1209 Emerald Bay

Laguna Beach, CA 92651

CBC 2019 CHAPTER TA NOTES

THIS PROJECT IS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE AND SHALL COMPLY WITH CBC CHAPTER 7A: - PROVIDE 26 GAUGE ROOF FLASHING. (CBC 705A)

SHEET UNDER TILE.(CBC 705A)

(DOUBLE PANED) WITH A MINIMUM OF ONE PANE TEMPERED. (CBC

MIN. RAFTER TAILS WITH SOLID 2X MIN. BLOCKING INSTALLED BETWEEN RAFTER TAILS.

ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. - THE UNDERSIDE OF LOGGIA SHALL BE IGNITION-RESISTANT MATERIAL. ARCHITECTURAL TRIM BOARDS ARE ACCEPTABLE.

CLAY TILE I.C.C.: ESR-1489, 1000 LBS. / SQ.

- LOT 47, #1209 EMERALD BAY

VICINITY MAP

- FIRE STOP OPENING AT TILES OR PROVIDE 72 POUND ASTM CAP

- WINDOWS AND GLAZING IN DOORS SHALL BE INSULATED GLASS

- EXTERIOR DOORS SHALL BE OF IGNITION-RESISTANT OR NON-COMBUSTIBLE MATERIAL, OR HAVE STILES AND RAILS I 3/8" MIN. THICK AND RAISED PANELS I'1/4" MIN. THICK (EXT. PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE 3/8" MIN. THICK) (CBC

-ROOFING MATERIAL: CLASS "A" ROOFING ASSEMBLY; TWO-PIECE CLAY ROOF TILE -BARREL TILE WITH 100% BOOSTER BY REDLAND

PROJECT DATA

OWNER DR. RAY AND DR. LISA RICCI 1209 EMERALD BAY LAGUNA BEACH, CA 92651

(949) 679-4393

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CONTRACTOR

GALLO BUILDERS INC. CHRIS GALLO

(949) 715-9874 E-MAIL: CHRIS@GALLOBUILDERSINC.COM

OFFICE ADDRESS: 1105 NORTH COAST HIGHWAY LAGUNA BEACH, CA 92651 MAILING ADDRESS: 1278 GLENNEYRE ST. #412 LAGUNA BEACH, CA 92651

SCOPE OF WORK

REMODEL OF EXISTING 2-STORY, SINGLE FAMILY RESIDENCE, ADDING APPROXIMATELY TII SQUARE FEET OF CONDITIONED SPACE, INCLUDING ADDING A NEW GUEST ROOM AND BATHROOM ON THE MAIN LEVEL. EXPANDING THE ENTRY/FOYER, RELOCATING INTERIOR STAIR, RECONFIGURING KITCHEN, LIVING AND MASTER BEDROOM/BATH/CLOSET, AT LOWER LEVEL, ADDING LAUNDRY ROOM BEDROOM AND BATHROOM, AND RECONFIGURING EXISTING BEDROOMS AND BATHROOM. REPAIRING AND REPLACING EXISTING CANTILEVERED DECKS, AND ADDING 451 S.F. OF DECK AREA. EXTERIOR ROOF OVERHANGS WILL BE CUT BACK. EXISTING ROOF FRAMING TO REMAIN, WITH NEW ROOF TILES. ALL NEW WINDOWS, WITH SOME REVISED OPENINGS AND HEAD HEIGHTS.

PROJECT ADDRESS: 1209 EMERALD BAY LAGUNA BEACH, CA 92651

LEGAL DESCRIPTION: APN: 053-320-60 N-TR 3125 LOT 47 OCCUPANCY:

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CONSTRUCTION TYPE: VB, (NOT SPRINKLERED ,

BUILDING CODES: 2019 EDITION, CALIFORNIA BUILDING CODE VOLUMES | AND 2

2019 EDITION, CALIFORNIA RESIDENTIAL CODE 2019 EDITION, CA GREEN BUILDING STANDARDS CODE 2019 EDITION, CALIFORNIA MECHANICAL CODE 2019 EDITION, CALIFORNIA ELECTRICAL CODE 2019 EDITION, CALIFORNIA PLUMBING CODE 2019 EDITION, CALIFORNIA FIRE CODE 2019 EDITION, CALIFORNIA ENERGY EFFICIENCY STDS

SQUARE FOOTAGE (SEE EXHIBIT SHEETS ASQI - ASQ3) CONDITIONED AREA: EXISTING PROPOSED NET DIFFERENCE UPPER FLOOR 2,540 S.F 1395 S.F. , 1,470 S.F. OWER FLOOR 4,326 S.F. +711 S.F. (+19.7%) TOTAL CONDITIONED AREA 720 S.F. GARAGE: 722 S.F. +2 S.F. DECKS: MASTER DECK (CANTILEYERED) 122 S.F. 101 S.F. 253 S.F. SREAT ROOM DECK (CANTILEVERED) 286 S.F. 221 S.F. 294 S.F. +73 S.F. MAIN DECK (CANTILEVERED) 121 S.F. 0 S.F. -121 S.F. UTILITY DECK (SUPPORTED) 0 S.F. 554 S.F. +554 S.F. 1 REAR DECK (SUPPORTED) 0 S.F. +39 S.F. REAR DECK STAIRS (SUPPORTED)

750 S.F.

1,241 S.F.

PLAN CHECK/ PERMIT FILE NUMBERS

PACKAGE: PKG22-0522 MECHANICAL: MEC22-0604 BLD22-1075 PLB22-0798 HOUSE PLANS: GRADING PLAN: GRD23-0035 ELECTRICAL: ELE22-0929 SITE WALLS: RWP23-0023

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A	4/13/23	BUILDING DEPARTMENT CORRECTIONS / DESIGN REVISIONS
B	7/13/23	PLANNING CORRECTIONS

The services to be performed by the Architect/Engineer pursuant to this Agreement with the Owner are intended solely for the benefit of the Owner, and no benefit is conferred hereby, nor is any contractual relátionship established herewith, upon or with any person or entity nót a party to this Agreement. No such person or entity shall be entitled to rely on the Architect/Engineer's performance of its services hereunder, and no right to assert a claim against the Architect/Engineer, its officers, employees, agents, or consultants shall accrue to the Contractor or to any subcontractor, sub-subcontractor, independently retained professional consultant supplier, fabricator, manufacturer, lender, tenant, insurer, surety, or any other third party as a result of this Agreement or the performance or non-performance of the Architect/Engineer's services hereunder.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL HEAVY COSMETIC ARCHITECTURAL ELEMENTS HAVE STRUCTURAL SUPPORT DESIGNED BY A LICENSED STRUCTURAL ENGINEER. HEAVY COSMETIC ELEMENTS ARE THOSE ELEMENTS WHICH HAVE NOT BEEN ACCOUNTED FOR ON THE STRUCTURAL PLANS IN THIS SET. THESE MAY INCLUDE, BUT ARE NOT LIMITED TO, DECORATIVE BEAMS, FIREPLACE SURROUNDS, INTERIOR WALL AND CEILING MASONRY OR STONEWORK AND CHANDELIERS.

CONSULTANTS

THE OWNER OF THIS PROJECT HAS RETAINED THE CONSULTANTS BELOW TO PROVIDE DESIGN SERVICES IN THE INDIVIDUAL DISCIPLINES AS LISTED. ALL OF THE REPORTS, DRAWINGS OR CALCULATIONS OF THESE CONSULTANTS ARE NECESSARY FOR THE PROPER CONSTRUCTION OF THIS PROJECT. AS A CONDITION OF THE USE OF THESE PLANS, THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH, AND TO MAINTAIN CURRENT COPIES OF THESE CONSULTANTS' DOCUMENTS ON THE JOB SITE

SOILS ENGINEER

TOTAL DECKS

GMU GEOTECHNICAL 23241 ARROYO VISTA RANCHO SANTA MARGARITA, CA 92688 CIVIL ENGINEER

CONTACT: DAVE HANSEN (949) 888-6513 EMAIL: DHANSEN@GMUGEO.COM

+491 S.F.

139 AVENIDA NAVARRO

TOAL ENGINEERING

SAN CLEMENTE, CA 92672

(949) 492-8586 CRIOS@TOALENGINEERING.COM

CONTACT: CALEB RIOS

CONTACT: CHUNG XIAO

PHONE: (714) 662-0510

STRUCTURAL ENGINEER AQX ENGINEERING, INC.

CONTACT: CHUNG XIAO PHONE: (714) 662-0510 1520 BROOKHOLLOW DR., SUITE 45 SANTA ANA, CA 92705 EMAIL: CHUNG@AQXENG.COM

ENERGY / TITLE 24 CONSULTANT AQX ENGINEERING, INC.

1520 BROOKHOLLOW DR., SUITE 45 SANTA ANA, CA 92705

EMAIL: CHUNG@AQXENG.COM LANDSCAPE ARCHITECT

CONTACT: NORD ERIKSSON 234 N. EL MOLINO AVE. SUITE 100 PHONE: (626) 795-2008 PASADENA, CA 91101 EMAIL: NERIKSSON@EPTDESIGN.COM Q

7/13/2023 SET NO.

SHEETNO.

D. PILING, DRILLED PIERS AND CAISSONS

E. MASONRY DESIGNED WITH CONTINUOUS INSPECTION

F. BOLTS INSTALLED IN CONCRETE

5. A GRADING PERMIT AND ROUGH GRADING APPROVAL ARE REQUIRED FOR THIS PROJECT. THE BUILDING PERMIT WILL NOT BE ISSUED UNTIL ROUGH GRADING APPROVAL IS OBTAINED FROM THE GRADING INSPECTOR.

6. FOOTINGS SHALL BE EXAMINED AND CERTIFIED IN WRITING BY THE PROJECT SOIL / GEOLOGY ENGINEER PRIOR TO COUNTY INSPECTIONS AND PLACEMENT

OF CONCRETE ALL UTILITY SERVICES SHALL BE UNDERGROUND. THIS PROJECT SHALL BE CONNECTED TO THE FOLLOWING PUBLIC UTILITIES.

ELECTRICAL SERVICE 2. SANITARY SEWER 3. MUNICIPAL WATER SERVICE

4. GAS SERVICE 5. TELEPHONE/CABLE 8. THERE SHALL BE NO TRENCHES OR EXCAYATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, WITHOUT THE NECESSARY SAFETY PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF

OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY MORK. CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION. PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET.
NUMBERS SHALL BE OF NON-COMBUSTIBLE MATERIALS IN SPECIAL FIRE

OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY

PROTECTION AREAS. O.C. BUILDING ORD. NO. 99-10. IO. ALL LIGHTS SHALL BE DESIGNED AND LOCATED SO THAT DIRECT LIGHT RAYS BE CONFINED TO THE PREMISES.

SPECIALIZED MESH TO BE USED TO REDUCE CRACKING IN EXTERIOR STUCCO. CONTRACTOR TO SELECT AND SPECIFY MANUFACTURER

II. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

IN THE CASE OF EMERGENCY, CALL . AT WORK PHONE # OR HOME PHONE #

2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. 3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE

SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR

CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND

ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND. APPROPRIATE BMP'S 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 5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT

6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OR 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.

8. 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 STORM WATER 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

I. 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 SUPERCHLORINATED POTABLE 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. 10. 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 PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.

12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE MPOUNDED WATER CREATES A. HAZARDOUS CONDITION.

13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS. 14. 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

15. 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. 16. 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%

17. 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 OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING OR WIND.

18. APPROPRIATE BMP'S 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.

- AT ROOF VALLEYS PROVIDE 26 GAUGE CORROSION-RESISTANT SHEET METAL FLASHING OVER MIN. 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET AT LEAST 36" WIDE RUNNING FULL LENGTH OF VALLEY.

THE EXTERIOR WALL COVERING, OR WALL ASSEMBLY SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT, OR MAY CONSIST OF THE EXTERIOR PORTION OF A I HR. EXTERIOR WALL ASSEMBLY. THE UNDERSIDE OF EAVE AND RAFTER TAILS SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT OR HAVE SOLID WOOD 2X

ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT

1.0 GENERAL REQUIREMENTS

Work performed shall comply with the following:

- 1. These general notes unless otherwise noted on plans or specifications.
- 2. California Residential Code, application edition.
- 3. All applicable local, state and federal codes, ordinances, laws, regulations and protective covenants governing the site of work.
- 4. Standard specifications of ASTM.
- 5. In case of conflict, the more stringent requirements shall govern.
- 6. "Or equal": the contractor shall submit for the architect's and builder's approval all materials or equipment which are considered "or equal" to that

On site verification of all dimensions and conditions shall be the responsibility of the contractor and sub-contractors. Noted dimensions take precedent over scale. Each contractor or sub-contractor shall report to project superintendent all conditions which prevent the proper execution or their work.

Client's architect and project superintendent are to be notified immediately by contractor or sub-contractor should any discrepancy or other question arise pertaining to the working drawings and/or specifications. The contractor shall be held responsible for the results or any errors, discrepancies, or omissions of which the contractor failed to notify the architect prior to construction and/or fabrication of the work.

The General Contractor shall ensure that all work in progress is sufficiently protected from adverse weather conditions. Prior to completion of landscaping and final grading, the site shall be protected from erosion, and low areas shall be provided with temporary drainage systems to prevent water from accumulating around, or entering the building.

Sub-contractors shall: insure that all work is done in a professional workmanlike manner by skilled mechanics and shall replace any materials or items damaged by sub-contractors performance. Sub-contractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent and overlap of each other's work and to successfully complete the execution of the work. All sub-contractor workmanship will be of quality to pass inspections by local authorities, lending institutions, architect or builder. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately. Each sub-contractor, unless specifically exempted by the terms of his sub-contract agreement, shall be responsible for cleaning up and removing from the job site all trash and debris created by their respective work. Builder will determine how soon after sub-contractor completes each phase of his work that trash and debris will be removed from the site.

1. Refer to the current calculations for any questions regarding lumber grades, beam and header sizes, footing and shear requirements

Structural engineering:

2. No deviations from structural details shall be made without the written approval of the structural engineer. Approval by the city inspector does not constitute authority to deviate from plans or specifications.

GENERAL NOTES

1. Refer to the current soils report for any questions regarding soil

Soils report by: GMU Geotechnical Dated: May 5, 2022 Project no: 21-113-00

Energy:

1. Maintenance Information: The builder shall provide to the building owner at occupancy maintenance information for all features, material, components and manufactured devices that require routine maintenance for efficient operation Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying, by title and/or publication number, the operation and maintenance manual for that particular model and type of feature, material, component, or manufactured device.

2. After installing wall, ceiling, or floor insulation, the installer shall make available to the enforcement agency or post in a conspicuous location in the building a certificate signed by the installer stating that the installation is consistent with the plans and specifications described in Section 10-103(a)2. A and for which the building permit was issued and conforms with the requirements of Part 6. The certificate shall also state the manufacturer's name and material identification, the installed R-value, and (in applications of loose fill insulation) the minimum installed weight per square foot consistent with the manufacturer's labeled installed design density for the

2.0 SITE WORK

1. All footings shall rest on firm natural soil or approved compacted fill. (refer to soils report.)

2. Refer to the current civil engineer's grading and plot plans. 3. Refer to the current landscape architect's grading and construction

4. All finish grades to drain away from the building footings.

3.0 CONCRETE

Materials:

documents.

1. Concrete to be machine mixed with a maximum of 7 1/2 gallons of water per sack of cement. Concrete to reach a strength of 2500 P.S.I. minimum in 28 days (3000 P.S.I. in Seismic Design Category D). Refer to current structural engineer's calculations.

2. Use type V cement for soil containing a sulfate concentration of 0.2

Construction

1. Top of concrete slabs to be minimum 8" above finish grade.

2. Reinforcing bars shall conform to ASTM a-615-40 and applicable C.R.C.

3. Sill fastening:

Exterior non-bearing and exterior bearing walls: 5/8" diameter x 10" anchor bolts with 3" x 3" x .229" washers 7" into concrete, 4'-0" o.c. max.(6' o.c. for 1-story) Provide min. of 2 bolts per plate section with one bolt located 12" max, or less than 7 bolt diameters from each end of the plate section, unless otherwise noted on plans or structural engineer's calculations.

Interior bearing and interior braced wall plates shall have 5/8" diameter x 10" anchor bolts with 3" x 3" x .229" washers 7" into concrete, 4'-0" o.c. max. (6' o.c. for 1-story), when supported on a continuous foundation. Provide min. of 2 bolts per plate section with one bolt located 12" max, or less than 7 bolt diameters from each end of the plate section, unless otherwise noted on plans or structural engineer's calculations.

Interior non-bearing walls: approved shot pins with cadmium washers. 4'-0" o/c maximum. 6" from corners and splices unless otherwise noted on plans or structural engineer's calculations.

4. Unless otherwise noted or shown on plans, the minimum clear distance of the reinforcement to the face of the concrete shall be: A. Slab on grade: 2" B. Concrete against earth: formed-2" without form-3"

C. Bottom reinforcement at concrete footings min. 3" from bottom of footing. 5. Foundation (widths and depths) and reinforcing as shown on plans are superseded by any local codes or ordinances which require increases of the

6. All load bearing footings shall be to level undisturbed soil to depth shown on drawings and shall conform with the soils report. Report attached as part of plan.

7. Pipes may pass through structural concrete in sleeves, but shall not be embedded therein. Pipes or ducts exceeding one-third the slab or wall thickness shall not be placed in the structural concrete unless specifically

8. Do not place concrete until all reinforcement, conduit outlet boxes. anchors, hangers, sleeves, bolts or other embedded materials and items are securely and properly fastened in their proper places and position. Sub-

contractor shall verify installation CF hold-down and anchor bolts, straps

and other anchorage material and items prior to placement of concrete. 9. Post-tension slabs, if applicable: post-tension loads from structure above to be supplied to post-tension engineer prior to post-tension design. Anchor bolts and other hardware shall be shown on post-tension plans to avoid mislocation of hardware, and possible field fixes, which may cut tendons.

4.0 MASONRY

1. All masonry construction materials shall be installed as specified in C.R.C. Section R606.

2. All masonry shall be reinforced grouted masonry. Grout solid all cells which contain rebar, bolts, etc. Grout solid all cells below grade.

3. Mortar shall be type 'S' mixed in the proportions of 1 part portland

cement plus lime putty parts of sand. Mortar shall conform to ASTM C 270. 4. Grout shall attain a minimum compressive strength of 2000 p.s.i. And shall be mixed in proportions of 1 part portland cement to 1/10 part lime putty to 2 to 3 times the sum of the volumes of the cementitious materials of sand, or

cement to 1/2 to 1/4 parts lime putty to 2 1/4 to 3 times the sum of the

1 to 2 times the sum of the volumes of the cementitious materials of gravel. 5. Aggregates for mortar and grout shall be natural sand and rock conforming to ASTM C-144 (mortar) and C-04 (grout).

6. Cement shall be portland cement conforming to ASTM C-150, type I or II,

low alkali. 7. All concrete block shall conform to ASTM C90, grade NI.

8. All brick shall conform to ASTM C62, grade MW.

9. Maintain clear distance between reinforcing bars and any face of masonry unit or formed surface, but not less than 1/4" for fine grout or 1/2" for coarse grout.

10. Installation of wire ties as follows: A. The ends of wall ties shall be embedded in mortar joints. Wall ties shall have a min. of 5/8" mortar coverage from the exposed face. Provide min. 6' lap

splices for joint reinforcement. B. Wall ties shall not be bent after being embedded in grout or mortar.

C. For solid masonry units, solid grouted hollow units, or hollow units in anchored masonry veneer, wall ties shall be embedded in mortar bed at least 1-1/2". D. For hollow masonry units in other than anchored masonry veneer, wall ites shall engage outer face shells by at least 1/2".

11. Unless otherwise required or indicated on the construction documents, head and bed joints shall be 3/8" thick, except that the thickness of the bed joint of the starting course placed over foundations shall not be less than 1/4" and not more than 3/4".

12. Weep holes provided in the outside withe of masonry walls shall be at a max. spacing of 33" o.c. Weep holes shall not be less than 3/16" in diameter. 13. See the architectural drawings for type of units, laying pattern and joint details. Unless specifically shown otherwise, all concrete block and brick shall be laid in running bond.

14. Set bolt, anchors, reglets, sleeves, inserts or other items necessary for the attachment of subsequent work.

15. When absolutely necessary for construction purposes to stop off longitudinal runs of masonry, stop off only by racking back one half unit length in each course. Toothing shall not be permitted.

MASONRY VENEER:

1. Stone, masonry and cast stone veneer shall be installed in accordance with

CRC R703.8. Table R703.8 and Figure R703.8 2. Adhered Masonry Veneer:

A. Adhered masonry shall comply with all requirements in CRC Section R703.12, and Sections 6.1 and 6.3 of ACI 530/ASCE 5/TMS 402. B. Adhered veneer units shall not exceed 2 5/8" in thickness, 36 inches in any face dimension. or more than 720 square inches in total area, and shall not weigh more than 15 pounds per square foot.

C. Provide continuous solid, moisture resistant backing beneath all adhered veneer. D. Veneer shall be fully set in mortar per sect. 1403.5.4. Joints shall be 1/4" or less in width.

E. Adhered veneer shall not be used on overhead horizontal surfaces. F. Adhesion between veneer and backing shall have min. shear strength of 50 psi based on gross area.

G. Interior adhered masonry veneers shall have a maximum weight of 20 psf and shall be installed in accordance with Section 1405.9 CBC. Where the interior adhered masonry veneer is supported by wood construction, the supporting members shall be designed to limit deflection to 1/600 of the span of the supporting members.

3. Stone and Masonry Veneer, C.R.C. Section R703.8 Stone and Masonry Veneers installed over a backing of wood or cold formed steel shall be limited to the first story above-grade and shall not exceed 5" in thickness. Exception for detached one or two-family dwellings in Seismic Design Category "D": exterior stone or masonry veneer up to 4" in thickness and 40 psf shall be permitted for one or two stories to a height of 20', and for 3 stories to a height of 30' above the

Masonry veneer shall be anchored to the supporting wall stude with corrosion-resistant metal ties embedded in mortar or grout and extending into the veneer a min. of 1-1/2", with not less than 5/8" mortar or grout cover to outside face. Where veneer is anchored to wood backings by corrugated sheet metal ties, the distance separating the veneer from the sheathing material shall be a max. of 1". Where the veneer is anchored to wood backings using metal strand wire ties, the distance separating the veneer from the sheathing material shall be a max. of 4-1/2". Veneer ties, if strand wire. shall not be less in thickness than No. 9 U.S. gage wire and shall have a hook embedded in the mortar joint, or if sheet metal, shall be not less than No. 22 U.S. gage by 7/8" corrugated. Each tie shall be spaced not more than 24" o.c. horiz. and 24" o.c. vert. and shall support not more than 2 sq. ft. of wall area. Additional metal ties shall be provided around all wall openings greater than 16" in either dimension. Metal ties around openings shall be spaced not more than 3' o.c. and placed within 12" of the wall opening.

The veneer shall be separated from the sheathing by an air space of a min. of 1", but not more than 4-1/2". Grout is permitted to fill air space, with wire mesh and approved water-resistive barrier.

Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels.

Weep holes shall be provided in the outside wythe of masonry walls, immediately above flashing, at a max. spacing of 33" o.c., and shall not be less than 3/16" in diameter.

Masonry veneers shall be supported on footings or foundations. Provide non-corrosive lintels over openings where veneer is not self-spanning. Provide continuous solid backing, and waterproof membrane beneath all masonry veneer, stud spacing shall not exceed 16"

5.0 METALS

Structural Steel:

The contractor shall submit shop drawings of all structural steel framing to the architect and structural engineer for review prior to fabrication and placement of concrete.

Materials: 1. Structural steel and miscellaneous iron shall conform to ASTM A-36.

2. Bolts, nuts and screws shall conform to ASTM A-307 grade "A"

3. welding rods shall conform to AWS for intended use 4. Steel plates shall conform to ASTM A-282, grade "A". Steel tubing shall

conform to ASTM A-501 5. Dryer vent to outside air per manufacturer's specifications and local jurisdictional requirements.

Reinforcing steel: 1. Reinforcing steel shall conform to ASTM A-615, grade 40 for sizes #3 and #4 and grade 60 for sizes #5 or larger 2. Welded fabric (mesh) shall conform to the latest revised ASTM a-185. Smooth wire fabric shall conform to ASTM a-85, yield strength 60 KSI.

3. Welding of reinforcing steel shall conform to aws D12-1 using low hydrogen 4. All bars in concrete shall be lapped with a minimum of 36 bar diams. (2'-0" min.) at all splices unless noted otherwise.

5. All bars in concrete shall be lapped a minimum of 36 bar diams. (2'-0")min.) at all splices unless noted otherwise.

6. Splices of horizontal rebar in wall and footings shall be staggered 4'-0" 7. Dowels for walls and columns shall be the same size and spacing as the

wall/column reinforcing unless noted otherwise. 8. All bending of reinforcing steel shall conform to the latest adopted edition of the California Building Code.

6.0 CARPENTRY

Lumber

1. All lumber shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that

2. Studs, joists, rafters, foundation plates, or sill, planking 2 inches or more in depth, beams, stringers, posts, structural sheathing and similar load-bearing members shall be of at least the minimum grades set forth in the California Building Code, applicable edition: the current structural engineer's calculations and plans.

3. All exposed beams 4x or larger are to be free of heart center. 4. Sizes noted and referenced are nominal sizes. See plans for net size when

specified. Glued laminated lumber: 1. All fabrication and workmanship shall conform to the current edition of

the standard specifications for structural glued laminated douglas fir (coast region) lumber by the west coast lumberman's association and the current edition of timber construction. 2. All glued laminated members shall be douglas fir, combination 24F with

waterproof resorcinol or phenol resorcinol glue conforming to federal specification MIL-A- 397-B. Core laminations may be hem fir. Use combination 24F-V4 or 24F-V5 for simply supported beams and combination 24F-V8 or 24F-V10 for cantilevered beams.

3. Finish of the members shall be industrial appearance grade in conformance with the standard appearance grades of the A.I.T.C. 4. A certificate of inspection for each glu-lam beam from an approval testing

agency shall be submitted to and approved by the local building department and by the engineer prior to erection. Protection against decay and termites:

1. Wood embedded in the ground or in direct contact with the earth and used for the support of permanent structures shall be preservative treated wood. 2. Wood joists at the bottom of wood floors closer than 18 inches, or wood

supports, shall be preservative treated wood or all heart-wood of approved naturally

girders closer than 12 inches to the ground under-floor areas and their

Plates, sills, and sleepers: All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills which rest on concrete or masonry foundations, and the ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2" on tops, sides and ends, shall be preservative treated wood with hot dipped zinc-coated galvanized steel fasteners,

or foundation redwood, all marked or branded by an approved agency.

durable species as listed in the California Residential Code, applicable edition.

Columns and posts: Columns and posts located on concrete or masonry floors or decks exposed to the weather or to water splash or in basements and which support permanent structures shall be supported by concrete piers or metal pedestals projecting above floors unless approved wood of natural resistance to decay or preservative treated wood is used. The pedestals shall project at least 8 inches above exposed earth and at least 1 inch above such floors. Individual concrete or masonry piers shall project at least 8 inches above exposed ground unless the columns or posts which they support are of approved wood of natural resistance to decay, or preservative treated wood is used.

Wood and earth separation:

Wood framing members, including wood sheathing, that rest on exterior foundation walls and are less than 8" from exposed earth shall be of naturally durable or

Wood framing members and furring strips attached directly to the interior of exterior masonry or concrete walls below grade shall be of approved naturally durable or preservative treated wood.

Foundation ventilation:

Under-floor areas shall be ventilated by an approved mechanical means or by opening in exterior foundation walls. Such openings shall have a net area or not less than 1 square foot for each 150 square feet of under-floor area. Openings shall be located as close to corners as practical and shall provide cross ventilation. The required area of such openings shall be approximately equally distributed along the length of at least two opposite sides. They shall be covered with corrosion-resistant wire mesh with mesh openings of 1/4 inch in dimension

Roof sheathing:

1. Plywood sheathing is to be continuous over two or more spans and is to be minimum 1/2" thick and have panel identification index as required for rafter spacing (see plans): all plywood shall be structural I and II standard sheathing, and C-C grades only, with edges blocked or unblocked as required

2. Each sheet of plywood shall be identified by a registered stamp or brand of the American Plywood Association.

Floor sheathing

1. Plywood combination sub-floor underlayment sheathing continuous over two or more spans shall be minimum 5/8" thick, with joists min. 16" o.c. with face grain perpendicular to supports. The grade, bond classification and performance category shall be a specified in table 503.2.1.1 (2) CRC, and shall be underlayment grade, C-C (plugged) and all grades of sanded exterior type plywood in group species of 1, 2, or 3.

2. Glue for floor sheathing shall conform to american plywood association spec. AFG-01.

3. Each sheet of plywood shall be identified by a registered stamp or brand of the american plywood association.

Framing practices:

than 2 inches by 2 inches.

Workmanship: All members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purposes for which they are used.

Beams and girders 1. The ends of beams or girders supported on masonry or concrete shall have not less than 3 inches of bearing.

2. All beams or girders supported on wood shall have full bearing and bearing shall be comprised of one (1) solid support or a built-up support constructed in an approved manner unless otherwise specified on plans

3. Provide 2x4 temporary bracing to all beams projecting 3'-0" beyond building line to prevent warpage.

1. Bearing: Except where joists are supported on a 1-inch by 4- inch ribbon strip and nailed to the adjoining stud, the ends of each joist shall have not less than 1 1/2 inches of bearing on wood or metal nor less than 3 inches on

2. Blocking: Joists shall be supported laterally at the ends and at each support by solid blocking except where the ends of joists are nailed to a header, band or rim joist or to an adjoining stud or by other approved means. Solid blocking shall be not less than 2 inches nominal in thickness and the full depth of joist.

3. Notches and holes: Notches on the ends of joist shall not exceed one-forth of the joist depth. Holes bored in joists shall not be within 2 inches of the top or beam of the joist, and the diameter of any such hole shall not exceed one-third the depth of the joist. Notches in the top or bottom of joists shall not exceed one-sixth the depth and shall not be located in the middle

third of the span. 4. Laps: Joists framing from opposite sides of a beam, girder or partition shall be lapped at least 4 inches and the opposing joists shall be nailed together

with a min. three 10d face nails, or equivalent wood or metal splice. 5. Framing anchors: Joists framing into the side of a wood girder or partition shall be supported by framing anchors or on ledger strips not less

6. Framing around openings: trimmer and header joists when framed around openings shall be doubled, or of lumber of equivalent cross section. When the span of the header exceeds 4 feet. The ends of header joists more than 6 feet long shall be supported by framing anchors or joists hangers unless bearing on a beam, partition or wall. Tail joists over 12 feet long shall be supported at header by framing anchors or on ledger strips not less than 2 inches by 2 inches.

7. Supporting bearing partitions: bearing partitions perpendicular to joists shall not be offset from the supporting girders, walls or partitions more than the joist depth. Joists under and parallel to bearing partitions shall

8. Provide doubled joists beneath whirlpool tubs and large specialty tubs

1. Framing rafters shall be framed directly opposite each other at the ridge. There shall be a ridge board at least 2 inch nominal thickness at all ridges and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a single valley or hip rafter not less than 2 inches nominal thickness and not less in depth than the cut end of the rafters.

2. Rafters shall be nailed to adjacent ceiling joists to form a continuous tie between exterior walls when such joists are parallel to the rafters. Where not parallel, rafters shall be tied to 1-inch by 4-inch (nominal) minimum size cross ties. Rafter ties shall be spaced not more than 4 feet on

3. Purlins to support roof loads may be installed to reduce the span of rafters within allowable limits and shall be supported by struts to bearing walls. The maximum span of 2-inch by 4-inch purlins shall be 4 feet. The maximum span of the 2-inch by 6-inch purlins shall be 6 feet but in no case shall the purlin be smaller than the supported rafter. Struts shall not be smaller than 2-inch by 4-inch members. The unbraced length of struts shall not exceed 8 feet and the minimum slope of the struts shall be not less than 45 degrees from the horizontal.

4. Blocking: Floor, attic and roof framing with a nominal depth-to-thickness ratio greater than or equal to 5:1 shall have one edge held in line for the entire span. Where the nominal depth-to-thickness ratio of the framing member exceeds 6:1, there shall be one line of bridging for each 8' of span, unless both edges of the member are held in line. The bridging shall consist of not less than 1" x 3" lumber, double nailed at each end, of equivalent metal bracing of equal rigidity, full-depth solid blocking or other approved means. A line of bridging shall also be required at supports where equivalent lateral support is not otherwise provided.

5. Wood trusses. If applicable, shall comply with all requirements in CBC Sect. 2303.4. A. Manufacturer shall supply to the architect/engineer and the building department calculations and shop drawings for approval of design loads, configuration (2 or 3 point bearing), and shear transfer, prior to fabrication. All calculations and shop drawings shall be signed by a professional engineer registered in the state wherein the project is to be built. It shall be the responsibility of the manufacturer to obtain building department approval of calculations and shop drawings prior to fabrications.

B. Trusses shall be designed in accordance with the latest local building code for all loads imposed, including lateral loads and mechanical equipment

C. All connectors shall be per CBC and of adequate strength to resist stresses due to the loadings involved

D. Dead load deflections shall be limited to L/240. E. Cross bridging and/or bracing shall be provided and detailed as required

to adequately brace all trusses. See structural calculations.

1. Size: Walls shall be framed as follows: A. All exterior walls shall be framed of 2x6 study at 16"o.c.

B. All bearing walls on the first floor of three-story buildings shall be framed of 2x6 studs at 16" o.c.

C. Partitions and Interior Bearing walls less than 12'-0" may be framed of 2x4 studs at 16" o.c.

D. All interior walls and partitions 12'-0" or more in height shall be framed of 2x6 studs at 16"o.c. (min.) U.N.O.

E. All plumbing walls shall be framed of 2x6 studs, min. These sizes may be superceded by the structural engineer, or where C.R.C. requirements are more stringent.

2. Spacing: Studs supporting floors and ceiling or rafters shall be spaced not more than 16 inches.

A. Walls required to be structural shear panels shall be sheathed as required in the structural engineer's calculations and framing plan. B. All other exterior walls shall be sheathed with min. 1/2" plywood. 4. Cripple walls shall be framed on studs not less in size than the studding

above or shall be framed of solid blocking. When exceeding 4 feet in height, such walls shall be framed on study having the size required for an 5. Headers: All openings 4 feet wide or less in bearing walls shall be provided with headers consisting of either two pieces of 2-inch framing umber placed on edge and securely fastened together or 4-inch lumber of equivalent cross section. All openings more than 4 feet wide shall be

provided with headers or lintels. Each end of a lintel or header shall have a length of bearing of not less than 1 1/2 inches for the full width of the lintel. See framing plan for size. 6. Pipes in walls: Stud partitions containing plumbing, heating, or other pipes shall be so framed and the joists underneath so spaced as to give proper clearance for the piping. Where a partition containing such piping runs parallel to the floor joists, the joists underneath such partitions shall be doubled and spaced to permit the passage of such pipes and shall be bridged. Where plumbing, heating or other pipes are placed in or partly in a

7. Bridging: All stud partitions or walls with stude having a height-to-atleast-thickness ratio exceeding 50 shall have bridging not less than 2 inches in thickness and of the same width as the studs fitted snugly and nailed there to provide adequate lateral support

8. Cutting and notching exterior walls and bearing partitions: any wood stud

less than 1/8 inch thick and 1-1/2 inches wide shall be fastened to the plate

partition, necessitating the cutting of the sides or plates, a metal tie not

across and to each side of the opening with not less than six 16d nails.

may be cut or notched to a depth not exceeding 25 percent of its width. Cutting or notching of studs to a depth not greater than 40 percent of the width of the stud is permitted in nonbearing partitions supporting no loads other than the weight of the partitions. 9. Joists, beams and girders: Use longest practical lengths, place with crown side up. Where members cantilever, place crown side down.

10. Bored holes: a hole not greater in diameter than 40 percent of the stud width may be bored in any wood stud. Bored holes not greater than 60 percent of the width of the stud are permitted in nonbearing partitions or in any wall where each stud is doubled, provided not more than two such successive double studs are so bored. In no case shall the edge of the bored hole be nearer than 5/8 inches to the edge or the stud. Bored holes shall not be

located at the same section of the stud as a cut or notch. 11. Rough window sills over 8 feet in length shall be doubled.

TABLE 2304.9.1 FASTENING SCHEDULE

12. Blocking to be provided at all handrails. 13. All bolts shall be retightened prior to the application of sheathing, plaster, etc. Preservative-treated and fire-retardant treated wood:

or copper. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153. Field-cutting ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4 (CRC R317-1.1)

Fasteners for preservative-treated and fire-retardant-treated wood shall be

of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze

CONNECTION	FASTENING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d common, 3-3" x 0.131" nails, 3-3" 14 gage staples
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d common, 2-3 x0.131" nails, 2-3" 14 gage staples
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d common
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d common
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d common
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d at 16"oc, 3"x0.131" nails at 8" oc, 3" 14 gage staples at 12" o.c.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d at 16", 4 - 3"x01.31 nails at 16", 4-3" 14 gage staples per 16"
7. TOP PLATE TO STUD, END NAIL	2-16d common, 3 - 3 x 0.131 nails, 3 -3 14 gage staples
8. STUD TO SOLE PLATE, TOENAIL	4 - 8d common, 4 - 3 x 0.131 nails, 3 - 3 14 gage staples
STUD TO SOLE PLATE, END NAIL	2-16d common, $3-3$ " x0.131" nails, $3-3$ " 14 gage staples
9. DOUBLE STUDS, FACE NAIL	16d at 24" oc, 3"x0.131" nail at 8" oc, 3" 14 gage staple at 8" o.c.
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d at 16" oc, 3"x0.131" nail at 12" oc, 3" 14 gage staple at 12" o.c.
DOUBLE TOP PLATES, LAP SPLICE	8 - 16d common, 12 - 3"x0.131" nails, 12-3" 14 gage staples
11. BLOCKING BETWEEN JOISTS OT RAFTERS TO TOP PLATE, TOENAIL	3-8d common, 3 - 3"x0.131" nails, 3-3" 14 gage staples
12. RIM JOIST TO TOP PLATE, TOENAIL	8d at 6" oc, 3" x 0.131" nail at 6" oc, 3" 14 gage staple at 6" o.c.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2 -16d common, 3 - 3" x 0.131" naîl at 6" oc, 3" 14 gage staples
14. CONTINUOUS HEADER , TWO PIECES	16d common 16" oc along edge
15. CEILING JOISTS TO PLATE, TOENAIL	3- 8d common, 5 - 3" x 0.131" nails, 5 - 3" 14 gage staples
16. CONTINUOUS HEADER TO STUD, TOENAIL	4 - 8d common
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	$3-16d$ common min. Table 2308.10.4.1, $4-3\text{''}\times0.131\text{''}$ nails, $4-3\text{''}$ 14 gage staples
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	$3-16d$ common min. Table 2308.10.4.1, $4-3\text{"}\times0.131\text{"}$ nails, $4-3\text{"}$ 14 gage staples
19. RAFTER TO PLATE, TOENAIL	3-8d at common, $3-3$ " x 0.131" nails, $3-3$ " 14 gage staples
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	2- 8d common, 2- 3" x 0.131", 3 -3" 14 gage staples
21. 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3 - 8d common
22. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3 - 8d common
23. BUILT-UP CORNER STUDS	16d common at 24" oc, 3" x 0.131" nails at 16" oc , 3" 14 gage staples at 16" oc
24. BUILT-UP GIRDER AND BEAMS, FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	20d common at 32" oc, 3" x 0.131" nail at 24" oc, 3" 14 gage staple at 24" oc
BUILT-UP GIRDER AND BEAMS, FACE NAIL AT ENDS AND AT EACH SPLICE	2 - 20d common, 3 - 3" x 0.131" nails, 3 - 3" 14 gage staple
25. 2" PLANKS, AT EACH BEARING	16d common
26. COLLAR TIE TO RAFTER, FACE NAIL	3 - 10d common, 4 - 3" x 0.131" nails, 4 - 3" 14 gage staples
27. JACK RAFTER TO HIP, TOENAIL	3 - 10d common, 4 - 3" x 0.131" nails, 4 - 3" 14 gage staples
JACK RAFTER TO HIP, FACE NAIL	2 -16d common, 3 - 3" x 0.131" nails, 3 - 3" 14 gage staples
28. ROOF RAFTER TO 2-BY RIDGE BEAM, TOENAIL OR FACE NAIL	2 –16d common, 3 – 3" x 0.131" nails, 3 – 3" 14 gage staples
29. JOIST TO BAND JOIST, FACE NAIL 30. LEDGER STRIP, FACE NAIL	3 –16d common, 4 – 3" x 0.131" nails, 4 – 3" 14 gage staples
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD , SUBFLOOR,	3 -16d common, 4 - 3" x 0.131" nails, 4 - 3" 14 gage staples 1/2" AND LESS 6d ⁶ , ¹ 2 3/8 X 0.113 nail , 1 3/4 16 gage °
ROOF AND WALL SHEATHING (TO FRAMING)	19/32" TO 3/4" 8d com. or 6d ^e def., 2 3/8" X 0.113" ^P nail, 2" 16 gag ^B 7/8" TO 1" 8d common or deformed shank
WOOD OTTUGTION DANGED AND DADTIG FROM D. CHARLE FLOOR	1 1/8" TO 1 1/4" 10d or 8d common
WOOD STRUCTURAL PANELS AND PARTICLEBOARD, SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	3/4" AND LESS 6d deformed shank
(SUBSTITUTION SOSTESSIV STREET TO TRAINING)	7/8" TO 1" 8d deformed shank 1 1/8" TO 1 1/4"10d common or 8d deformed shank
32. PANEL SIDING (TO FRAMING) - 1/2" OR LESS PANEL SIDING (TO FRAMING) - 5/8"	6d Corrosion-resistant siding or casing nailf 8d Corrosion-resistant siding or casing nailf
33. FIBERBOARD SHEATHING – 1/2"	
FIBERBOARD SHEATHING - 25/32"	No. 11 gage roofing nail, 6d common nail (2"x.113") no. 16 gage corrision resistant staple: No. 11 gage roofing nail, 8d common nail (2 1/2"x.131") no. 16 gage corrosion resistant staple!
34. INTERIOR PANELING - 1/4"	4d Casing or finish nails spaced 6" on panel edges, 12" at intermediate supports i
INTERIOR PANELING - 3/8"	6d Panel supports at 24". Casing or finish nails spaced 6" at edges, 12' at intermediate supports k

a. Common or box nails may be used except where otherwise stated b. Nails spaced at 6 inches (152mm) on center at edges, 12 inches (305mm) at intermediate supports except 6 inches (152mm) at all supports where spans are 48 inches (1219mm) or more. For nailing of wood structural panels and particle board diaphragms and shear walls, refer to sections 2315.3.3 and 2315.4 Nails for wall sheathing may be common, box or casing c. Common or deformed shank

d. Common e. Deformed shank Corrosion—resistant siding or casing nails conforming to the requirements of Section 2304.3 9. Fasteners spaces 3 inches (76mm) on center at edges and 6 inches (152mm on center at intermediate supports, when used as structrual sheathing Spacing shall be 6" oc at edges and 12" oc at intermediate supports for nonstructural applications. h. Corrosion—resistant roofing nails with 7/16—inch—diameter (11mm) head and

1 1/2-inch (38mm) length for 1/2-inch (12.7mm) sheathing and 1-3/4-inch (44mm) length for 25/32-inch (20mm) sheathing conforming to the requirements of Section 2304.3.

Corrosion-resistant staples with 7/16-inch (11mm)crown and 1 1/8-inch (29mm) length for 1/2-inch (12.7mm) sheathing and 1-1/2 inch (38mm) length for 25/32-inch (20mm) sheathing conforming to the requirements of Section 2304.3. Panel supports at 16 inches (406mm) [20 inches (508mm) if strength axis in the long

direction of the panel, unless otherwise marked]. Figure 1. Casing or finish nails spaced 6 inches (152mm) on panel edges, 12 inches (305mm) at intermediate supports. k. Panel supports at 24 inches (610mm). Casing or finish nails spaced 6" on panel edges 12" at intermediate supports.

L. For roof sheathing applications, 8d nails (2 1/2"x.113") are the min. required for wood structural panels.

m. Staples shall have a minimum crown width of 7/16". n. For roof sheathing applications, fasteners spaced 4" oc at edaes. 8" at intermediate supports Fasteners spaced 4" oc at edges, 8" at intermediate supports for subfloor and wall sheathing and 3" oc at edges, 6" at intermediate supports for roof sheathing. P. Fasteners spaced 4" oc at edges, 8" at intermediate supports

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SCALE NO SCALE

In combustible construction, fireblocking and draftstopping shaft be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between an upper story and roof or attic space, and shall subdivide attic spaces. concealed roof spaces and floor- ceiling assemblies, the integrity of all fireblocks and draft stops shall be maintained.

Fireblocks, where required shall be provided in the following locations: and shall comply with all requirements in CRC Section R302.11

1. In concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, fireblocking shall be provided vertically at the ceiling and floor levels, and horizontally at intervals not exceeding 10'.

2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings

3. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the walls under the stairs are unfinished. Enclosed spaces under stairs to comply with CRC R302.7. 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

5. At chimneys and fireplaces per CRC Section R1003.19.

Fireblock construction:

Except as provided in item 4 above, fireblocking shall consist of 2 inches nominal lumber or two thicknesses of 1-inch nominal lumber with broken lap joints or one thickness of 23/32-inch plywood with joints backed by 23/32inch plywood. Fireblocks may also be of gypsum board, glass fiber, mineral fiber or other approved materials securely fastened in place. Walls having parallel or staggered studs for sound transmission control shall have fireblocks of mineral wool or other approved nonrigid material.

Draft stops where required shall be provided in the following locations: Floor-ceiling assemblies. (I) single-family dwelling. When there is usable space above and below the concealed space of a floor-ceiling assembly in a single-family dwelling, draft stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. (II) two or more dwelling units. Draft stops shall be installed in floor-ceiling assemblies of buildings having more than one dwelling unit. Such draft stops shall be in line with walls separating tenants from each other and separating tenants from other areas.

Draft stop construction. Draftstopping materials shall be not less than 1/2inch gypsum board, 3/8-inch plywood or other approved materials adequately

All stairways, landings, guardrails and handrails shall comply fully with C.R.C. Section R311. Required handrails at stairways shall be continuous the full length of the stairs and may be interrupted only at a landing as defined in C.R.C. Section R311.7.8

Framer is responsible for installing temporary wall bracing to adequately support framing during construction. This bracing to remain in place until structural integrity has been achieved.

7.0 THERMAL & MOISTURE PROTECTION All exterior building envelope weatherproofing products are to be installed in accordance

with the material manufacturer's printed application instructions and recommendations.

07100 Waterproofing

All waterproofing membranes are to be applied over a continuous solid backing. The substrates to be waterproofed are to be smooth, clean and dry and primed as necessary to achieve full adhesion. All sheathing fasteners are to be driven flush to prevent damage to the exterior weather barrier. All inside and outside corners are to be reinforced with a corner boot. All angle transitions are to be formed tight and fully adhered to the substrates without bridging and underlying voids. All laps, seams and T-joints are to be fully bonded and hand-rolled to assure full adhesion. Waterproofed, low-sloped surfaces are not to be penetrated with fasteners in order to maintain the integrity of the waterproofing membrane.

07150 Dampproofing Retaining Walls

Provide waterproofing and foundation drains at all basement retaining walls. Waterproof membranes may be either fluid-applied or self-adhered sheet membrane

Minimum Requirements: Fluid-applied membranes shall be min. 60 mil in thickness. Sheet membranes shall be min. 60 mil thick self-adhering rubberized asphalt, suitable for below-grade applications, as recommended by the manufacturer. Waterproof membranes shall extend from the edge of the footing to a level 6" below finish grade. Provide drainage mat and filter fabric over the membrane, secured with a corrosion-resistant metal termination bar at the top edge. The lower edge of the drainage mat shall terminate at a perimeter foundation drain. Drains shall be 4" dia. schedule 40 p.v.c. perforated drain pipe, surrounded with 1 cubic foot of graded 3/4" pea gravel per linear foot of pipe The gravel and pipe shall be wrapped in filter fabric as shown in the details, and connected to the site drainage system. The drain shall extend a min. of 12" beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and the top of the drain is not less than 6" above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The pipe or tile shall be place on not less than 2" of gravel or crushed stone complying with C.R.C. Section R405.1, and shall be covered with not less than 6" of the same material. Backfill retaining walls with graded fill and compact as required by the soils report.

07160 Vapor and Air Retarders Slabs-on-Grade

Provide a moisture barrier beneath all slabs-on-grade. Refer to soils report for exact requirements.

penetrations or openings, such as for utility connections.

All slabs-on-grade shall be underlain with a minimum 10-mil polyethelyne moisture barrier sandwiched between a 2-inch layer of clean sand above, and a 2-inch layer of clean sand below. The moisture barrier must be lapped and sealed at all joints and

Weather-resistive barriers shall be installed as required in C.R.C. Sect. R703.2 and when applied over wood base sheathing, shall include one layer of 60-Minute Grade "D" building paper, covered by a layer of spunbond polyester (Typar or equivalent) (note: if using Tyvek, use alternate assembly of spunbond polyester covered by building paper). Where stucco occurs, provide an acrylic cement (such as polyprep), with fiberglass mesh embedded, over the brown coat to minimize cracking. Where adhered masonry veneer units occur, provide a 20-mil self-adhering waterproof membrane such as Protecto Wrap BT20-XL, or equivalent. Extend 6" beyond edge of adhered unit (precast or stone).

Building paper shall be "Super Jumbo-Tex" Grade D 60-minute paper by Fortifiber Corporation.

Windows, doors, and other wall openings shall be flashed with min. 6" wide Protecto Wrap BT20XL (20 mils thick with white polyetheylene film exterior surface) or equivalent, applied over approved primer. When windows are set, the installation flange shall be seated in a continuous bead of caulk between the window and the flashing paper at the opening. Supplemental sealant is to be JiffySeal Mastic. Urethane sealant is to be Schnee Morehead SM-7100 (black only). Horizontal surfaces, wall caps and moldings shall be protected with self-adhering

rubberized asphalt sheet membrane as shown in details. Sheet membranes shall be min. 25 mil thick, and suitable for above-grade applications as recommended by the manufacturer. Cements, adhesives and caulks used in conjunction with sheet membranes shall be compatible and approved by the manufacturer of the

Weather-resitive products shall not remain exposed to sunlight or other adverse weather conditions longer than recommended by the manufacturer.

The contractor shall ensure that all weather-resistive products are protected from physical damage. Any damaged flashing, membrane, or moisture barrier shall be suitably repaired or replaced before being covered with finish materials. 07200 Insulation

insulation shall be installed as required by the energy calculations. Refer to the energy compliance sheet and forms CF1-R and MF-R

1. The following openings in the building envelope must be caulked, sealed or - exterior joints around window and door frames, between wall panels, wall

sole plates and floors; - openings for plumbing, electrical and gas lines in exterior and interior walls, ceilings and floors;

- openings in the attic floor (such as where ceiling panels meet interior and exterior walls and masonry fireplaces) - all other such openings in the building envelope.

The contractor and insulation installer shall provide a certificate of insulation, posted in the building in a conspicuous location. 07300 Shingles and Roofing Tile

Clay tile/concrete tile Roofing Provide a finish roof covering at all roof areas with a class "A" fire-resistance rating. Refer to roof plan for tile manufacturer, shape, weight and color.

Minimum Requirements: The primary roof tile underlayment shall be a granule-surfaced, torch-applied modified bitumen applied over a fiberglass base sheet. Roof underlayment shall be intended for use in high-temperature roofing applications as recommended by the manufacturer.

Protecto Wrap Rainproof or similar 60 mil. self-adhering roofing underlayment to be applied over ridge boards, and directly to the plywood roof sheathing in valley waterways, along eave edges, and all around chimney chases (extending from the eaves, where occur, along the sides of the chimney chase and beyond a min. of 24" in all directions). The base sheet and the torch applied roof system is then to be installed over the self-adhering underlayment.

Clay or concrete roof tile shall comply with C.R.C. Sect. R905.3 and shall be installed according to the manufacturer's instructions, and C.R.C. Table R905.3.7.

Roof tiles to be fastened to roof deck with a stainless steel twisted wire attachment system, such as the Tyle-Tye system manufactured by Newport Fasteners, complying with C.R.C. table R905.3.7. ICC: ESR-1411.

Roof tiles shall be installed with fasteners to resist wind loads for winds over 80 m.p.h. The noses of all eave course tiles shall be fastened with approved clips. The noses of all ridge, hip and rake tiles shall be set in a bead of approved non-asphaltic adhesive.

07610 Metal Roofing

Metal Roofing shall comply with all requirments in C.R.C. Section 905.10 Provide a non-combustible, Class A copper sheet-metal roof covering at areas indicated on plans.

Minimum Requirements Roof underlayment shall be Protecto Wrap Rainproof or similar 60 mil. self-adhering roof underlayment, intended for use in high-temperature roofing applications as recommended by the manufacturer. Metal Roof coverings shall be min. 16 oz. sheet copper attached with standing seams and clips.

07570 Traffic Topping

Exterior Decks Decks, balconies, landings, exterior stairways and similar surfaces exposed to the weather and sealed underneath shall be waterproofed

Deck membranes shall be a two-mebrane waterproofing system by Mer-Kote Products. Inc., beneath thin-set tile finish surface.

Install deck membranes over a manufacturer's recommended slip sheet. Finish deck surfaces shall be underlain with drainage board to conduct moisture to

deck drains Elastomeric or membrane deck coatings shall be installed per manufacturers specifications. Color, finish and detailing to be approved by architect

and/or owner. refer to details for flashing and finishes All sheet metal flashings for the deck waterproofing system are to be

All exterior decks and balconies exposed to weather shall be constructed

In areas where self-adhering waterproof membrane laps onto deck membrane, apply Gaco Western E5320 primer prior to application of self-adhering membrane.

with sufficient slope (minimum 1/4" per foot) to ensure adequate drainage. Unless designed to drain over deck edges, drains and overflows of adequate size shall be installed at the low points of the deck, and connected to the site drain system. Provide two-stage deck drains similar to Thunderbird floor drain model #BDCD3NH or #BDCD3NH90, no hub copper deck drains, with nickel bronze

Provide an overflow scupper at all decks, with the bottom of the scupper located 2" above the deck drains.

At wood decks, slope plywood min. 1/4":12" to drain. Plywood sheathing to be secured by an adhesive along with ring shank or annular shank nails or screws.

07600 Flashing and Sheet Metal

fabricated from 16 oz. copper (LCC).

The contractor will be responsible for the fabrication, installation, and continuity of all flashings, counterflashings, and transitional flashings as necessary to provide for a continuous weatherproofing envelope whether these flashings are depicted or not on the architectural plans.

All flashings, counterflashings, and transitional flashings, as well as the weather barrier are to be installed in a shingled fashion and applied with no less than the Building Code required minimum horizontal and vertical laps.

Flashings shall be made of 16 oz. sheet copper (unfinished). No. 24 U.S. Gauge corrosion-resistant sheet metal may be used in lieu of copper flashing as approved by architect. Provide flashing and counterflashing at all junctions between the roof and vertical surfaces (walls, etc.), all penetrations and changes in material. Flash and caulk wood beams and outlookers projected through exterior walls or roof surfaces. Where exposed to weather, flash all horizontal wood trim butting to exterior finish. Exterior openings exposed to the weather shall be flashed in such a manner as to make them weatherproof. Refer to details for profiles, dimensions and extent of flashings.

All parapets shall have 16 oz. sheet copper cap flashing over self-adhering waterproof membrane, and shall be finished as shown in details. All internal gutters are to be validated through inspections of work and a minimum 48 hour water test.

Roof valley flashings shall be provided as follows: Slate shingles and clay and concrete tile: The roof valley flashing shall be 16 oz. copper applied over an underlayment of Protecto Wrap Rainproof or similar 60 mil. self-adhering roofing underlayment. The metal shall extend at least 12 inches from the centerline each way and shall have a splash diverter rib not less than 1 inch high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than 4 inches.

All penetrations through the exterior weatherproofing envelope are to be flashed in a weathertight condition. All electrical, mechanical, and plumbing penetrations that extend through the exterior walls and weather barriers are to be flashed. All flashings are to have continuous flanges and be integrated into the exterior weather barrier in a shingled fashion. QuickFlash weatherproofing flashings are to be utilized at all exterior electrical boxes as well as hose bibs and mechanical lines that penetrate the exterior woodframed wall weather barrier. The QuickFlash product is to be integrated into the weather barrier in a shingled fashion.

07700 Roof Specialties and Accessories

Roof Ventilation

Attic ventilation shall comply with all requirements in C.R.C. Section R806. Enclosed attics and enclosed rafter spaces shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 40% and not more than 50% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated. Upper ventilators shall be located no more than 3' below the ridge or the highest point of the space, with the balance to be provided by eave or cornice vents. The openings shall be covered with corrosion-resistant metal with mesh openings of 1/4 inch in dimension. Do not block vents with insulation.

Provide "0-Hagin" cloaked vent tiles to match profile of roof tile. Vents shall be contstructed of sheet copper, and painted to match the roof tile color. Distribute vents evenly across length of roof, and locate a minimum of 24" from valley waterways.

The roof undrelayment shall be lapped over the flanges of vents in weatherboard fashion to prevent the entrance of water.

Skylights are to be constructed and installed according to the manufacturer's specifications and C.R.C. Section R308.6

8.0 DOORS AND WINDOWS

Doors and windows 1. See floor plans for size and type. Color shall be as approved by

architect. 2. Aluminum surfaces to be placed in contact with wood, concrete or masonry

construction, except where the aluminum is to be embedded in concrete, shall be given a heavy coat of an alkali-resistant bituminous paint before installation. The bituminous paint used shall meet the requirements of united states military specification MIL-PL-6BB3. The paint shall be applied as it is received from the manufacturer without the addition of any thinner. 3. Aluminum surfaces to be embedded in concrete ordinarily need not be painted unless the concrete contains corrosive components or is subjected to corrosive conditions for extended periods. In such cases, aluminum surfaces shall be given one coat of suitable quality paint, such as zinc chromate primer conforming to federal specification TT-P-645 or equivalent. of shall be wrapped with a suitable plastic tape applied in such a manner as to provide adequate protection at the overlap.

Overhang garage door springs 1. Spring must be contained with a restraint device to anchor the spring or any part thereof in the event it fractures.

2. Both the spring and the restraint devices must be identified as conforming to the requirements of the California Department of Housing and Community

Glazing installed in hazardous locations as defined in CRC Section R308.4 shall be identified (acid etched, sand blasted, ceramic fired, etc) with a manufacturer's designation, the manufacturer or installer and the safety glazing standard with which it complies. Multi-pane assemblies shall be identified per CRC R308.1, also comply with state and local

Glazing in swinging, sliding, and bifold doors 9 square feet or less shall be a minimum category classification of I (CPSC 16 CFR 1201) and II (CPSC 16 CFR 1201) when more than 9 square feet or sliding.

R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

. Glazing in all fixed and operable panels of swinging, sliding and bifold doors. 1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass. 2. Decorative glazing.

2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.

1. Decorative glazing. 2. When there is an intervening wall or other permanent barrier between the door and the glazing. 3. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.

4. Glazing adjacent to a door where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. 5. Glazing that is adjacent to the fixed panel of patio doors.

3. Glazing in an individual fixed or operable panel that meets all of the following conditions: 3.1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2); and 3.2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor; and 3.3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and 3.4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions: 1. Decorative glazing.

2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.

3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above grade a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontall surface adjacent to the glass exterior.

4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.

5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool

6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple

7. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) 2. Rapid fit waste and overflow fittings shall be used in lieu of access horizontally of a walking surface when the exposed surface of the glazing is less than 36 inches (1524 mm) above the plane of the adjacent walking surface.

1. When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding combustion air openings as required by C.M.C. a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.

8. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the of the bottom tread.

1. The glazing is protected by a guard complying with section R312 and the plane of the glass is more than 18 inches from the guard. Hinged shower doors shall open outward.

unconditioned areas shall be fully weather stripped, gasketed or otherwise treated to limit air infiltration. 2. All manufactured windows and sliding glass doors shall meet the air infiltration standards of the current American National Standards Institute

1. All sliding, swinging doors and windows opening to the exterior or to

ASTM E283-73 with a pressure differential of 1.57 pounds per square foot and shall be certified and labeled. Exits and emergency escapes 1. Basements in dwelling units and every sleeping room shall have at least one operable window or door approved for emergency escape or rescue which shall open directly into a public street, public alley, yard or exit court.

finished sill height not more than 44 inches above the floor.

The units shall be operable from the inside to provide a full clear opening without the use of separate tools. 2. All escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue they shall have a

Window Fall Protection:

Weather stripping

1. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a min. of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4" diameter sphere where such openings are located within 24" of the finished floor.

1. Windows whose openings will not allow a 4" diameter sphere to pass through the opening when the opening is in its largest opened

2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.

3. Windows that are provided with window opening control devices that comply with CRC Section R312.2.2

9.0 FINISHES

Lath and plaster 1. All lath and plaster shall conform to local codes and C.R.C. Section R703.7 applicable edition, state and local codes and requirements.

2. Color and finish to be approved by architect and/or owner. 3. Lath is to be 3.4 diamond mesh metal, with two layers of building paper. 4. Provide stucco corner aide - verify radius with architect prior to installation. Builder to provide corner stucco sample for architect's review prior to installation

of stucco. 5. Provide a fiberglass mesh of 4.6 oz. weight with drybond cementitious bonder coat and top coat of polybond cement acrylic coating to help reduce cracking of stucco.

Gypsum wallboard 1. All gypsum wallboard shall be installed in accordance with the provisions of the C.R.C. Section R702, applicable edition, state and local codes. 2. Gypsum wallboard shall not be installed until weather protection for

installation is provided. 3 all edges and ends of gypsum wallboard shall occur on the framing members, except those edges and ends which are perpendicular to the framing members. All edges and ends of gypsum wallboard shall be in moderate contact except in concealed spaces where fire-resistive construction or diaphragm action is not required.

4. Max. spacing of supports and the size and spacing of fasteners shall comply with Table R702.3.5 C.R.C.. Screws for attaching gypsum board to wood framing shall be Type W or Type S and shall penetrate the wood not less than 5/8". Fasteners shall be spaced not less than 3/8- inch from edges and ends of gypsum wallboard. Fasteners at the top and bottom plates of vertical assemblies, or the edges and ends of horizontal assemblies perpendicular to supports, and at the wall line may be omitted except on shear-resisting elements of fireresistive assemblies. Fasteners shall be applied in such a manner as not to fracture the face paper with the fastener head. Wood framing supporting gypsum board shall not be less than 2" nominal thickness in the least dimension except that wood furring strips not less than 1" x 2" nom. may be used over solid backing or framing spaced not more than 24" o.c.

Gypsum board shall be applied at right angles or parallel to framing members. All edges and ends of gypsum board shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Interior gypsum board shall not be installed where it is directly exposed to the weather

5. Water resistant gypsum backing board C.R.C. Section 702.3.7 Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1396. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12" o.c. for 1/2" thick or 16" o.c. for 5/8" thick gypsum board. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

Resawn and roughsawn lumber 1. All roughsawn and resawn surfaces to receive stain. Color and finish to be approve by architect

2. Do not prime unless noted on plans

Flooring, countertops and painting 1. See finish schedules. Color and material to be approved by architect.

15.0 MECHANICAL & PLUMBING

1. Copper tube for water piping shall have a weight of not less than that of

copper water tube type L. Exception: type M copper tubing may be used for water piping when piping is above ground, as per C.P.C. Standards. 2. Type L copper piping shall meet or exceed specifications as a PB 2110

material per ASTM d2581, ASTM 02662. ASTM D2666, ASTM 03000, ASTM 3309, ansi A119.2, csa b137.7-m-1977, csa b139.8-m-1977; and shall be of piping material and installation suitable for its intended use.

3. No water, soil or waste pipe shall be installed or permitted outside of a building or in an exterior wall, unless where necessary, adequate provision is made to protect such pipe from freezing.

4. Piping subject to undue corrosion, erosion or mechanical damage shall be protected in an approved manner.

Water heater: 1. Water heater having non-rigid water connections shall be strapped for

2. Water heater to be provided with temperature and pressure relief valve having a full-sized drain of galvanized steel or hard-drawn copper to outside of building with end of pipe not more than 2 ft- and not less than 6" above the grade, pointing downward, the terminal end being unthreaded. C.P.C.1007(e).

1. All pipe used for the installation of any gas piping shall be standard weight wrought iron or steel (galvanized or block). Yellow brass (containing not more than seventy-five (75) percent copper), or internally tinned or equivalently treated copper of iron pipe size.

2. All fittings used in connection with the above piping shall be of malleable iron or yellow brass (containing not more than seventy-five (75) percent copper).

3. No gas piping shall be installed in or on the ground, under any building

or structure. All exposed gas piping shall be kept at least six (6) inches above grade or structure C.P.C. 1213(B).

1. All waste piping which penetrates walls with 1 hour fire-resistive materials applies shall be cast iron or other non-combustible piping material approved by the California Building Code, applicable edition, state and

panel as per i.a.p.m.o. File no.966. Combustion air vents:

Combustion air vents and ducts shall be provided with minimum unobstructed

Mechanical ventilation system in lieu of operable windows in bathroom, toilet or laundry areas shall provide min. 50 c.f.m. for intermittent ventilation or 20 c.f.m. for continuous ventilation, in accordance with the California Mechanical Code, Chapter 4. Exhaust air from the space shall be exhausted directly to the outdoors.

16.0 ELECTRICAL

Workmanship 1. All work shall be in accordance with all codes, rules and regulations of governing agencies and shall comply with the requirements of the serving power and telephone companies.

1. Contractor shall perform a burn test. Light fixtures must burn continuously per manufacturer recommendation, minimum 48 hours. Test must be repeated for early burnouts. 2. Provide a label on each electrical equimpent and device denoting panel and

4. All wires shall be copper with "THWN-2" insulation, 600V rating, 90° for underground, under floor, or wet locations. Use "THHN", 600V, 90° rating for dry locations, UL Listed. No aluminum wires are allowed on this project. 5. All installations of all electrical work shall be complete and in operating condition, and shall comply with latest California Electrical Code. Local authorities shall have jurisdiction.

3. Coordinate all work with other trades, prior to excavation and installation of

6. Equipment grounding shall be installed in each conduit and shall comply with the California Electrical Code. 7. Electrical equipment and devices installed outdoors shall be enclosed in weatherproof, National Electrical Manufacturers Associations 3R enclosures.

8. Electrical equipment short circuit bracing rating shall be greater or equal to maximum let through current. 9. Circuit breakers shall be "SWD" type. Some circuit breakers shall be with provision of locking capability at the off position, where required per code.

10. All Electrical equipment and materials shall be newly furnished by the contractor, and shall be U.L. Listed or approved equivalent. 11. Contractor to ensure conduit runs suit field conditions

12. Empty conduits shall be provided with 1/8" diameter nylon pull cord rated 250 pounds tensile strength. Tag conduits at each end identifying the purpose of the conduit and the location of the other end. 13. Use rigid metallic conduit when subject to mechanical damages. Use PVC schedule 40 for underground installation, and schedule 80 PVC for underground bends. Use electrical metallic tubing inclusive in all dry locations, except where MC Cable/Romex Cable are allowed per code for home building installation. Use flexible conduit for short motor runs or connection of light fixtures with maximum of 6 feet.

14. All electrical work and materials shall be guaranteed by the contractor for a period not less than one year from the date of acceptance of work by the owner. 15. Upon completion of the work, conduct an operating test, demonstrate that all equipment are operating in a satisfactory manner in accordance with manfucturer recommendations and in the presense of the owner.

16. Connect all mechanical equipment per California Electrical Code. 17. No piping, ducts or equipment foreign to electrical equipment shall be permitted to be located within 25 feet of the floor or to the structural ceiling above the space

of the electrical equipment. 18. All underground service conduits shall be sealed per NEC Article 230-8. 19. See architectural plans for all fire rated walls and install per code. 20. All 125V, 15 and 20 amp receptacles in dwelling units shall be tamper resistant per California Electrical Code, Article 406-11.

21. All fixtures shall be LED, and selected by owner during construction. All fixtures shall comply with California Building Code Title 24. 22. Receptacles shall be installed so that no point along with floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in

23. In kitchen and dining areas a receptacle outlet shall be installed at each counter space wider than 12 inches and so that no point along the wall line is more than 24 inches for a receptacle in that space.

24. A receptacle outlet shall be installed in any usable wall space 2 feet or

that space.

more in width.

25. All branch circuits that supply 125 volt, single phase, 15 and 20 amp receptacles and outlets installed in dwelling unit family rooms, dining rooms, living rooms, dens, bedrooms, closets, hallways or similar rooms or areas shall be protected by an arc-fault circuit interrupter(s) per code.

26. All kitchen, garage, bathroom, and powder room receptacles mounted above counter sinks shall be G.F.C.I. type receptacles. verify mounting height with homeowner prior to conduit rough in.

28. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. All smoke detectors shall be permanently wired to house current without any disconnecting switch except as required for overcurrent protection. Smoke detectors to be Kidde model no. KN-COSM-IBA, part no. 900-0114a with battery back up per code. Hard wire 120v electrically connected combination smoke detector/carbon monoxide alarm units togeher per code. install units 36" min. away from ac diffuser, edge of fan blade or openings of doors. Device shall be audible in all bedrooms over background noise levels with all intervening doors closed and voice activated that clearly distinguishes smoke from carbon monoxide and can. Units shall meet NFPA72 requirments and be approved

Smoke alarms shall be installed in the following locations:

2. Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements and habitable attics, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling-units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper

Specific Location requirements

1. Not be located where ambient conditions, including humidity and temperature are outside the limits specified by the manufacturer's published instructions. temperatures can fall below 40 degrees F or exceed 100 degrees F

5. Be installed not less than a 3' horiz. distance from the door or opening of a bathroom that contains a bathtub or shower.

8. Where stairs lead to other occupied levels, shall be located so that the smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an interveneing door or obstruction.

10. For coffered ceilings, shall be installed on the hightest portion of the ceiling or on the sloped portion of the ceiling within 12" vertically down from the highest

A. Security requirements

Sliding glass doors and windows

A) all sliding glass doors shall have a hook-bolt deadlock which is no less

B) The hook-bolt deadlock and the strike shall be made from hardened steel.

2. All sliding windows shall have safety locks. 3. Windows and door lights shall be of tempered glass as required by C.B.C., state and local codes.

1. Exterior doors and doors leading from garage areas into private residences and multiple dwelling residences shall be of solid core construction and

mechanisms shall be interconnected so that both may be disengaged by turning door knob from the inside.

4. Exterior doors swinging out shall have nonremoveable hinges. 5. In-swinging exterior door stops shall be of one piece construction.

6. Jambs for all doors shall be so constructed or protected so as to prevent violation of the function or the strike plate from the outside.

9. Equip front and rear door with deadbolts and deadlocking latching.

11. Overhead and sectional garage doors shall be secured with a cylinder lock pad with a hardened steel shackle, metal slide bar bolt or equivalent when

12. Building accessibility

physically disabled shall be designed and constructed in accordance with the requirements of the California Building Code, applicable edition and/or state and local codes or other authority having jurisdiction. If applicable, refer to drawings for additional information. Any discrepancies or deficiencies in the drawings shall be brought to the attention of the architect prior to commencement of construction.

27. Provide exterior outlets at front and rear of residence.

by State of California marshal.

1. In each sleeping room.

Smoke alarms or detectors shall:

2. Not be located within unfinished attics or garages or in other spaces where 3. Where the mounting surface could become considerably warmer or cooler than the room, smoke alarms shall be mounted on an inside wall. 4. Be installed a min. of 20' horiz. distance from a permanently installed cooking

6 Not be installed within a 36" horiz, path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers. 7. Not be installed within 36" from the tip of the blade of a ceiling-suspended fan.

9. For stairways leading up from a basement, shall be located on the basement ceiling near the entry to the stairs.

11. When installed in rooms with joists or beams, shall comply with the requirements 12. When installed in rooms with joists or beams, shall comply with the requirements

MISCELLANEOUS

1. Sliding glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall be secured as follows:

than 1/8 inch in thickness, and which has a minimum throw or 1/2 inch.

Exterior doors:

shall be no less than $1 \frac{3}{4}$ in thickness. 2. Exterior doors and doors leading from garage areas into private residence or multiple dwelling residences shall have a deadlocking latch device with a minimum throw of one-half inch and a deadbolt lock with a cylinder guard. hardened steel insert with a minimum throw of one inch. Both locking

3. An interviewer or peephole shall be provided on the front door of each individual residence.

7. The inactive leaf of a pair of doors or upper leaf of a dutch door shall

8. Projecting cylinders require guard.

have a deadbolt, not key operated, or hardened deadbolt top and bottom with

10. Deadbolts shall contain hardened inserts or equivalent.

not otherwise locked by electrical power operation

Buildings or portions of buildings which are required to be accessible to the

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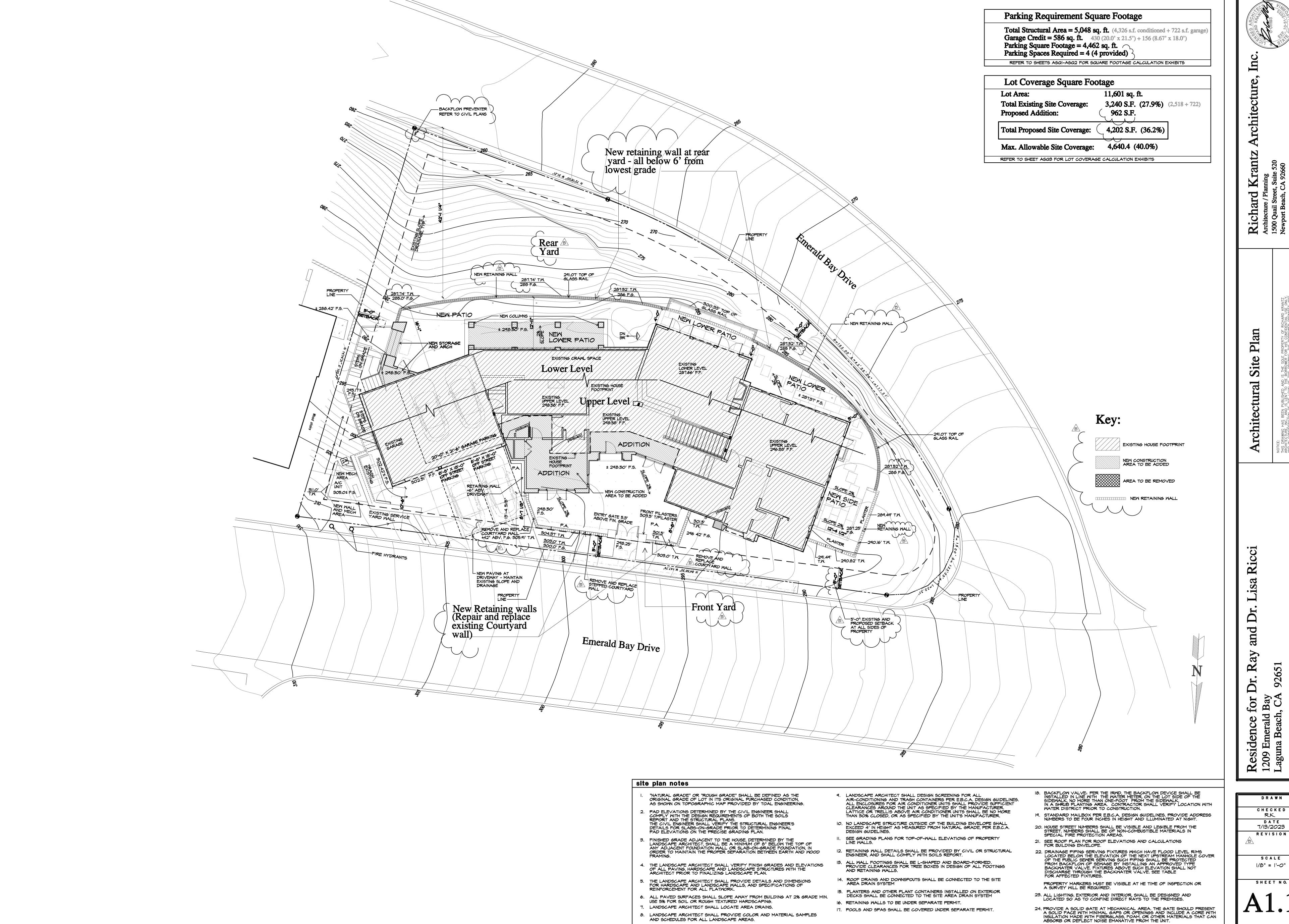
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8. LANDSCAPE ARCHITECT SHALL PROVIDE COLOR AND MATERIAL SAMPLES

AND SCHEDULES FOR ALL LANDSCAPE AREAS.

rchitecture

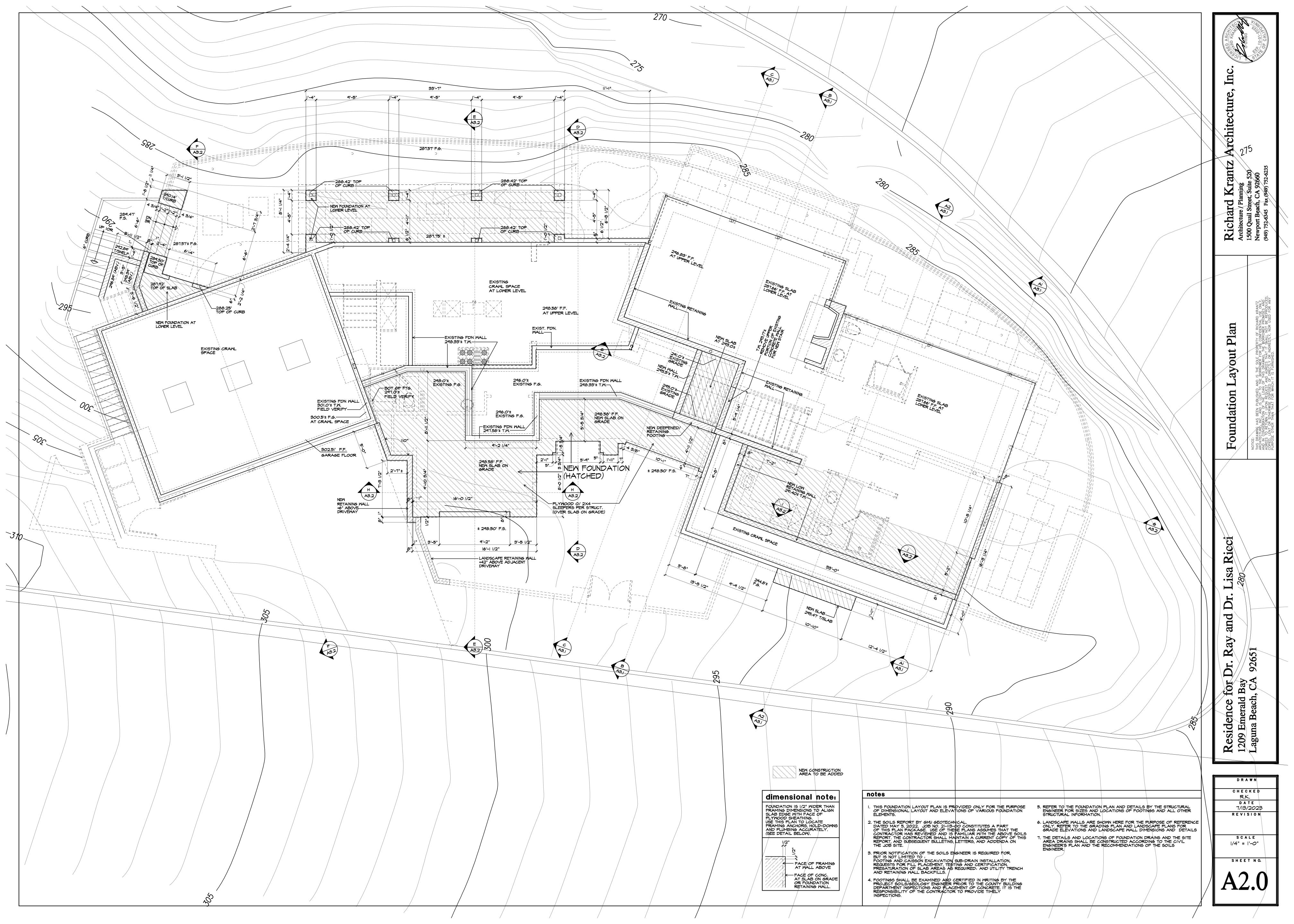
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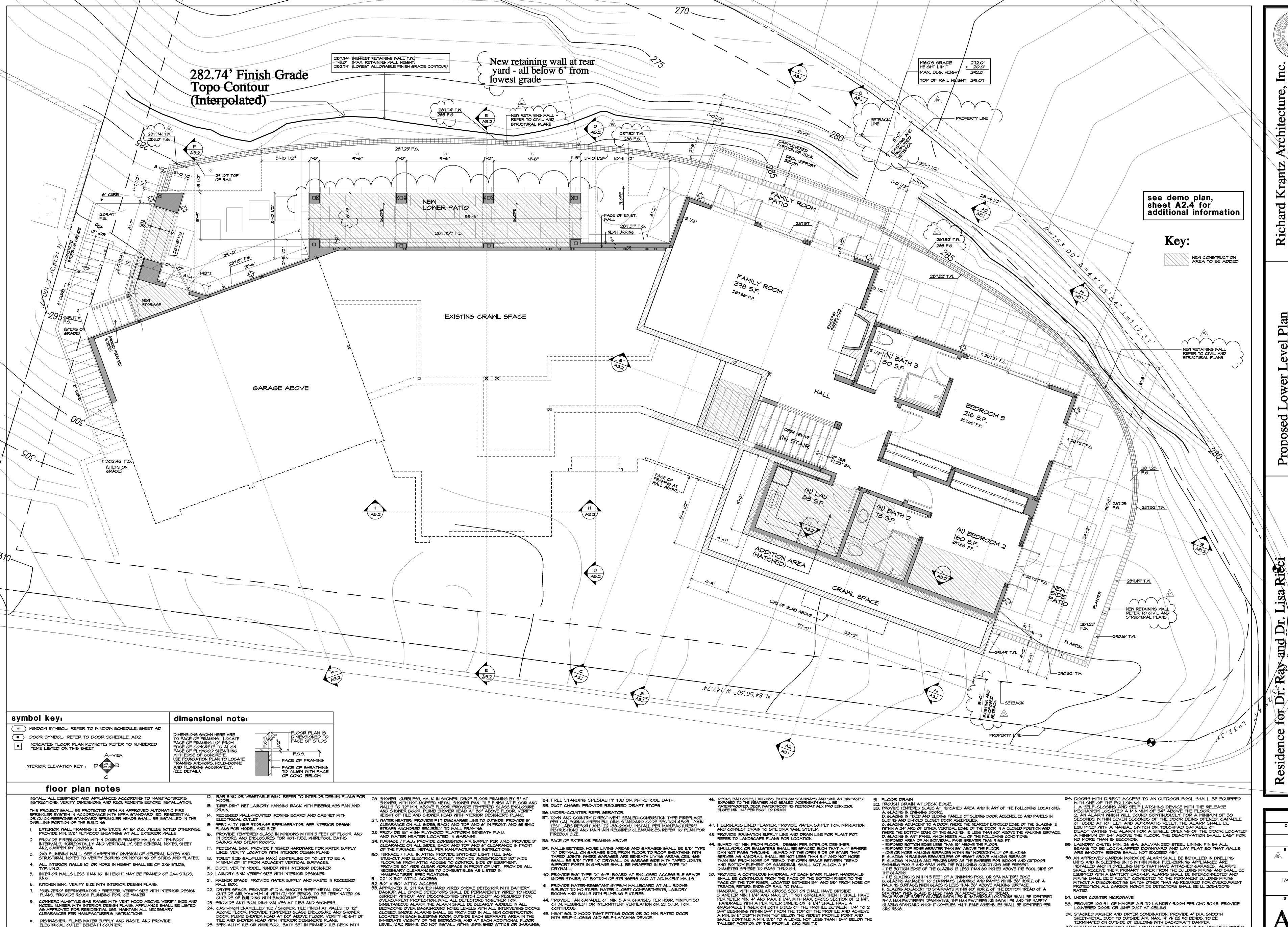
Residence 1209 Emerald Laguna Beach

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REVISION

SCALE 1/8" = 1'-0"





. SPECIALITY TOO OR MIREPOOL BATH SET IN FRAMED TOO DECK MIT CERAMIC TILE FINISH OVER MORTAR BED, METAL LATH, AND MATERPROOF MEMBRANE SURROUND. PROVIDE HOT-MOPPED PAN BENEATH, WITH DRAIN TO OUTSIDE. REFER TO INTERIOR DESIGNER'S PLANS FOR SIZE. VERIFY TILE HEIGHT WITH INTERIOR DESIGN PLANS

10. TRASH COMPACTOR, VERIFY SIZE WITH INTERIOR DESIGN PLANS

DOUBLE STACKED OVENS. VERIFY MODEL WITH INTERIOR DESIGNER'S PLANS

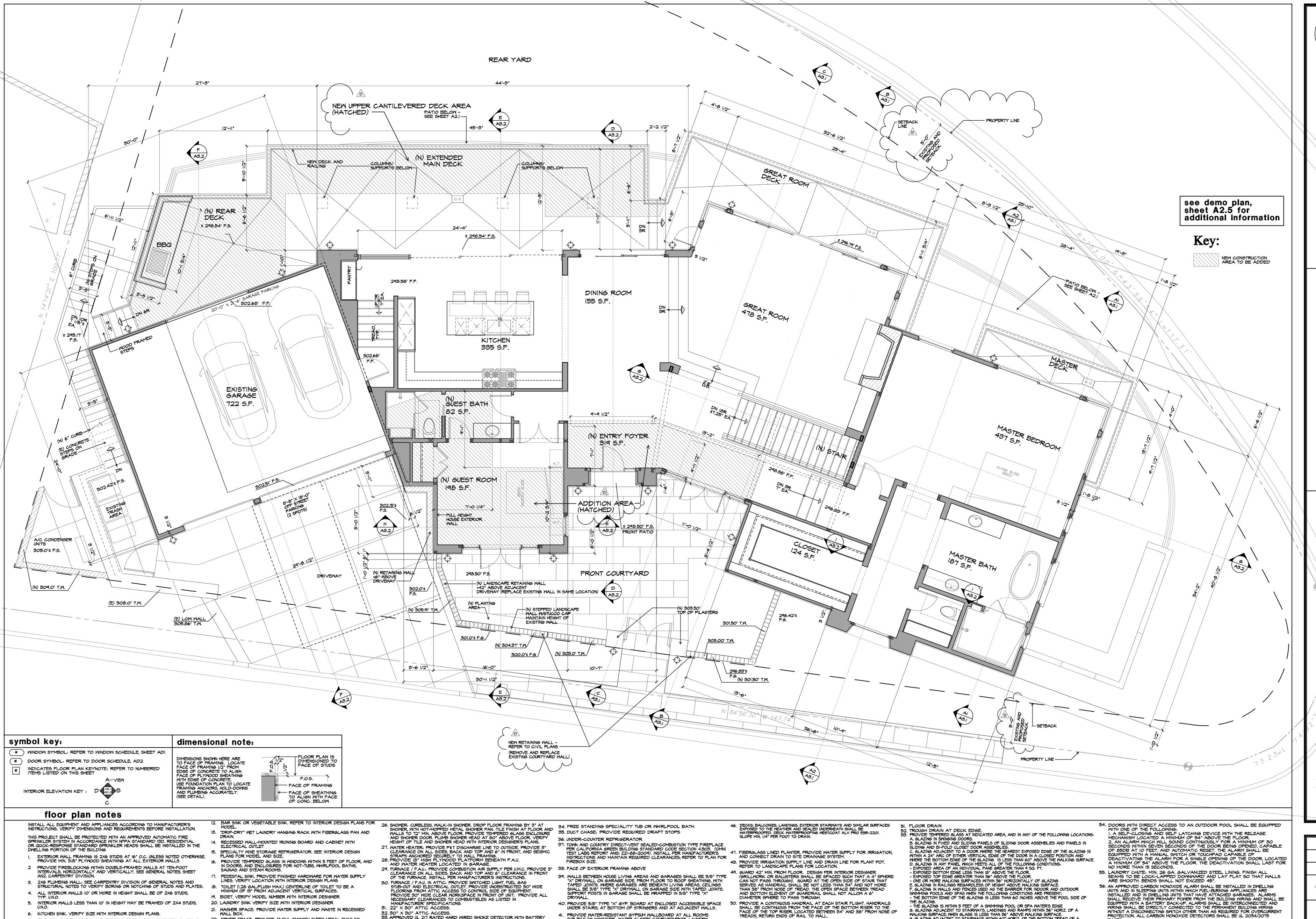
WITHIN 20' OF COOKING APPLIANCE, WITHIN 3' OF BATHROOM DOOR THAT

CONTAINS BATH/SHOWER.

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SCALE 1/4" = 1'-0" SHEET NO.

60. RECESSED MOTORIZED SHADE / DRAPERY POCKET AT CEILING. VERIFY REQUIRED POCKET DIMENSIONS WITH INTERIOR DESIGNER AND SHADE MANUFACTURER.



SUBJECT TO MOISTURE: WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND WALLS WITH PLUMBING FIXTURES.

45. I-3/4" SOLID WOOD TIGHT FITTING DOOR OR 20 MIN. RATED DOOR

WITH SELF-CLOSING AND SELF-LATCHING DEVICE.

44. PROVIDE FAN CAPABLE OF MIN. 5 AIR CHANGES PER HOUR. MINIMUM 50

C.F.M. REQUIRED FOR INTERMITTENT VENTILATION OR 25 C.F.M. FOR

33. APPROVED UL 217 RATED HARD WIRED SMOKE DETECTOR WITH BATTERY

BACKUP. ALL SMOKE DETECTORS SHALL BE PERMANENTLY WIRED TO HOUSE CURRENT WITHOUT ANY DISCONNECTING SWITCH EXCEPT AS REQUIRED FOR OVERCURRENT PROTECTION. WIRE ALL DETECTORS TOGETHER FOR

CLOSED. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE AREA IN THE

IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR

WITHIN 20' OF COOKING APPLIANCE, WITHIN 3' OF BATHROOM DOOR THAT

CONTAINS BATH/SHOWER.

LEVEL (CRC R314.3) DO NOT INSTALL WITHIN UNFINISHED ATTICS OR GARAGES,

SIMULTANEOUS ALARM. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS

22. DRYER SPACE: PROVIDE 4" DIA. SMOOTH SHEET-METAL DUCT TO OUTSIDE AIR, MAXIMUM 14' WITH (2) 90° BENDS. TO BE TERMINATED ON OUTSIDE OF BUILDING WITH BACKDRAFT DAMPER.

24. CAST-IRON ENAMELLED TUB / SHOWER. TILE FINISH AT WALLS TO 72"

25. SPECIALITY TUB OR WHIRLPOOL BATH SET IN FRAMED TUB DECK WITH CERAMIC TILE FINISH OVER MORTAR BED, METAL LATH, AND WATERPROOF MEMBRANE SURROUND. PROVIDE HOT-MOPPED PAN BENEATH, WITH DRAIN TO OUTSIDE. REFER TO INTERIOR DESIGNER'S PLANS FOR SIZE. VERIFY TILE HEIGHT WITH INTERIOR DESIGN PLANS

TILE AND SHOWER HEAD WITH INTERIOR DESIGNER'S PLANS.

ABOVE FLOOR, PROVIDE TEMPERED GLASS ENCLOSURE AND SHOWER DOOR, PLUMB SHOWER HEAD AT 80" ABOVE FLOOR, VERIFY HEIGHT OF

23. PROVIDE ANTI-SCALDING VALVES AT TUBS AND SHOWERS.

"SUB-ZERO" REFRIGERATOR / FREEZER. VERIFY SIZE WITH INTERIOR DESIGN

COMMERCIAL-STYLE GAS RANGE WITH VENT HOOD ABOVE. VERIFY SIZE AND

MODEL NUMBER MITH INTERIOR DESIGN PLANS. APPLIANCE SHALL BE LISTED AS APPROVED FOR RESIDENTIAL USE. MAINTAIN ALL NECESSARY

PLANS. PROVIDE ROUGH PLUMBING FOR ICE MAKER

CLEARANCES PER MANUFACTURER'S INSTRUCTIONS.

9. DISHWASHER: PLUMB WATER SUPPLY AND WASTE, AND PROVIDE ELECTRICAL OUTLET BENEATH COUNTER.

10. TRASH COMPACTOR. VERIFY SIZE WITH INTERIOR DESIGN PLANS

DOUBLE STACKED OVENS. VERIFY MODEL WITH INTERIOR DESIGNER'S PLANS.

TREADS, RETURN ENDS OF RAIL TO WALL.

HANDRAIL WITH CIRCULAR CROSS SECTION SHALL HAVE OUTSIDE

DIAMETER MIN. I 1/4" AND MAX. 2". IF NOT CIRCULAR, THEN IT SHALL HAVE

PERIMETER MIN. 4" AND MAX. 6 1/4", WITH MAX. CROSS SECTION OF 2 1/4".

HANDRAILS WITH A PERIMETER DIMENSION 6 1/4" SHALL HAVE A GRASPABLE FINGER ON BOTH SIDES OF THE PROFILE BETWEEN 1 1/4" TO 2

3/4" BEGINNING WITHIN 3/4" FROM THE TOP OF THE PROFILE AND ACHIEVE

SHALL CONTINUE A MIN. 3/8" TO A LEVEL NOT LESS THAN I 3/4" BELOW THE TALLEST PORTION OF THE PROFILE. CRC R311.7.8

A MIN. 5/16" DEPTH WITHIN 7/8" BELOW THE WIDEST PROFILE POINT AND

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SCALE 1/4" = 1'-0"

PROTECTION. ALL CARBON MONOXIDE DETECTORS SHALL BE UL 2034/2075

58. PROVIDE IOO S.I. OF MAKEUP AIR TO LAUNDRY ROOM PER CMC 504.3. PROVIDE

60. RECESSED MOTORIZED SHADE / DRAPERY POCKET AT CEILING. VERIFY REQUIRED POCKET DIMENSIONS WITH INTERIOR DESIGNER AND SHADE MANUFACTURER.

59. STACKED MASHER AND DRYER COMBINATION, PROVIDE 4" DIA. SMOOTH

SHEET-METAL DUCT TO OUTSIDE AIR, MAX. 14' W/ (2) 90 BENDS. TO BE TERMINATED ON OUTSIDE OF BUILDING WITH BACKDRAFT DAMPER.

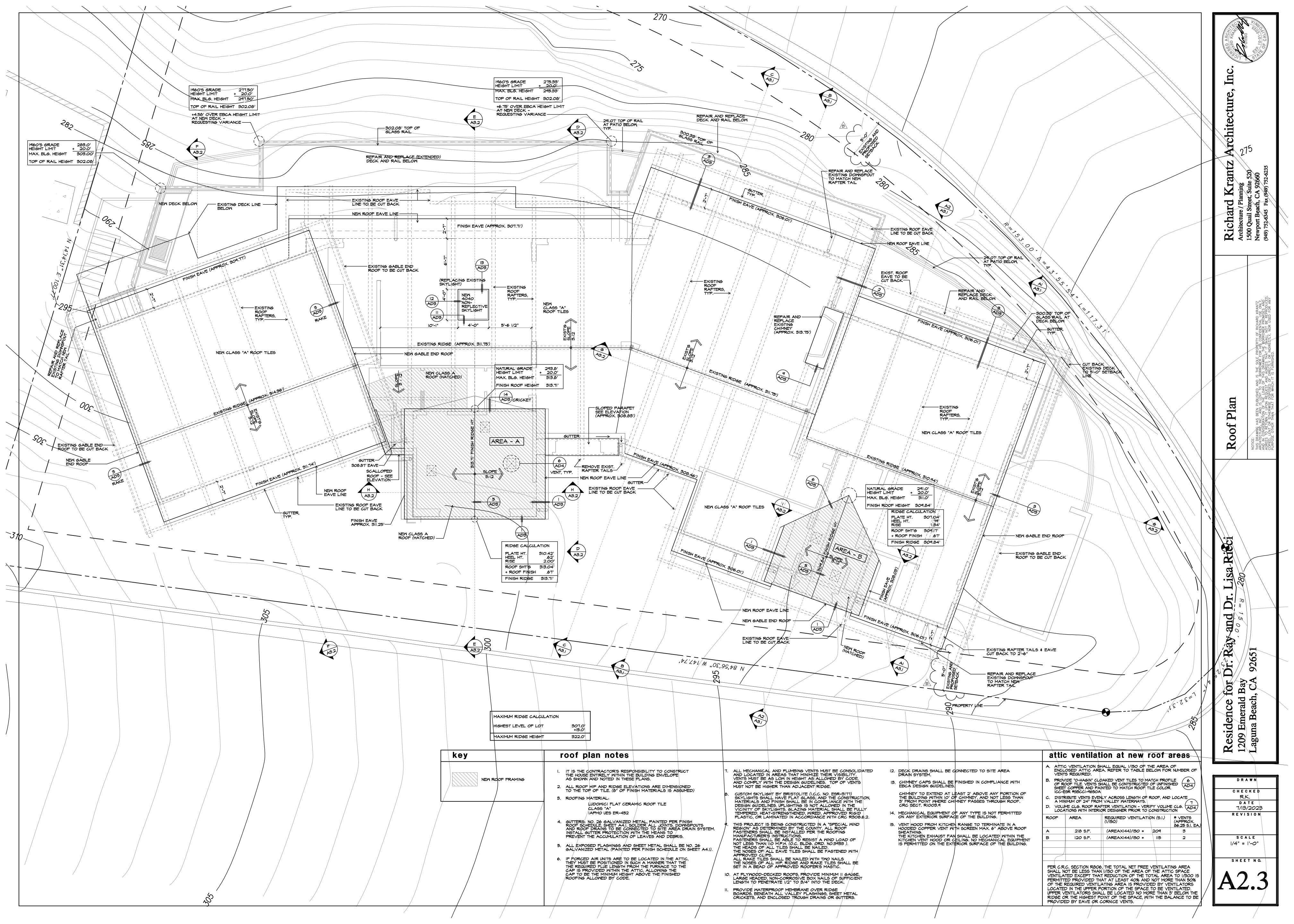
7. UNDER COUNTER MICROWAYE

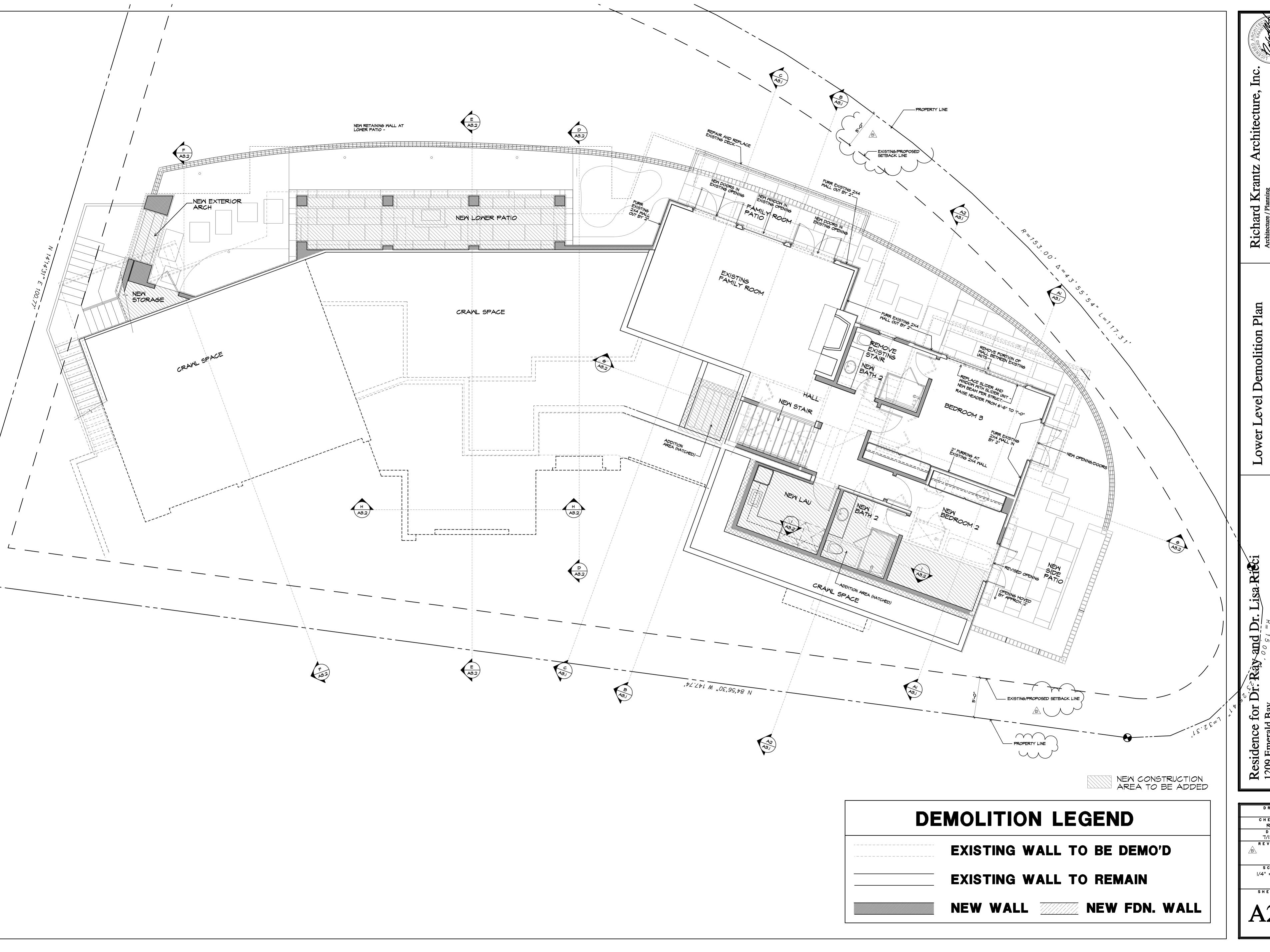
LOUVERED DOOR, OR JUMP DUCT AT CEILING.

H. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZ. OF THE BOTTOM TREAD OF A

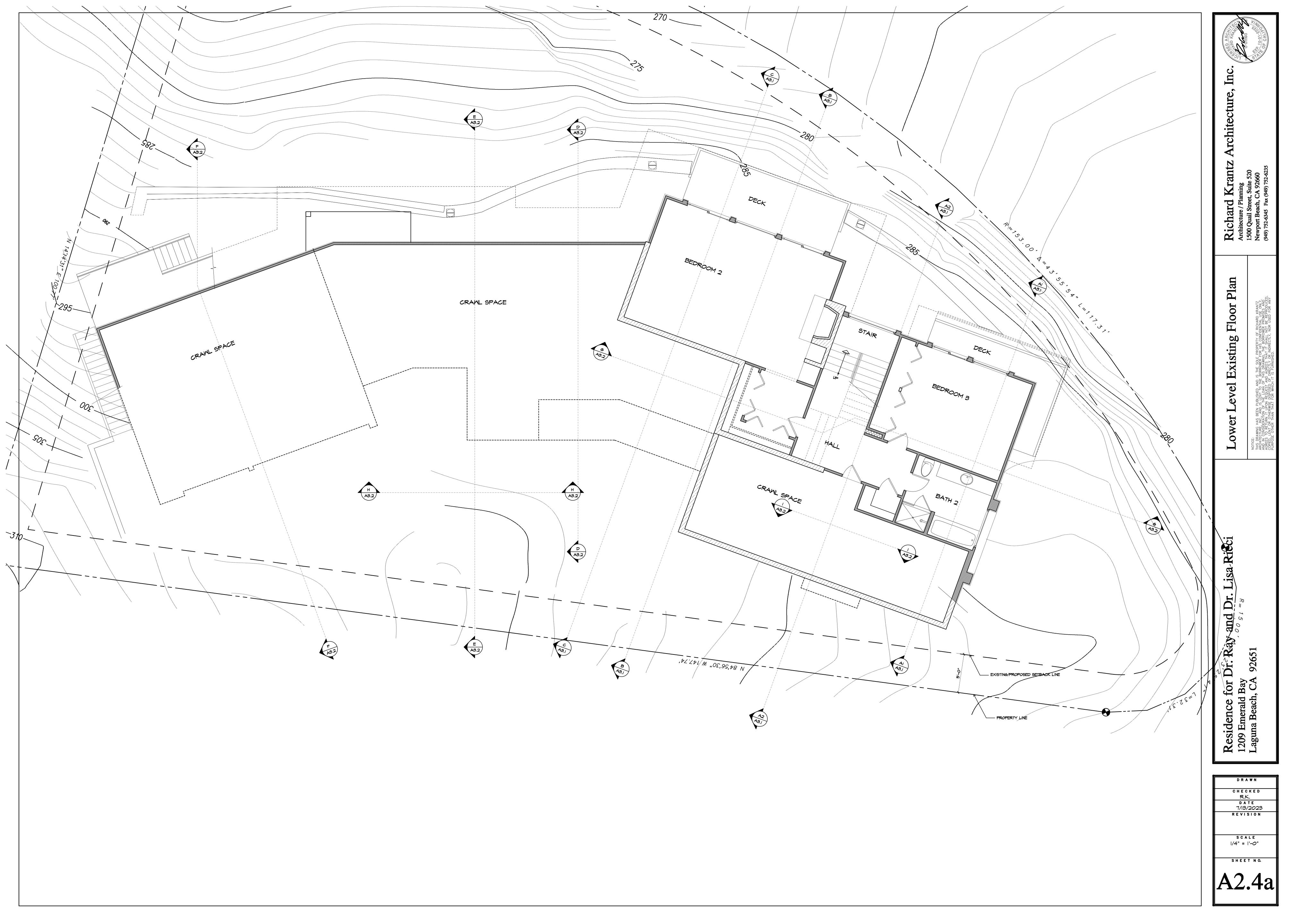
STAIRMAY WHEN GLASS IS LESS THAN 36" ABOVE NOSE OF TREAD.
EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED
BY A MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY

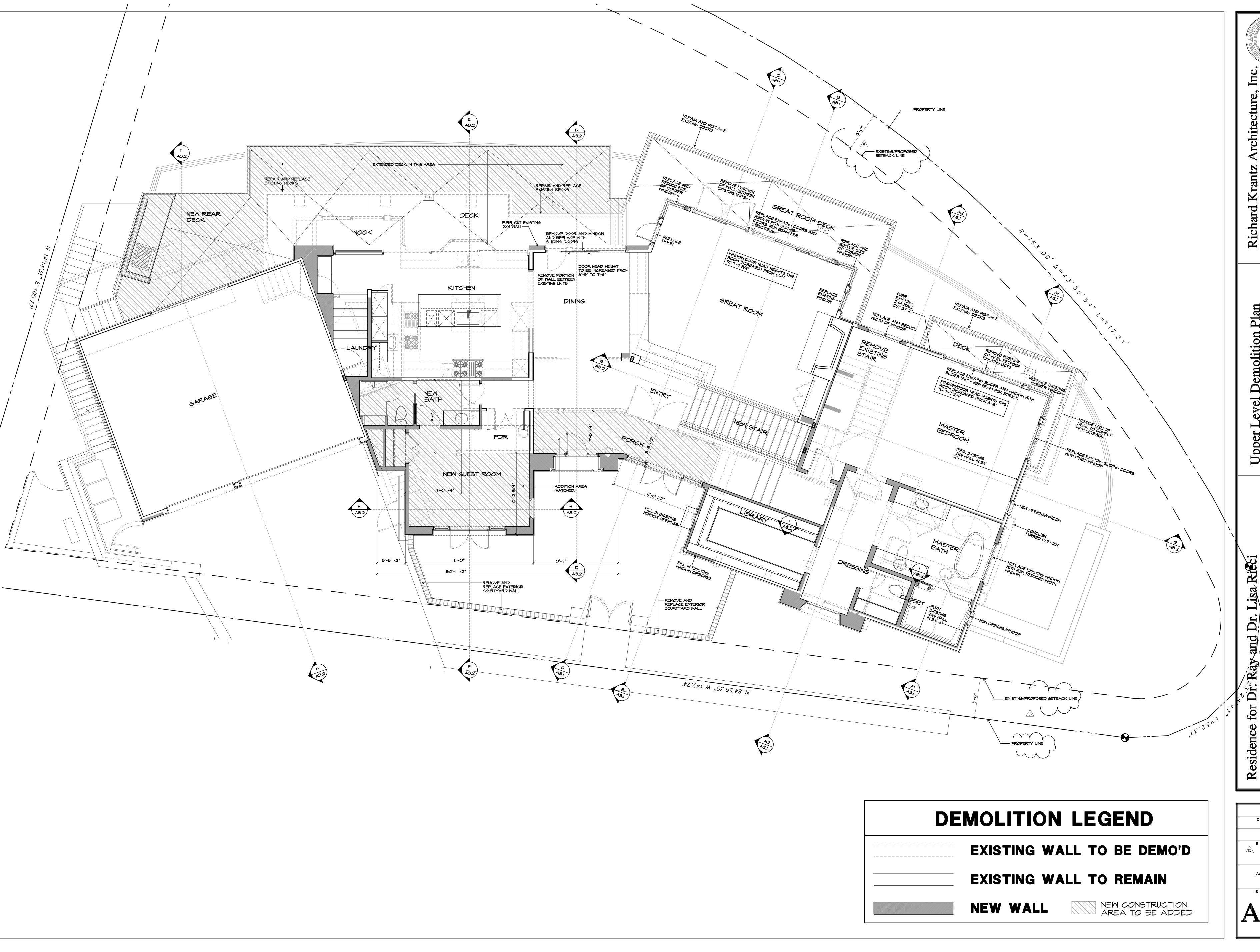
GLAZING STANDARD WHICH IT COMPLIES. MULTI-PANE ASSEMBLIES SHALL BE IDENTIFIED PER



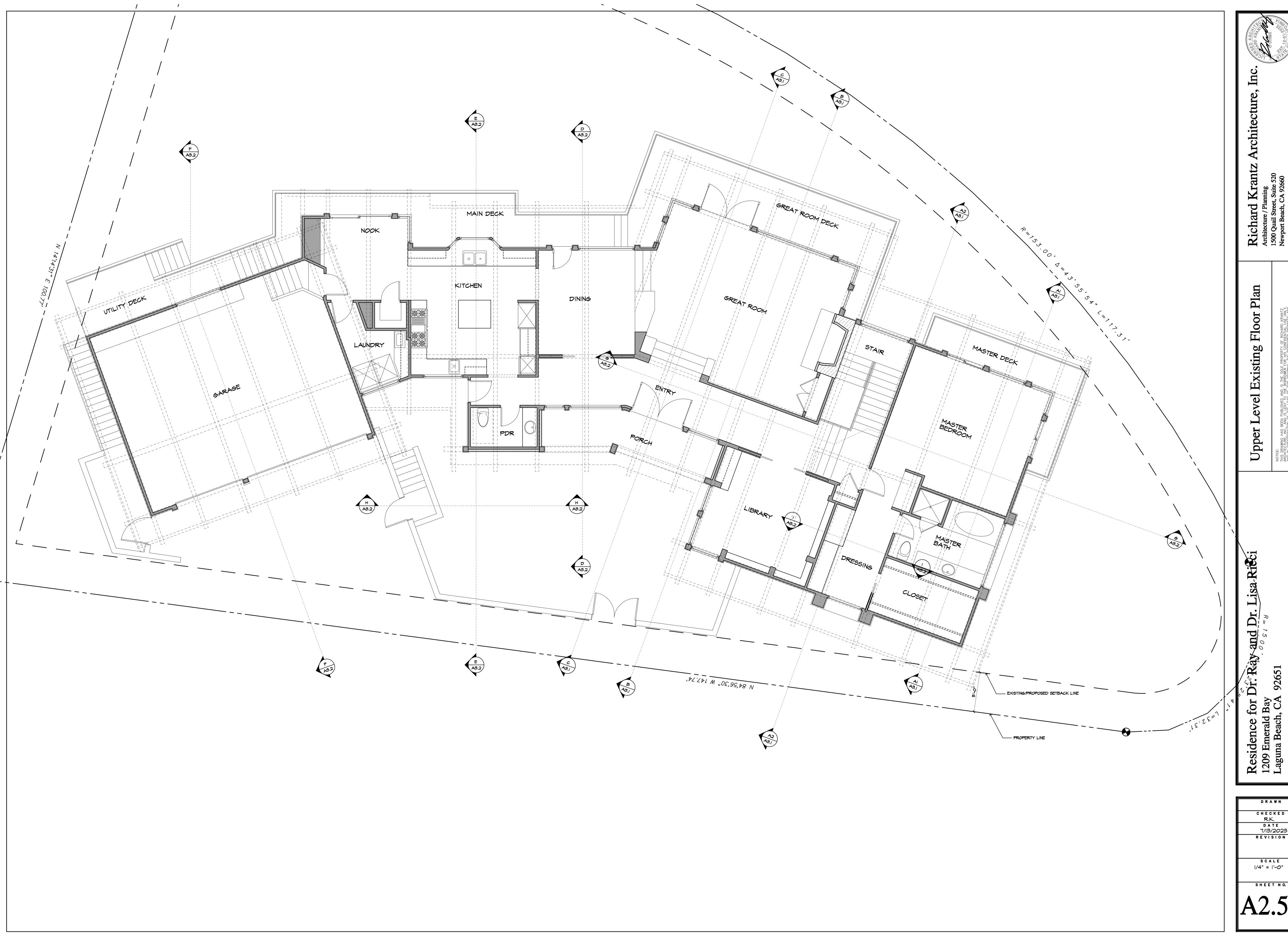


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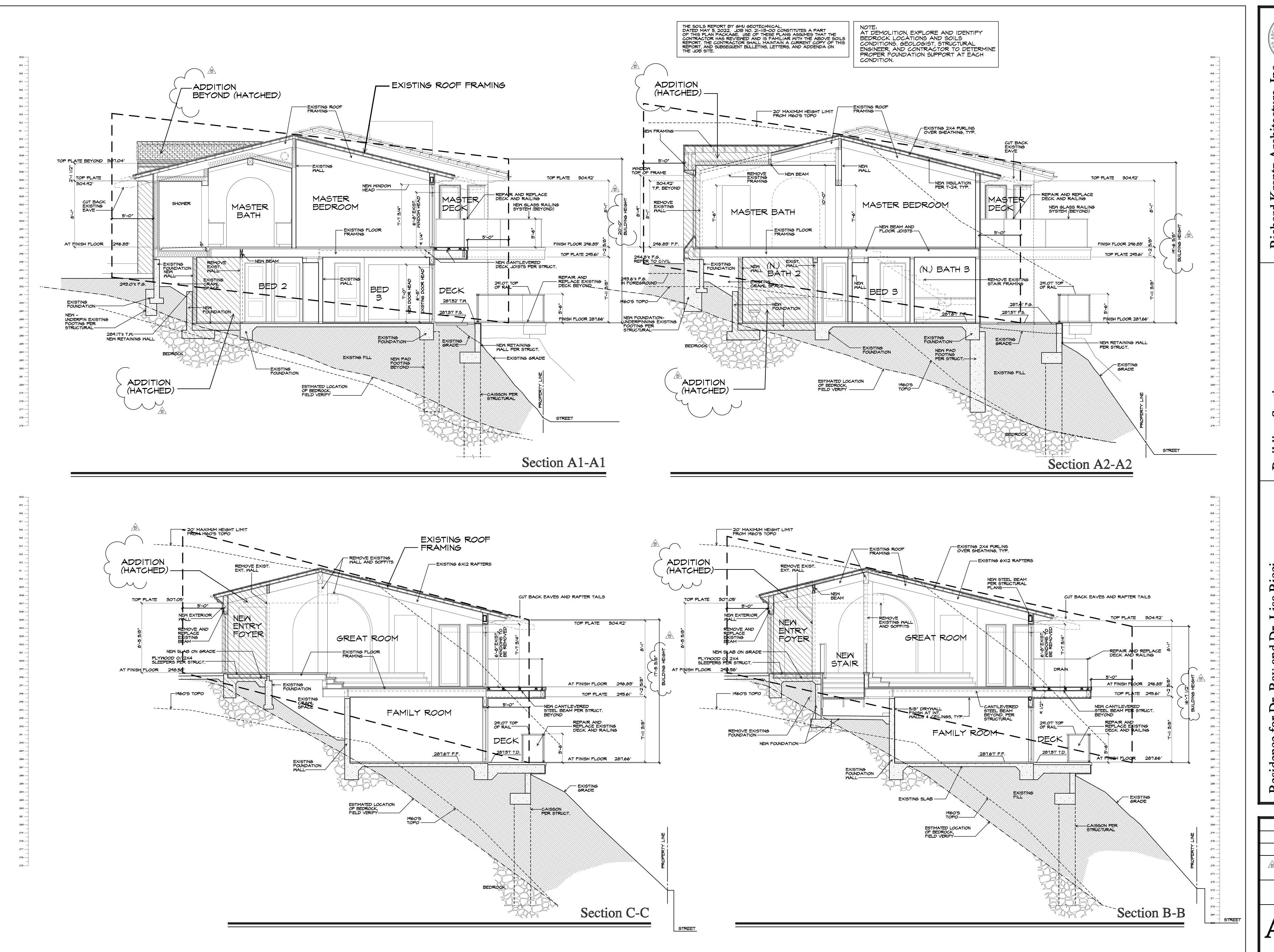




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Te, Inc. CONTROL MANUAL STATE OF THE STATE O

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Sections

Sectio

Building Sections

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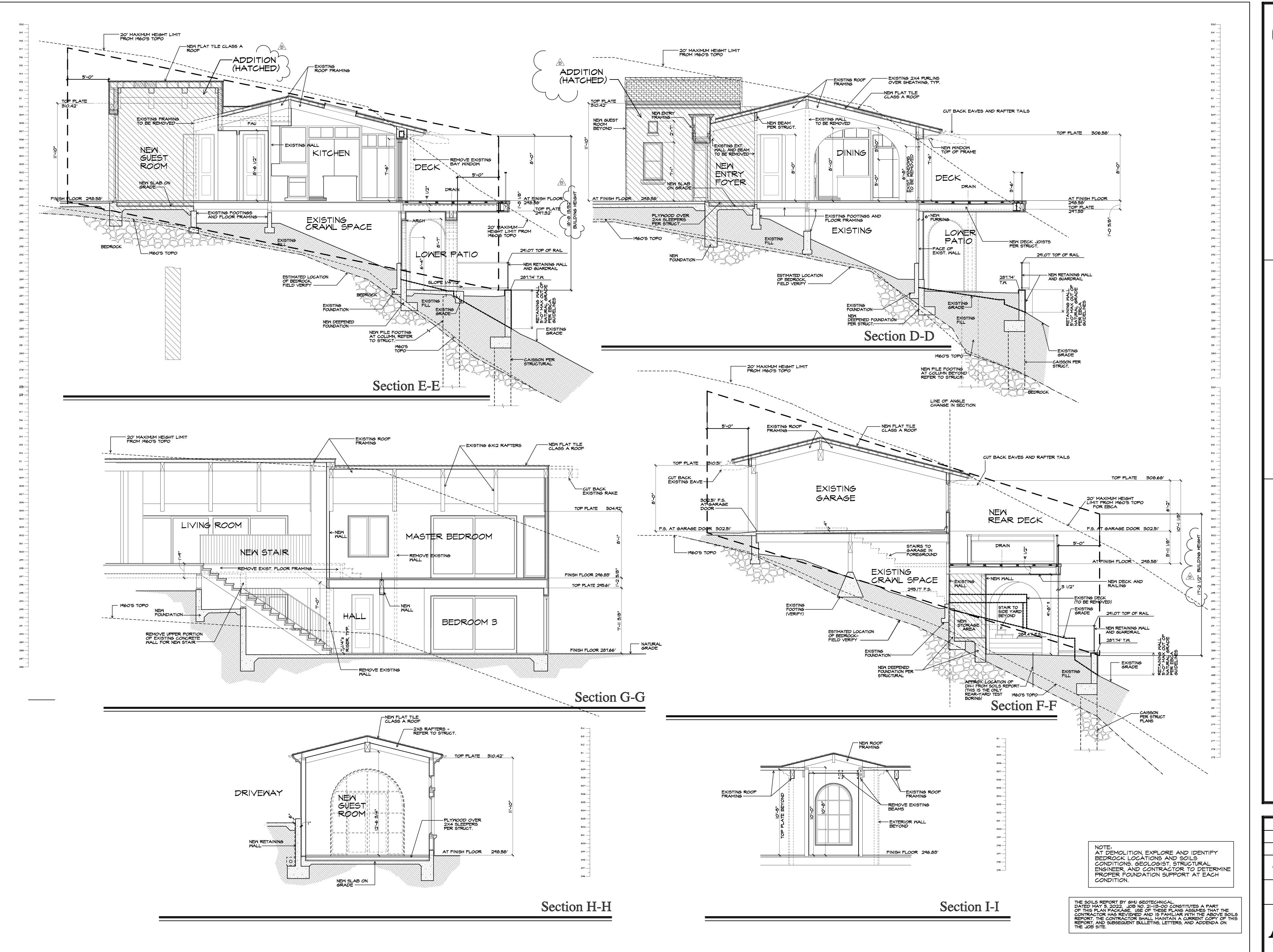
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1/4" = 1'-0"

A3.1



Jre, Inc.

Richard Krantz Arch Architecture / Planning 1500 Quail Street, Suite 520

Architecture / 1500 Quail Str

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1/4" = 1'-0"

SHEET NO.

A3.2

OLYMPIC STAIN CAPE COD GRAY

COLOR TO MATCH DUNN EDWARDS DEW340 "WHISPER" (SEE SAMPLE)

GLASS- OBSCURED BULBS- 4-5M (LED)

OR 450 LUMENS

SEE SAMPLE

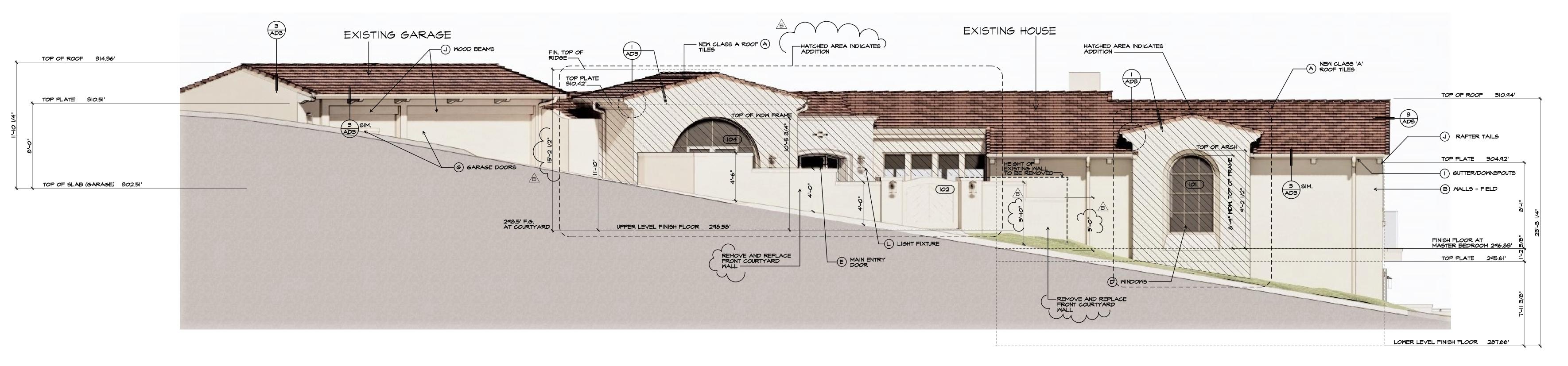
40W INCANDESCENT

AMENDOA LIMESTONE SANDBLASTED/BRUSHED

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Resi 1209 | Lagur

1/4" = 1'-0" SHEET NO.



Front Elevation

stucco notes

I. LATH IS TO BE 3.4 DIAMOND MESH METAL, WITH TWO LAYERS OF BUILDING PAPER. 2. PROVIDE STUCCO CORNER AIDE. BUILDER TO VERIFY RADIUS WITH ARCHITECT AND PROVIDE CORNER STUCCO SAMPLE FOR ARCHITECT'S REVIEW PRIOR TO INSTALLATION OF STUCCO. 3. PROVIDE A FIBERGLASS MESH OF 4.6 OZ. WEIGHT WITH DRYBOND CEMENTIOUS BONDER COAT AND TOP COAT OF POLYBOND CEMENT

ACRYLIC COATING TO HELP REDUCE CRACKING OF STUCCO.

elevation notes

ALL HORIZONTAL SURFACES SHALL BE PROTECTED BY PROVIDING A WATERPROOF MEMBRANE OR METAL FLASHING BENEATH THE FINISH MATERIALS, AND SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT TO PROVIDE ADEQUATE DRAINAGE DRAINAGE.

2. IT IS CRITICAL THAT THE DIFFERENT MOLDINGS, PRECAST PIECES AND STONEWORK, ETC. BE COORDINATED TO MATCH THE DETAILS, PROFILES AND ARRANGEMENTS SHOWN ON THE ELEVATIONS.

THE MANUFACTURER OF PRECAST OR FOAM MOULDINGS SHALL SUBMIT DETAIL DRAWINGS AND MATERIAL SAMPLES TO THE ARCHITECT FOR APPROVAL IN A TIMELY MANNER. MOLDING PROFILES, MATERIALS, DIMENSIONS OR LOCATIONS SHALL NOT BE CHANGED WITHOUT THE ARCHITECT'S APPROVAL

NOT BE CHANGED WITHOUT THE ARCHITECT'S APPROVAL. 3. ONLY SOLID CEMENT PLASTER OR PRECAST MOLDINGS SHALL BE USED AT CHIMNEY CAPS, DUE TO HEAT. 4. SOLID CEMENT PLASTER OR PRECAST MOULDINGS SHALL BE PROVIDED AT HANDRAILS, PLANTERS, PILASTER AND WALL CAPS, WINDOW SILLS AND AREAS SUBJECT TO HIGH USE OR

5. ALL PLASTER CAPS SHALL BE SEALED TO PREVENT MILDEM AND DISCOLORATION. 5. ALL EXPOSED PAINTED WOOD SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION.

7. ALL FLASHING, SHEET METAL, VENT STACKS AND PIPES SHALL BE PAINTED TO MATCH ADJACENT BUILDING SURFACES. 8. CHIMNEY CAPS SHALL BE FINISHED IN COMPLIANCE WITH EMERALD BAY COMMUNITY ASSOCIATION GUIDELINES.

9. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 8" CLEARANCE BETWEEN FINISH GRADE AND ALL SILL PLATES AND OTHER WOOD PER DETAILS AND SECTIONS IN THIS SET. IO. MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.

II. DECKS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED. DECK MEMBRANES SHALL BE MER-KO EXTERIOR DUAL MEMBRANE SYSTEM BENEATH THIN-SET TILE I.C.C. NO. ESR-2900. SLOPE DECK MIN. 1/4":12" TO DRAIN

12. ALL ENCLOSED DOWNSPOUT DRAINS SHALL BE
HYDROSTATICALLY TESTED PRIOR TO APPLYING STUCCO OR DRYWALL 13. MAXIMUM INDIVIDUAL LAMP SIZE FOR EXTERIOR LIGHT FIXTURES IS 15 WATTS, WITH A MAXIMUM OF 60 WATTS PER FIXTURE. OBSCURE OR TRANSLUCENT GLAZING IS REQUIRED AT GROUND FLOOR FIXTURES, AND SHIELDED BULB FIXTURES ARE REQUIRED AT UPPER FLOOR FIXTURES.

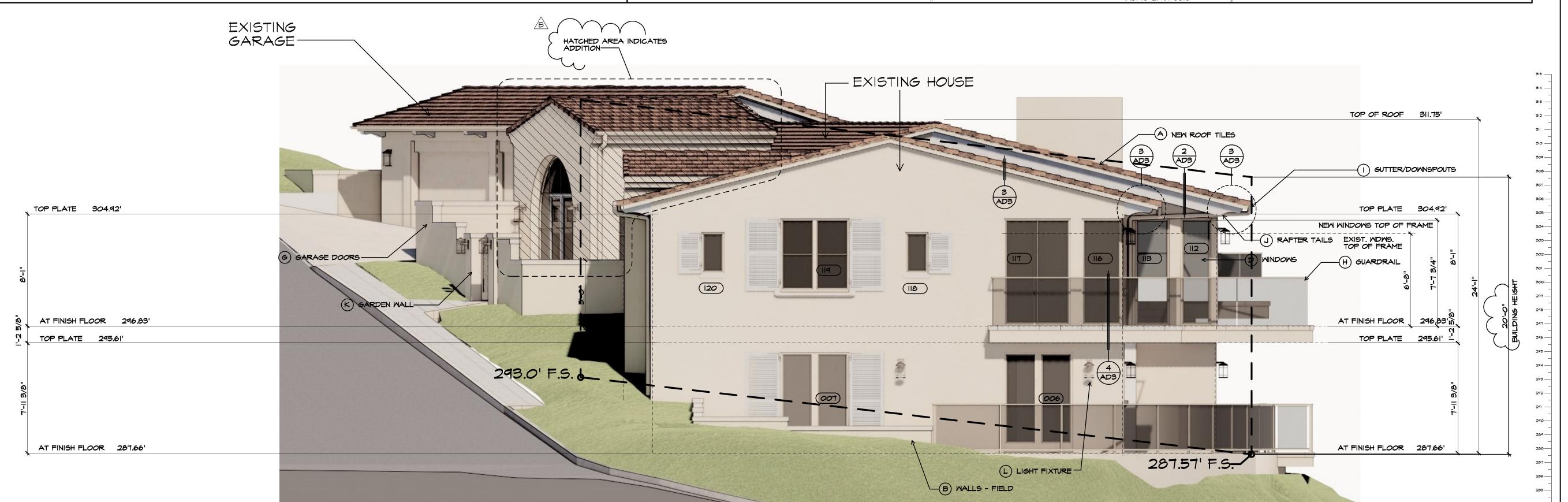
F. SHUTTERS SHALL BE INSTALLED TO APPEAR OPERABLE. PROVIDE HINGES, LATCHES AND HOLD-BACKS. 15. ALL RAILINGS TO BE A MINIMUM OF 42" HIGH FROM FINISH SURFACE TO TOP OF RAILING. RAILING DESIGN SHALL BE SPACED SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH AT ANY POINT. 16. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIALS. (E.G. ROOF TILE). 17. WROUGHT IRON DESIGN TO BE DETERMINED. IRON WORK SHOWN HERE IS FOR ILLUSTRATIVE PURPOSES. THE WROUGHT IRON CONTRACTOR SHALL CONSULT WITH THE OWNER,
INTERIOR DESIGNER AND ARCHITECT TO DETERMINE THE
ACTUAL PATTERN AND STYLE OF ALL IRON WORK, AND SUBMIT
SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR
TO EABRICATION TO FABRICATION. MINDOW FALL PROTECTION: IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE MINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE MINDOW SHALL BE A MIN. OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE MINDOW IS LOCATED. OPERABLE SECTIONS OF MINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR (CRC. 8312.2)

ROOF LOCATED WITHIN 24" OF THE FINISHED FLOOR. (CRC R312.2)

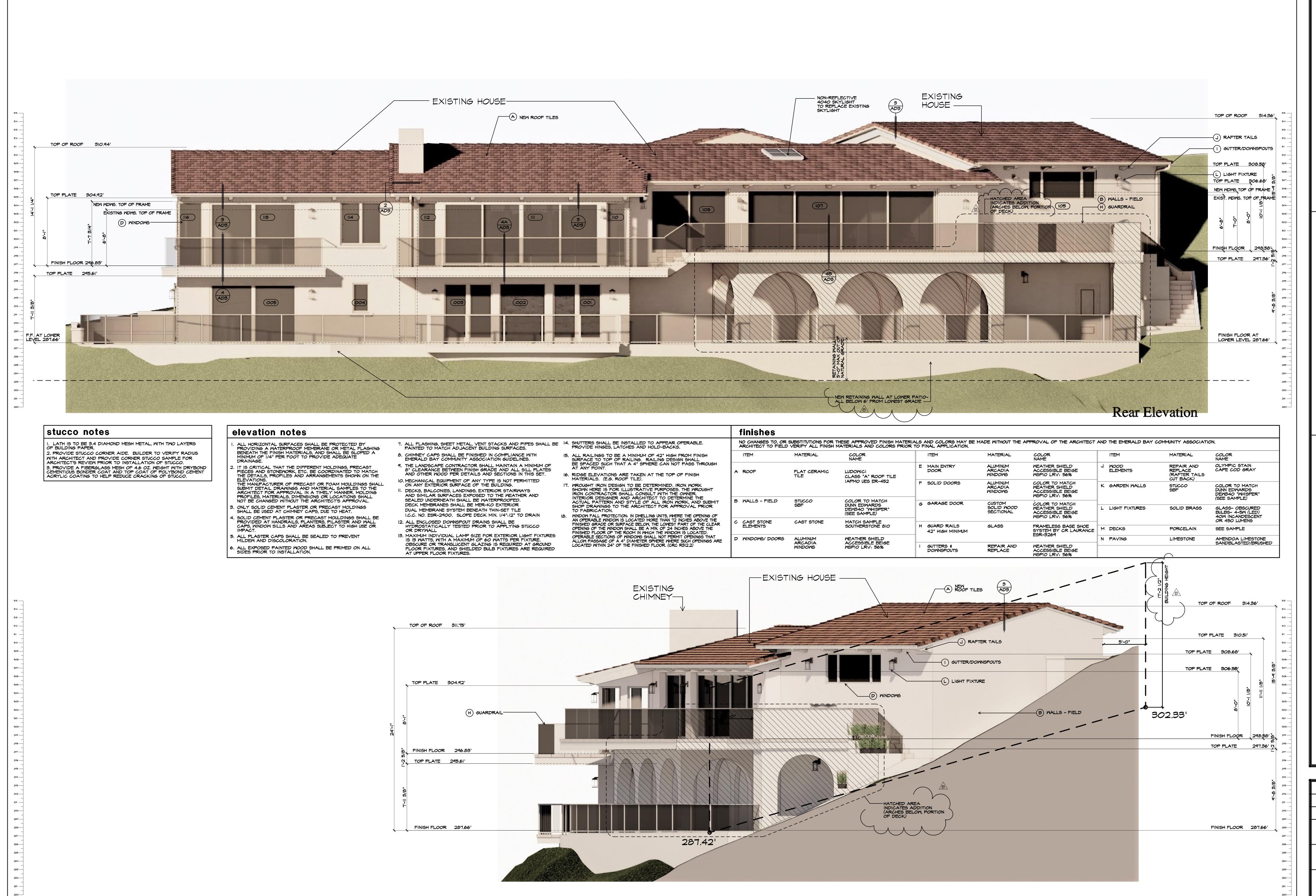
finishes

NO CHANGES TO, OR SUBSTITUTIONS FOR THESE APPROVED FINISH MATERIALS AND COLORS MAY BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT AND THE EMERALD BAY COMMUNITY ASSOCIATION.

ARCHITECT TO FIELD VERIFY ALL FINISH MATERIALS AND COLORS PRIOR TO FINAL APPLICATION. MATERIAL ALUMINUM ARCADIA WINDOMS MAIN ENTRY WEATHER SHIELD MOOD ELEMENTS REPAIR AND ACCESSIBLE BEIGE WSPIO LRV: 56% REPLACE (RAFTER TAILS FLAT CERAMIC TILE DOOR CLASS "A" ROOF TILE CUT BACK) IAPMO UES ER-452 COLOR TO MATCH MEATHER SHIELD ALUMINUM ARCADIA SOLID DOORS K GARDEN WALLS STUCCO SBF ACCESSIBLE BEIGE MSPIO LRV: 56% MINDOMS STUCCO SBF WALLS - FIELD COLOR TO MATCH CUSTOM SOLID WOOD SECTIONAL GARAGE DOOR DUNN EDMARDS DEM340 "MHISPER" MEATHER SHIELD ACCESSIBLE BEIGE MSPIO LRV: 56% LIGHT FIXTURES SOLID BRASS (SEE SAMPLE) MATCH SAMPLE SOUTHERSTONE 810 CAST STONE FRAMELESS BASE SHOE SYSTEM BY CR LAURANCE M DECKS GUARD RAILS GLASS PORCELAIN 42" HIGH MINIMUM ALUMINUM ARCADIA WINDOWS WINDOWS/ DOORS WEATHER SHIELD N PAVING LIMESTONE ACCESSIBLE BEIGE WSPIO LRV: 56% GUTTERS & DOWNSPOUTS REPAIR AND MEATHER SHIELD ACCESSIBLE BEIGE WSPIO LRV: 56% REPLACE



Right Elevation



COMINS ARCHIVE OF CALL FORMS

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EXTERIOR ELEVATIONS

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Left Elevation

1/4" = 1'-0"











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Newport Beach, CA 92660

Architectural Perspective Renderings

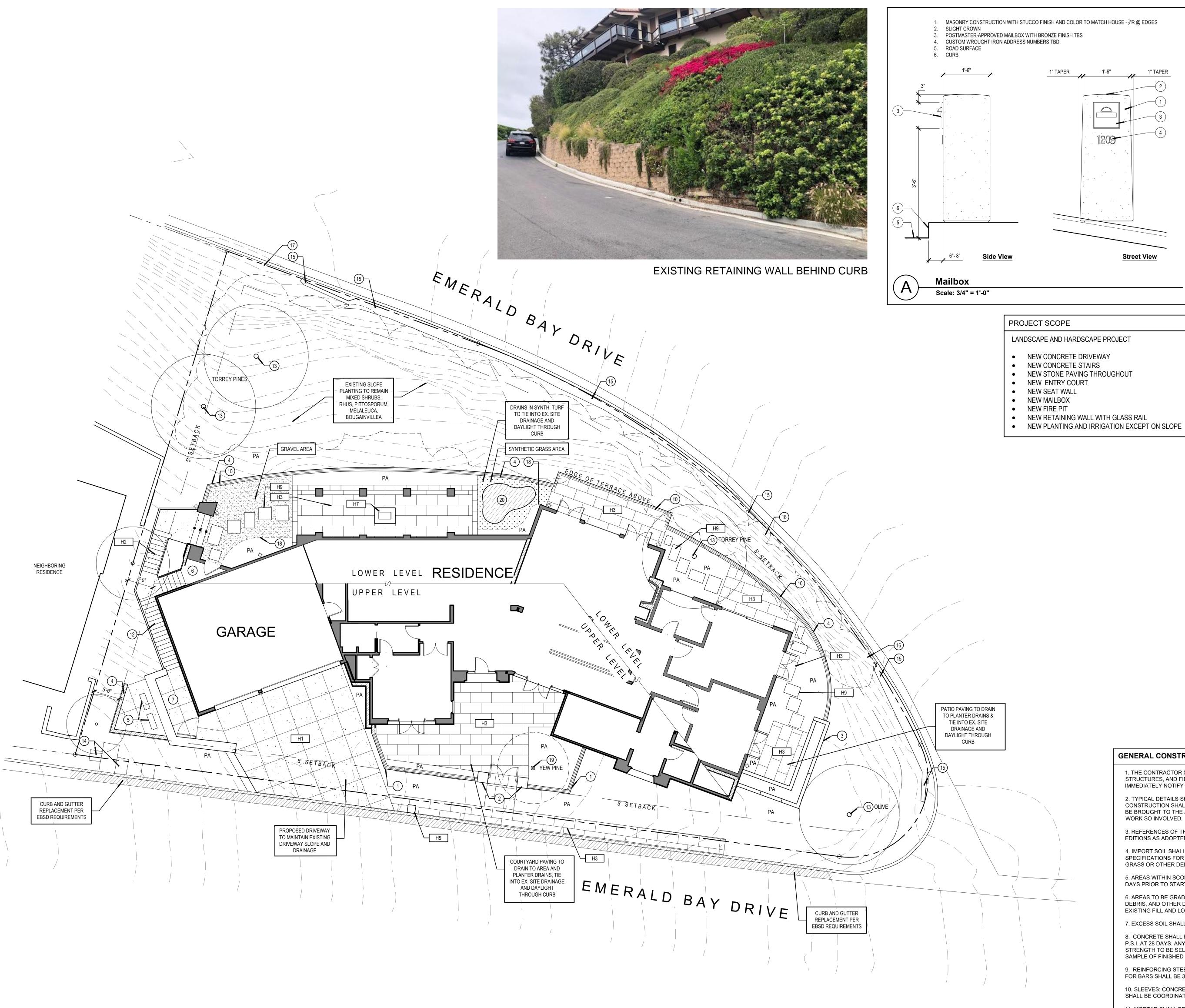
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1/4" = 1'-0"

S H E E T N O.



REFERENCE LEGEND ITEM DESCRIPTION

RETAINING WALL - SLOPE WITH GRADE - WITH 42" WROUGHT IRON RAILING PER ARCHITECT

GATE AND MASONRY PILASTERS PER ARCHITECT

(3) LOW PATIO WALL PER ARCHITECT

RETAINING WALL PER ARCHITECT - FINISH AND COLOR TO MATCH HOUSE

(5) AC CONDENSORS

(6) SPA MECHANICAL EQUIPMENT ROOM UNDER DECK SERVICE YARD - EX. WALLS -FINISH TO MATCH HOUSE NEW GATE PER ARCHITECT

8 NOT USED

9 TERRACE DECKING PER ARCHITECT

(10) GLASS RAILING PER ARCHITECT

(11) NOT USED (12) EXISTING CONCRETE STEPS AND RAIL TO REMAIN

(13) EXISTING TREE TO REMAIN - PROTECT IN PLACE

(14) EXISTING UTILITIES, TYP.

(15) EXISTING RETAINING WALL BEHIND CURB

(16) EXISTING 1:1 AND STEEPER ROCK CLIFF - COVERED IN VEGETATION (17) EXISTING STORM DRAIN AND ACCESS HOLE/COVER

(18) STEEL LANDSCAPE EDGING PER PLANTING PLAN

(19) EXISTING TREE TO BE REMOVED

(20) PROPOSED PUTTING GREEN AREA

PA PLANTING AREA

FF FINISH FLOOR

FS FINISH SURFACE

TC TOP OF CURB

TW | TOP OF WALL

TR TOP OF RAILING

(XXX) EXISTING GRADE

HARDSCAPE LEGEND

DETAIL

THIS SHEET

ITEM DESCRIPTION H1 | CONCRETE DRIVEWAY - SCORED, WASHED

FINISH AND INTEGRAL COLOR H2 CONCRETE STEPS AND WALK H3 STONE PAVING - TBS - RUNNING BOND

PATTERN ON 4" REINFORCED CONCRETE SUBSLAB

H4 NOT USED H5 MAILBOX

H6 NOT USED H7 FIRE PIT

H8 RETAINING WALL WITH FINISH AND COLOR TO MATCH BUILDING H9 STONE STEPPING STONES ON MORTAR SETTING BED - ASHLAR PATTERN

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS GRADES, EXISTING STRUCTURES, AND FIELD CONDITIONS AT THE SITE BEFORE COMMENCING WORK. HE/SHE SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

2. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION WHERE NO DETAILS ARE GIVEN. THE CONSTRUCTION SHALL BE AS FOR SIMILAR WORK. OMISSIONS, AND/OR FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE

3. REFERENCES OF THE A.S.T.M.S. AND THE UNIFORM BUILDING CODE SHALL BE TO THE LATEST EDITIONS AS ADOPTED BY LOCAL JURISDICTION.

4. IMPORT SOIL SHALL BE APPROVED ON SITE BY OWNER'S REPRESENTATIVE. REFER TO

SPECIFICATIONS FOR SOIL REQUIREMENTS. SOIL SHALL BE FREE FROM ROCK, DEBRIS, BERMUDA GRASS OR OTHER DELETERIOUS MATERIAL.

5. AREAS WITHIN SCOPE OF WORK SHALL BE WEED KILLED WITH AN APPLICATION OF ROUNDUP TEN DAYS PRIOR TO START OF WORK. VERIFY WITH LANDSCAPE ARCHITECT.

6. AREAS TO BE GRADED OR PAVED SHALL BE GRUBBED AND STRIPPED OF ALL VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIAL. ALL LOOSE SOIL DISTURBED BY REMOVAL OF TREES, EXISTING FILL AND LOOSE OR DISTURBED TOPSOIL SHALL BE REMOVED.

7. EXCESS SOIL SHALL BE REMOVED FROM SITE.

8. CONCRETE SHALL BE TRANSIT MIXED FROM A LICENSED BATCHING PLANT, WHICH SHALL BE 2500 P.S.I. AT 28 DAYS. ANY EXPOSED FINISHED CONCRETE SHALL HAVE A COLOR ADDITIVE. COLOR AND STRENGTH TO BE SELECTED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT A 5'X5' SAMPLE OF FINISHED CONCRETE TO LANDSCAPE ARCHITECT FOR APPROVAL.

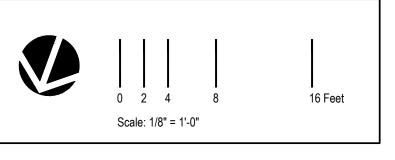
9. REINFORCING STEEL: A.S.T.M. A-615, GRADE 40 FOR ALL REINFORCING. MINIMUM CLEARANCE FOR BARS SHALL BE 3" AT BOTTOM OF FOOTING AND 1 1/2" AT BOTTOM OF SLABS ON GRADE.

10. SLEEVES: CONCRETE CONTRACTOR SHALL PROVIDE PVC UNDER PAVING. THE LOCATIONS SHALL BE COORDINATED WITH THE ELECTRIC CONTRACTOR AND IRRIGATION CONTRACTOR.

11. MORTAR SHALL BE 1: 3 1/2: 1/4 TO 1/2 PARTS BY VOLUME OF PORTLAND CEMENT, TO MORTAR SAND. TO LIME PUTTY. USE NO FIRE CLAY, ADD 1 PINT ADMIXTURE PER SACK OF CEMENT TO INHIBIT EFFLORESCENCE.

12. USE AT LEAST A 1-SACK MIXER. MEASURE PARTS BY VOLUME FOR UNIFORMITY. A. FOR MORTAR, LOAD MORTAR SAND, PORTLAND CEMENT, ADMIXTURE, AND WATER INTO MIXER IN THAT ORDER, AND MIX FOR 3 MINUTES THEN ADD LIME PUTTY AND MIX ADDITIONAL 10 MINUTES. B. FOR GROUT, LOAD PEA GRAVEL, IF USED, SAND, PORTLAND CEMENT, ADMIXTURE, AND WATER INTO THE MIXER FOR 3 MINUTES. USE ENOUGH WATER TO FORM A POURING CONSISTENCY AND COLOR PER PLANS. C. DO NOT USE ANY MORTAR OR GROUT AFTER MORE THAN 1 1/2 HOURS OF ITS INITIAL MIXING,

EXCEPT MORTAR MAY BE RE-TEMPERED. 13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REFER TO PLANTING PLANS TO DETERMINE LOCATION OF SPECIMEN TREES AND TO ROUTE UNDERGROUND STRUCTURES AROUND THESE LOCATIONS.



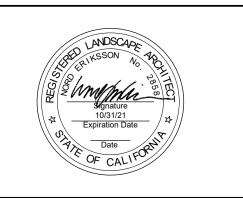
Ricci Residence

1209 Emerald Bay Dr. Laguna Beach, California 92651 Tract 3125, Lot 47 Site Area: .266 acres

Dr. Ray and Dr. Lisa Ricci

23 Watercress Irvine, CA 92603 T 949.679-1444

PASADENA, CA 91101 626.795.2008 **EPTDESIGN.COM**



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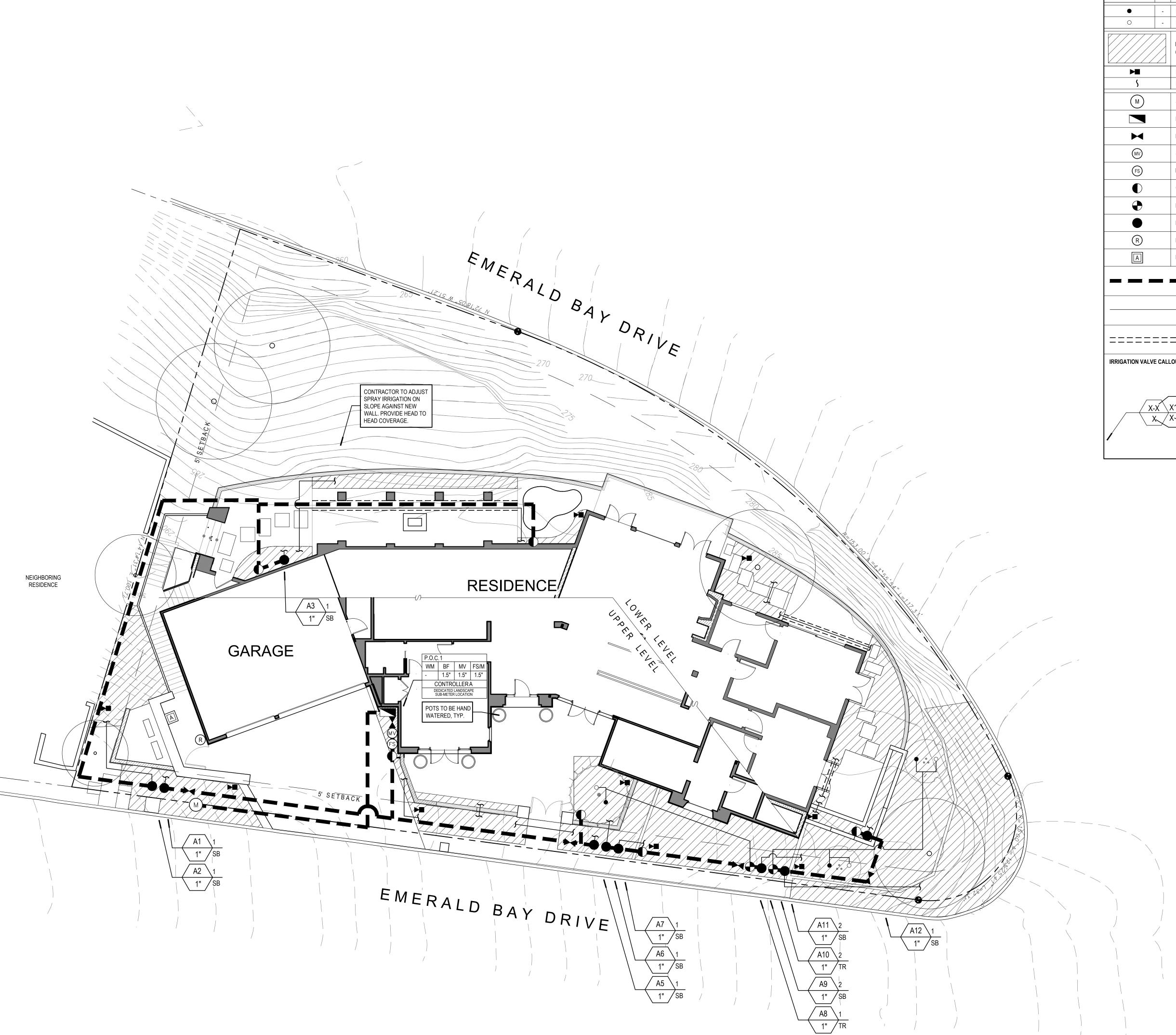
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PRELIM REVIEW REV.	КВ	06.28.21
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CITY SUBMITTAL	AW	02.16.23

E21-013

Principal

Hardscape

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SYMBOL	RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE	DESCRIPTION	PSI	SI FLOW RATE IN GPM				DETAIL
F H Q A						F	Н	Q	A @180°	_
•	-	RainBird	RWS-B-C-1402 (.50 GPM)	Bubbler in Sleeve with Grate	30	.50	-	-	-	-
0	-	RainBird	1402 on 1802 w/ PA-80	Flood Bubbler on 2" pop-up Spray Head	30	.50	-	-	-	-
		Netafim (Shrub)	Irrigation Dripline - Techline CV Dripline TLCV6-18	Space lateral rows at 18". Dripper spacing at 18". Install 3" min - 6" max below grade per specific Application rate: 0.43 in/hr. Time to apply 1/4			PH Flov	v Rate		-
>=		Netafim	TLSOV - Manual Flush Valve	Install per manufacturers specifications.						-
\$		Netafim	Drip Connector							-
M		-	Existing Domestic Water Meter	-						-
		Febco	825YA - 1.5" Reduced Pressure Backflow Preventer	Verify location in field prior to installation.						-
M		Nibco	T-111 Gate Valve - Line Size 2 1/2" and smaller.	For mainline sizes 3" and larger, use Nibco F-6 with stainless steel hardware. Install in a 10" ro			coated.	Assem	ble	-
MV		Superior	3300 - 1.5" Normally Open Master Valve	Master Valve to be installed in rectangle valve box adjacent to flow sensor.				-		
FS		Hydropoint	1.5" Flow HD Flow Sensor and Sub-Meter	Size per plan. Install per detail. See irrigation construction notes for additional information and model numbers.				-		
•		Champion	3/4" Brass Hose Bib	Install 12" above finish grade and stake per detail. Locations per plan.				-		
•		RainBird	EFB-CP-PRS-D Remote Control Valve	Remote control valve. Install in rectangle valve box per detail.					-	
		RainBird	XCZ-PRB-100-COM 2-20 GPM Drip Remote Control Valve	Remote control valve kit with pressure regulating basket filter. Install in rectangle valve box per detail.				gle	-	
R		RainBird	RSD-BEx - Rain Sensor	Rain Sensor. Verify location in field.						-
A		Hydropoint	WTLC-C-18-PL Irrigation Controller	Irrigation controller assembly with flow sensing irrigation plans. See irrigation construction note	and ET s for mo	capabil ore infor	ity locato mation.	ed per		-
	— "		Mainline	Irrigation Mainline - PVC SCH. 40 IPS white pip PVC SCH. 40 IPS for mainline sizes 1" to 2" PVC Class 315 IPS for mainline sizes 2 1/2" ar Sleeve mainline per notes and details.						-
			Lateral Line	Lateral Pipe - PVC SCH. 40 IPS white pipe. Minimum pipe size shall be 3/4" - size laterals p PVC SCH. 40 IPS for sizes 3/4" to 2 1/2" PVC Class 315 IPS for sizes 3" and larger	oer plan					-
=====	==:	====	PVC Sleeves	PVC SCH. 40 IPS white pipe - sleeves shall be wires crossing under hardscape per irrigation c times the pipe diameter or wire bundle.						-
IRRIGATION VALVE	CALL	OUT:	LATERAL LINE SIZING CHART	ABBREVIATIONS:	EQUIPN	TIC WA		DINT OF	CONN	ECTION
X- X	\longrightarrow	Station No. GPM Plant Type Valve Size	— 3/4" — 1" NOTE:	TF Turf SB Shrub / Ground Cover TR Trees Hydrozone: POC =	DE SU	DNTROI DICATED L B-METER I	LLER ANDSCPE LOCATION	FS/M		

GENERAL IRRIGATION NOTES

- The irrigation contractor shall be responsible for familiarizing themselves with all differences in grade, location of seatwalls, location of retaining walls, etc. The contractor shall be responsible for coordinating all irrigation work with the general contractor, electrical
- The irrigation design presented in these documents is intended to be diagrammatic. All irrigation equipment, piping and valve locations, etc. shown within paved areas are for design clarification and shall only be installed in planting areas. Irrigation contractor shall install all remote control valves, quick couplers, and gate valves, in shrub planting areas or as approved by owner's representative & the landscape irrigation designer. Avoid any conflicts between the sprinkler system, planting and architectural features.
- The irrigation system design is based upon the minimum operating pressure and the maximum flow demand shown on the irrigation drawings at each point of connection. The irrigation contractor shall verify water pressure prior to construction. Any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection shall be immediately reported in writing to the owner's authorized representative. If the pressure differences are not immediately reported prior to beginning construction, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system deemed necessary by the owner's representative and all costs associated with those revisions.
- When it is apparent to the landscape contractor in the field that obstructions, grade differences, or differences in the calculated area dimensions exist that may have not been considered in the design of the system, the irrigation contractor shall not willfully install the irrigation system as indicated on the construction drawings. The owner's authorized representative shall be notified in writing of any such obstructions or differences prior to beginning any irrigation installation. If notification is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system as deemed necessary by owner's representative and all costs associated with those revisions.
- The irrigation contractor shall be responsible for installing all control wire sleeving of sufficient size, under all paved areas in addition to the control wire sleeving shown on the drawings.
- All piping and equipment shall be installed per the irrigation details. Teflon tape or Teflon pipe dope shall be applied to all male PVC pipe threads on all irrigation valve assemblies.
- The irrigation contractor shall be responsible for flushing and adjusting all irrigation heads for optimum performance and to prevent over spray onto areas not intended for irrigation. This shall include selecting the proper the arc pattern, adjusting the spray radius of the irrigation head with PRS screens and/or also throttling the flow control at each valve to obtain the optimum operating pressure for each
- The irrigation contractor shall be responsible for adjusting the pressure regulator on each electric control valve so the irrigation head farthest and highest in elevation from its associated control valve functions within the operating pressure shown on the irrigation legend (not to exceed 5 PSI above the indicated operating pressure).
- The irrigation contractor shall be responsible for making the final connection between the power source and the automatic controller. 120 volt electrical power source shall be provided by others at the automatic controller location.
- Adhesives, sealants and caulks shall meet local or regional air pollution control or south coast AQMD rule 1168 VOC and statewide
- Contractor shall verify exterior mounted rain sensor location and provide wiring between rain sensor and controller.

SLEEVE SIZE	2" MIN

All irrigation equipment, piping and valve locations, etc. shown within paved areas are for design clarification and shall only be installed in planting areas (typical).

EQUIPMENT LOCATION NOTE

Locations of automatic controller, backflow preventer, master valve and flow meter/sensor are approximate. Owner's representative shall determine final and precise positioning of above grade installation of irrigation equipment. Contractor to stake out all above grade irrigation equipment locations for review by owner's representative. Owner approval to be obtained prior to installation. Contractor shall provide minor adjustments of above grade irrigation equipment locations at no additional cost to the owner. If owner approval is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the equipment locations as deemed necessary by owner's representative and all costs associated with those revisions.

Locations of remote control valves and gate valves are approximate. Owner's representative shall determine final and precise positioning of above grade installation of remote control valves and gate valves. Contractor to stake out all remote control valve and gate valve locations for review by owner's representative. Owner approval to be obtained prior to installation. See irrigation details for additional installation information. Contractor shall provide minor adjustments of remote control valve and gate valve locations at no additional cost to the owner. If owner approval is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the remote control valve and gate valve locations as deemed necessary by owner's representative and all costs associated with those revisions.

CONTROL WIRE CONDUIT SIZING CHART					
SLEEVE SIZE	2" MIN.	2-1/2"	3"	4"	
WIRES IN SLEEVE	0-16	17-24	25-40	41-48	
IDDIOATION OF E	-\ /E	10 01 14 0	-		

IRRIGATION SLEEVE SIZING CHART
 PIPE SIZE
 3/4"
 1"
 1-1/4
 1-1/2"
 2"
 2-1/2"
 3"

 SLEEVE SIZE
 3"
 3"
 4"
 4"
 4"
 6"

IRRIGATION SLEEVE AND CONDUIT NOTES Sleeves are required for all irrigation pipe and control wire conduit under paving (typical). Refer to Irrigation Sleeve Sizes and Control Wire Conduit Charts for

sleeve pipes and conduits that are shown on the drawings.

appropriate sleeve and conduit sizing. For drawing clarity, not all irrigation sleeves are sized but shall be installed and included as part of the contractor's bid. Also, for drawing clarity, not all conduits and irrigation sleeves are shown. Contractor is responsible for installation for sleeves and conduits of appropriate size under all paved areas as well as all

The irrigation contractor shall be responsible for familiarizing themselves with all differences in grade, location of seatwalls, location of retaining walls, etc. The contractor shall be responsible for coordinating all irrigation work with the general contractor, electrical contractor, and all other subcontractors for the location and the installation of irrigation related sleeves through walls, structures, under roadways, paving, etc.



Section 4216/4217 of the government code requires a dig alert identification number be issued before a "permit to excavate" will be valid. 1-800-227-2600 or 811 Call (2) working days before you

16 Feet Scale: 1/8" = 1'-0"

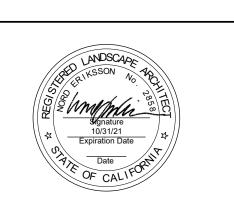
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Revisions	Ву	Date
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EXISTING	SL	OPE	PL	ANT	ING

PLANTIN	NG LEGEND: Trees				
SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
(:)	FEIJOA SELLOWIANA PINEAPPLE GUAVA	36" BOX	2	LOW	-
July which	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	48" BOX	1	MOD	-

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	AGAVE ATTENUATA FOXTAIL AGAVE	15 GAL	16	LOW	-
•	BUXUS MICROPHYLLA JAPONICA BOXWOOD	1 GAL	59	MOD	-
	BUXUS MICROPHYLLA JAPONICA BOXWOOD SPHERE TOPIARY FORM	5 GAL	5	MOD	-
(F)	ELAEOCARPUS DECIPENS JAPANESE BLUEBERRY	24" BOX	4	LOW	-
	LAVANDULA X INTERMEDIA 'GROSSO' PURPLE LAVANDIN	5 GAL	32	LOW	-
	LIGUSTRUM JAPONICUM WAX-LEAF PRIVET	15 GAL	17	MED	-
	OLEA 'LITTLE OLLIE' DWARF OLIVE	15 GAL	39	LOW	-
	PELARGONIUM TOMENTOSUM PEPPERMINT GERANIUM	5 GAL	4	LOW	-
\bigcirc	PITTOSPORUM CRASSIFOLIUM 'COMPACTA' DWARF KARO	15 GAL	30	MED	-
(6)	PITTOSPORUM TOBIRA MOCK ORANGE	5 GAL	10	LOW	-
	PLECTRANTHUS ARGENTATUS SILVER PLECTRANTHUS	5 GAL	3	MED	-
\triangle	PLECTRANTHUS N. 'MIKE'S FUZZY WUZZY' VARIEGATED LOBSTER FLOWER	5 GAL	24	LOW	-
	RHUS INTEGRIFOLIA LEMONADE BERRY	15 GAL	15	VERY LOW	-
\bigcirc	WESTRINGIA FRUTICOSA 'GREY BOX' DWARF COAST ROSEMARY	5 GAL	5	LOW	-

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	ROSMARINUS O. 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL. @ 30" O.C.	495 S.F.	LOW	-
* * * * * * * * * * * * * * * * * * *	SYNTHETIC GRASS TO HAVE REALISTIC COLOR AND LOOK	-	112 S.F.	-	-
	GRAVEL - TBD	-	189 S.F.	-	-

http://ucanr.eduedu/sites/WUCOLS/

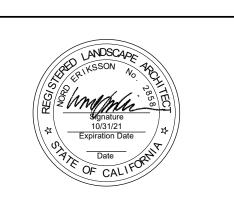
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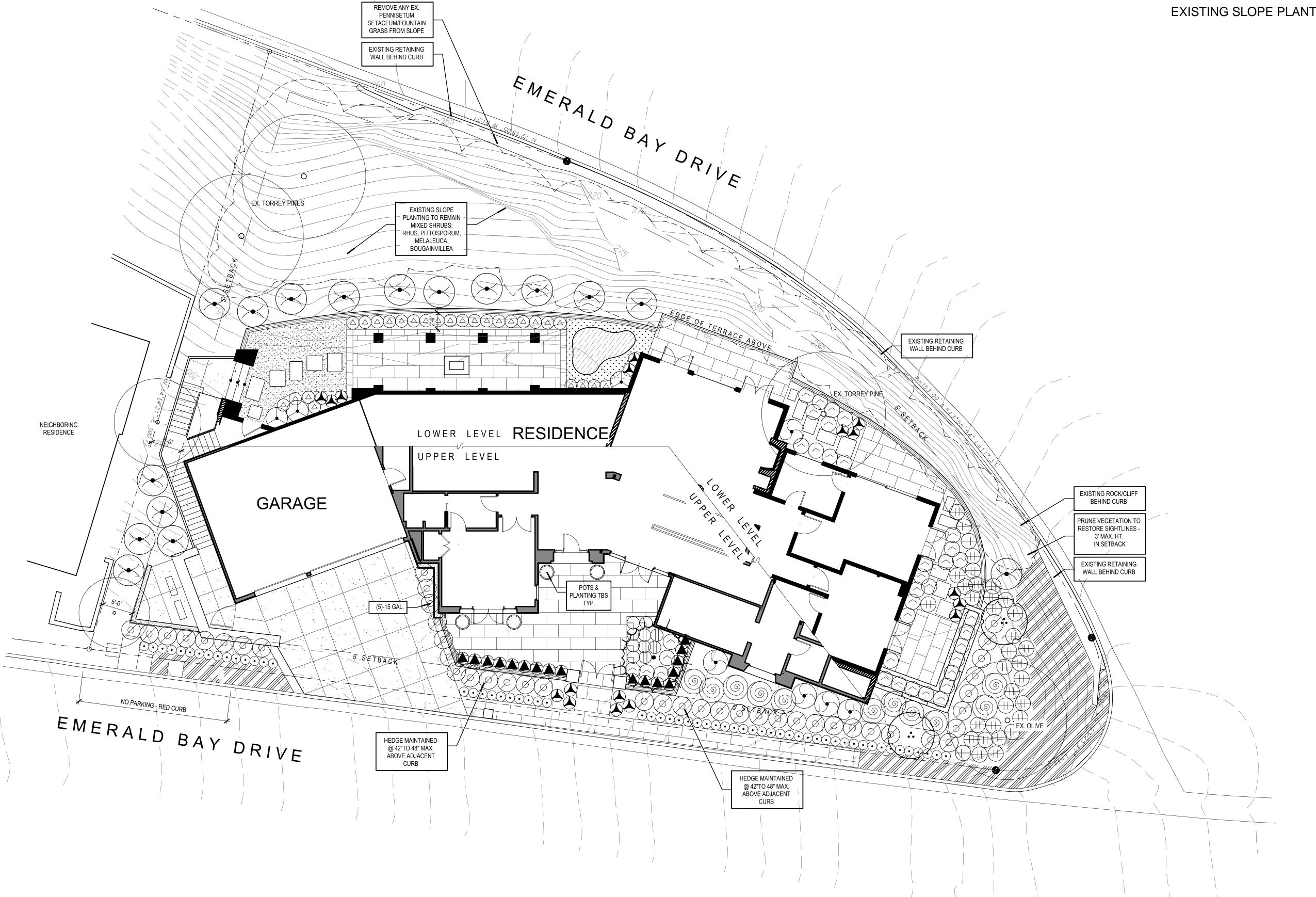


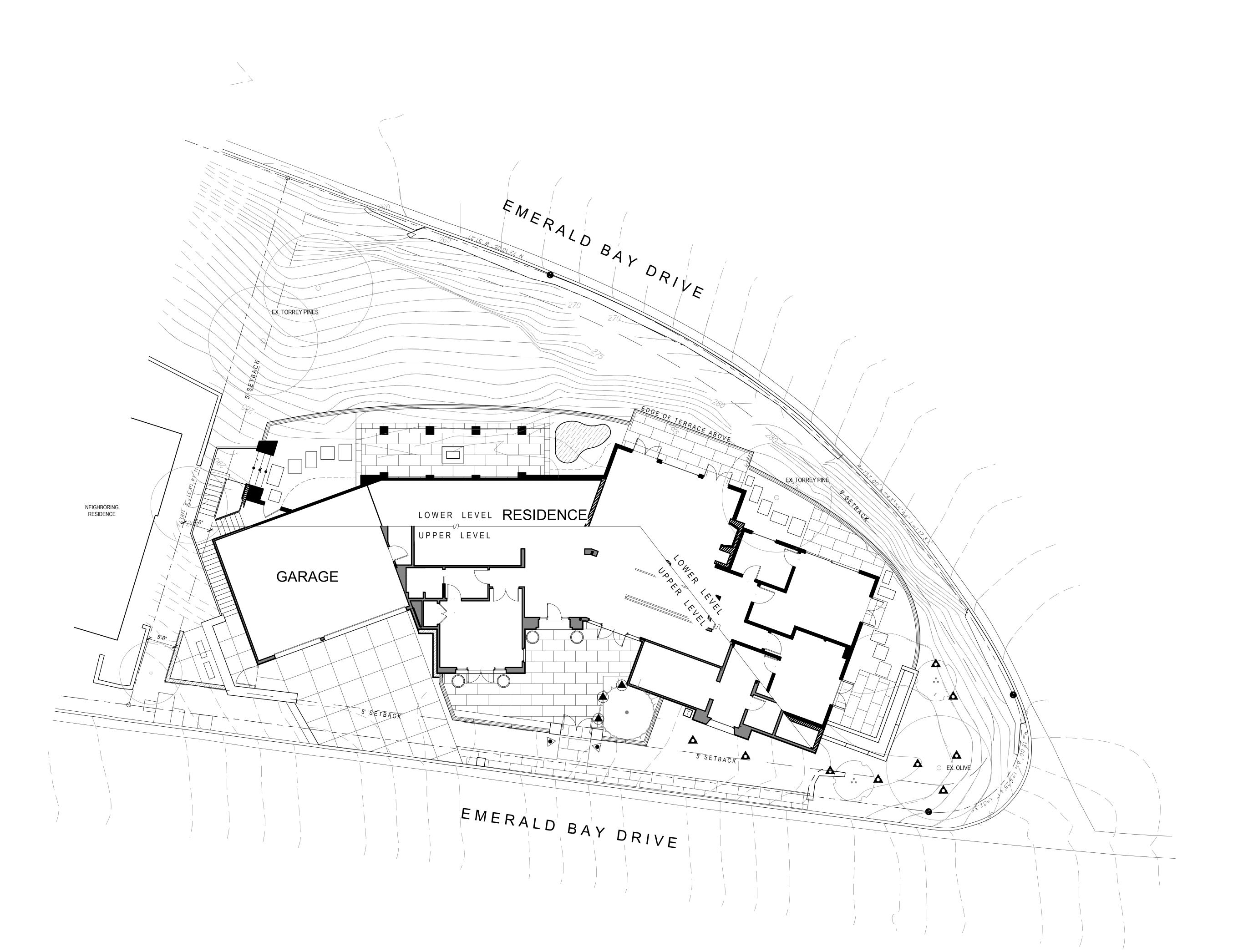
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Planting

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LANDSCA	APE LIGHTING LEGEND		
SYMBOL	MANUFACTURER/MODEL	DESCRIPTION	QTY.
	AURORA LSL6-1/2 CYCLOPS -60-N-27-BMS-BLP	12V LED - UPLIGHT - W/ SHIELD - GROUND STAKE MOUNT - NARROW FLOOD - BRONZE FINISH - 3W MAX.	2
Δ	AURORA LSL6-1/2 CYCLOPS -60-WF-27-BMS-BLP	12V LED - UPLIGHT - W/ SHIELD - GROUND STAKE MOUNT - WIDE FLOOD - BRONZE FINISH - 3W MAX.	9
	AURORA LDL1-HL-S1-27-ATTACHMENT/MOUNT TBS-BLP	12V LED - PENDANT LIGHT-W/ PERFORATED SHROUD - BRONZE FINISH - 3W - MOUNTED IN TREE	3
T	TRANSFORMER - CONTROL TYPE TO BE COORDINATED W/ GENERAL CONTRACTOR	TBS BY CONTRACTOR	1

LOW VOLTAGE LIGHTING NOTES

- 1. CONTRACTOR SHALL SECURE PERMITS AND ARRANGE FOR ALL INSPECTIONS.
- 2. CONTRACTOR SHALL COORDINATE POWER AND SWITCHING WITH GENERAL CONTRACTOR.
- 3. ALL 110V WIRE IN CONDUIT AND LOW VOLTAGE WIRE SHALL BE INSTALLED AT A MINIMUM OF 12" BELOW FINISH GRADE.
- 4. CONTRACTOR SHALL COORDINATE ANY SLEEVING UNDER PAVING WITH CONCRETE CONTRACTOR.
- CONTRACTOR SHALL SPECIFY TRANSFORMERS TO ACCOMMODATE MAX. WATTAGE PER FIXTURE AND NOT EXCEED 80% OF TRANSFORMER WATTAGE.
- 6. LOCATE TRANSFORMERS WHERE THEY ARE HIDDEN FROM PLAIN VIEW. CONTRACTOR SHALL SIZE WIRING TO FIXTURES TO OBTAIN ZERO VOLTAGE DROP AT THE END OF THE
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUIT AND HARDWIRE RUNS PER LOCAL JURISDICTION'S CODE.

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CITY SUBMITTAL	AW	02.16.23

Job Number	E2
Design Staff	JC
Project Manager	ΑW
Principal	NE

Landscape Lighitng Plan

L4.01

0 2 4 8 Scale: 1/8" = 1'-0"

