S.F.
EXISTING LIVING & GARAGE	2,165 S.F. (20.5%)
PROPOSED LIVING & GARAGE	2,465 S.F. (23.3%)

SITE PLANS - DEMOLITION AND NEW

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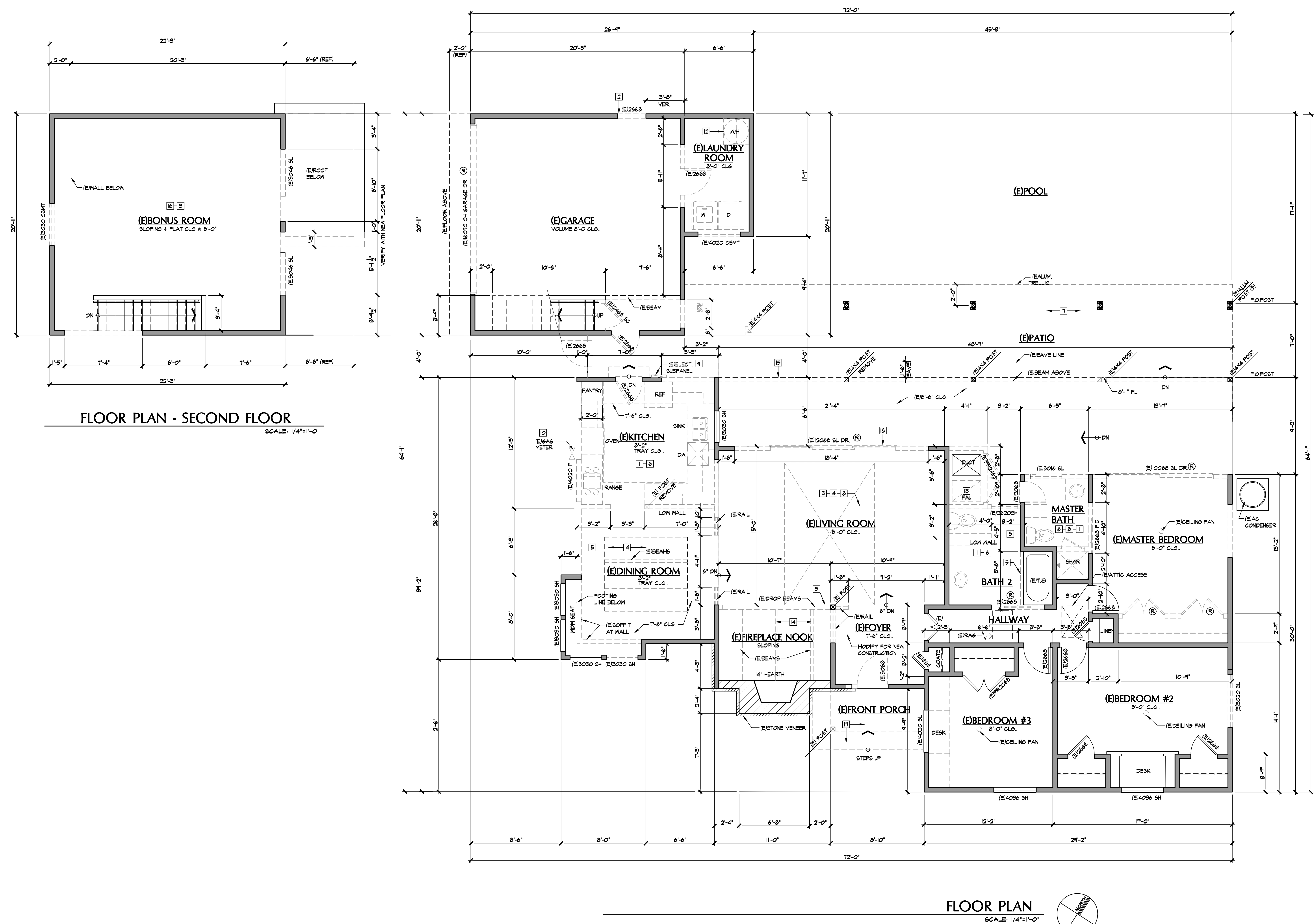
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DEMOLITION FLOOR PLAN LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- REMOVE DOOR
- SOFFIT AT HEIGHT PER PLAN

DEMOLITION FLOOR PLAN KEYNOTES

- 1 REMOVE ALL CABINETS
- 2 REMOVE CONCRETE CURB FOR NEW DOOR
- 3 REMOVE FLOORING AS DIRECTED IN ENTIRE HOME
- 4 REMOVE ALL EXISTING LIGHTING AS REQUIRED FOR NEW WORK & PATCH
- 5 EXISTING SOFFIT TO REMAIN
- 6 SAM-CUT EXISTING SLAB AS REQUIRED FOR NEW PLUMBING AND ELECTRICAL NEEDS.
- 7 EXISTING ALUMINUM TRELLIS TO REMAIN
- 8 REMOVE CEILING FRAMING/FINISH AS REQUIRED FOR NEW SKYLIGHT OR DORMER
- 9 RELOCATE (E) ELECT. PANEL.
- 10 RELOCATE (E) GAS METER FOR NEW WORK
- 11 REMOVE EXISTING CMU WALL & GATE
- 12 EXISTING WH TO BE REMOVED FOR NEW WORK
- 13 EXISTING FAU TO BE MOVED PER NEW FLOOR PLAN
- 14 EXISTING CEILING MOOD TO BE STRIPPED FOR NEW PAINT
- 15 REMOVE EXISTING BEAM FOR NEW BEAM
- 16 REMOVE ALL EXISTING PANELING IN ENTIRE ROOM FOR NEW DRYWALL
- 17 REMOVE EXISTING CONCRETE PORCH FOR NEW
- 18 RECESS CONCRETE FOR NEW DOOR FIRE DRAWINGS

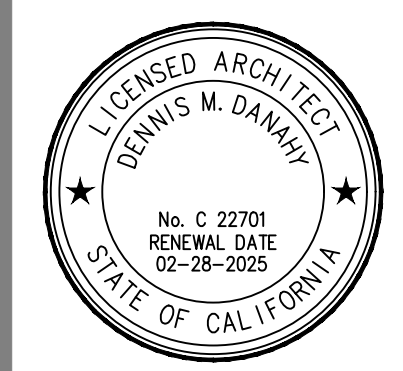
DEMOLITION FLOOR PLAN NOTES:

1. DEMOLISH EXISTING CONSTRUCTION WHERE INDICATED ON THE DRAWINGS AND WHERE REQUIRED BY JOB CONDITIONS.
2. PROTECT EXISTING CONSTRUCTION DESIGNATED TO REMAIN.
3. REMOVE DEMOLISHED ITEMS FROM THE SITE AND DISPOSE OF THEM IN COMPLIANCE WITH ALL LAWS, CODES, AND OTHER GOVERNMENT REQUIREMENTS. RECYCLE PER CITY REQUIREMENTS.
4. DISCONNECTING, CUTTING, CAPPING, OR RELOCATING ANY ACTIVE UTILITY LINES ENCOUNTERED BY THE CONTRACTOR SHALL BE VERIFIED WITH THE OWNER.
5. CEASE OPERATIONS AND IMMEDIATELY NOTIFY THE OWNER IF THE SAFETY OF EXISTING CONSTRUCTION APPEARS TO BE ENDANGERED AT ANY TIME. TAKE PRECAUTIONS TO SUPPORT SUCH ENDANGERED CONSTRUCTION AND DO NOT RESUME OPERATIONS UNTIL AUTHORIZED BY THE OWNER.
6. DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE DISPOSED OF IN A TIMELY MANNER. THE HOMEOWNER WOULD LIKE TO USE "HABITAT FOR HUMANITY" TO RE-USE ANY OF THE ACCEPTABLE REMOVED ITEMS. COORDINATION BY CONTRACTOR AND OWNER.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ADEQUACY AND INSTALLATION OF ALL TEMPORARY SHORING SYSTEMS USED DURING THE REMOVAL OF ALL ELEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL ELEMENTS.
8. NO EXISTING STRUCTURAL ELEMENT (BEAM, COLUMN, SHEAR WALL, ETC.) SHALL BE REMOVED UNLESS CONTRACTOR IS PREPARED TO BEGIN INSTALLATION OF A NEW STRUCTURAL ELEMENT AT THE TIME OF REMOVAL OF THE EXISTING ELEMENT EXCEPT AS OTHERWISE AGREED TO BY THE BUILDING DEPARTMENT AND THE STRUCTURAL ENGINEER. SEQUENCE AND METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE DRAWINGS DO NOT NECESSARILY INDICATE THE FULL EXTENT OF THE WORK REQUIRED TO BE PERFORMED. INSPECT THE EXISTING CONSTRUCTION CAREFULLY TO DETERMINE THE FULL EXTENT OF THE WORK TO BE PERFORMED.
10. DEMOLISH EXISTING CONSTRUCTION ONLY TO THE EXTENT NECESSARY FOR THE PROPER INSTALLATION OF NEW CONSTRUCTION AND JUNCTION WITH EXISTING WORK. CUT BACK FINISHED SURFACES TO STRAIGHT, PLUMB, AND LEVEL LINES AS REQUIRED.
11. REPAIR, RESTORE, REPLACE OR MAKE GOOD ANY DAMAGE TO EXISTING CONSTRUCTION WHICH OCCURS AS A RESULT OF DEMOLITION OPERATIONS. AT NO ADDITIONAL COST TO THE OWNER THESE REPAIRS SHALL INCLUDE ANY ROOF PATCHING REQUIRED DUE TO DEMOLITION.
12. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON THE PREMISES. PROVIDE FOR THE CONTINUOUS REMOVAL AND LEGAL OFF-SITE DISPOSAL OF DEMOLISHED MATERIALS AS THE WORK PROGRESSES.
13. NOISE CONTROL: ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL PRODUCE THE LEAST AMOUNT OF NOISE. INSTRUCT ALL WORKMEN IN NOISE CONTROL PROCEDURES PER CITY ORDINANCES.
14. COVER OR OTHERWISE SEAL ALL AIR REGISTERS AND DUCTWORK PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK.
15. WHEN SOFFITS ARE DEMOLISHED, AND IF ANY EXISTING PLUMBING AND/OR HVAC DUCTING IS PRESENT WITHIN THE SOFFITS, CALL ARCHITECT AND OWNER TO SITE TO REVIEW OPTIONAL ROUTING AND OPPORTUNITIES.
16. VERIFY ALL EXISTING DIMENSIONS PRIOR TO COMMENCING WORK.
17. PROVIDE A CLEAN LINE AT ALL DEMOLISHED-TO-REMAINING ITEMS FOR PROPER INSTALLATION OF NEW CONSTRUCTION.
18. VERIFY ALL EXISTING LIGHTING TO BE REMOVED OR REVISED BY OWNER.
19. A CONSTRUCTION WASTE MANAGEMENT PLAN IS REQUIRED PER SHEET SN-4.

SQUARE FOOTAGES:

	EXISTING	REMOVED
LIVING:	1,699 S.F.	0 S.F.
GARAGE:	499 S.F.	0 S.F.
BONUS ROOM:	425 S.F.	0 S.F.

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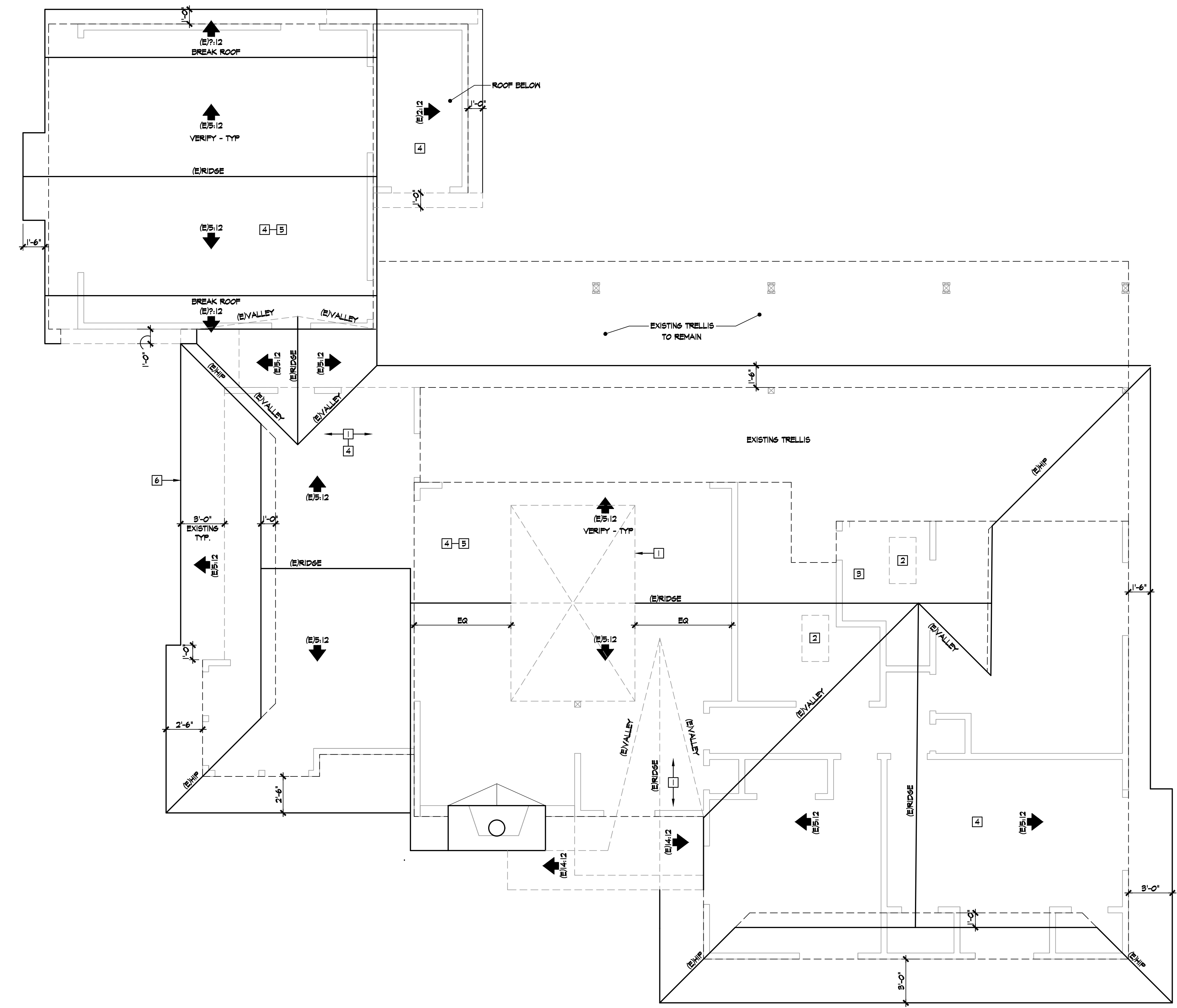
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EXISTING & DEMOLITION FLOOR PLAN

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ROOF PLAN
SCALE: 1/4"=1'-0"

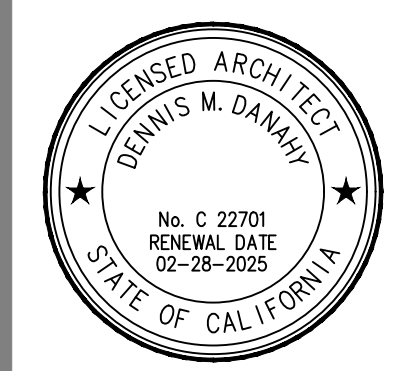
DEMOLITION ROOF PLAN KEYNOTES:

- 1 REMOVE EXISTING ROOFING FOR NEW WORK PER DRAWINGS ONLY
- 2 DEMO AS NECESSARY FOR NEW SKYLIGHT
- 3 REMOVE ALL PLUMBING AND MECHANICAL VENTS NO LONGER IN USE
- 4 EXISTING ROOFING SHALL REMAIN EXCEPT FOR NEW WORK AREAS
- 5 ALL EXISTING ATTIC VENTILATION SHALL REMAIN AS-IS
- 6 EXISTING ROOF FRAMING & ROOFING & RAFTER TAILS SHALL REMAIN NEW WALL LOCATION AT UNDERSIDE ONLY

DEMOLITION ROOF PLAN LEGEND:

- (R) REMOVE
- (E) EXISTING

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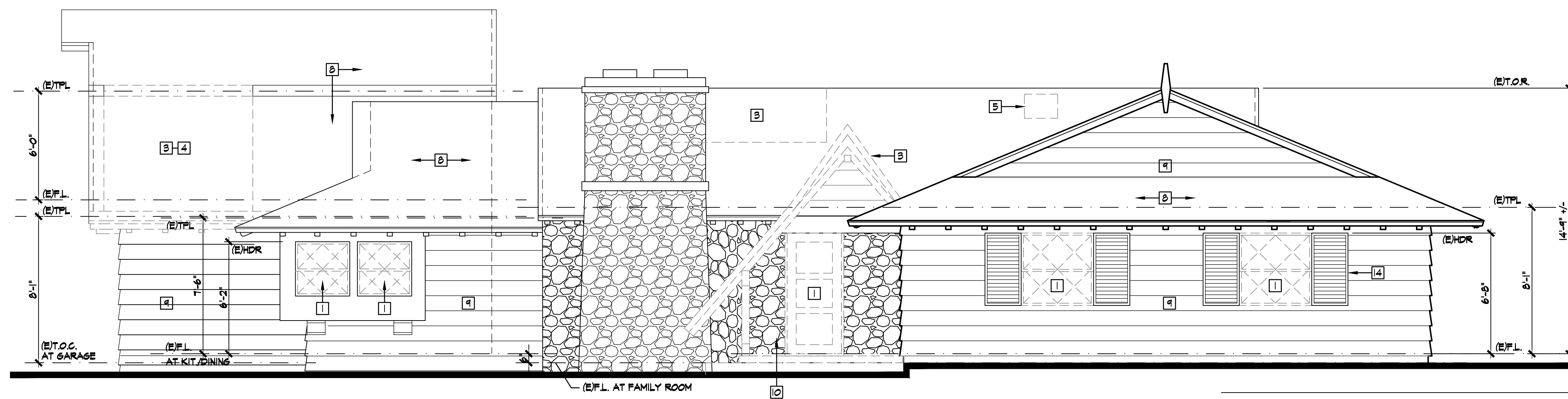
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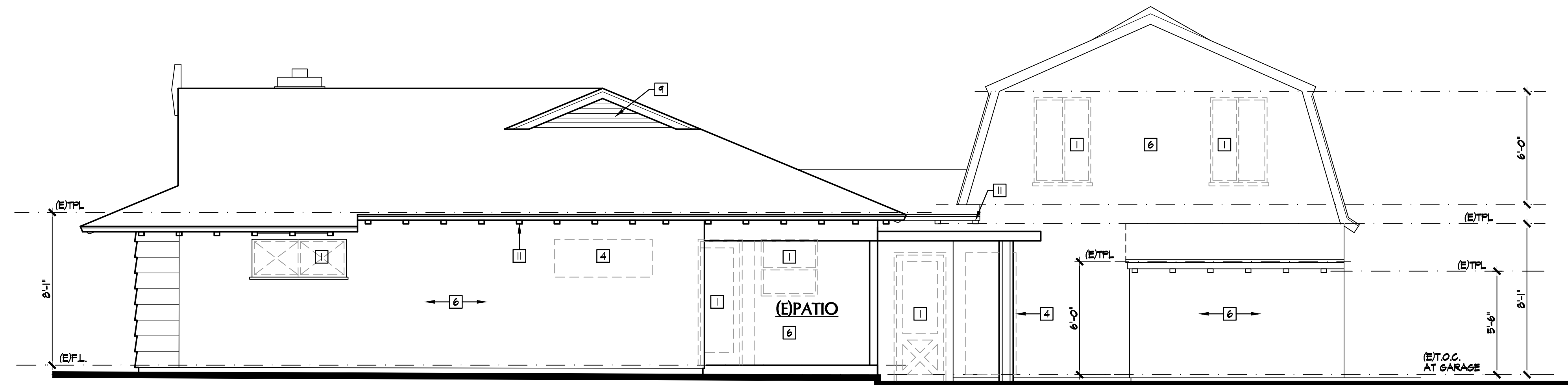
DEMO-2

EXISTING & DEMOLITION ROOF PLAN



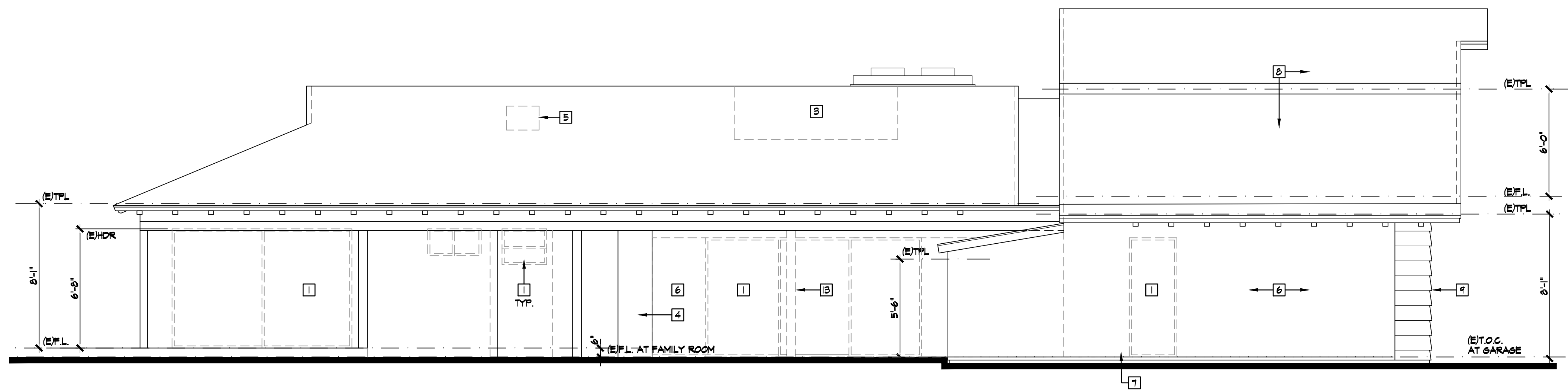
FRONT ELEVATION

SCALE: 1/4"=1'-0"



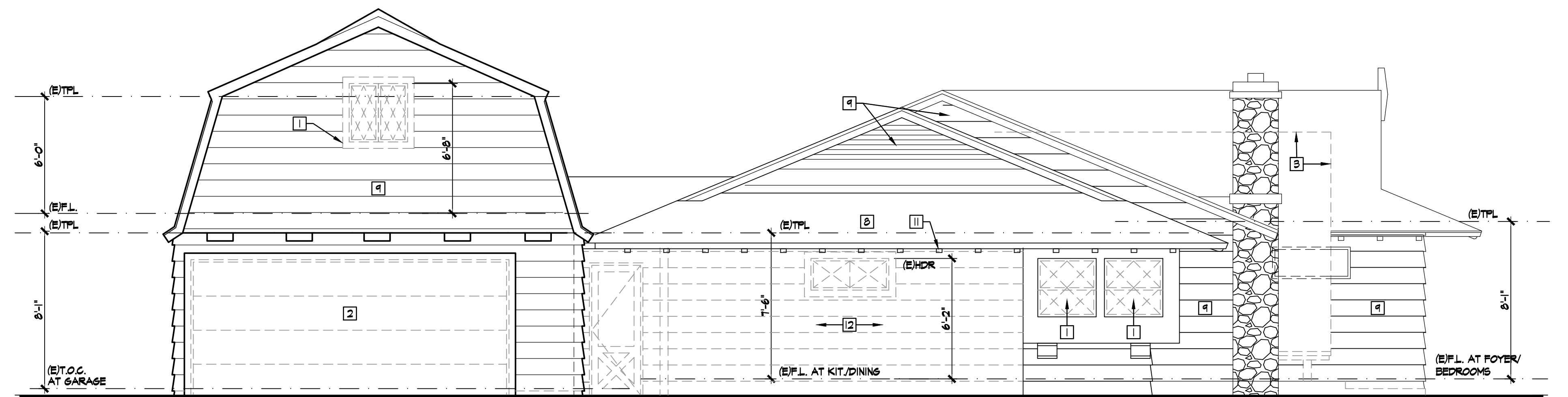
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

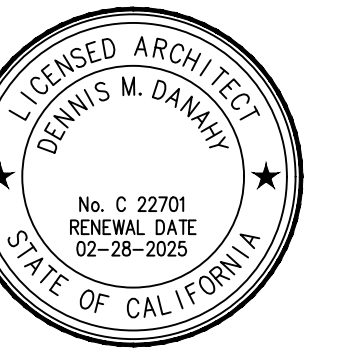
SCALE: 1/4"=1'-0"

DEMOLITION ELEVATION KEYNOTES:

- 1 REMOVE EXISTING DOOR/WINDOW FOR NEW WORK
- 2 REMOVE GARAGE DOOR FOR NEW WORK
- 3 REMOVE EXISTING ROOFING MATERIALS ONLY AS REQUIRED FOR NEW WORK
- 4 REMOVE WALL AS NECESSARY FOR NEW WINDOW/DOOR
- 5 REMOVE ROOF FRAMING AS REQUIRED FOR NEW SKYLIGHT
- 6 EXISTING STUCCO TO REMAIN EXCEPT AS REQUIRED FOR NEW WORK
- 7 REMOVE EXISTING CMU WALL & GATE
- 8 EXISTING ROOFING TO REMAIN
- 9 EXISTING LAPPED SIDING TO REMAIN. REMOVE/REPAIR/REPLACE AS NECESSARY TO REFURBISH - SAME WOOD TYPE & PROFILE
- 10 EXISTING STONE VENEER - PATCH AS NECESSARY
- 11 EXISTING RAFTER TAILS TO REMAIN
- 12 REMOVE EXISTING LAPPED SIDING AND STORE FOR NEW WORK
- 13 REMOVE THIS POST ONLY
- 14 EXISTING SHUTTERS TO BE REFURBISHED & REUSED

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Hoag Residence

12341 Rebecca Lane
Santa Ana, CA 92705

BUILDING SUBMITTAL
03-03-2023

REVISIONS
03.06.2023 - VARIANCE
05.12.2023 - VARIANCE PLAN CHECK

DATE:
03.03.2023

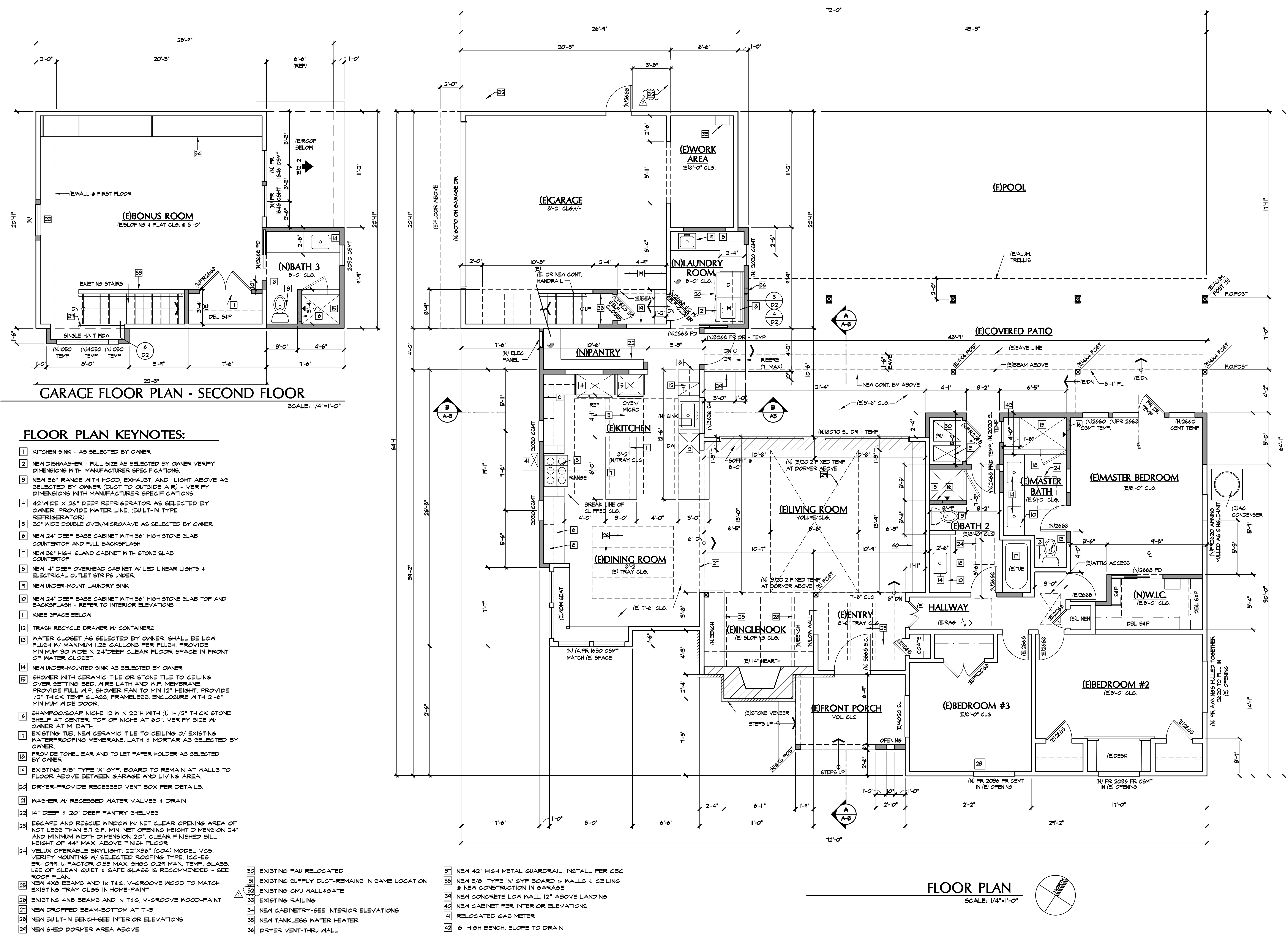
PROJECT NUMBER:
2116

EXISTING & DEMOLITION EXTERIOR ELEVATIONS

DEMO-3

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GARAGE FLOOR PLAN - SECOND FLOOR
SCALE: 1/4"=1'-0"

FLOOR PLAN KEYNOTES:

- 1 KITCHEN SINK - AS SELECTED BY OWNER
- 2 NEW DISHWASHER - FULL SIZE AS SELECTED BY OWNER VERIFY DIMENSIONS WITH MANUFACTURER SPECIFICATIONS.
- 3 NEW 36" RANGE WITH HOOD, EXHAUST, AND LIGHT ABOVE AS SELECTED BY OWNER (DUCT TO OUTSIDE AIR) - VERIFY DIMENSIONS WITH MANUFACTURER SPECIFICATIONS
- 4 42" WIDE X 26" DEEP REFRIGERATOR AS SELECTED BY OWNER. PROVIDE WATER LINE. (BUILT-IN TYPE REFRIGERATOR)
- 5 30" WIDE DOUBLE OVEN/MICROWAVE AS SELECTED BY OWNER
- 6 NEW 24" DEEP BASE CABINET WITH 36" HIGH STONE SLAB COUNTERTOP AND FULL BACKSPASH
- 7 NEW 36" HIGH ISLAND CABINET WITH STONE SLAB COUNTERTOP
- 8 NEW 14" DEEP OVERHEAD CABINET W/ LED LINEAR LIGHTS & ELECTRICAL OUTLET STRIPS UNDER
- 9 NEW UNDER-MOUNT LAUNDRY SINK
- 10 NEW 24" DEEP BASE CABINET WITH 36" HIGH STONE SLAB TOP AND BACKSPASH - REFER TO INTERIOR ELEVATIONS
- 11 KNEE SPACE BELOW
- 12 TRASH RECYCLE DRAWER W/ CONTAINERS
- 13 WATER CLOSET AS SELECTED BY OWNER. SHALL BE LOW FLUSH W/ MAXIMUM 1.28 GALLONS PER FLUSH. PROVIDE MINIMUM 30" WIDE X 24" DEEP CLEAR FLOOR SPACE IN FRONT OF WATER CLOSET.
- 14 NEW UNDER-MOUNTED SINK AS SELECTED BY OWNER
- 15 SHOWER WITH CERAMIC TILE OR STONE TILE TO CEILING OVER SETTING BED. WIRE LATH AND M.P. MEMBRANE. PROVIDE FULL W.P. SHOWER PAN TO MIN 12" HEIGHT. PROVIDE 1/2" THICK TEMP GLASS, FRAMELESS, ENCLOSURE WITH 2'-6" MINIMUM WIDE DOOR.
- 16 SHAMPOO/SOAP NICHE 12" W X 22" H WITH (1) 1-1/2" THICK STONE SHELF AT CENTER. TOP OF NICHE AT 60". VERIFY SIZE W/ OWNER AT M. BATH.
- 17 EXISTING TUB. NEW CERAMIC TILE TO CEILING O/ EXISTING WATERPROOFING MEMBRANE, LATH & MORTAR AS SELECTED BY OWNER
- 18 PROVIDE TOWEL BAR AND TOILET PAPER HOLDER AS SELECTED BY OWNER
- 19 EXISTING 5/8" TYPE 'X' GYP. BOARD TO REMAIN AT WALLS TO FLOOR ABOVE BETWEEN GARAGE AND LIVING AREA.
- 20 DRYER-PROVIDE RECESSED VENT BOX PER DETAILS.
- 21 WASHER W/ RECESSED WATER VALVES & DRAIN
- 22 14" DEEP & 20" DEEP PANTRY SHELVES
- 23 ESCAPE AND RESCUE WINDOW W/ NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 S.F. MIN. NET OPENING HEIGHT DIMENSION 24" AND MINIMUM WIDTH DIMENSION 20". CLEAR FINISHED SILL HEIGHT OF 44" MAX. ABOVE FINISH FLOOR.
- 24 VELUX OPERABLE SKYLIGHT. 22" X 26" (C04) MODEL VCS. VERIFY MOUNTING W/ SELECTED ROOFING TYPE. IGC-185 BK-1019R. U-FACTOR 0.25 MAX. SHGC 0.24 MAX. TEMP. GLASS. USE OF CLEAN, QUIET & SAFE GLASS IS RECOMMENDED - SEE ROOF PLAN.
- 25 NEW 4X8 BEAMS AND 1x T&G, V-GROOVE WOOD TO MATCH EXISTING TRAY CLGS IN HOME-PAINT
- 26 EXISTING 4X8 BEAMS AND 1x T&G, V-GROOVE WOOD-PAINT
- 27 NEW DROPPED BEAM-BOTTOM AT T-5"
- 28 NEW BUILT-IN BENCH-SEE INTERIOR ELEVATIONS
- 29 NEW SHED DORMER AREA ABOVE
- 30 EXISTING FAU RELOCATED
- 31 EXISTING SUPPLY DUCT-REMAINS IN SAME LOCATION
- 32 EXISTING CMU WALL & GATE
- 33 EXISTING RAILING
- 34 NEW CABINETRY-SEE INTERIOR ELEVATIONS
- 35 NEW BUILT-IN BENCH-SEE INTERIOR ELEVATIONS
- 36 DRYER VENT-THRU WALL
- 37 NEW 42" HIGH METAL GUARDRAIL. INSTALL PER CBC
- 38 NEW 5/8" TYPE 'X' GYP BOARD @ WALLS & CEILING @ NEW CONSTRUCTION IN GARAGE
- 39 NEW CONCRETE LOW WALL 12" ABOVE LANDING
- 40 NEW CABINET PER INTERIOR ELEVATIONS
- 41 RELOCATED GAS METER
- 42 16" HIGH BENCH. SLOPE TO DRAIN

FLOOR PLAN NOTES:

1. REFER TO GENERAL NOTES SHEETS 0N-1 - 0N-4 FOR ADDITIONAL INFORMATION
2. REFER TO UTILITY PLAN FOR LOCATIONS OF NEW SWITCHES, LIGHTS, RECEPTACLES, SMOKE DETECTORS, ETC
3. NEW SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND SHALL BE EQUIPPED WITH A BATTERY BACKUP
4. EXISTING R-11 BATT INSULATION IN WALLS
EXISTING R-30 BATT INSULATION IN ATTIC SPACES
EXISTING R-19 BATT INSULATION IN CEILING/ROOF SPACES
NEW R-21 BATT INSULATION IN NEW EXTERIOR WALLS (2X6 STUDS)
NEW R-15 INSULATION IN NEW EXTERIOR WALLS (2X4 STUDS)
NEW R-30 BATT INSULATION IN NEW ATTIC SPACES
NEW R-30C ECOTOUGH PINK FIBERGLASS INSULATION IN NEW CEILING/ROOF SPACES
5. HVAC - RELOCATED FORCED-AIR UNIT
6. ALL CASING & BASEBOARD SHALL MATCH EXISTING. VERIFY TYPE WITH OWNER
7. REPLUMB ENTIRE HOME WITH PEX ONLY AS APPROVED BY OWNER
8. VERIFY ALL WINDOW AND DOOR SIZES WITH EXISTING OPENING AND NEW LOCATION FRAMING.
9. INSULATE ALL NEW INTERIOR WALLS FOR SOUND.
10. PROVIDE NEW FLOORING THROUGHOUT AS SELECTED BY OWNER
11. ALL POCKET DOORS SHALL BE SOFT-CLOSING & SOFT-OPENING WITH MAGNETIC DOOR HARDWARE
12. CONTRACTOR SHALL VERIFY ALL EXISTING STUD SIZES AND MATCH NEW U.O.N.
13. ALL DIMENSIONS ARE TO FACE OF EXISTING MATERIALS EXCEPT AT ADDED LIVING AREAS. CONTRACTOR SHALL ALIGN ALL NEW WORK AS REQUIRED.
14. WINDOWS AND DOORS LOCATED IN FRAMED AREAS SHALL BE CENTERED ON ROOM U.O.N.
15. ALL AIR DUCTING WITHIN THE U/OCCUPANCY PENETRATING THROUGH THE DWELLING SHALL BE OF A MINIMUM 26 GAUGE GALVANIZED METAL PER CBC.
16. ALL DOORS ALLOWING ACCESS TO THE POOL FROM THE INSIDE OF THE DWELLING UNIT SHALL BE EQUIPPED WITH EXIT ALARMS IN COMPLIANCE WITH CURRENT GOVERNING CODES.
17. PROVIDE ARCHITECT WITH SHOP DRAWINGS OF ALL DOORS AND WINDOWS AND CABINETS FOR REVIEW PRIOR TO ORDERING.
18. ALL NEW WINDOWS SHALL BE METAL CLAD WOOD U.O.N. MATCH EXISTING DETAILS AS SELECTED BY OWNER. GLAZING PER T-24
19. NEW WATER CLOSETS SHALL BE LOW FLUSH UNITS W/ MAXIMUM 1.28 GALLONS PER FLUSH. PROVIDE MINIMUM 30" X 24" CLEAR FLOOR SPACE IN FRONT OF WATER CLOSET
20. AT DOUBLE WALL AREAS WITH VOID SPACE BETWEEN THE WALLS PROVIDE FIRESTOPPING AT THE DOUBLE TOP PLATE. USE 1/2" GYP BD OR PLYWOOD. WHERE THIS WALL TIES INTO A SOFFIT PROVIDE FIRESTOPPING TO MAKE THE SOFFIT PART OF THE ATTIC SPACE
21. PROVIDE SAFETY GLAZING IN LOCATIONS SPECIFIED IN CBC 2406.4. GLASS TO BE ETCH MARKED.
22. PROVIDE BACK-DRAFT DAMPERS AT HOOD VENT AND EXHAUST FANS (U.M.C. 504.5)
23. ALL GLAZED OPENINGS (WINDOWS AND DOORS) SHALL HAVE TEMPORARY AND PERMANENT LABELS.
24. ALL NEW DRYWALL SHALL MATCH EXISTING TEXTURE
25. NEW WINDOW AND DOOR GLAZING SHALL HAVE A U-FACTOR OF 0.25 AND SHGC OF 0.19 OR BETTER. PENETRATION SHALL HAVE TEMPORARY AND PERMANENT LABELS FOR VERIFICATION BY THE BUILDING INSPECTOR.
26. WHOLE HOUSE REPAINT

FLOOR PLAN LEGEND:

- EXISTING STUD WALL
- NEW 2x4 STUDS AT 16" O.C. MAX U.O.N. ON STRUCTURAL DRAWINGS
- NEW 2x6 STUDS AT 16" O.C. MAX U.O.N. ON STRUCTURAL DRAWINGS
- NEW SOFFIT OR DROPPED CEILING AT 8'-0" (FINISH) U.O.N.

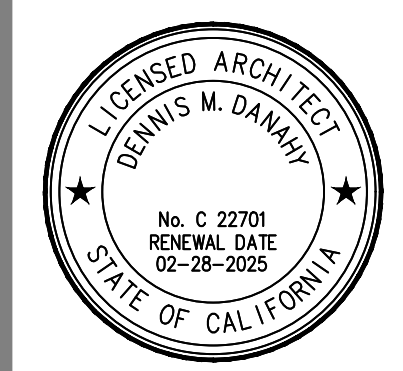
- ABBREVIATIONS:
- (N) NEW
 - (R) RELOCATED
 - (E) EXISTING

SQUARE FOOTAGE

EXISTING LIVING AREA:	1,669 S.F.
NEW LIVING AREA:	300 S.F.
TOTAL NEW LIVING AREA:	1,969 S.F.
EXISTING GARAGE AREA:	499 S.F.
EXISTING BONUS ROOM:	425 S.F. (ABOVE GARAGE)
ADDED AT BONUS ROOM:	85 S.F.
TOTAL NEW BONUS ROOM:	510 S.F. (ABOVE GARAGE)

FLOOR PLAN
SCALE: 1/4"=1'-0"

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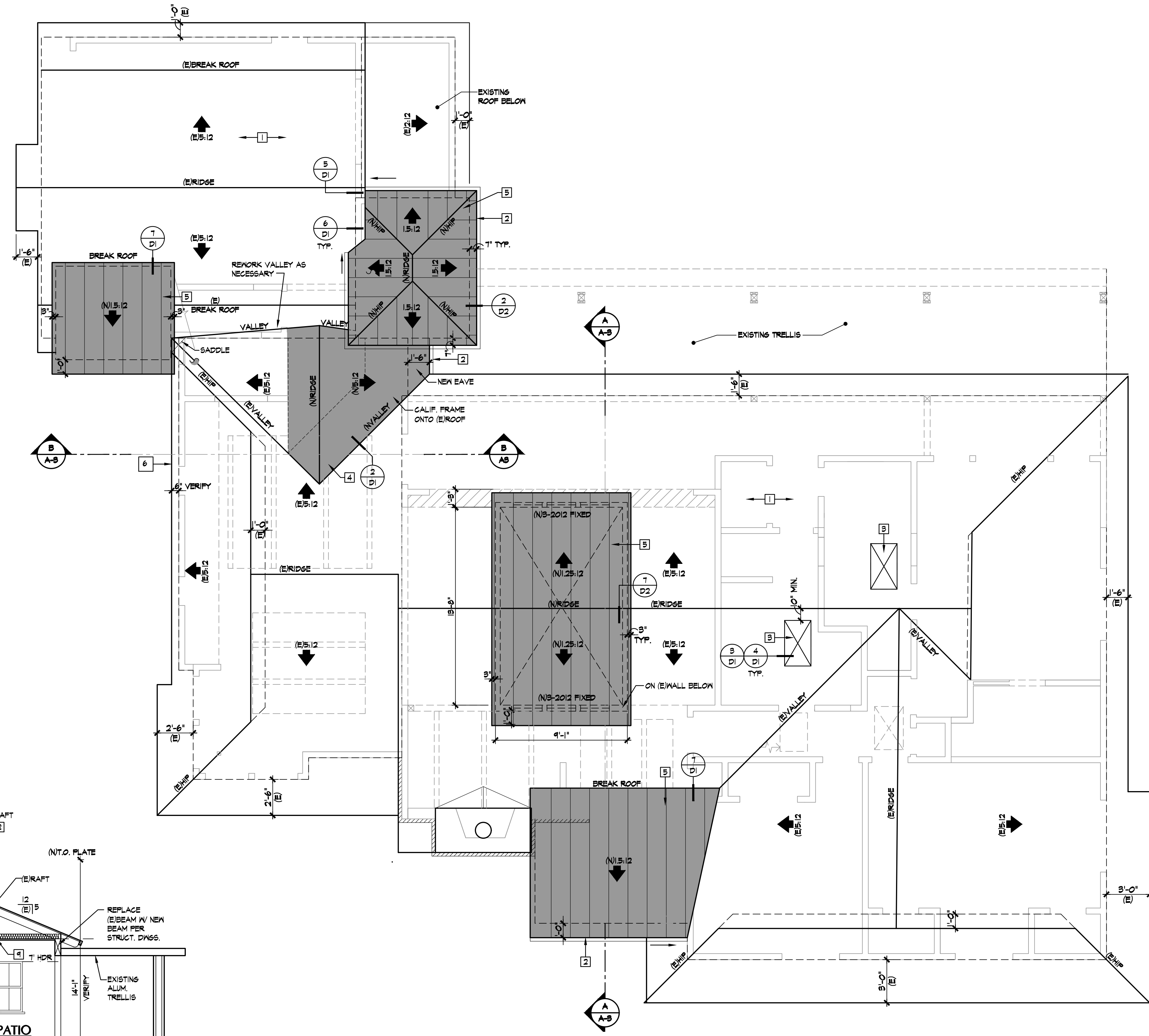
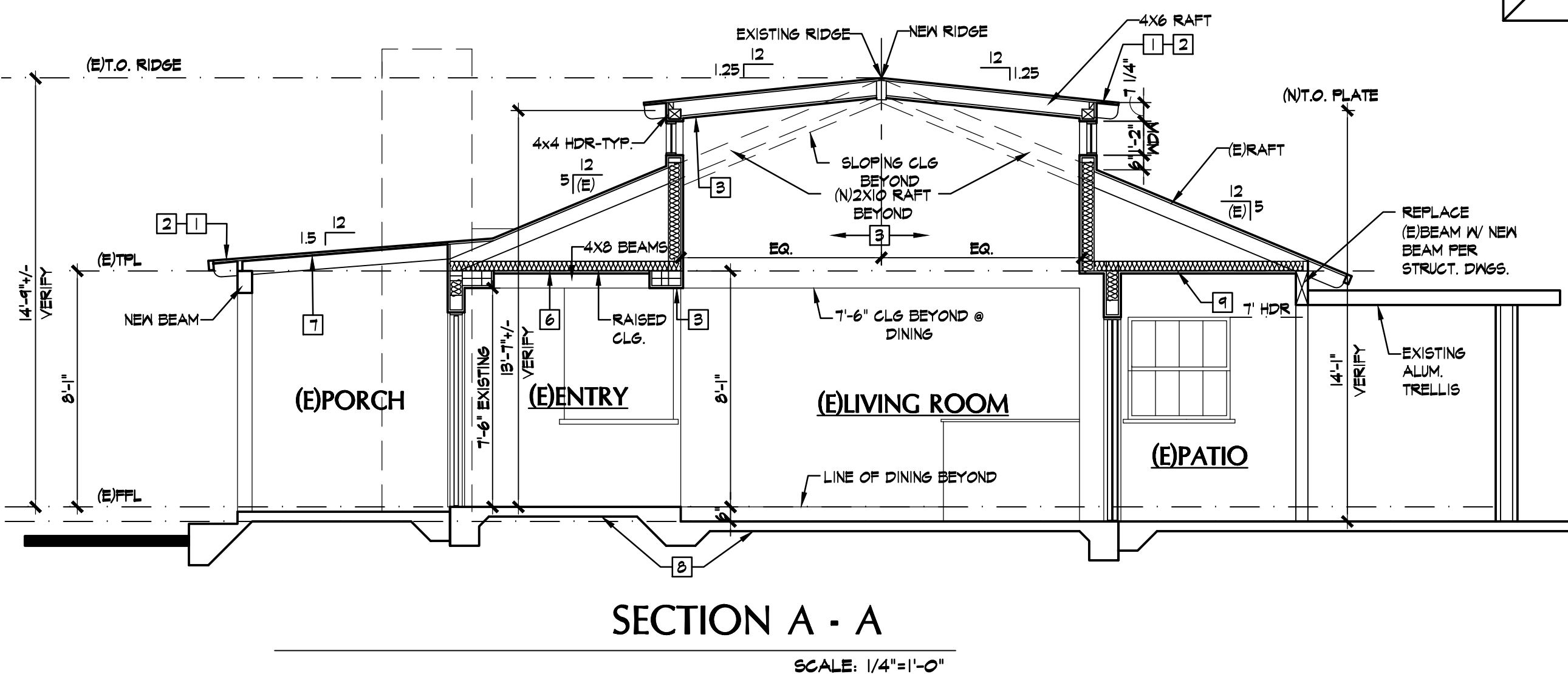
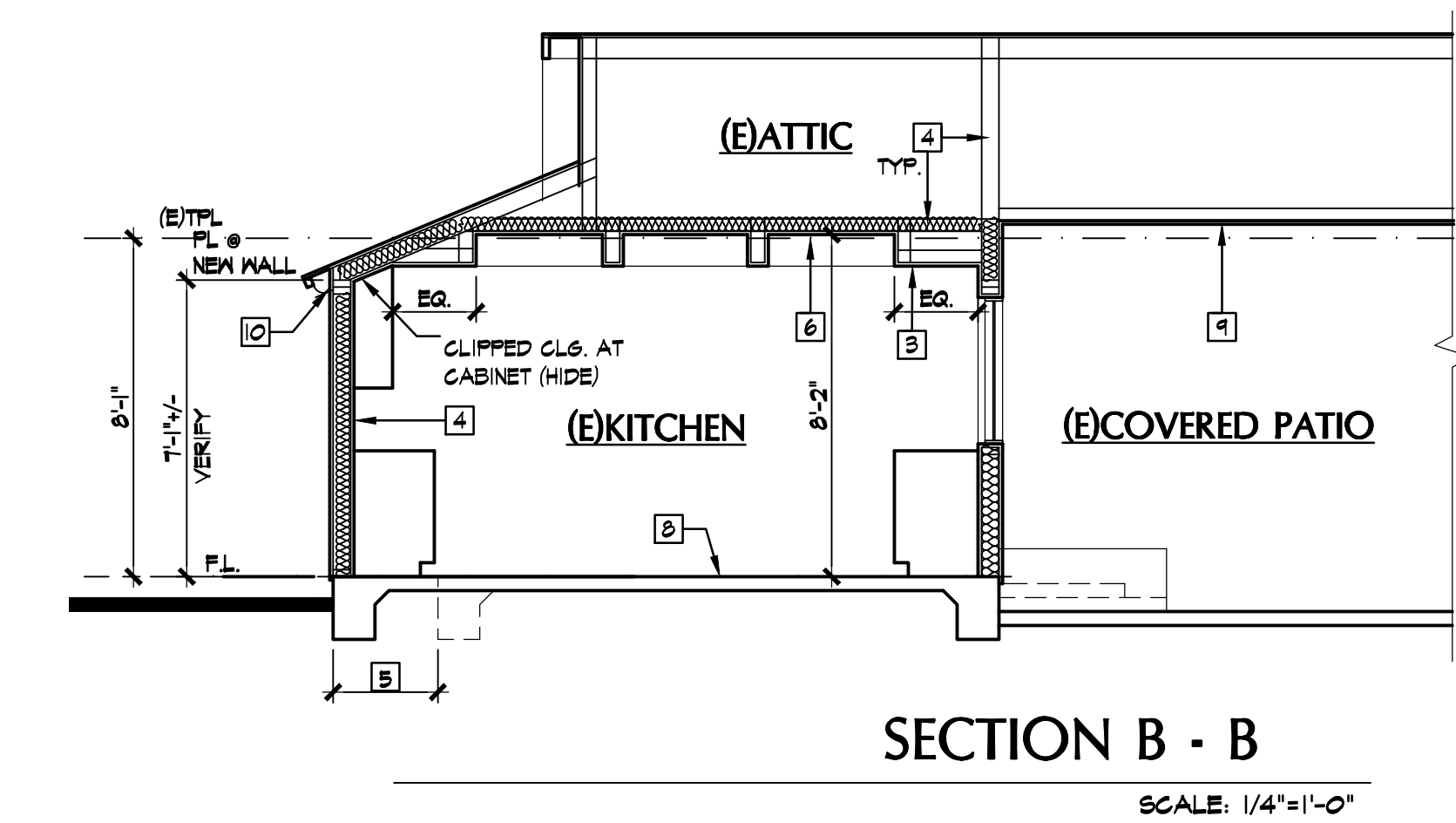
SECTION KEYNOTES

- 1 NEW ROOFING, SEE ROOF PLAN NOTES, SHEET A-3 FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURERS SPECIFICATIONS
- 2 NEW ROOF FRAMING AND SHEATHING, SEE FRAMING PLANS FOR LAYOUT INFORMATION
- 3 GYPSUM BOARD, MATCH EXISTING - TYPICAL
- 4 EXISTING R-11 BATT INSULATION IN WALLS
EXISTING R-30 BATT INSULATION IN ATTIC SPACES
EXISTING R-19 BATT INSULATION IN CEILING/ROOF SPACES
NEW R-21 BATT INSULATION IN NEW EXTERIOR WALLS (2X6 STUDS)
NEW R-15 INSULATION IN NEW EXTERIOR WALLS (2X4 STUDS)
NEW R-30 BATT INSULATION IN NEW ATTIC SPACES
NEW R-30C ECOTOUCH PINK FIBERGLASS INSULATION IN NEW CEILING/ROOF SPACES
- 5 NEW CONCRETE FLAT WORK, REFER TO SLAB DIMENSION PLAN
- 6 NEW 1X6 T&G WOOD CEILING FINISH W/ 4X8 BEAMS TO MATCH THE DINING ROOM EXISTING DESIGN. PAINT.
- 7 NEW 2X6 T&G, V-GROOVE WOOD CEILING. SEE STRUCT. DWGS.
- 8 EXISTING CONCRETE SLAB
- 9 EXISTING STUCCO TO REMAIN
- 10 EXISTING 4X6 RAFTER TAILS. EXTEND W/ NEW AS NECESSARY - MATCH EXISTING

SECTION NOTES

- A SEE FRAMING PLANS FOR ALL STRUCTURAL NOTES AND DETAILS
- B LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
- C ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE (I.G. RATED).
- D PROVIDE FIRE BLOCKING IN WALLS AT 10'-0" HORIZONTAL AND VERTICAL. IN ADDITION PROVIDE FIRE BLOCKING AT ALL PLACES WHERE VERTICAL WALL CAVITIES ARE ADJACENT TO CONTINUOUS HORIZONTAL CAVITIES.

THE CONTENT OF THE ARCHITECTURAL SECTIONS ARE INTENDED ONLY TO CONVEY THE GENERAL DESIGN CONFIGURATION AND SPATIAL RELATIONSHIPS OF THE BUILDING. SEE STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS FOR ALL ACTUAL STRUCTURAL ELEMENTS AND REQUIREMENTS



ROOF PLAN NOTES

5:12 SLOPED ROOFING, EXISTING CONCRETE TILE ROOF CLASS "A" TO REMAIN PATCH W/ EXISTING AS NECESSARY.

METAL ROOFING NOTES:

1-1/4"12 SLOPED ROOF
NEW METAL STANDING SEAM ROOFING BY TAYLOR METAL PRODUCTS' CL-150 OR APPROVED ALTERNATE. METAL ROOFING SHALL BE VERTICAL SEAM, 24 GA, 16" WIDE FLAT PAN, 1-1/2" RIB HEIGHT, CONCEALED FASTENED WITH PVDF (KYNAR 500) FINISH (WEATHERED COPPER, OLD GREY, DARK BRONZE, OR AS APPROVED OTHERWISE BY OWNER AND ARCHITECT). INSTALL OVER WR GRACE ICE AND WATER SHIELD MEMBRANE AND FIBERGLASS FIBER ROOFING MEMBRANE. INSTALL PER MANUFACTURER'S REQUIREMENTS. U.L. E825419-01

ROOF PLAN KEYNOTES

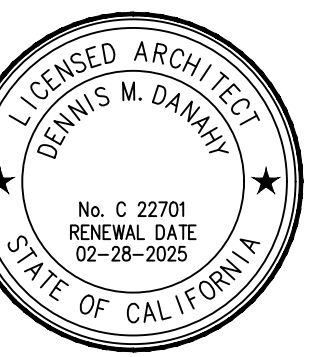
- 1 ALL EXISTING VENTING SHALL REMAIN AS IS.
- 2 NEW SEAMLESS GUTTER-5" WIDE/HALF-ROUND. VERIFY ALL LOCATIONS W/ OWNER
- 3 SKYLIGHT BY 'VELUX' - SEE FLOOR PLAN KEYNOTES (U-FACTOR 0.35 MAX, SHGC 0.29 MAX.) INSTALL SKYLIGHT PER MANUFACTURER'S SPECIFICATIONS AND WRITTEN INSTRUCTIONS. ICC-ES E8-1094
- 4 NEW ROOFING - SEE ROOF PLAN NOTES.
- 5 NEW METAL STANDING SEAM ROOFING. SEE METAL ROOFING NOTES.
- 6 EXISTING EAVE SHALL REMAIN AS-IS AND BUILD NEW WALL UNDER IT. ADD NEW 4X6 RAFTER TAILS TO MATCH EXISTING IF NECESSARY.

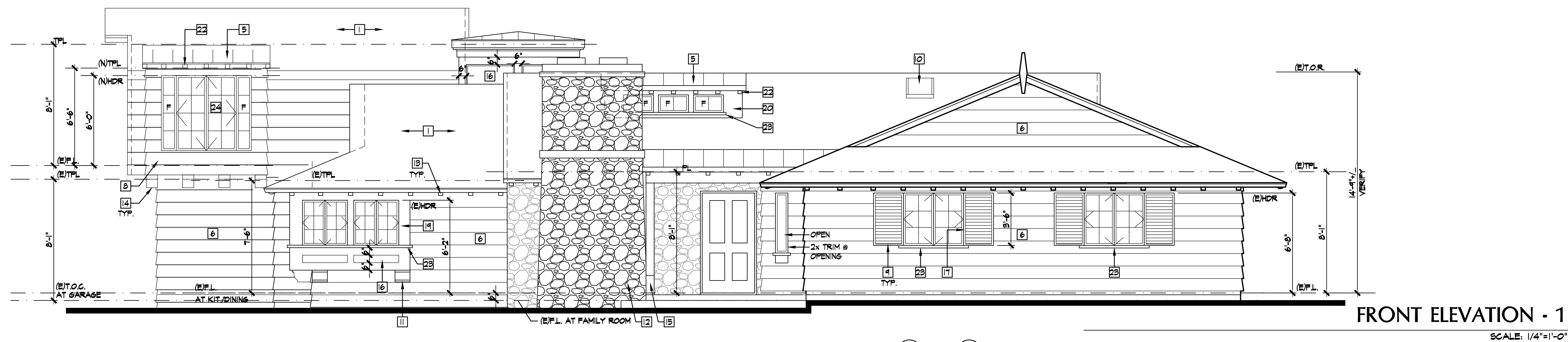
LEGEND

NEW OR REVISED EXISTING ROOF PER DRAWINGS

ATTIC VENTILATION

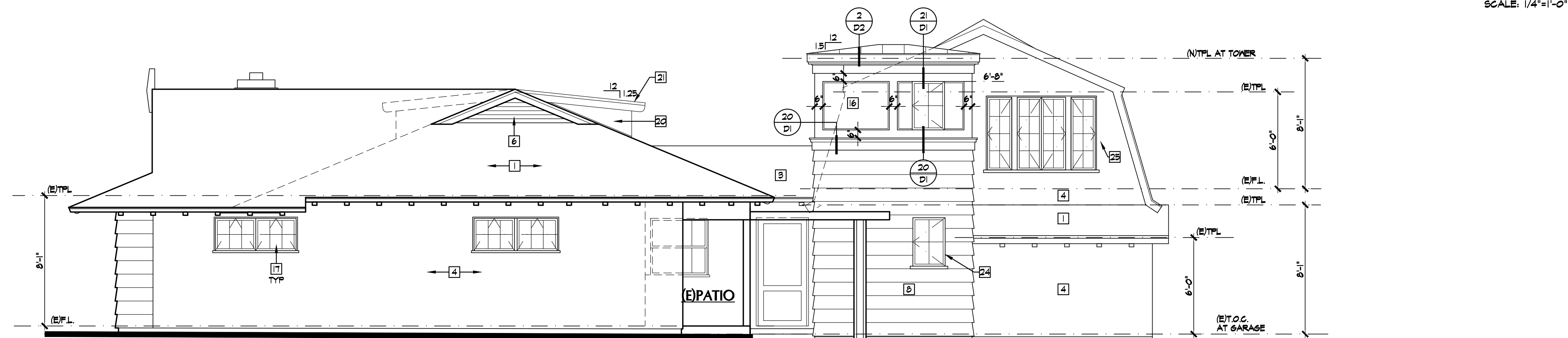
NEW/REVISED AREAS (EXISTING REMAIN AS-IS)





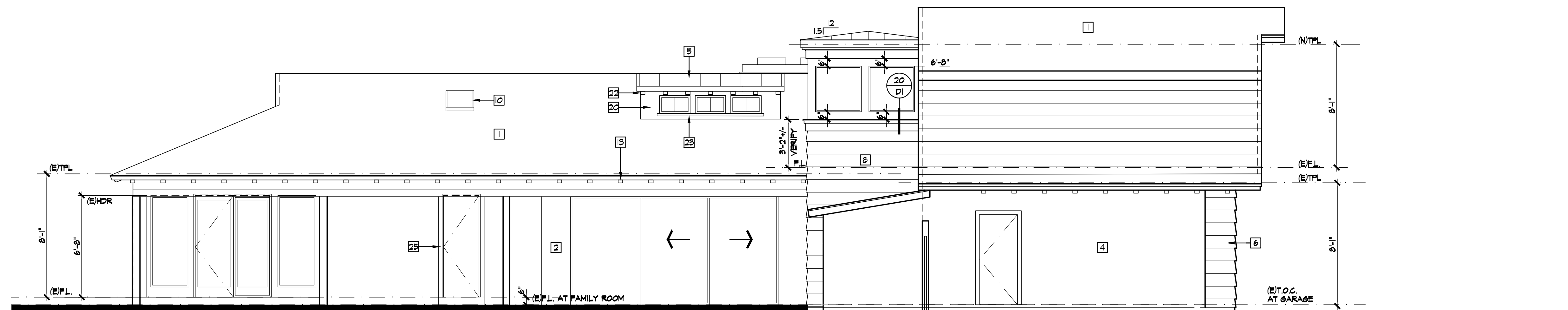
FRONT ELEVATION - 1

SCALE: 1/4"=1'-0"



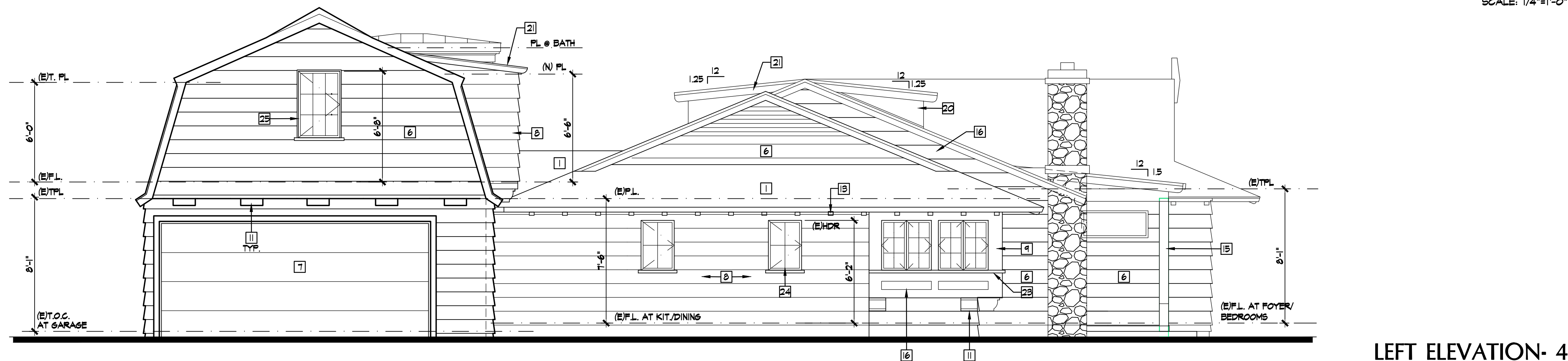
RIGHT ELEVATION - 2

SCALE: 1/4"=1'-0"



REAR ELEVATION - 3

SCALE: 1/4"=1'-0"



LEFT ELEVATION - 4

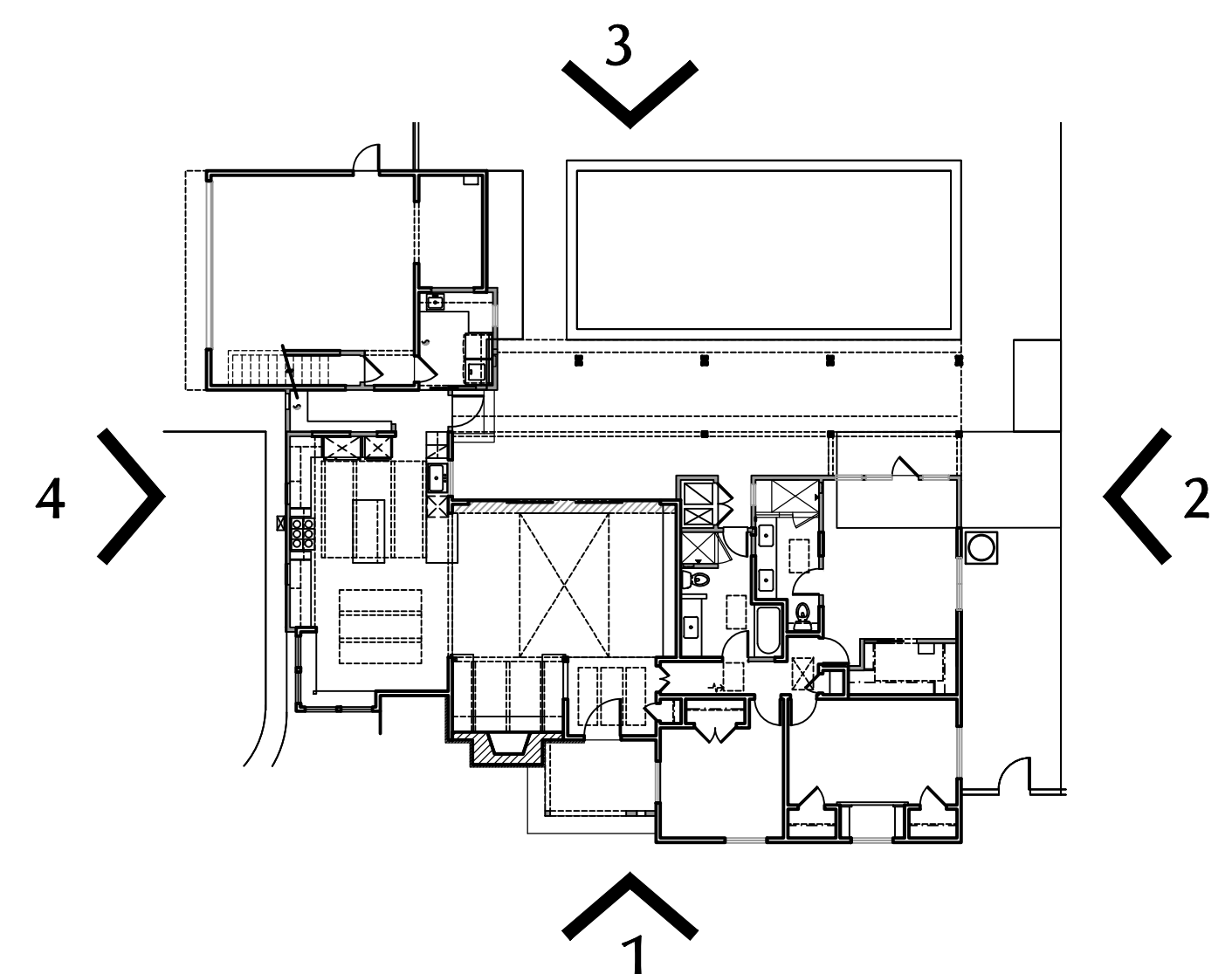
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ELEVATION KEYNOTES:

- 1 EXISTING ROOF TO REMAIN
- 2 NEW EXTERIOR PLASTER TO MATCH EXISTING
- 3 NEW CALIFORNIA FRAMED AREA
- 4 EXISTING EXTERIOR PLASTER TO REMAIN
- 5 NEW ROOFING PER ROOF PLAN
- 6 EXISTING LAPPED SIDING. REPAIR/STORE/REPLACE AS NECESSARY. VERIFY EXACT TYPE AND INSTALLATION.
- 7 NEW GARAGE DOORS AS SELECTED BY OWNER (INSULATED). FLAT PANELS. RECOMMEND CROWN GARAGE DOORS OR 'NEAL GARAGE DOORS'.
- 8 NEW LAPPED SIDING PER ELEVATIONS NOTES. PROVIDE 2-LAYERS BUILDING MEMBRANE AT PLYWOOD SHEATHING AREAS.
- 9 WOOD SHUTTERS-PAINTE GRADE. REPAIR/STORE/REPLACE AS NECESSARY
- 10 NEW SKYLIGHT PER PLANS
- 11 EXISTING WOOD CORBEL. REFURBISH AS NECESSARY.
- 12 EXISTING STONE VENEER. FILL AND PATCH AS NECESSARY.
- 13 EXISTING 4X RAFTER TAIL TO REMAIN. ALL NEW RAFTER TAILS
- 14 NEW CORBEL TO MATCH EXISTING AT GARAGE.
- 15 NEW POST PER PLAN
- 16 NEW 'AZEK' FLAT PANELS WITH 1X AZEK TRIM AT PERIMETER. PANELS SHALL BE SQUARE EDGED 'SHAKER'.
- 17 EXISTING WINDOW TRIM. -REFURBISH AS NECESSARY
- 18 NEW CONCRETE STEPS
- 19 EXISTING WOOD TRIM - REFURBISH AS NECESSARY
- 20 NEW 'AZEK' SOLID PANEL FINISH MATERIAL. NO SEAMS ALLOWED AT ANY PANEL LENGTH.
- 21 4X BARGE - MATCH EXISTING BARGE DETAILS.
- 22 4X6 RAFTER TAILS TO MATCH EXISTING EAVES ON HOME.
- 23 NEW WINDOW SILL ADD-ON
- 24 NEW WINDOW DETAILS TO MATCH EXISTING.
- 25 NEW STUCCO MOLD AT HEAD/JAMBS WITH WINDOW SILL TO MATCH EXISTING

ELEVATION NOTES:

1. ALL WOOD TRIM SHALL BE 'WINDSORONE' EXTERIOR GRADE SMOOTH OR MATCH EXISTING - U.O.N.
2. ALL PANEL SIDING SHALL BE 'AZEK'.
3. ALL HORIZONTAL LAPPED SIDING SHALL MATCH EXISTING. CONTRACTOR SHALL VERIFY TYPE AND CONDITION OF EXISTING DURING BIDDING.
4. APPLY NEW SEAMLESS GUTTERS AS DIRECTED BY OWNER.
5. ALL NEW WINDOW TRIM AND SILLS SHALL MATCH EXISTING ON HOME.

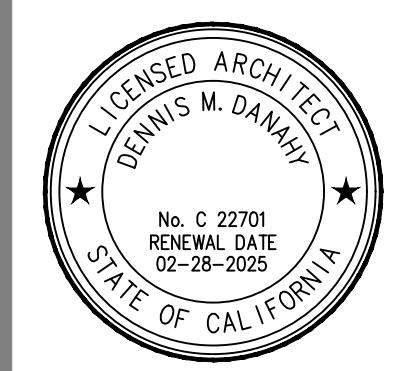


KEY PLAN

(REFERENCE ONLY)

NEW EXTERIOR ELEVATIONS

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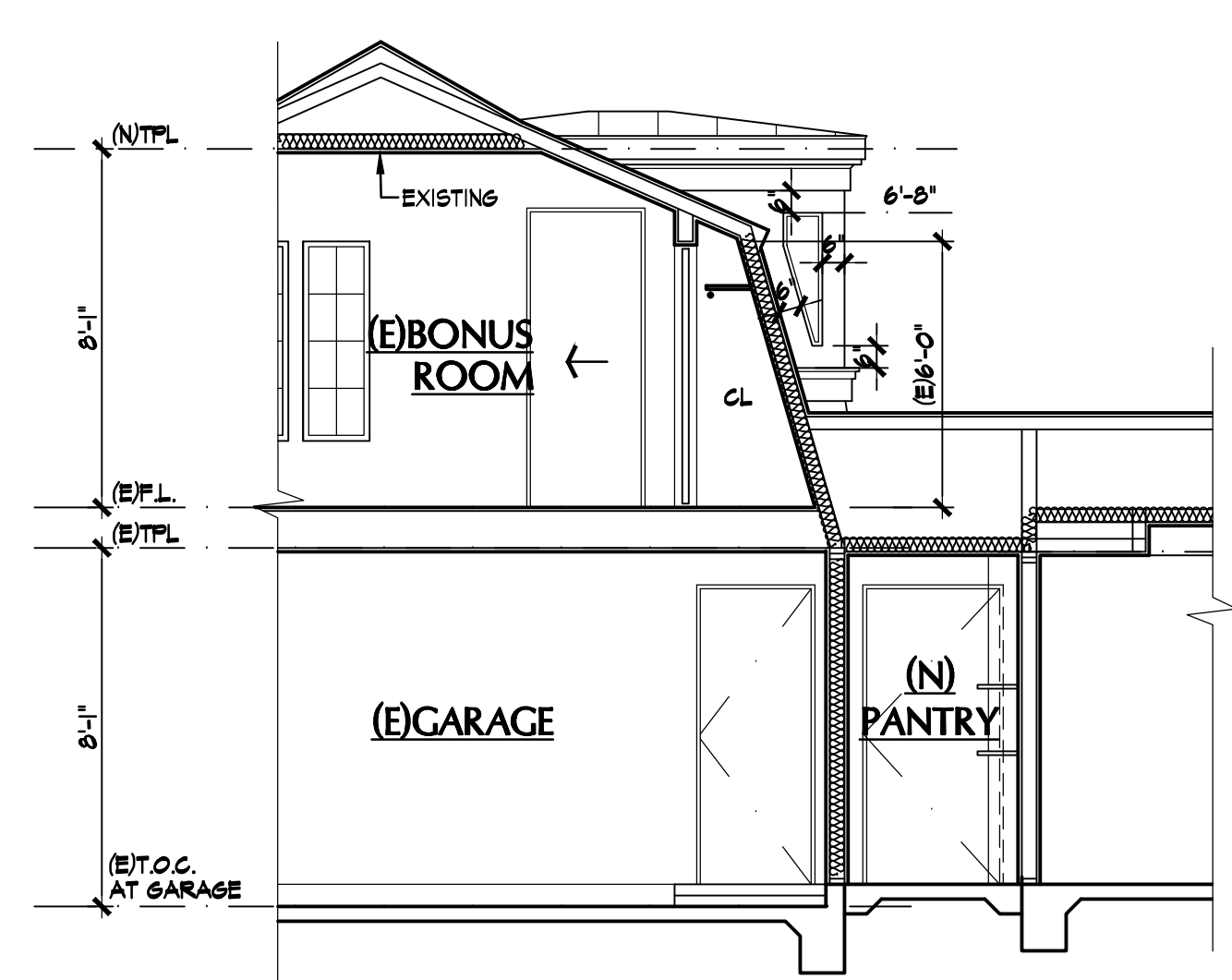
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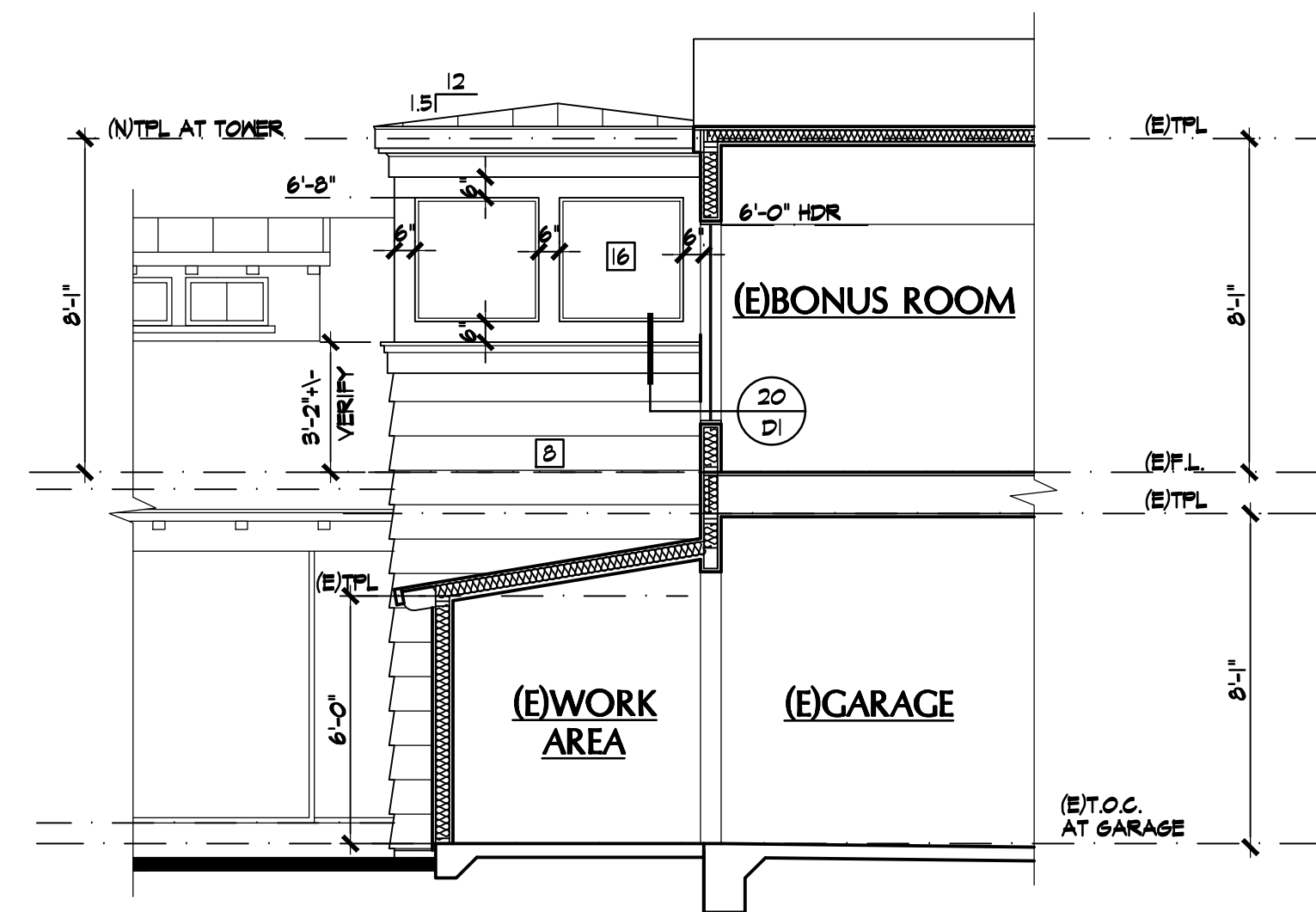
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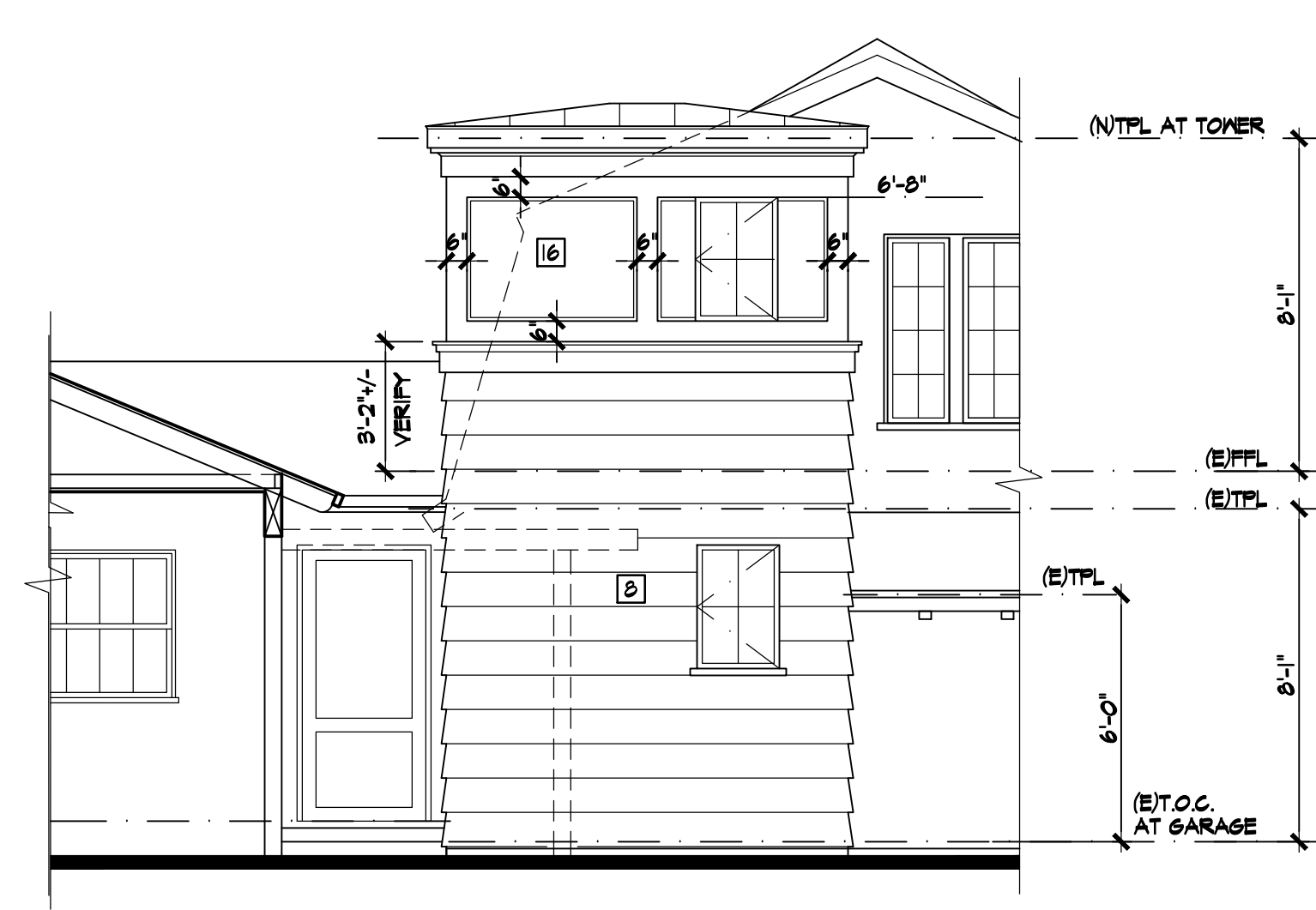
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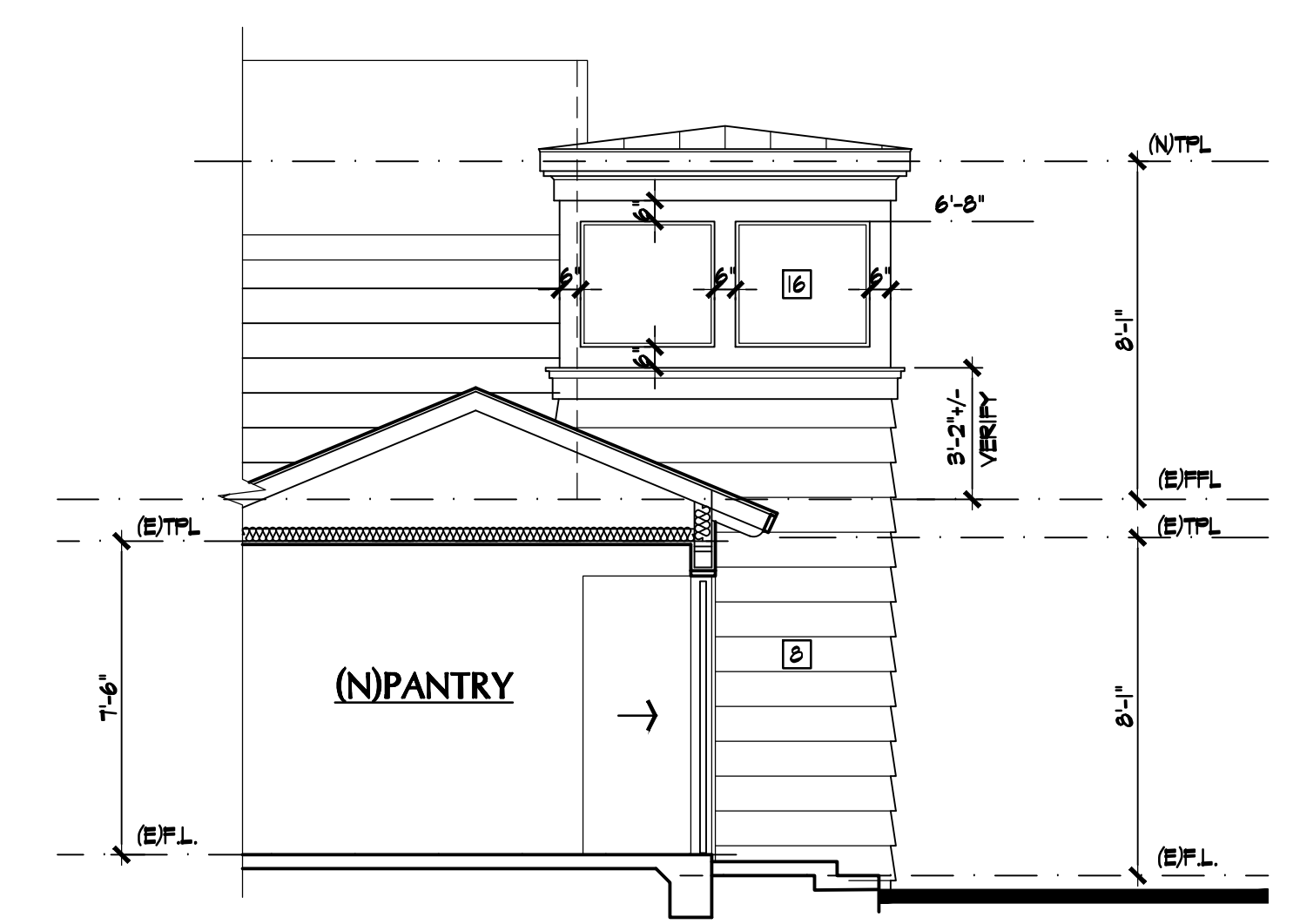
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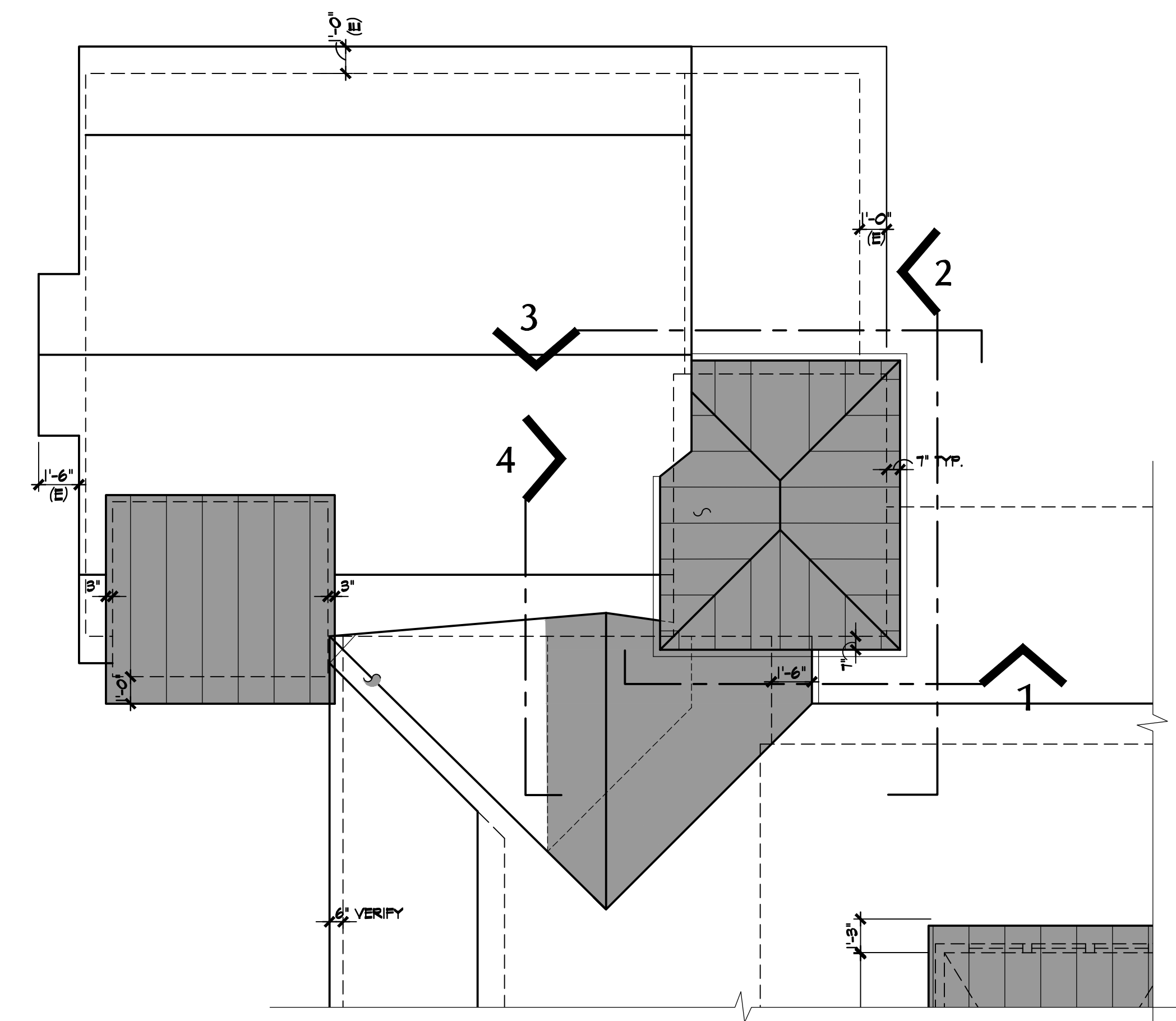
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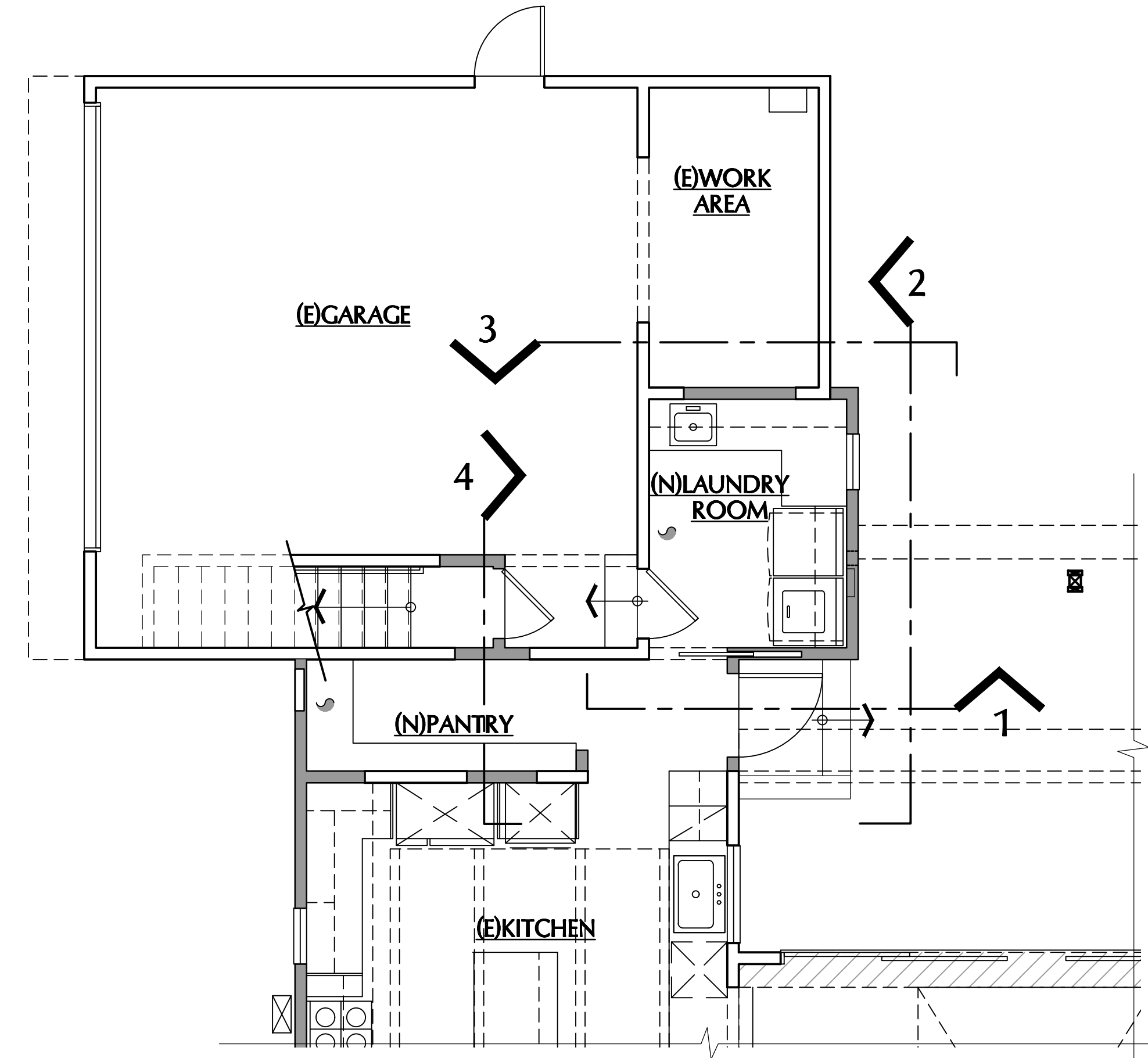
ELEVATION - 2
SCALE: 1/4"=1'-0"



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



KEY ROOF PLAN
(FOR REFERENCE ONLY)



KEY FLOOR PLAN
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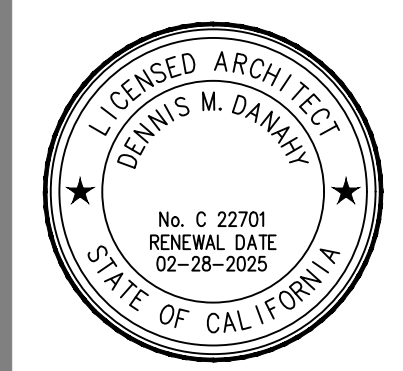
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- 8 NEW LAPPED SIDING PER ELEVATIONS NOTES. PROVIDE 2-LAYERS BUILDING MEMBRANE AT PLYWOOD SHEATHING AREAS.
- 9 WOOD SHUTTERS-PAINT GRADE. REPAIR/STORE/REPLACE AS NECESSARY
- 10 NEW SKYLIGHT PER PLANS
- 11 EXISTING WOOD CORBEL. REFURBISH AS NECESSARY.
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- 3. ALL HORIZONTAL LAPPED SIDING SHALL MATCH EXISTING. CONTRACTOR SHALL VERIFY TYPE AND CONDITION OF EXISTING DURING BIDDING.
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