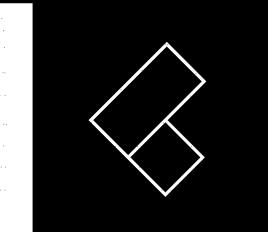




### JAEGER RESIDENCE

131 EMERALD BAY, LAGUNA BEACH, CA 92651

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gartinasan manaman manaman manaman manaman menganakan menganakan menganakan menganakan menganakan menganakan m Kerangan							
	ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING. (NBMC 15.02.010)					ALLOWABLE BLDG. AREA (PER CBC TBL. 503)	
	REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUB					FLOOR AREA	REF. 7/T-1.0
		E EAD		LEFT SETBACK: 5 FT. RIGHT SETBACK: 5 FT.			2-12/10
	NOTE: DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR T SUBMITTAL TO LOCAL AGENCY FOR REVIEW.			FRONT SETBACK: 5 FT.  REAR SETBACK: 5 FT.		HEIGHT	2 - LEVELS
and the second	7. ELEVATOR	elem of the control o	g than said than go ann an air teach	ZONING INFORMATION:	gradien Nach der Germannen der State der Germannen der Germannen der Germannen der Germannen der Germannen der	FIRE SPRINKLER	
	6. PV SOLAR SYSTEM (MIN. 4.3KW DC) + 5 KWH BATTERY SYSTEM PER T-24			EXISTING S.F. = 3,391 S.F. (5 BEDROOMS TOTAL)		TYPE OF CONSTRUCTION—	VB - SPRINKLERED
	AFTER THE DATE OF NOTIFICATION PER NEWPORT BEACH MUNICIPAL CODE SECTION 15.02.120.			EXISTING SINGLE FAMILY W/ GARAGE TO BE DEMOLISHED		TYPE OF CONCEDUCTION	VD 00000VV 5050
The second secon			· · · · · · · · · · · · · · · · · · ·	EXISTING BUILDING INFORMATION:	· · · · · · · · · · · · · · · · · · ·	FLOOR & FLOOR-CEILING	·
D SMALL GARDEN AREA. THE EXTERIOR MATERIALS WILL MOST LIKELY BE A BLEND OF VERTICAL WOOD SIDING, I, STANDING SEAM METAL ROOFING, AND THE USE OF METAL ACCENT PRODUCTS. SOLAR PANELS WILL BE REQU	URAL STONE SUBMITTING TO CITY. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.	GRAND TOTAL 5,085 SF		PROPOSED LOT COVERAGE: 2,691.998 S.F.	REF. SHEET A-0.2 FOR CALCULATIONS	OCCUPANCY SEPARATION (GARAGE)	1-HR.
LEVATOR; (SECOND LEVEL) PRIMARY SUITE WITH ATTACHED BATH AND CLOSET, THREE (3) SECONDARY BEDROOM DRY/CRAFT ROOM; (OUTDOOR IMPROVEMENTS) EXTERIOR BALCONY(S), OUTDOOR LIVING AREA WITH BBQ, DINING	JITES, AND A	2-CAR GARAGE 500 SF 0 SUBTOTAL 500 SF		BUILDABLE AREA: 5,073 S.F.  TOTAL ALLOWABLE LOT COVERAGE (LESS OVERHANG): 40% x 6,733.15 S.F.	= 2.693.26 S.F. ]	**************************************	
IITED TO THE FOLLOWING: (MAIN LEVEL) LIVING AREA CONSISTING OF GREAT ROOM, KITCHEN WITH ISLAND, BU' ROOM W/. POTENTIAL WINE DISPLAY, GUEST SUITE WITH EN-SUITE BATHROOM AND CLOSET, OFFICE, POWDER B	H, MUD ROOM, OPENING	GARAGE		ZONED: R-1(CD)(SR) - EMERALD BAY LCP SITE AREA: 6,733.15 S.F.		OCCUPANCY CLASSIFICATION	
YPE V CONSTRUCTION (WOOD AND STEEL). THE PROJECT WILL BE OF A DESIGN WITH THE SUPPORTING PROGRAM		5dBA WITH 4,585 SF		LOT INFORMATION:		OCCUPANT LOAD	1 UNIT
TING HOME TO BE DEMOLISHED. CLIENT PROPOSES TO BUILD A NEW SINGLE-FAMILY RESIDENCE OF APPX. 4,588 ORY) WITH A 2-CAR GARAGE OF APPX. 500 S.F. BUILT ON A SLAB ON GRADE FOUNDATION.	F. LIVING 2. POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS A	FIRST FLOOR 2.192 SF		BOOK 31, PAGES 18-21, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE	COUNTY RECORDER OF SAID COUNTY.		en de la companya de La companya de la co
ELOPMENT OF THE PROPERTY WILL BE REVIEWED BY THE EMERALD BAY COMMUNITY ASSOCIATION (EBCA), CA . COMMISSION (BY REVIEW OF COUNTY OF ORANGE) AND THE COUNTY OF ORANGE. THE PROPERTY CURRENTL'	ONSISTS OF PURPOSES).	A. LIVING AREA		APN: 053-040-02 LOT 36 IN TRACT NO. 975, IN THE CITY OF LAGUNA BEACH, COUNTY OF OR			2022 CRC, 2022 CFC, 2022 CEC, AND 2022 CMC, 2022 CPC, 2022 CALGREEN, 2022 CAL. ENERGY CODE, 2021 ISPSC
JECT PROPERTY IS LOCATED IN SOUTH OF PACIFIC COAST HIGHWAY. THE LOT IS APPROX. 6,733 S.F. AND 50 X				LEGAL DESCRIPTION:		CODES:	OCMC (ORANGE COUNTY MUNICIPAL CODE)
<ul> <li>Control of the property of the control of the control</li></ul>			<u>ti je transku politika i koji je transku je je je transku je je je transku je </u>				
VICINITY MAP	8 SPECIAL INSPECTIONS	6 SHORING & EXCAVATION		4 AGENCIES & SERVICES		2 PROJECT DIRECTORY	
VICINITY MAP							
						·	***************************************
						TBD TBD	
EMERALD BAY						ENERGY CONSULTANT MEP CONSULTANT	
				ORANGE COUNTY HEALTH SERVICES:	1.714.834.3882	WWW.MORRISONINTERIORS.COM	
CAMEO COVE				ORANGE COUNTY FIRE AUTHORITY:	1.714.573.6100	COSTA MESA, CA 92626 P: 949.673.5450 P: 949.450.0015 WWW.GARDENSTUDIODES	P: 714.488.5006 IGN.COM E: APEXLSINC@GMAIL.COM
				PROPERTY:	1.714.834.2775	MORRISON INTERIORS 2732 E. COAST HWY., SUIT 151 KALMUS DRIVE, SUITE J-1 CORONA DEL MAR, CA 920	625 HUNTINGTON BEACH, CA 92646
				GENERAL:  EXEMPTIONS:	1.714.834.2727 1.714.834.4740	DENISE MORRISON GARDEN STUDIO DESIGN	PAUL CRAFT, LIC. NO. 8516
				ORANGE COUNTY ASSESSOR'S OFFICE:		INTERIOR DESIGNER LANDSCAPE DESIGNER	SURVEYOR
				ORANGE COUNTY RECORDER OFFICE:	1.714.834.2500		
		and the second of the second o			1.714.834.2625		COSTA MESA, CA 92626 P: 714.668.5600
				BUILDING INSPECTION DEPARTMENT:	1.714.796.0428	IRD	G3 SOIL WORKS, INC. 350 FISCHER AVE., SUITE FRONT
THE THE PARTY OF T				PUBLIC WORKS SURVEY:	1.714.834.2477	STRUCTURAL ENGINEER CIVIL ENGINEER	GEOTECHNICAL ENGINEER
			***************************************	PACIFIC BELL TELEPHONE:	1.714.237.9658	213.944.3311 (JAMES)	***************************************
				CITY WATER & SEWER:	1.714.593.7800	P: 714.454.4040 10620 SOUTHERN HIGHLA WWW.BRANDONARCHITECTS.COM 110-1000, LAS VEGAS, NV.	
	2. Helio Velili Olition Regordes, Ref. Enerio i Olicoostificino			SOUTHERN CALIFORNIA GAS:	1.800.427.2000	151 KALMUS DRIVE, SUITE G-1 THE JAEGER FAMILY TRUS COSTA MESA, CA 92626 DATED JULY 27,1996	
	HERS VERIFCATION REQUIRED, REF. ENERGY CALCULATIONS	PROVIDE A COPY OF OSHA PERMIT.	TIAN 9 AND TOK SHOKING AND UNDER INVINCE CONTINCTOR TO	SOUTHERN CALIFORNIA EDISON:	1.714.895.0246	BRANDON ARCHITECTS, INC. JAMES & MICHELLE JAEG	
	REF. STRUCTURAL DRAWINGS FOR SPECIAL INSPECTIONS BY ENGINEER OF RECORD		THAN 5' AND FOR SHORING AND LINDERPINNING CONTRACTOR TO		1.800.227.2600	ARCHITECT	GENERAL CONTRACTOR



T-1.0 TITLE SHEET

T-1.1 ARCHITECTURAL GENERAL NOTES

SUR TOPOGRAPHIC SURVEY

A-0.3 ROOF HEIGHT EXHIBIT A-0.4 STAKING PLAN

C2 PRECISE GRADING PLAN

A-2.0 FIRST LEVEL FLOOR PLAN

A-3.0 ROOF PLAN ....

A-4.0 EXTERIOR ELEVATIONS A-4.1 EXTERIOR ELEVATIONS

A-5.0 BUILDING SECTIONS

SHEET LIST

A-2.1 SECOND LEVEL FLOOR PLAN A-2.2 FIRST LEVEL DIMENSION PLAN

. A-2:3 SECOND LEVEL DIMENSION PLAN

L-1 HARDSCAPE PLAN L-2 PLANTING PLAN L-3 ELEVATIONS L-4 LIGHTING PLAN

A-0.0 ARCHITECTURAL SITE PLAN

A-0.2 LOT COVERAGE & PARKING REQUIREMENTS

**BRANDON** ARCHITECTS 151 KALMUS DRIVE, SUITE G-1 COSTA MESA, CA 92626 714.754.4040

WWW.BRANDONARCHITECTS.COM

PROJECT STATUS

PLAN CHECK NO.

PROJECT CONTACT RYAN McDANIEL, AIA



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BY SUCH THIRD PARTY WHETHER DEPICTED OR IMPLIED

> RESIDENCE JAEGER

PROJECT ADDRESS: 131 EMERALD BAY, LAGUNA BEACH, CA 92651

OWNER INFORMATION: JAMES & MICHELLE JAEGER / TRUSTEES OF THE JAEGER FAMILY TRUST, DATED JULY 27,1996 10620 SOUTHERN HIGHLANDS PKWY., STE. 110-1000, LAS VEGAS, NV, 89141

11/05/2024

213.944.3311 (JAMES)

**REVISIONS** 

TITLE SHEET

T-1.0

**BRANDON** ARCHITECTS

151 KALMUS DRIVE, SUITE G-1

WWW.BRANDONARCHITECTS.COM

COSTA MESA, CA 92626

714.754.4040

**PROJECT STATUS** 

HOA - PRELIMINARY

PLAN CHECK NO

PROJECT CONTACT

CA 92651

**GENERAL NOTES** 

**ARCHITECTURAL** 

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

R406 1 CONCRETE AND MASONRY FOUNDATION DAMPPROOFING 1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR (B) 6 INCHES (152 MM) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING: WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204

3. ONE-EIGHTH-INCH (3.2 MM) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C887 4. ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2. 3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED 5. OTHER APPROVED METHODS OR MATERIALS. 4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2

OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN SECTION R406.2 TO THE EXTERIOR OF THE WALL.

IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST. EXTERIOR FINISHED GRADE. WALLS SHALL BE WATERPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. TWO-PLY HOT-MOPPED FELTS FIFTY-FIVE-POUND (25 KG) ROLL ROOFING. SIX-MIL (0.15 MM) POLYVINYL CHLORIDE 4. SIX-MIL (0.15 MM) POLYETHYLENE. 5. FORTY-MIL (1 MM) POLYMER-MODIFIED ASPHALT

7. ONE-EIGHTH-INCH (3 MM) CEMENT-BASED, FIBER-REINFORCED, WATERPROOF COATING ALL JOINTS IN MEMBRANE WATERPROOFING SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE **EXCEPTION**: ORGANIC-SOLVENT-BASED PRODUCTS SUCH AS HYDROCARBONS. CHLORINATED HYDROCARBONS. KETONES AND ESTERS SHALL NOT BE USED FOR ICF WALLS WITH EXPANDED POLYSTYRENE FORM MATERIAL. USE OF PLASTIC ROOFING CEMENTS, ACRYLIC COATINGS, LATEX COATINGS, MORTARS AND PARGINGS TO SEAL ICF WALLS IS PERMITTED. COLD-SETTING

LESS THAN 200°F (93°C) ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.) TYP. U.N.O. ROUNDED TO THE

ASPHALT OR HOT ASPHALT SHALL CONFORM TO TYPE C OF ASTM D449. HOT ASPHALT SHALL BE APPLIED AT A TEMPERATURE C

NEAREST 1/8" AND INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE (F.O.S.) U.N.O. ALL EXTERIOR WALLS TO BE FRAMED W/. 2X6 STUD MIN. U.N.O. USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS

ENTIRE EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" PLYWOOD DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE VERIEY ALL ROLIGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFGR. ROUGH OPENING MAY NEED TO BE OVERSIZED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SH' AD-2.0 FOR TYP. RECESSED CONDITIONS. ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN. SNOW OR DRAINAGE FROM IRRIGATION SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET-FREE CROSS-VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE.

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

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

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

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

GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE

1. ALL FIXTURES AND FITTINGS SHALL COMPLY WITH THE MAX FLOW RATE SET BY CALGREEN (CALIFORNIA GREEN BUILDING

STANDARD CODE) AND CALIFORNIA PLUMBING CODES. G.C. TO VERIFY PRIOR TO PURCHASE AND INSTALL OF ANY FIXTURE AND

2. MAX. TEMP. OF 120° SHALL BE REGULATED BY LIMITING DEVICE IN COMPLIANCE W/. ASSE 1070/ASME A112.1070/CSA B125.7( OR CSA B125.3 @ SHOWERS & TUBS. (CPC 408.3) 3. MAX. TEMP. OF 110° SHALL BE REGULATED BY LIMITING DEVICE IN COMPLIANCE W/. ASSE 1070/ASME A112.1070/CSA B125.70

OR CSA B125.3 @ BIDETS. (CPC 410.3) 4. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WI ASME A112.6.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS. (CPC

5. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6) 6. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR. IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJEC TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE

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

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

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

POOLS. (CRC R702.3.7.1) **FIREPLACES** 1. FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1 & R1005.1) 2. FACTORY BUILT WOOD BURNING FIREPLACES SHALL BE QUALIFIED AT THE U.S. EPA'S VOLUNTARY FIREPLACE PROGRAM PHASE 2 EMISSIONS LEVEL AND BE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE. (CRC 1004.1.1)

3. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1005.2 & CMC 802.5.1.1 & CMC 802.5.4.3) 4. HORIZONTAL OPENINGS ARE NOT ALLOWED, FOR EXHAUST VENTS, IN WALLS CLOSER THAN 3 FEET TO A PROPERTY LINE. (TABLES R302.1(1)&(2)). HORIZONTAL VENT CAPS SHALL BE 2 FEET CLEAR FROM PROPERTY LINES.

5. EXHAUST OPENINGS SHALL NOT BE DIRECTED ONTO WALKWAYS. (R303.5.2) SOLID FUEL BURNING FIREPLACES (IF PERMISSIBLE):

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

7. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT VENT SEALED-COMBUSTION PER CAL GREEN SECTION 4.503. 8. A FIRESTOP IS REQUIRED WHENEVER THE VENT PENETRATES A WALL, FLOOR, OR CEILING (PASSES THROUGH FRAMING MEMBERS). FIRESTOPS MAY BE PROVIDED BY THE VENT MANUFACTURER.

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

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

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

2. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED WITH SUCTION ANTIENTRAPMENT GRATE IN ACCORDANCE WITH

ANSI/APSP-16 PER CBC 3109 SECTION (B) OF 115928. SUCTION ENTRAPMENT AVOIDANCE FOR POOL AND SPA SHALL BE PROVIDEI IN ACCORDANCE WITH APSP-7 PER ISPSC SECTION 310. 3. PROVIDE POWER SAFETY COVER IN COMPLIANCE WITH ASTM F1346-91 FOR POOL & SPA (CBC 3109 SECTION (3) OF 115922 &

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

AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER - PROVIDE POWER, GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NO EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE EL BOW (CMC 504 4 2 1) DRYER VENT TERMINATION MUST BE 3-FEET FROM OPENINGS INTO THE BUILDING (DOORS AND OPERABLE WINDOWS), 10-FEET FROM FORCED AIR INLET, AND 3-FEET FROM PROPERTY LINE (NOT TO DISCHARGE ONTO A PUBLIC WALKWAY). (CMC 502.2.1) IF DRYER LOCATED IN A CLOSET PROVIDE A MIN. 100 SQ.IN. OPENING IN THE CLOSET DOOR. (CMC.

\*HERS VERIFICATION REQUIRED- REFERENCE T-24.1

SEALANT APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS 2. CONCRETE JOINTS: CONTROL JOINTS, ISOLATION JOINTS, CONSTRUCTION JOINTS, AND ANY OTHER JOINTS IN CONCRETE SLABS OR BETWEEN SLABS AND FOUNDATION WALLS SHALL BE SEALED WITH A CAULK OR SEALANT. GAPS AND JOINTS SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED WITH POLYURETHANE CAULK OR OTHER ELASTOMERIC SEALANT APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. . Condensate Drains: Condensate Drains Shall be trapped or Routed Through Nonperforated Pipe to Dayligh 4. SUMPS: SUMP PITS OPEN TO SOIL OR SERVING AS THE TERMINATION POINT FOR SUBSLAB OR EXTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH A GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUBSLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE. SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH A TRAPPED INLET. . FOUNDATION WALLS: HOLLOW BLOCK MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONTINUOUS COURSE OF SOLID MASONRY. ONE COURSE OF MASONRY GROUTED SOLID. OR A SOLID CONCRETE BEAM AT OR ABOVE FINISHED GROUND SURFACE TO PREVENT THE PASSAGE OF AIR FROM THE INTERIOR OF THE WALL INTO THE LIVING SPACE. WHERE A BRICK VENEER OR OTHER MASONRY LEDGE IS INSTALLED. THE COURSE IMMEDIATELY BELOW THAT LEDGE SHALL BE SEALED JOINTS, CRACKS OR OTHER OPENINGS AROUND ALL PENETRATIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF MASONRY BI OCK OR WOOD FOUNDATION WALLS BELOW THE GROUND SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK OR EQUIVALENT SEALANT. PENETRATIONS OF CONCRETE WALLS SHALL BE FILLED. 3. DAMPPROOFING: THE EXTERIOR SURFACES OF PORTIONS OF CONCRETE AND MASONRY BLOCK WALLS BELOW THE GROUND SURFACE SHALL BE DAMPPROOFED IN ACCORDANCE WITH SECTION R406. 7. AIR-HANDLING UNITS: AIR-HANDLING UNITS IN CRAWL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO EXCEPTION: UNITS WITH GASKETED SEAMS OR UNITS THAT ARE OTHERWISE SEALED BY THE MANUFACTURER TO PREVENT 3. DUCTS: DUCTWORK PASSING THROUGH OR BENEATH A SLAB SHALL BE OF SEAMLESS MATERIAL UNLESS THE AIR-HANDLIN SYSTEM IS DESIGNED TO MAINTAIN CONTINUOUS POSITIVE PRESSURE WITHIN SUCH DUCTING. JOINTS IN SUCH DUCTWORK SHALL BE SEALED TO PREVENT AIR LEAKAGE. DUCTWORK LOCATED IN CRAWL SPACES SHALL HAVE SEAMS AND JOINTS SEALED BY CLOSURE SYSTEMS IN ACCORDANCE WITH SECTION M1601.4.1. 9. CRAWL SPACE FLOORS: OPENINGS AROUND ALL PENETRATIONS THROUGH FLOORS ABOVE CRAWL SPACES SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. 0. CRAWL SPACE ACCESS: ACCESS DOORS AND OTHER OPENINGS OR PENETRATIONS BETWEEN BASEMENTS AND ADJOINING CRAWL SPACES SHALL BE CLOSED. GASKETED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE.

ENTRY ROUTES: POTENTIAL RADON ENTRY ROUTES SHALL BE CLOSED IN ACCORDANCE WITH THE FOLLOWING. (CRC AF103.4)

PENETRATE CONCRETE SLABS. OR OTHER FLOOR ASSEMBLIES. SHALL BE FILLED WITH A POLYURETHANE CAULK OR EQUIVALENT

. FLOOR OPENINGS: OPENINGS AROUND BATHTUBS. SHOWERS. WATER CLOSETS. PIPES. WIRES OR OTHER OBJECTS THAT

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

AND 10 FEET (3048 MM) FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS. (CRC AF103.5.3)

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

SEPARATELY ABOVE THE ROOF. (CRC AF103.6.2) VENT PIPE DRAINAGE: COMPONENTS OF THE RADON VENT PIPE SYSTEM SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER. (CRC AF103.7)

/ENT PIPE ACCESSIBILITY: RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR

EXCEPTION: THE RADON VENT PIPE NEED NOT BE ACCESSIBLE IN AN ATTIC SPACE WHERE AN APPROVED ROOF-TOP

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

OMBINATION FOUNDATIONS: COMBINATION BASEMENT/CRAWL SPACE OR SLAB-ON-GRADE/CRAWL SPACE FOUNDATIONS SHALL HAVE SEPARATE RADON VENT PIPES INSTALLED IN EACH TYPE OF FOUNDATION AREA. EACH RADON VENT PIPE SHALL TERMINATE ABOVE THE ROOF OR SHALL BE CONNECTED TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF. (CRC AF103.10) BUILDING DEPRESSURIZATION: JOINTS IN AIR DUCTS AND PLENUMS IN UNCONDITIONED SPACES SHALL MEET THE REQUIREMENTS

OF SECTION M1601. THERMAL ENVELOPE AIR INFILTRATION REQUIREMENTS SHALL COMPLY WITH THE ENERGY CONSERVATION. ROVISIONS IN CHAPTER 11. FIREBLOCKING SHALL MEET THE REQUIREMENTS CONTAINED IN SECTION R302.11. (CRC AF103.11**POWER SOURCE**: TO PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUBMEMBRANE OR SUBSLAB DEPRESSURIZATION SYSTEM. AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS. AN ELECTRICAL SUPPLY SHALL BE ACCESSIBLE IN ANTICIPATED LOCATIONS OF SYSTEM FAILURE ALARMS. (CRC AF103.12)

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

DPENINGS FOR UNDER-FLOOR VENTILATION: VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER-FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE VENTILATION PENING SHALL BE WITHIN 3 FEET OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE OVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH, AND OPERATIONAL LOUVERS ARE PERMITTED: (CRC R408.2) 1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH THICK.

2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH THICK. 3. CAST-IRON GRILL OR GRATING. 4. EXTRUDED LOAD-BEARING BRICK VENTS

THER AREA OUTSIDE THE HABITABLE SPACE. (CRC AF103.8)

5. HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER. 6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH THICK. 1. THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1.500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL.

2. WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL, VENTILATION OPENINGS ARE NOT REQUIRED TO BE WITHIN 3 FEET OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE PROVIDED THAT THE OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE. NVENTED CRAWL SPACE: FOR UNVENTED UNDER-FLOOR SPACES, THE FOLLOWING ITEMS SHALL BE PROVIDED: (CRC R408.3) 1. EXPOSED EARTH SHALL BE COVERED WITH A CONTINUOUS CLASS I VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT

LESS THAN 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL OR INSULATION. 2. ONE OF THE FOLLOWING SHALL BE PROVIDED FOR THE UNDER-FLOOR SPACE: A. CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE) B. CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET OF UNDER-FLOOR AREA, INCLUDING A RETURN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE) C. PLENUM IN EXISTING STRUCTURES COMPLYING WITH THE CALIFORNIA MECHANICAL CODE, IF UNDER-FLOOR SPACE IS USED AS A PLENUM.

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

REMOVAL OF DEBRIS: THE UNDER-FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. WOOD FORMS JSED FOR PLACING CONCRETE SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE. ONSTRUCTION MATERIALS SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE. (CRC R408.5) **FINISHED GRADE**: THE FINISHED GRADE OF UNDER-FLOOR SURFACE SHALL BE PERMITTED TO BE LOCATED AT THE BOTTOM OF THE OOTINGS; HOWEVER, WHERE THERE IS EVIDENCE THAT THE GROUND-WATER TABLE CAN RISE TO WITHIN 6 INCHES OF THE INISHED FLOOR AT THE BUILDING PERIMETER OR WHERE THERE IS EVIDENCE THAT THE SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE, THE GRADE IN THE UNDER-FLOOR SPACE SHALL BE AS HIGH AS THE OUTSIDE FINISHED GRADE, JNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED. (CRC R408.6)

LOOD RESISTANCE: FOR BUILDINGS LOCATED IN FLOOD HAZARD AREAS AS ESTABLISHED IN TABLE R301.2: 1. WALLS ENCLOSING THE UNDER-FLOOR SPACE SHALL BE PROVIDED WITH FLOOD OPENINGS IN ACCORDANCE WITH SECTION R322 2 2 2. THE FINISHED GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL ON AT LEAST ONE SIDE. XCEPTION: UNDER-FLOOR SPACES THAT MEET THE REQUIREMENTS OF FEMA TB 11-1.

/APOR RETARDER SHALL BE PROVIDED ON THE EXPOSED FACE OF AIR-PERMEABLE INSULATION INSTALLED BETWEEN THE FLOOR JOISTS AND EXPOSED TO THE GRADE IN THE UNDER-FLOOR SPACE. THE VAPOR RETARDER SHALL HAVE A MAXIMUM WATER VAPOR PERMEANCE OF 1.5 PERMS WHEN TESTED IN ACCORDANCE WITH PROCEDURE B OF ASTM E96. (CRC R408.8) **EXCEPTION:** THE VAPOR RETARDER SHALL NOT BE REQUIRED IN UNVENTED CRAWL SPACES CONSTRUCTED IN ACCORDANCE WITH

JNDER-FLOOR VAPOR RETARDER: IN CLIMATE ZONES 1A, 2A AND 3A BELOW THE WARM-HUMID LINE, A CONTINUOUS CLASS I OR II

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

APPLIANCES IN THE ATTICS AND UNDER-FLOOR SPACES NOTES: . PROVIDE ACCESS THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE AND 22" X 30" MINIMUM. (CMC 304.4) . PROVIDE A 20 FEET MAXIMUM PASSAGEWAY TO THE APPLIANCE FROM THE ACCESS POINT WHERE THE HEIGHT OF PASSAGFWAY

IS LESS THAN 6 FEET. THE UNOBSTRUCTED WIDTH OF THE PASSAGEWAY SHALL NOT BE LESS THAN 24 INCHES AND SHALL HAVE A SOLID FLOORING. (CMC 304.4.1 AND 304.4.2) PROVIDE A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. EXCEPTION: A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FURNACE IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING. THE FURNACE SERVICE SIDE SHALL NOT EXCEED 12 INCHES FROM THE ACCESS

. PROVIDE A PERMANENT 120V RECEPTACLE OUTLET AND A SWITCHED LIGHT FIXTURE NEAR THE APPLIANCE. THE SWITCH SHALL BE LOCATED AT THE ENTRANCE OF THE PASSAGEWAY. (CMC 304.4.4) 5. PROVIDE AT LEAST TWO METHODS OF CONDENSATE CONTROL PER CMC 310.2.

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

SOIL-GAS-RETARDER: A MINIMUM 6-MIL (0.15 MM) [OR 3-MIL (0.075 MM) CROSS-LAMINATED] POLYETHYLENE OR EQUIVALENT FLEXIBLE SHEETING MATERIAL SHALL BE PLACED ON TOP OF THE GAS-PERMEABLE LAYER PRIOR TO CASTING THE SLAB OR

EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF (A) THE TOP OF THE FOOTING OF LESS THAN 3/8-INCH (9.5 MM) PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE **DEFINITIONS:** (AS USED IN THESE SPECIFICATIONS)

ARCHITECT SHALL MEAN: BRANDON ARCHITECTS, INC., RYAN McDANIEL, AIA

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

- THE FUNCTIONALITY STANDARDS SET FORTH IN TITLE 7 OF THE CALIFORNIA CIVIL CODE (THE "RIGHT TO REPAIR ACT")

CONTRACTOR BY THE TERMS OF THE CONTRACT AS FAR AS SUCH TERMS ARE APPLICABLE TO THE SUB-CONTRACTOR'S WORK.

WILL BE EXECUTED IN A TIMELY MANNER AT THE CONVENIENCE OF THE OWNER AND WITHOUT COST TO OWNER.

ARE BEGUN, THE ADDED OR DEDUCTED SUM SHALL BE PRESENTED TO OWNER IN WRITING FOR APPROVAL.

COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS (E.G. SCHEMATIC ELECTRICAL PLANS).

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

REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.

DRAWINGS. BLOCKING SHALL BE CONSTRUCTED TO SUPPORT THE IMPOSED LOAD.

MAINTAIN CLEAN CONDITIONS THROUGH THE TENANT'S MOVE-IN.

AS CONSTRUCTION PROGRESSES AND REVIEWED FOR COMPLETENESS AT EACH REQUISITION REQUEST.

24. USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS

INTERPRETER OF THE CONTRACT DOCUMENTS.

RETURNED TO THE GENERAL CONTRACTOR.

ADDITIONAL REQUIREMENTS OF OPERATION & MAINTENANCE MANUAL'

BY ARCHITECT. WALL ANGLES ARE EITHER 90° OR 45° UNLESS NOTED OTHERWISE

- THE **CALIFORNIA BUILDING CODES. 2022 EDITIONS**. AND ALL APPLICABLE RELATED SPECIALTY CODES.

- THE MANUFACTURER'S REQUIREMENTS OF RECOMMENDATIONS FOR ANY INCORPORATED PRODUCTS.

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

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

ALL WORK SHALL BE PERFORMED SO AS TO COMPLY WITH ALL LEGAL AND INDUSTRY REQUIREMENTS AND STANDARDS INCLUDING THE FOLLOWING:

- THE **COUNTY OF ORANGE** MUNICIPAL CODE INCLUDING ANY WORK TIME RESTRICTION AND ANY AMENDMENT TO CALIFORNIA BUILDING CODES.

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

COMPLIMENT THE A.I.A. GENERAL CONDITIONS. THE A.I.A. GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THESE NOTES SHOULD A CONFLICT IN WORDING OCCUR.

WORKERS AND THE PUBLIC. THESE BARRICADES SHALL BE CONSTRUCTED AND BE LOCATED AS SHALL BE DETERMINED BY LOCAL AUTHORITIES AND CODES.

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

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

SUBCONTRACTORS SHALL, AT THEIR EXPENSE, REPLACE OR REPAIR, AS DIRECTED, DAMAGED PORTIONS OF THEIR WORK OR COMPONENT PARTS.

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

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

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

ASSEMBLIES REQUIRED BY A "U.L. NO." LISTING SHALL BE FOLLOWED WITHOUT DEVIATION, UNLESS OTHERWISE NOTED OR DETAILED.

1. CODES/GENERAL PROVISIONS: ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE APPLICABLE BUILDING CODES AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF

CONFLICT BETWEEN THE REQUIREMENTS OF THESE CODES AND THE CONTRACT DOCUMENTS (DRAWINGS). THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE AS LISTED IN "CODE REVIEW" BOX. (T-1.0)

THOSE DEPICTED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING OF ANY DISCREPANCIES FOUND WITHIN THE DRAWINGS AND SPECIFICATIONS.

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

REPRESENTATIVE) & THERE IS NO EXCEPTION TAKEN WITHIN (10) CALENDAR DAYS, SHALL BE DEEMED EQUIVALENT TO RECEIPT OF WRITTEN INSTRUCTION, APPROVAL AND AUTHORIZATION FROM THE OWNER.

CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, SUB-CONTRACTORS, AND ANYONE SUPPLYING LABOR AND/OR MATERIAL TO BRING TO THE ATTENTION OF THE ARCHITECT (VERBALLY AND IN WRITING) ANY KNOWN DISCREPANCIES OR

FEES: CONTRACTOR AND HIS SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, CONSTRUCTION TAXES AND FEES REQUIRED BY CITY, COUNTY AND STATE LAWS EXCEPT THE GENERAL BUILDING PLAN CHECK FEE AND REQUIRED

REFUNDABLE DEPOSITS WHICH WILL BE PAID BY THE OWNER. CONTRACTOR SHALL ARRANGE FOR ALL METER INSTALLATIONS AND PAY ALL FEES FOR SAID METERS. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND EROSION CONTROL

3. CONTRACTOR'S SURVEY: CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON THE DRAWINGS AND

4. COORDINATION OF CONSTRUCTION: CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACCURACY OF DETAILS; FOR CONFIRMING AND COORDINATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF

THE JOB DURING ALL PHASES OF CONSTRUCTION ACTIVITIES. A COMPETENT SUPERINTENDENT SHALL BE SELECTED BY THE CONTRACTOR AND SHALL BE IN CHARGE OF THE JOB UNTIL ITS COMPLETION. CONTRACTOR AGREES TO BIND EVERY SUB-

SHALL VERIFY GRADES, CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND

ASSEMBLY AND PERFORMANCE OF ALL WORK IN A SAFE AND SATISFACTORY MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK INCLUDING THAT OF THE SUB-CONTRACTORS. CONTRACTOR SHALL PROVIDE SUPERVISION OF

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

GUARANTEES: CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS AND PRODUCTS FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE OF THE WORK AND CONTRACTOR SHALL REPAIR OR REPLACE, OR CAUSE TO BE REPAIRED OR REPLACED ANY OR AL

SUCH WORK TOGETHER WITH ANY OTHER WORK WHICH MAY BE DISPLACED IN DOING SO, THAT MAY PROVE DEFECTIVE WITHIN ONE YEAR, WITHOUT ADDITIONAL EXPENSE; ORDINARY WEAR AND TEAR, UNUSUAL ABUSE OR NEGLECT IS EXCEPTED. EXCEPTIONS

TO ONE YEAR GUARANTEE ARE SPECIFIED IN OTHER SECTIONS OF THE PROJECT MANUAL OR DRAWINGS. STATE LAW, OR MANUFACTURER'S GUARANTEE SHALL GOVERN IF LENGTH AND TYPES OF GUARANTEES ARE MORE STRICT OR FOR LONGER PERIODS. IT IS

CONTRACTOR SHALL BE RESPONSIBLE FOR A WEATHER TIGHT BUILDING, FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP. EACH SUB-CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE STATING THAT WORK EXECUTED BY HIM IS FREE AND WILL

REMAIN FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM DATE OF ACCEPTANCE OF HIS WORK BY OWNER, AND THAT REPAIR AND REPLACEMENT OF SUCH DEFECTIVE WORK AND ALL OTHER WORK DAMAGED AS A RESULT THEREBY

UNDERSTOOD BY CONTRACTOR THAT IT IS HIS RESPONSIBILITY TO PROVIDE MATERIALS AND CONSTRUCTION WHICH WILL YIELD A REASONABLE VALUE OVER A PERIOD OF TIME WHICH MAY EXCEED THE SPECIFIED GUARANTEE AND WARRANTY PERIODS.

9. ROLL OF ARCHITECT DURING CONSTRUCTION: THE ARCHITECT WILL NOT ACT AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. ARCHITECT WILL ADVISE AND CONSULT WITH OWNER. ARCHITECT WILL OBSERVE CONSTRUCTION PER HIS/HEF

CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS, OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OF THEIR AGENTS OR

10. A.I.A. GENERAL CONDITIONS: THE CURRENT GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL APPLY AS THOUGH IT WERE PART OF THESE DOCUMENTS UNLESS SPECIFICALLY

MODIFIED IN THE OWNER/CONTRACTOR AGREEMENT. A COPY OF SAID GENERAL CONDITIONS MAY BE OBTAINED FROM THE ARCHITECT UPON REQUEST. THE NOTES CONTAINED IN THESE "GENERAL NOTES" ON THIS SHEET ARE INTENDED TO SUMMARIZE AND

11. EXTRAS: OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED TO THE MUTUAL SATISFACTION OF THE OWNER AND CONTRACTOR. BEFORE ANY CHANGES

12. SUBSTITUTIONS: SUBSTITUTIONS OF MATERIALS OR METHODS PROPOSED BY THE CONTRACTOR OR HIS SUB-CONTRACTORS CONTRARY TO DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR APPROVAL OR DENIAL. IF

SUBJECT TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. ACTUAL SAMPLES OF THE SUBSTITUTIONS SHALL ALSO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL

13. INSURANCE: CONTRACTOR SHALL CARRY GENERAL LIABILITY INSURANCE WITH BROAD FORM PROPERTY DAMAGE ENDORSEMENT AND CONTINGENT LIABILITY ENDORSEMENT. OWNER AND ARCHITECT SHALL BE LISTED AS ADDITIONAL INSURERS UNDER

THE POLICY WITH WAIVER OF SUBROGATION. CONTRACTOR SHALL FURNISH OWNER WITH A CERTIFICATE OF INSURANCE WITH A 30 DAY NOTICE OF CANCELLATION. OWNER SHALL OBTAIN A BUILDER'S RISK POLICY WITH ARCHITECT NAMED AS AN ADDITIONAL

14. SCOPE OF DRAWINGS AND SPECIFICATIONS: THESE DRAWINGS AND SPECIFICATIONS SHALL BE INTENDED TO SHOW AND DESCRIBE DETAILS FOR A CONSTRUCTIBLE BUILDING. PARTS AND DETAILS NOT FULLY SHOWN OR DESCRIBED SHALL BE DETAILED

AND EXECUTED ACCORDING TO STANDARD FIRST CLASS PRACTICE AND IN SIMILAR MANNER AND SPIRIT OF THE DETAILS WHICH ARE SHOWN ON THE DRAWINGS AND/OR DESCRIBED IN THE PROJECT MANUAL. IF CONTRACTOR OR SUB-CONTRACTOR FINDS AND

DETAILS WHICH, IN HIS OPINION, ARE UNSOUND, UNSAFE, OR NOT WATERPROOF, IT IS HIS DUTY TO NOTIFY ARCHITECT IN WRITING OF THIS FACT. IF WORK IS PERFORMED AS DETAILED, IT WILL BE ASSUMED THAT THERE ARE NO OBJECTIONS TO THE DETAIL.

CLARIFICATION AND INFORMATION. ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED, AND ALL CONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THESE PLANS FOR ERRORS AND OMISSIONS AND TO BRING THESE ERRORS AND OMISSIONS ARE

TO THE ATTENTION OF A APPROPRIATE OWNER & ARCHITECT IN WRITING IN A TIMELY MANNER; AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. SCALED DIMENSIONS

SHOULD BE CONSIDERED ONLY APPROXIMATE; AND IN ANY DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG

DIMENSIONS IN THE FIELD PRIOR TO ANY WORK BEING CONSTRUCTED OR MATERIALS OR PRODUCTS FABRICATED OR ORDERED. SPECIFICATIONS AND WRITTEN NOTES AND SCHEDULES ON DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO INFORMATION

DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF STRUCTURE TO FACE OF STRUCTURE

16. SUBMITTALS, MEETING NOTES, BULLETINS, AND MEMOS: SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201-2017; AND IN NO EVENT WILL THE

DOCUMENT ITEMS WILL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR DISCUSSION AND OR CLARIFICATION. ANY ITEM THAT RESULTS IN A CHANGE TO THE COST OR TIMING OF THE PROJECT SHALL BE BROUGHT TO THE IMMEDIATE

FOR ALL FIXTURES AND FOLIPMENT CALLED FOR ON THE CONSTRUCTION DOCUMENTS TO ARCHITECT INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES. HARDWARE, PLUMBING FIXTURES, KITCHEN FOLIPMENT, ETC., BY SUBMITTING SHOP DRAWINGS AND

SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL. ARCHITECT, FROM TIME TO TIME, WILL ISSUE CONSTRUCTION NOTES OR MEMOS REGARDING CONSTRUCTION ISSUES

THAT HAVE ARISEN SINCE THE DRAWINGS AND SPECIFICATIONS WERE COMPLETED. CONTRACTOR SHALL REVIEW THESE WRITTEN DOCUMENTS AND INCORPORATE THEM INTO THE PROJECT. ANY QUESTIONS OR OBJECTIONS AS TO THE INTENT OF THE WRITTEN.

ATTENTION OF THE OWNER & ARCHITECT PRIOR TO EXECUTING, CONTRACTOR SHALL SUBMIT FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND/OR FABRICATION. CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS

PRODUCT DATA. THE CONTRACTOR REPRESENTS THAT HE/SHE HAS VERIFIED FIELD CONDITIONS. DIMENSIONS AND RELATED CONSTRUCTION AND HAS COORDINATED THE SUBMISSION CONSTRUCTION WITH THE REQUIREMENTS OF ALL OTHER RELATED WORK IN

THE CONSTRUCTION DOCUMENTS. ALL SHOP DRAWINGS AND CUTS MARKED "REVIEWED" BY ARCHITECT, ARE FOR VERIFICATION OF ADHERENCE TO THE DESIGN INTENT ONLY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL MEANS AND METHODS

AND ERRORS AND OMISSIONS ON THEIR DRAWINGS. CONTRACTOR TO SUBMIT A COMPLETE SHOP DRAWINGS AND OR SUBMITTAL FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS. ALL SHOP DRAWINGS

DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. SUBMIT SAMPLES FOR INITIAL

CONTRACTOR BY THE SUB-CONTRACTOR IN WRITING. IN EVENT OF FAILURE OF SUB-CONTRACTOR TO GIVE SUCH WRITTEN NOTIFICATION BEFORE CONSTRUCTION OR FABRICATIONS OF THE WORK, HE WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH

18. BARRICADES: CONTRACTOR SHALL ERECT AND PROPERLY MAINTAIN AT ALL TIMES AS REQUIRED BY CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY PROTECTIVE BARRICADES, FENCES AND OTHER SAFEGUARDS FOR THE PROTECTION OF THE

MEMBERS TO THE STRUCTURAL FRAME. SUB-CONTRACTORS SHALL PROVIDE, INSTALL AND MAINTAIN PROPERLY DESIGNED AND CONSTRUCTED TEMPORARY BRACING OF ADEQUATE STRENGTH TO PREVENT DISLOCATION, DISTORTION, CRACKING, FALLING OFF,

20. TOXIC SUBSTANCES REMOVAL: PRIOR TO ANY WORK BEING PERFORMED, WHENEVER THERE ARE EXISTING STRUCTURES TO BE REMOVED OR ALTERED, CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND REMOVAL OF ANY TOXIC MATERIALS OR

25. MAINTENANCE INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED INFORMATION FOR ALL FEATURES, MATERIALS, AND

COMPONENTS AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY

OBSERVED OR INFORMATION APPARENTLY IS THOUGHT TO BE MISSING, NOTIFY ARCHITECT WITHIN 24 HOURS WITH SKETCH, DRAWING, PDF, PHOTOCOPIES WITH LEGIBLE HANDWRITTEN NOTES AND/OR WRITING (FAX, EMAIL OR CORRESPONDENCE). IF CONFLICT

WITH EXISTING CONDITIONS, PROVIDE DOCUMENTATION (PHOTOS, SKETCHES, DWGS) OF EXISTING CONDITIONS AND SUGGEST PROPOSAL(S) FOR SOLUTION (SKETCH, DRAWING, AND/OR WRITING). IN CASE OF ANY DISCREPANCIES, THE ARCHITECT IS THE SOLE

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

BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT, OR MANUFACTURED DEVICE. (SEE CALGREEN NOTES FOR

26. GENERAL CONTRACTOR, CONTRACTORS, SUB-CONTRACTORS AND BUILDERS TO COORDINATE ALL ENGINEERING AND MECHANICAL DRAWINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK, IF DISCREPANCIES ARE APPARENTLY

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

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

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

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

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

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

30. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. ANY DAMAGE TO EXISTING STRUCTURES DURING THE CONSTRUCTION OR THE NEW WORK SHALL BE

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

36. CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION IS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATION OF MATERIALS WITHIN FIRE RATED ASSEMBLIES, AS CALLED

CONTRACTOR AND/OR ITS SUBCONTRACTORS. FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED CONSTRUCTION ASSEMBLY INTEGRITY. SPECIFIC SEQUENCES OR METHODS OF ACHIEVING FIRE RATED

41. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE TO THE OWNER A COMPLETE SET OF AS-BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROJECT, THE CONTRACTOR SHALL GIVE TO THE OWNER A COMPLETE SET OF AS-BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROJECT, THE CONTRACTOR SHALL GIVE TO THE OWNER A COMPLETE SET OF AS-BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROJECT, THE CONTRACTOR SHALL GIVE TO THE OWNER A COMPLETE SET OF AS-BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROJECT, THE CONTRACTOR SHALL GIVE TO THE OWNER A COMPLETE SET OF AS-BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROJECT, THE OWNER PROJECT, THE OW

GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS. INFORMATION SHALL BE RECORDED BY CONTRACTOR

12. CONTRACTOR IS RESPONSIBLE TO THOROLIGHEV VACILIEM CLEAN ALL CARPETED AREAS. CLEAN ALL ELOORING, MILLWORK LIGHT FLYTHRES. GLASS, ETC. AND LINCOVER AND VACILIEM OUT ALL MECHANICAL LINITES AFTER THE WORK IS COMPLETED AND

37. CONTRACTOR TO FURNISH AND INSTALL ALL BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, TOILET FIXTURES, AND ACCESSORIES OR 'BY OTHER' ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL

FOR ON THE DRAWINGS AND SPECIFICATIONS, ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ANY CHANGE IN MATERIAL THAT IS REQUESTED BY OR MADE BY THE

19. TEMPORARY BRACING: AT ALL TIMES DURING CONSTRUCTION ACTIVITIES OR ERECTION OF PROJECT OR ITS COMPONENT PARTS, PRIOR TO COMPLETION OF THE STRUCTURAL FRAME OR REPLACEMENT AND PERMANENT CONNECTION OF COMPONENT

SUBSTANCES AS REQUIRED BY THE STATE OF CALIFORNIA INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD PAINTS, MOLD, ETC. REMOVAL AND DISPOSAL SHALL FOLLOW STATE MANDATED METHODS, PROCEDURES, DOCUMENTATION AND APPLICATION

SELECTION PURPOSES OF ACTUAL VENEERS SHOWING A FULL RANGE OR GRAIN VARIATION, FINISH AND PATTERNS PROPOSED. SUBMIT SAMPLES AS REQUIRED UNTIL APPROVED BY ARCHITECT. SAMPLES SHALL BE 12" X 12" MIN., ONE UNIT OF EACH TYPE

17. ERRORS AND OMISSIONS: ERRORS OR OMISSIONS WHICH APPEAR ON THE DRAWINGS, IN SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR AND TO THE

ERRORS OR OMISSIONS AND THE COSTS OF RECTIFYING SAME. HOWEVER, DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND WORK CALLED FOR ON ONE AND NOT THE OTHER SHALL BE PROVIDED AS THOUGH FULLY SET FORTH IN BOTH.

OR ANY OTHER DAMAGE TO WORK OR ANY OF ITS COMPONENT PARTS DUE TO FORESEEABLE NORMAL AS WELL AS NOT FORESEEABLE EXCESSIVE WIND AND EARTHQUAKE FORCES WITHOUT ADDITIONAL COST TO OWNER. CONTRACTOR AND HIS

UNLESS OTHERWISE NOTED ON DRAWINGS. WHERE DIMENSION IS LABELED "CLEAR" IT IS TAKEN FROM THE FACE OF FINISH TO FACE OF FINISH OF EACH MATERIAL. PLUS OR MINUS (+/-) DIMENSIONS SHALL NOT VARY BY MORE THAN 2" WITHOUT APPROVAL

JRNISHED IN THE FORM OF LINE DRAWINGS. DETAILED DRAWINGS FURNISHED DURING CONSTRUCTION OR APPROVED BY CONTRACTOR OR ARCHITECT ARE TO BE CONSIDERED EXPLANATORY AND NOT AS CHANGES TO DRAWINGS AND SPECIFICATION

NOTES, FIGURES AND DETAILS ON SAID DRAWINGS SHALL BE FOLLOWED AND EXECUTED AS IF PART OF THESE DOCUMENTS. DRAWINGS ARE NOT TO BE SCALED UNLESS PERMITTED BY THE ARCHITECT. DIMENSIONS SHALL GOVERN. ALL EXTERIOR

ACCURACY OF ALL DIMENSIONS SHALL BE CHECKED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS. IN USING THESE PLAN FOR BIDDING OR CONSTRUCTION

PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS

STANDARD. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL. AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR

15. DIMENSIONS ON DRAWINGS: FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALE, AND DETAIL DRAWINGS IN PREFERENCE TO SMALL SCALE DRAWINGS. SUB-CONTRACTOR AND CONTRACTOR SHALL CHECK ACCURACY OF ALL

DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS. THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER. OR OTHERWISE TO APPLY THE MORE STRINGENT

SHALL BE OBLIGATED TO NOTIFY ARCHITECT VERBALLY AND IN WRITING OF THIS FACT FOR ARCHITECT'S AND OWNER'S DECISION. WHERE THE TERM "OR EQUAL" IS USED IN DRAWINGS OR SPECS IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE

MORE THAN ONE MANUFACTURER IS SPECIFIED IN THE PLANS OR SPECIFICATIONS, IT SHALL BE THE CONTRACTOR'S OPTION TO SELECT THE ONE WHICH HE MAY DESIRE. IF MORE THAN ONE FINISH OR STYLE IS AVAILABLE IN THE ITEM SPECIFIED, CONTRACTOR

AGREEMENT WITH OWNER AND RENDER INTERPRETATIONS NECESSARY FOR THE PROPER EXECUTION OR PROGRESS OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS. ARCHITECT WILL NOT BE RESPONSIBLE OR HAVE

EMPLOYEES. OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK. ANY VERBAL INSTRUCTION OR AUTHORIZATION THAT IS CONFIRMED BY LETTER, MEETING NOTE, MEMORANDA, OR THE LIKE, (WITH A COPY SENT TO THE OWNER, OR THE OWNER'S

OWNER SHALL MEAN: <u>JAMES & MICHELLE JAEGER</u>

UNLESS OTHERWISE DIRECTED BY THE CONTRACTOR.

INSURED WITH WAIVER OF SUBROGATION.

THREE POUNDS PER SQUARE YARD (1.63 KG/M2) OF ACRYLIC MODIFIED CEMENT.

EXCEPTION: PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION THE MASONRY.CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPPROOFING MATERIALS

5.WOOD SIDING. SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES R406.2 CONCRETE AND MASONRY FOUNDATION WATERPROOFING FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFEE FROM THE HIGHER OF (A) THE TOP OF THE FOOTING OR (B) 6 INCHES (152 MM) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE

(152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS,

6. SIXTY-MIL (1.5 MM) FLEXIBLE POLYMER CEMENT.

PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. 6.WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER. SUCH AS CONCRETE OR MASONRY SLABS. UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING. 7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY

WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS 8.PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR | 8. SIXTY-MIL (1.5 MM) SOLVENT-FREE LIQUID-APPLIED SYNTHETIC RUBBER. SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION MEMBRANE. ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

2.WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1)

FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.

MM) TO EXPOSED GROUND.

EXCEPTION: SAWN LUMBER USED IN BUILDINGS LOCATED IN A GEOGRAPHICAL REGION WHERE EXPERIENCE HAS DEMONSTRATED THAT CLIMATIC CONDITIONS PRECLUDE THE NEED TO USE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD WHERE THE STRUCTURE IS EXPOSED TO THE WEATHER 9.WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS

PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN FIELD TREATMENT: FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS, DO NOT SCALE PLANS. GROUND CONTACT: ALL WOOD IN CONTACT WITH THE GROUND. EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND

OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8' UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED. (CRC R317.1.2) VENTILATION REQUIRED BENEATH BALCONY OR ELEVATED WALKING SURFACES: ENCLOSED FRAMING IN EXTERIOR BALCONIES AND

AGING-IN-PLACE DESIGN AND FALL PREVENTION NOTES: (CRC 327) REINFORCEMENT FOR GRAB BARS: AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH SECTION R327. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH SECTION R327. (CRC R327.1.1) 1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY

2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. (1-1/2 INCH BY 7-1/4 INCH ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 391/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING 3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE 4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. 5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND

THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM

EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

A. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY. B REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER FUCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY- INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR C. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE

PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY D. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS MAIN VEHICLE ENTRY DOORWAY. (R309.1) ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE

DOCUMENTATION FOR GRAB BAR REINFORCEMENT: INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. (CRC R327.1.1.1) ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS: ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS

SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. (CRC R327.1.2) A. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS: AND CONTROLS LOCATED ON APPLIANCES. B. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE

BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INTERIOR DOORS: EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES. MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. (CRC R327.1.3)

DOORBELL BUTTONS: DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING. WITH STRAPPING AT LOWER POINT. (CPC 507.2) A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. (CRC R327.1.4)

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

APPENDIX AF RADON CONTROL METHODS

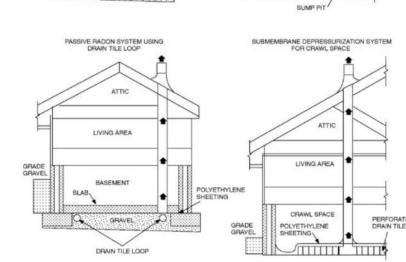


FIGURE AF103.1

3. OTHER MATERIALS, SYSTEMS OR FLOOR DESIGNS WITH DEMONSTRATED CAPABILITY TO PERMIT DEPRESSURIZATION

CONTRACT DOCUMENT NOTES

EXISTING, EAST, ENTRY, EACH ELEC. ELECTRIC, ELECTRICAL ENCL. ENCLOSED, ENCLOSURE

INTERIOR DESIGNER. INSIDE DIAMETER/DIMENSION

INCH

INTERIOR

JANITOR

JOINT JOIST

KITCHEN

LOW. LINEN

LABORATORY

LAVATORY

LEFT HAND

LUM. LUMINOUS, LUMENS

LOAD FROM ABOVE

POUNDS

LOCKER

LIGHT

MAINT. MAINTENANCI

MATERIAL

MEDICINE CABINE

MASONRY OPENIN

NATURAL GRADE

NOT IN CONTRACT, CONTACT

OUTSIDE DIAMETER, DIMENSION

PROPERTY LINE, PLATE

P.O.C. POINT OF CONTACT, CONNECTION

PARALLEL STRAND LAMINATE

MAS. MASONRY

MAX. MAXIMUM

M.B. METAL BOLT

MECH. MECHANICAL

MFGR. MANUFACTUREF

MANHOLE

MIRROR

MISC. MISCELLANEOUS

MOUNTED

MULLION

NATURAL

NEW. NORTH

NUMBER

NOM. NOMINAL

N.T.S. NOT TO SCALE

OVERALL

OBSCURE

O.F.D. OVERFLOW DRAIN

P.LAM. PLASTIC LAMINATE

PAINT(ED)

PAIR

POINT

RADIUS

RECPT. RECEPTACLE

RETURN AIR

ROOF DRAIN

R.D.I. ROOF DRAIN I FADER

REFERENCE

REG. REGULAR, REGISTER

RFFR. RFFRIGFRATOR

REQ'D. REQUIRED

RESIL RESILIENT

RWD. REDWOOD

SCHED. SCHEDULE

SOUTH

SUPPLY AIR

SOLID CORE

SECTION

SHELF

SHEET

SIMILAR

SOFFIT JOIS

STATION

STANDARD

STEEL

STAINLESS STEI

SERVICE SINK

STRUCT. STRUCTURE. STRUCTURA

TREAD, TRASH

TOP OF CURB

TIME CLOCK

TELEPHONE

T & G TONGUE & GROOVE

THICK, THICKNESS

T.O.S. TOP OF STRUCTURE, SHEATHING, SLAB

UNDERWRITER'S LABORATOR

TOP OF PAVING

TOP OF PLATE

TOP OF STEP

TYPICAL

U.B.C. UNIFORMBUILDING CODE

UNDERGROUND

U.N.O. UNLESS NOTED OTHERWISE

VENT. VENTILATION, VENTILATING

WEST, WIDTH, WASHER

UNFINISHED

V.T.R. VENT THROUGH ROOF

WITH

WOOD

WATER HEATER

W.W.M. WELDED WIRE MESH

WATER CLOSET

WROUGHT IRON

WATERPROOF(ING

UNDFR

URINAL

V./VFRT. VFRTICAL

TRANS. TRANSFORMER

T.W. TOP OF WALL

SHT'G. SHEATHING

SIMP. SIMPSON

STOR. STORAGE

SUSP. SUSPEND(ED

TEMP. TEMPERED

TER. TERRAZZO

T.PL.

T.S.

U.G.

VER.

WD.

W.H.

SYM. SYMMETRICAL

SYSTEM

SELECT(ED)

S.C.D. SEAT COVER DISPENSER

SUBDRAIN, SOAP DISPENSER

R.R.

S.D.

RECT. RECTANGLE, RECTANGULAR

REINF. REINFORCE(D), REINFORCEMENT

RETAIN(ING), RETURN

ROUGH OPENING

ROOF RAFTER

PROJ. PROJECTION

OFFICE

OPNG. OPENING

OPP. OPPOSITE

PLAS. PLASTER

PLUMB. PLUMBING

PLYWD. PLYWOOD

PERIM. PERIMETER

ON CENTER

MINIMUM

MEMB. MEMBRANE

MTL. METAL

M.O.

LAM. LAMINATED

LANDSCAPED AREA

INVERT/INVERTED

INSUL. INSULATION

JAN.

LFA.

L.H.

LKR.

ELECTRICAL PANEL, END POINT EQV. EQUIVALEN EQUIP. EQUIPMENT F.W. FACH WAY FXTFRIOR FXISTING GRADE FIXFD FIRE ALARM FACTORY F.C.O. FLOOR CLEAN OUT FLOOR DRAIN FOUNDATION

FIRE EXTINGUISHER

FTG. FOOTING

FURR. FURRING

CENTERLINE

ANCHOR BOL<sup>-</sup>

ABOVE

A.D. AREA DRAIN

ADH. ADHESIVE

ALT. ALTERNATE

ANOD. ANODIZED

A.P. ACCESS PANE

APPX. APPROXIMAT

APPV'D. APPROVED

ASB. ASBESTOS

ASSY. ASSEMBLY

AUTO. AUTOMATIC

BATHROOM

BELOW

BIT. BITUMINOUS

BLDG. BUILDING

BLK'G. BLOCKING

BOT. BOTTOM

BLK. BLOCK

BFTWFFN

BFDROOM

C.B. CATCH BASIN

C.G. CORNER GUARD

CAST IRON

CLR. CLEAR, CLEARANCE

CONST. CONSTRUCT, CONSTRUCTION

CTSK. COUNTER SINK, COUNTERSUNK

DRINKING FOUNTAIN. DOUGLAS FIR

CORR. CORRIDOR, CORROSIVE

CEM. CEMENT

CHAN. CHANNEL

CLKG. CAULKING

CNTR. COUNTER

CONC. CONCRETE

DBL DOUBLE

DECO. DECORATIVE

DEPT. DEPARTMENT

DIAG. DIAGONAL

DIM. DIMENSION

DOWN

DOOR

D.S.P. DRY STANDPIPE

DWG. DRAWING(S)

ELEV. ELEVATOR

EMER. EMERGENCY

DOWNSPOU<sup>\*</sup>

EXPANSION JOINT

DETAIL

DIAMFTER

DIAMETER, ROUND

PERPENDICULAR

AIR CONDITIONING

ADJ. ADJUSTABLE, ADJACENT

ARCH. ARCHITECTURAL.ARCHITECT

BY OWNER, BY OTHERS

C.B.C. CALIFORNIA BUILDING CODE

C.R.C. CALIFORNIA RESIDENTIAL CODE

CONTROL / CONSTRUCT./CEILING JOINT

B.W. BACK OF WALL, BOTTOM OF WALL

ASPHALT CONCRETE

POUND OR NUMBER

F.E.C. FIRE EXTINGUISHER CABINET FINISH GRADE FIXTURE FLOOR JOIST FLOW LINE FLASH. FLASHING FLR. FLOOR FLUOR. FLUORESCENT F.O.C. FACE OF CONCRETE/CURB .O.F. FACE OF FINISH F.O.S. FACE OF STUD / STRUCTURE / SHEATHING F.O.M. FACE OF MASONRY FIRFPI ACF FLOOR SINK, FINISH SURFACE FOOT, FFFT

FUTURE FIELD VERIFY GA. GAUGE GALV. GALVANIZED G.B. GRAB BAR, GRADE BEAM G.C. GENERAL CONTRACTOR GENERAL GROUND FAULT INTERRUPT GALVANIZED IRON GRADE

GYPSUM

G.L.B. GLU-LAM BEAM GND. GROUND

G.P. GRADE PLANE H./HT. HIGH, HEIGHT H.B. HOSE BIBB H.C. HOLLOW CORE HD. HARD. HEAD HDR. HEADER HDWD. HARDWOOD HDWR. HARDWARE H.M. HOLLOW METAL HORIZ. HORIZONTAL HR. HOUR HVAC HEATING VENTILATING AIR CONDITIONING

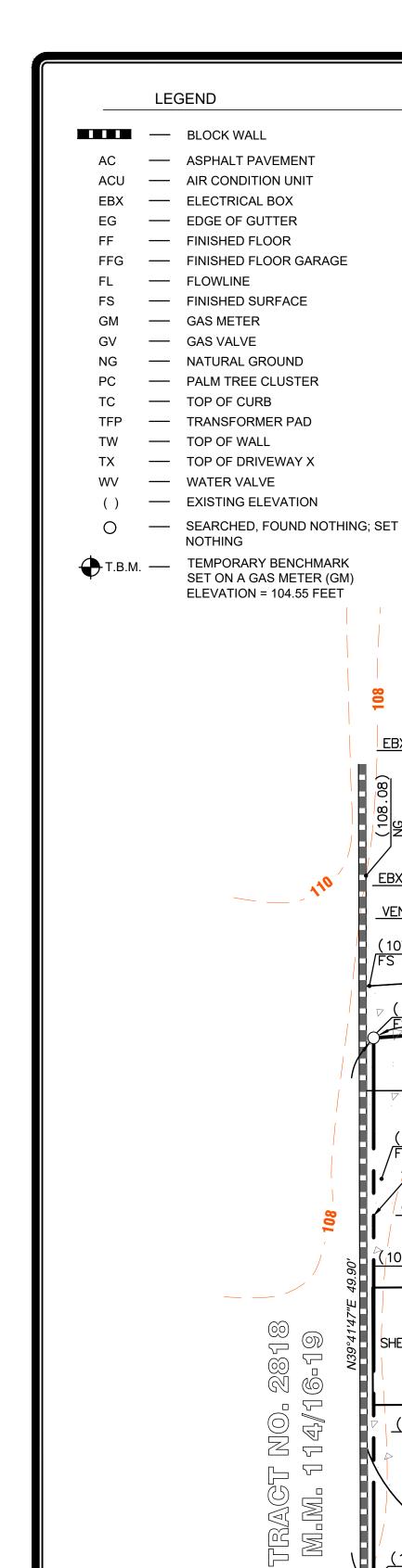
RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES

SUBFLOOR PREPARATION: A LAYER OF GAS-PERMEABLE MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS AND OTHER ACROSS THE ENTIRE SUBFLOOR AREA.

PLACING THE FLOOR ASSEMBLY TO SERVE AS A SOIL-GAS-RETARDER BY BRIDGING ANY CRACKS THAT DEVELOP IN THE SLAB OR FLOOR ASSEMBLY, AND TO PREVENT CONCRETE FROM ENTERING THE VOID SPACES IN THE AGGREGATE RASE MATERIAL. THE SHEETING SHALL COVER THE ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED NOT LESS THAN 12 INCHES (305 MM). THE SHEETING SHALL FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATIONS OF THE MATERIAL. PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING, (CRC AF103.3)

GENERAL NOTESON

OPENING. (CMC 304.4.3)



TITLE REPORT/EASEMENT NOTES 131 EMERALD BAY LAGUNA BEACH, CA 92651 (APN: 053-040-02)

NO TITLE REPORT PROVIDED

CONCRETE SURFACE

(107.74)FL

(107.34)

(130.14) CHIMNEY TOP

(106.03) FS

EXISTING BUILDING

(107.52

(107.21)

(105.93)

CONTOURS OBTAINED FROM A MAP TITLED "CITY OF

LAGUNA BEACH, CALIFORNIA DEPARTMENT OF PUBLIC

WORKS - ENGINEERING DIVISION TOPOGRAPHICAL MAP

OF THE CITY OF LAGUNA BEACH" PREPARED BY PACIFIC

AIR INDUSTRIES, DATED 10/03/1960. REFEREED TO BY

THE EMERALD BAY HOA AS THE "1960 OVERLAY".

### LEGAL DESCRIPTION

**BAY CREST DRIVE** 

AC PAVEMENT

**LOT 36** 

TRACT NO. 975

M.M. 31/18-21

(106.50)NG

(107.54) NG NG (107.39) (106.10) FS \( \sigma \)

(105.85)

(105.90) NG

(105.91)

EXISTING BUILDING

(127.76) RIDGE

REAL PROPERTY SITUATED IN THE CITY OF LAGUNA BEACH. COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 36 IN TRACT NO. 975, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 31, PAGES 18-21, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(105.93) FS

(105.78) NG

### BENCHMARK INFORMATION

### BENCHMARK NO: E-783

DESCRIBED BY OCS 2003 - FOUND 3 3\4" USCGS BRONZED DISK STAMPED "E 783 1946", SET IN THE TOP OF A CONCRETE POST. MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF PACIFIC COAST HIGHWAY, 36 FT. SOUTHERLY OF THE SOUTHBOUND LANES ALONG PCH, IN THE WESTERLY CORNER OF THE JUNCTION OF PCH AND THE ENTRANCE TO EMERALD BAY HOMES NUMBERED (105-113), 1.3 FT. NORTHERLY OF THE NORTHERLY MOST 1 OF 2 STONE GATE POSTS AND 1.7 MILES NORTHWESTERLY ALONG PCH FROM THE CENTERLINE OF BROADWAY. MONUMENT IS SET 0.1 FT. BELOW THE HIGHWAY.

ELEVATION: 99.739 FEET (NAVD88), YEAR LEVELED 2004

### BASIS OF BEARINGS

(104.98)

(104.69) EG

PROPERTY LINE

N50°18'13"W 125,99'

(105.09)/ NG

(105.83)NG

(105.72) NG

(105.11)TC

(104.65)FL

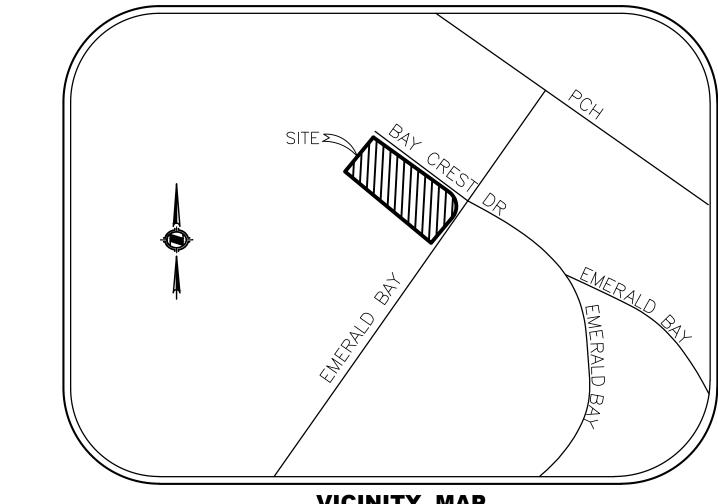
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT OF WAY OF EMERALD BAY HAVING A BEARING OF N39°41'47"E PER RS2022-1137, R.S.B. 335/39.

AC PAVEMENT

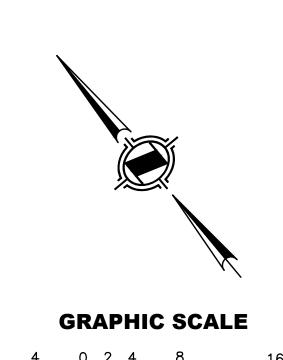
(104.65)TC (104.22)FL

(104.26)TC /(103.74)FL

(104.15)TC (103.68)FL

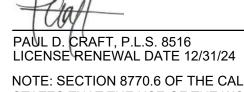


VICINITY MAP NO SCALE



( IN FEET )

1 INCH = 8 FT.



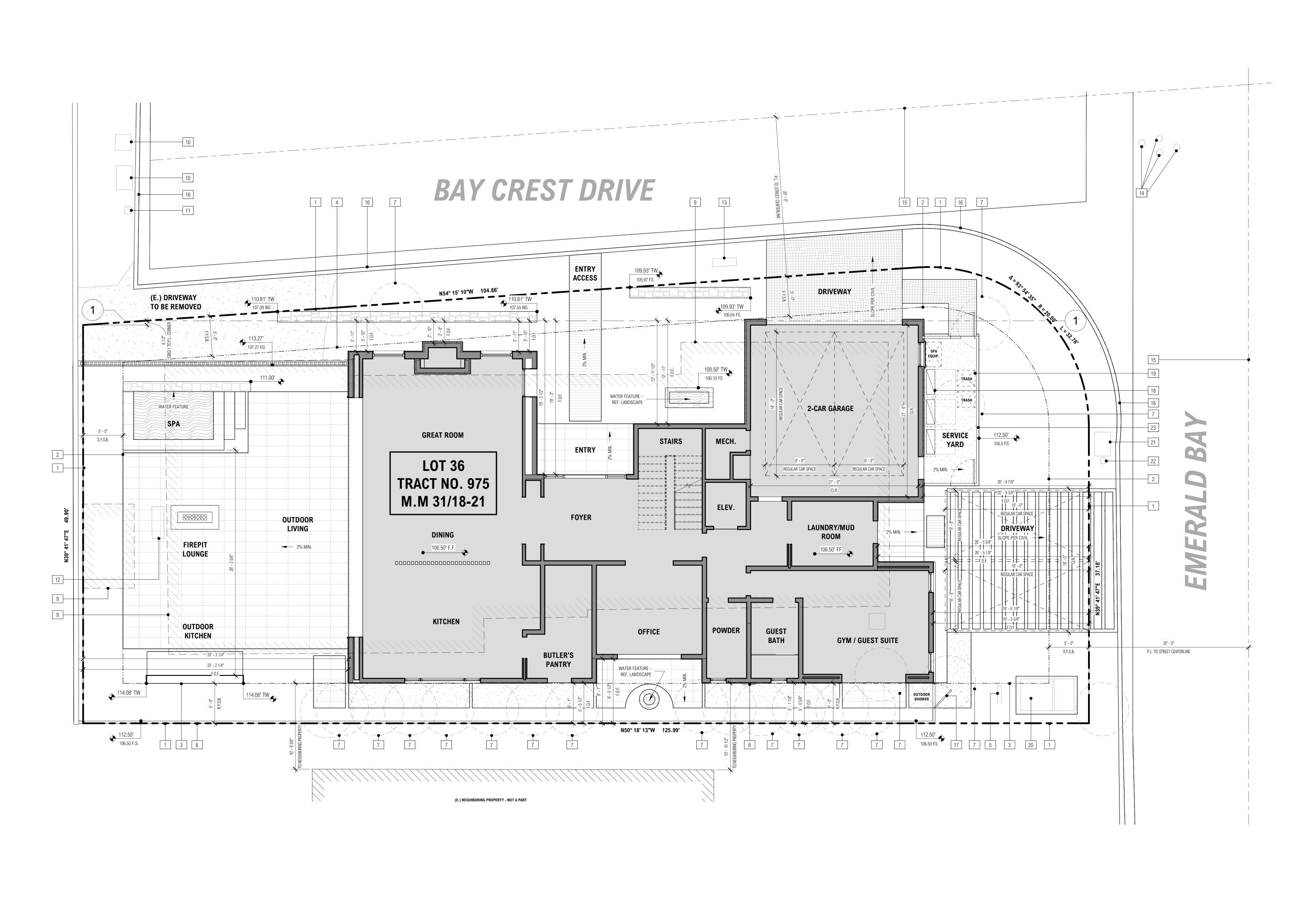
NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

No. 8516 Exp. 12/31/24

131 EMERALD BAY GUNA BEACH, CA 9 (APN: 053-040-02) 11/5/2024 DATE SHEET NO.

**TOPOGRAPHIC MAP** 

1 OF 1







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

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

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

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

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

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

5. FIELD INSPECTOR TO REVIEW AND APPROVE UNDERGROUND ELEC. SERVICE REQUIREMENT PRIOR TO CONCRETE PLACEMENT. 6. EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.

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

C.N.B. NOTES:

2. IF APPLICABLE, REF. PRELIMINARY LANDSCAPE PLANS, FOR ALL HARDSCAPE & PLANTING AREAS WITH RESPECTIVE HEIGHTS AND MATERIALS. POOL& SPA NOTES: 1. PROVIDE AN ALARM FOR DOORS AND WINDOWS WITH SILL HEIGHTS LESS THAN 60-INCHES ABV.F.F. OF THE DWELLING THAT

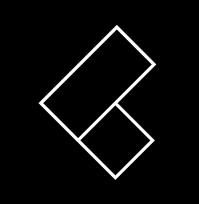
FORMS A PART OF THE POOL ENCLOSURE. THE ALARM SHALL BE LISTED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017. THE DEACTIVATION SWITCH SHALL BE AT LEAST 60" ABOVE THE FLOOR IF THE RESIDENCE IS NOT REQUIRED TO BE ACCESSIBLE. (CBC 3109 & ISPSC 305.4)

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

2. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED WITH SUCTION ANTIENTRAPMENT GRATE IN ACCORDANCE WITH

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

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



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

**PROJECT STATUS** 

PLAN CHECK NO.

HOA - PRELIMINARY

PROJECT CONTACT RYAN McDANIEL, AIA



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SIDEN

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AEG

SITE PLAN NOTES

N 90 00' 00" E 20.00' PROPERTY LINE TAG **KEYNOTE TAG REVISION TAG** SOURCE AT THE TOP LANDING AND FOR STAIR TO THE BASEMENT AT BOTH TOP

RECESSED MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - GC TO COORDINATE W/. UTILITY COMPANY EXT. STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE ARTIFICIAL LIGHT

AND BOTTOM LANDING (R303.8) - REF. DTL. 3/AD-1 -VERIFY TREADS DEPTH AND RISERS HT. W/. CIVIL AND LANDSCAPE DWGS A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO -PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN

REQUIRED CLEARANCES PER MFGR. INSTRUCTION FIREPIT - AS SELECTED TO BE LISTED AND APPROVED, VERIFY W/. OWNER – PROVIDE POWER AND GAS AS REQUIRED – INSTALL AND MAINTAIN CLEARANCES PER MFGR. AND SECTION 308 OF CFC

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

### ANNOTATION LEGEND

PROPERTY LINE - REF. SURVEY SIDE YARD SETBACK

REAR YARD SETBACK FRONT YARD SETBACK

5 (N.) BACKFLOW PREVENTION DEVICE - REF. LANDSCAPE DWGS. 6 (E.) PROPERTY LINE WALL - PROTECT IN PLACE - REF. SURVEY, CIVIL AND LAND. DWGS 7 (E.) ON-SITE TREE - TO BE REMOVED - REF. SURVEY AND LAND. DWGS.

MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36"" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) 9 FOOTPRINT OF EXISTING STRUCTURE, TO BE REMOVED - REF. SURVEY 10 (E.) ELECTRICAL BOX - REF. SURVEY 11 (E.) VENT - REF. SURVEY

12 (E.) AIR CONDITIONING UNIT - TO BE REPLACED - REF. SURVEY 13 (E.) MAIL BOX - TO BE REPLACED - REF. SURVEY

14 (E.) WATER VALVE - REF. SURVEY & CIVIL DWGS. 15 CENTERLINE OF STREET - REF. SURVEY 16 (E.) ROLLED-CURB - REPLACE AS REQ'D. - REF. SURVEY AND CIVIL DWGS.

19 TRASH LOCATION - SCREEN FROM STREET AS NEEDED 20 (E.) TRANSFORMER - PROTECT IN PLACE - REF. SURVEY

SELF-LATCHING DEVICE PLACED NO LOWER THAN 60 INCHES ABOVE GROUND 18 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER -SIZE TBD, REF. ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

17 POOL GATES SHALL OPEN OUTWARD AWAY FROM THE POOL OR SPA, SHALL BE SELF-CLOSING AND SHALL HAVE A

21 (E.) GAS METER LOCATION - REF. SURVEY & CIVIL DWGS.

22 (E.) GAS VALVE - REF. SURVEY & CIVIL DWGS. 23 (N.) LANDSCAPE WALL WOOD FENCE (OPAQUE) - REF. LANDS. DWGS. PROJECT ADDRESS: 131 EMERALD BAY, LAGUNA BEACH, CA 92651

OWNER INFORMATION:

JAMES & MICHELLE JAEGER / TRUSTEES OF THE JAEGER FAMILY TRUST, DATED JULY 27,1996 10620 SOUTHERN HIGHLANDS PKWY., STE. 110-1000, LAS VEGAS, NV, 89141 213.944.3311 (JAMES)

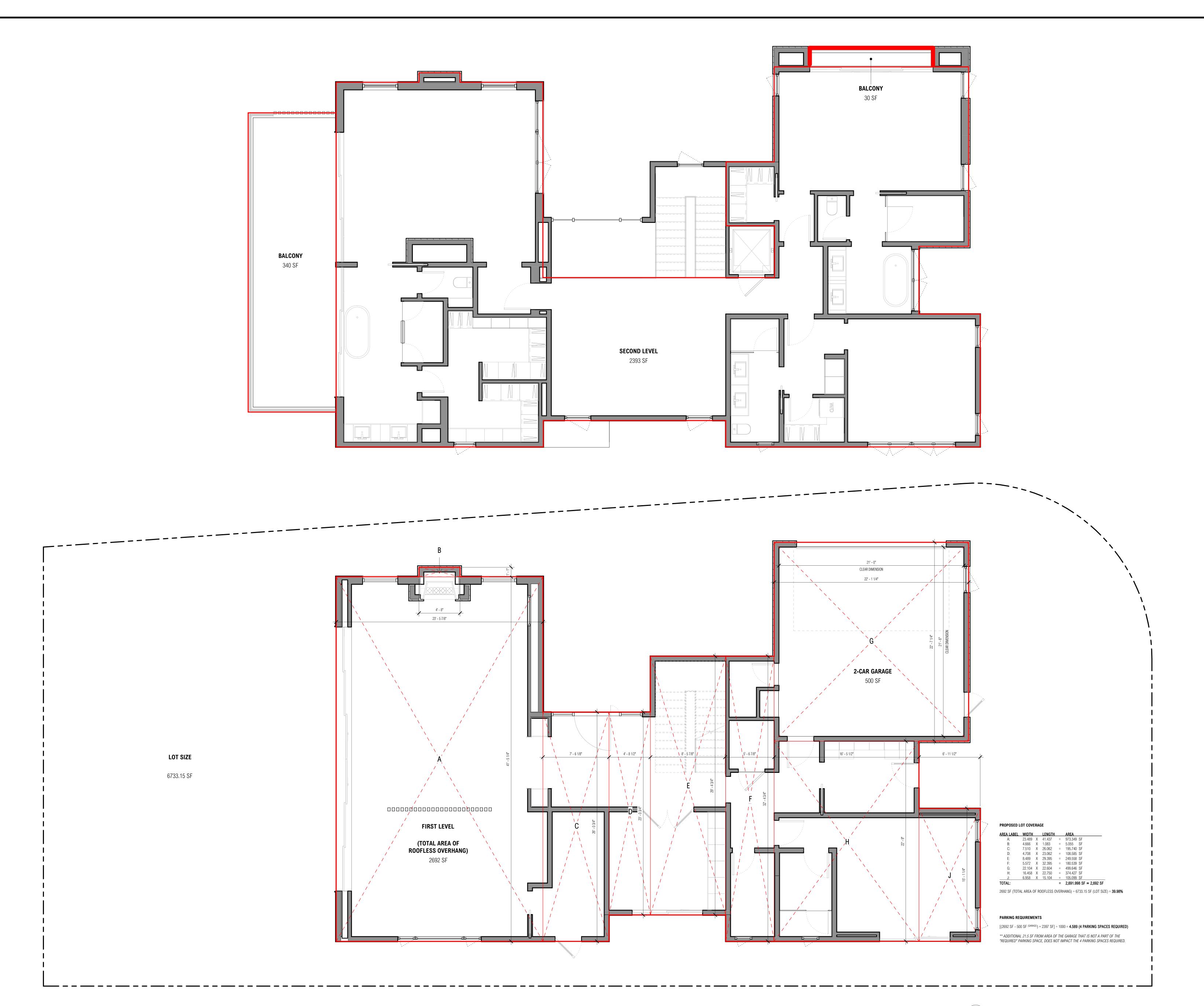
DATE 11/05/2024

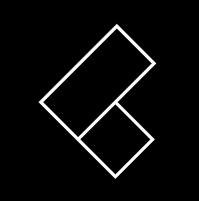
REVISIONS NO. REVISION DATE

> ARCHITECTURAL SITE PLAN

A-0.0

**C** KEYNOTES





BRANDON ARCHITECTS

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

PROJECT STATUS

HOA - PRELIMINARY

PLAN CHECK NO.

PROJECT CONTACT RYAN McDANIEL, AIA



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JAEGER RESIDENCE

PROJECT ADDRESS:

131 EMERALD BAY, LAGUNA BEACH,
CA 92651

OWNER INFORMATION:

JAMES & MICHELLE JAEGER / TRUSTEES
OF THE JAEGER FAMILY TRUST,
DATED JULY 27,1996
10620 SOUTHERN HIGHLANDS PKWY.,

STE. 110-1000, LAS VEGAS, NV, 89141

213.944.3311 (JAMES)

**DATE** 11/05/2024

REVISIONS

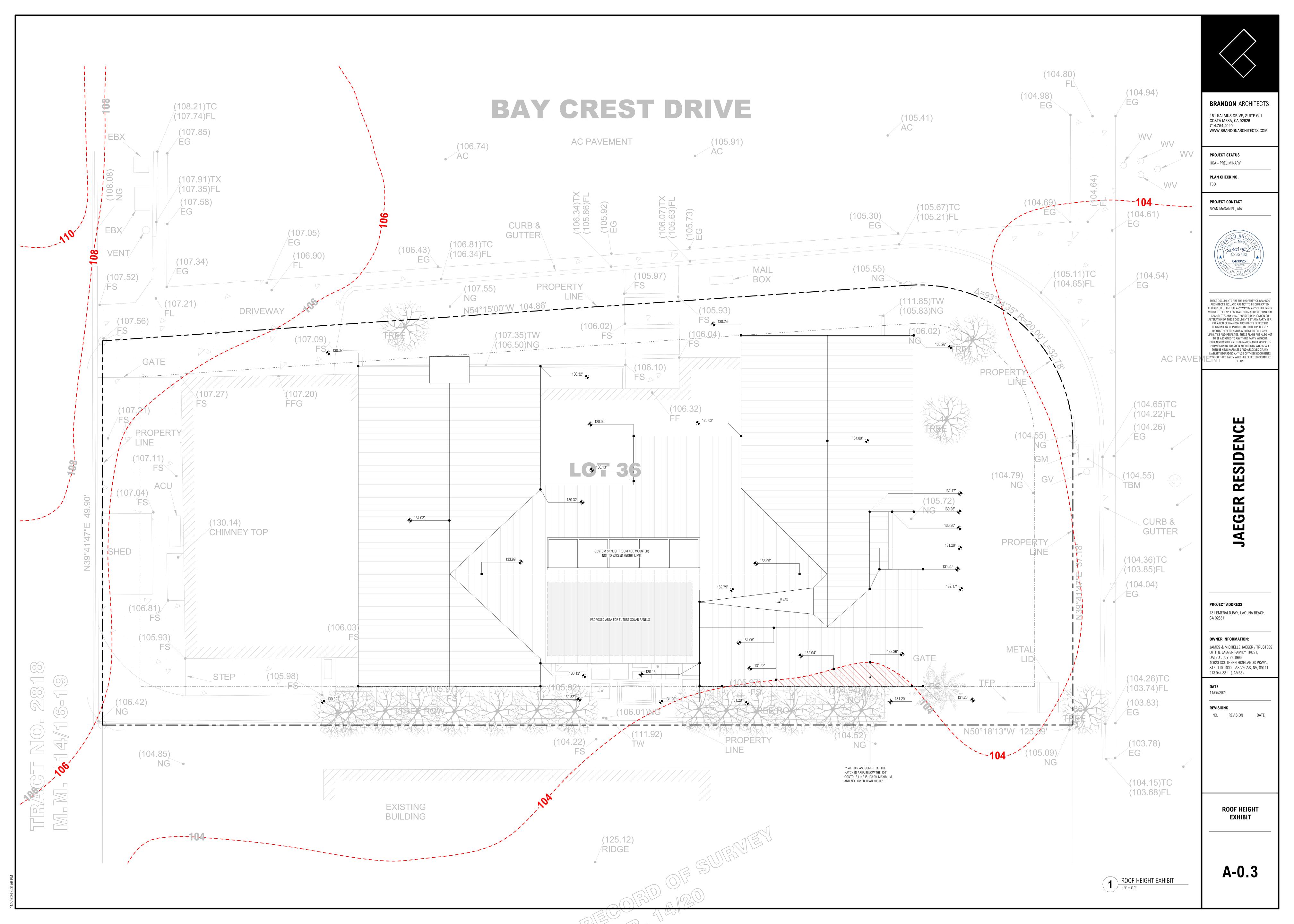
NO. REVISION DATE

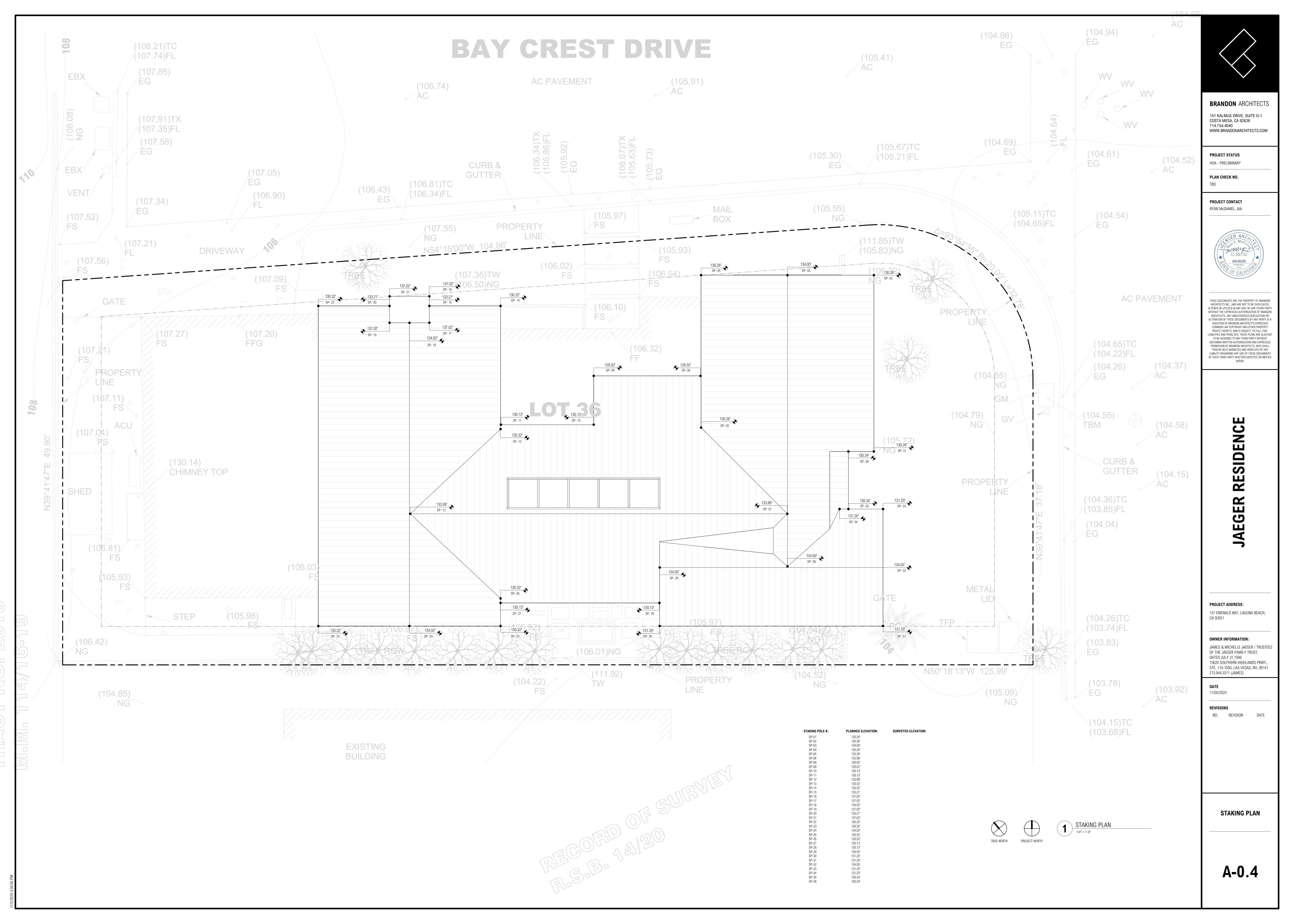
LOT COVERAGE & PARKING REQUIREMENTS

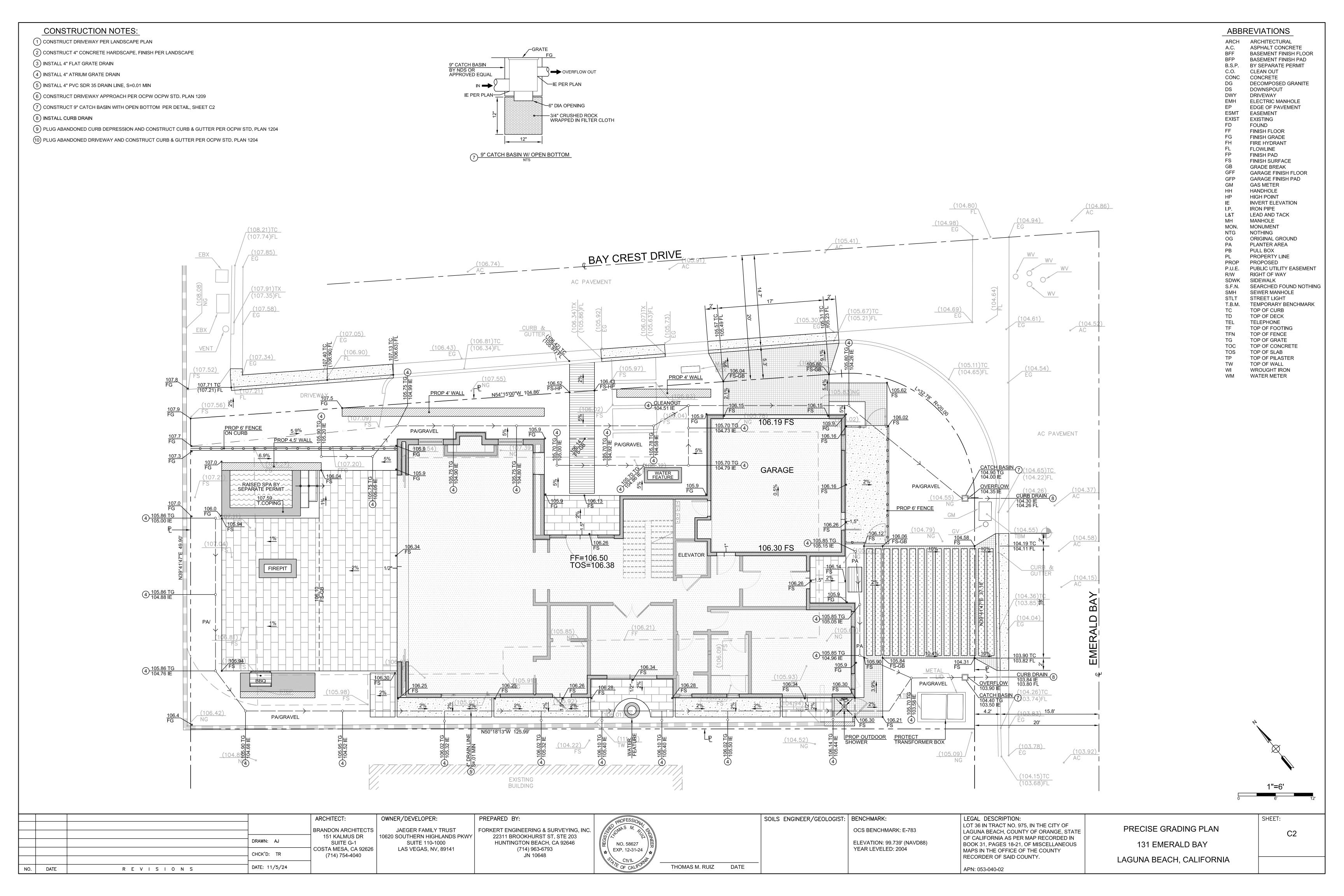
A-0.2

PROPOSED LOT COVERAGE & PARKING REQUIREMENTS

1/4" = 1'-0"









- 1. 16" x 24" GSD 'Los Olivos' Limestone in a Running Bond Pattern
- a. Grout Color and Spacing, TBD 2. 4"sq. Cobble Pavers in a Stacked Pattern
- a. Grout Color and Spacing, TBD
- 3. 6" Thermory 'Ash' Decking
- 4. Smooth Sand Finish (Top Cast #3) Colored Concrete, Davis 'Miami Buff'
- Secondary Driveway, Cobble Border with Artificial Turf Infill
- 3" GSD 'Custom Blend' Crushed Gravel
- 7. 4" Green Seam, See Sheet L-2 for Plant Material
- 8. Steps, 2"thk. x 24"L GSD 'Los Olivos' Limestone Treads with Vertical 6" Wood Risers
- 9. 4'ht. Freestanding Accent Walls, Wrap with Stone to Match House
- 10. Existing Perimeter Wall to Remain
- 11. 6'ht. Decorative Fencing, See Sheet L-3 'Decorative Fencing Elevation' 12. Outdoor Shower, See Sheet L-3 'Outdoor Shower Elevation'
- 13. 6'ht. Privacy Gate and Fencing, See Sheet L-3 'Privacy Gate and Fencing
- 14. BBQ Countertop and Media Wall, See Sheet L-3 'BBQ Countertop and
- Media Wall Elevation'
- 15. 42"ht. Bar Height Countertop, See Sheet L-3 'Outdoor Counter Elevation' 16. 18"ht. Fire Pit, See Sheet L-3 'Fire Pit Elevation'
- 17. 18"ht. Raised Spa and 54"ht. Fountain Wall, See Sheet L-3 'Raised Spa and Fountain Wall Elevation
- 18. 6' x 2'-6" x 2'ht. Custom Fountain with (2x) Copper Spouts, Designer to
- 19. 2'-6"dia. x 2'ht. Custom Fountain with Copper Bubbler, Designer to
- 20. (2x) 24"dia. Pots, Designer to Source. See Sheet L-2 for Plant Material 21. 6'-7" x 4'-7" Double Day Bed with 20"dia. Side Table
- 22. (4x) 20"sq. Bar Stools
- 23. (2x) 36" x 84" Sofas and (2x) 34" x 36" Club Chairs
- 24. 96" x 36" Dining Table with (8x) Dining Chairs
- 25. Trash Location
- 26. Pool Equipment Location
- 27. A/C Unit Location
- 28. Existing Utilities
- 29. Mailbox Location, See Sheet L-3 'Mailbox Elevation'
- 30. 5'ht. Utility Screening Gate and Fence, See Sheet L-3 'Utility Gate and Fence Elevation'
- 31. New Curbs and Gutters per EBSD Standards32. Backflow Prevention Device Location

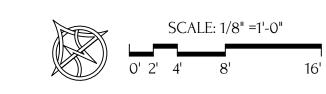
### MITIGATION MEASURE NOTES

- See Civil Plan for New Drainage System
- All Property Line Walls/Fences to Remain
- A Licensed Mechanical Engineer Should be Consulted to Ensure that the Project Design Meets all Applicable Mechanical and Safety Codes

### SPOT ELEVATIONS LEGEND

- (E) Existing Spot Elevations
- FS Finish Surface
- FG Finish Grade
- TW Top of Wall TC Top of Curb
- TF Top of Fence







Corona Del Mar, CA 92625

949.673.5450

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11.06.2024 Plot Date:

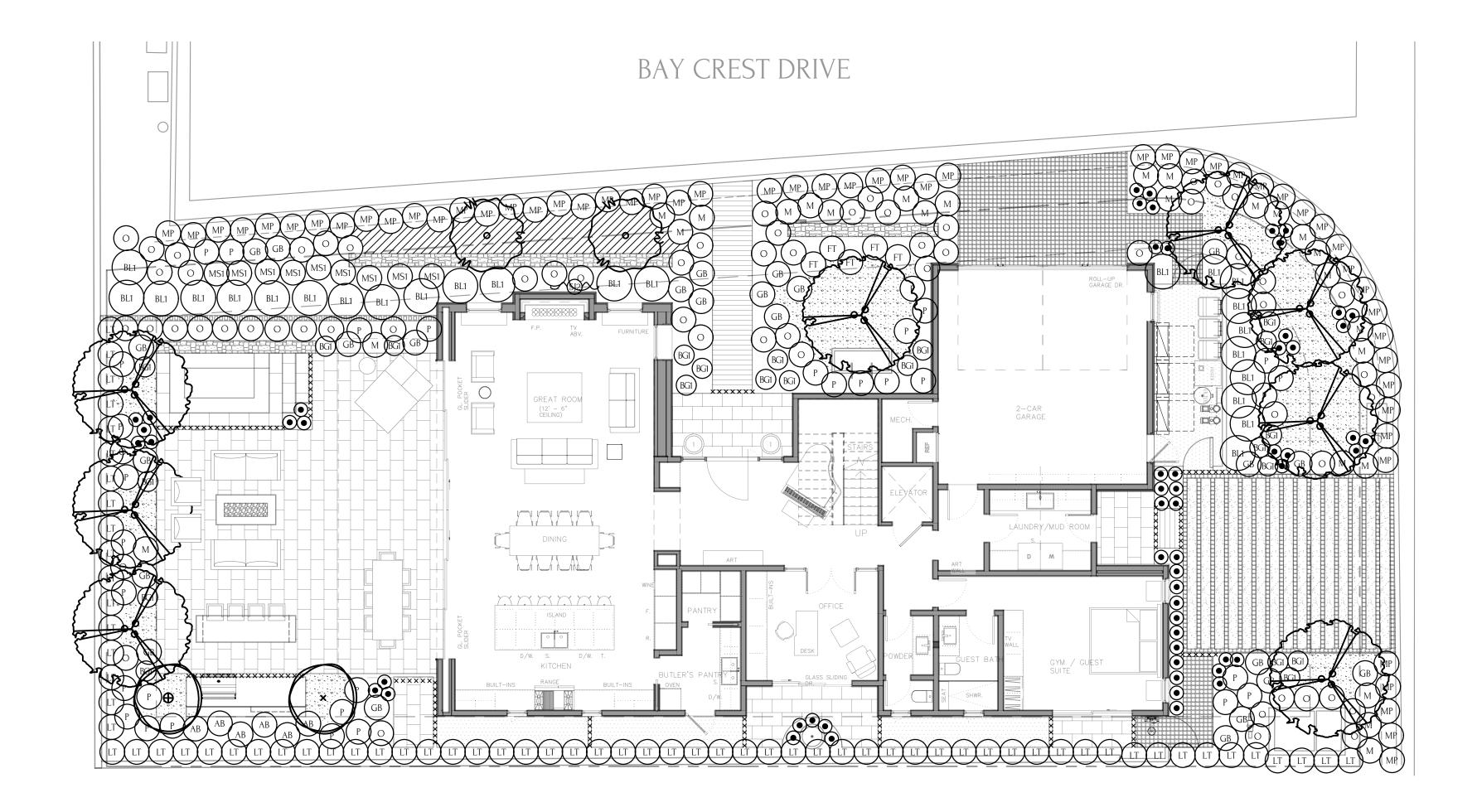
Revisions: 09.24.2024 - Initial Meeting

11.06.2024 - HOA Sub #2

MH Drawn By: SL PM: Contact Email: spencer@gardenstudiodesign.com

Sheet:

Hardscape Plan



EXISTING STRUCTURE — NOT A PART

### NOTES

- No Trees, Shrubs or Planting Material at Maturity to be Higher than the Houses Adjacent to the Lot
   No Plants Within 24" from Face of Curb to be Higher than 6"



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	Trees	<u>Size</u>	Quantity	Heights at Ma
(° ) E	Gingko biloba 'Standard' Maidenhair Tree	36" Box	2	15'-0"
	Olea europaea 'Multi' Specimen Olive Tree	14' Specimen	8	16'-0"
(0)	Citrus x meyeri Dwarf Meyer Lemon	36" Box	1	9'-0"
(x)	Citrus aurantifolia Dwarf Mexican Lime	36" Box	1	9'-0"
	<u>Hedges</u>			
BL1	Laurus nobilis 'Multi' Bay Laurel	30 gal.	24	8'-0"
LT	Ligustrum japonicum 'Texanum' Staked Wax Leaf	30 gal.	69	8'-0"
	Shrubs			
BGI	Buxus microphylla 'Green Beauty' Globe Green Beauty Boxwood Globe	24" dia.	22	2'-0"
(MS1)	Miscanthus sinensis Chinese Silver Grass	5 gal.	9	4'-0"
MP	Myoporum parvifolium 'Fine Leaf Form' Groundcover Myoporum	5 gal.	54	0'-6"
AB	Myrsine africana African Boxwood	5 gal.	6	3'-0"
$\odot$	Olea europaea 'Montra' Little Ollie Dwarf Olive	5 gal.	64	4'-0"
FT	Pennisetum 'Fairy Tails' Evergreen Fountain Grass	5 gal.	5	3'-0"
P	Pittosporum tenuifolium 'Golf Ball' Golf Ball Pittosporum	5 gal.	31	3'-0"
•	Sesleria autumnalis Autumn Moor Grass	1 gal.	61	1'-6"
GB	Westringia fruticosa 'Grey Box' Dwarf Coast Rosemary	5 gal.	22	3'-0"
M	Westringia fruticosa 'Mundi' Low Coast Rosemary	5 gal.	25	2'-0"
	Groundcovers			
	Sesleria autumnalis Autumn Moor Grass	1 gal. (24" o.c.)	26	1'-6"
× × × × ×	Viola hederacea Australian Violet	Dirt Flats	7	0'-6"
	<u>Vines</u>			
<b>√</b> \$12} <b>∕</b>	Trachelospermum jasminoides Star Jasmine	15 gal.	1	6'-0"



2732 East Coast Highway, Suite A Corona Del Mar, CA 92625 949.673.5450

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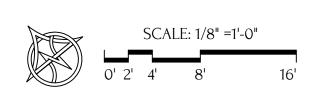
Drawn By: Contact Email: spencer@gardenstudiodesign.com

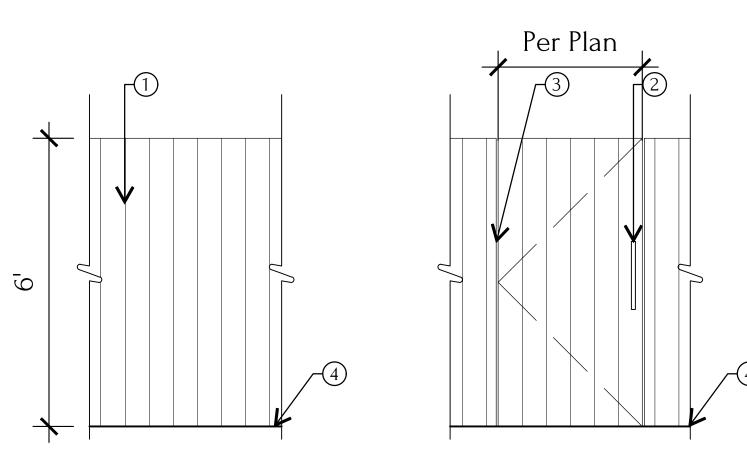
Sheet:

Planting Plan

L-2







### Legend

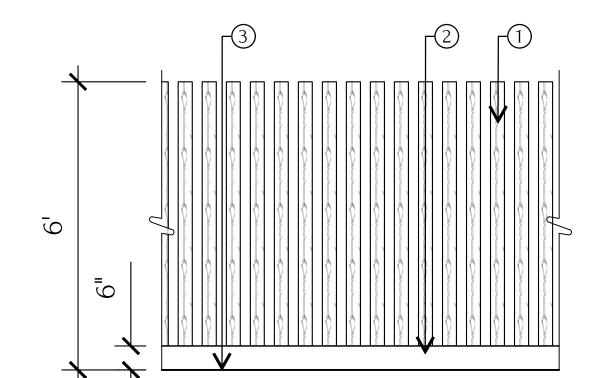
- 1. 6" Vertical Stain Grade Wood Fence\* to Match House with  $\frac{1}{4}$ Copper Top Trim Detail
- 2. Gate Hardware TBD 3.  $4'' \times 4'' \times \frac{1}{4}''$  Emtek Heavy Duty Ball
- Bearing Hinge 4. Finish Surface

\*Fence to be Finished on Both

### Privacy Gate and Fence Elevation

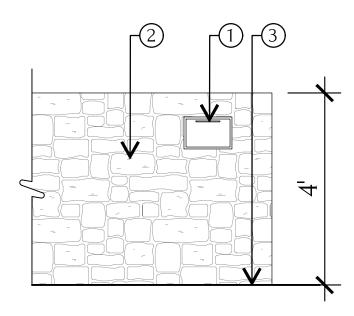
Scale: ½" = 1'

Scale: ½" = 1'



Decorative Fencing Elevation

- 1.  $3\frac{1}{2}$  Stain Grade Wood Posts with  $2\frac{1}{2}$
- Gap to Match House 2. 6"ht. Concrete Base, Top Cast #3
- Davis 'Miami Buff' 3. Finish Surface



Legend

Adjacent House Wall

3. Finish Surface

a. Cold Water Only

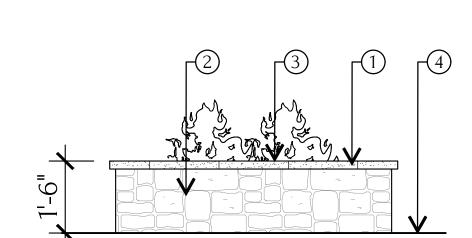
Shower Hardware TBD

Wall Mounted Mailbox, TBD

### Adjacent Stone Accent Wall Finish Surface

### Mailbox Elevation

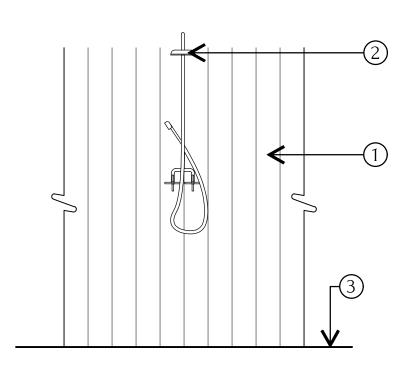
Scale: ½" = 1'



Fire Pit Elevation

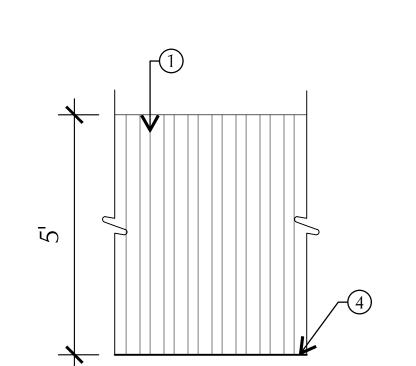
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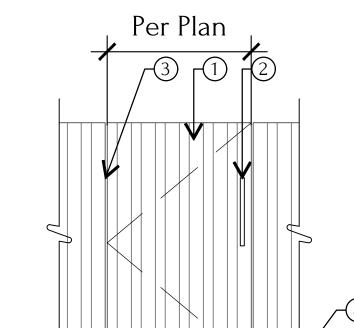
- 2"thk. Limestone Cap
- Stone Veneer to Match House 'Charcoal' Microlava Burner Media
- 4. Finish Surface



### Outdoor Shower Elevation

Scale: ½" = 1'





### Legend

- 1.  $3\frac{1}{2}$  x  $4\frac{1}{2}$  Vertical Planks with  $2\frac{1}{2}$ Gap. Back of Fence to be Finished with Solid Wood Panels
- 2. Gate Hardware TBD
- 3.  $4'' \times 4'' \times \frac{1}{4}''$  Emtek Heavy Duty Ball Bearing Hinge
- 4. Finish Surface

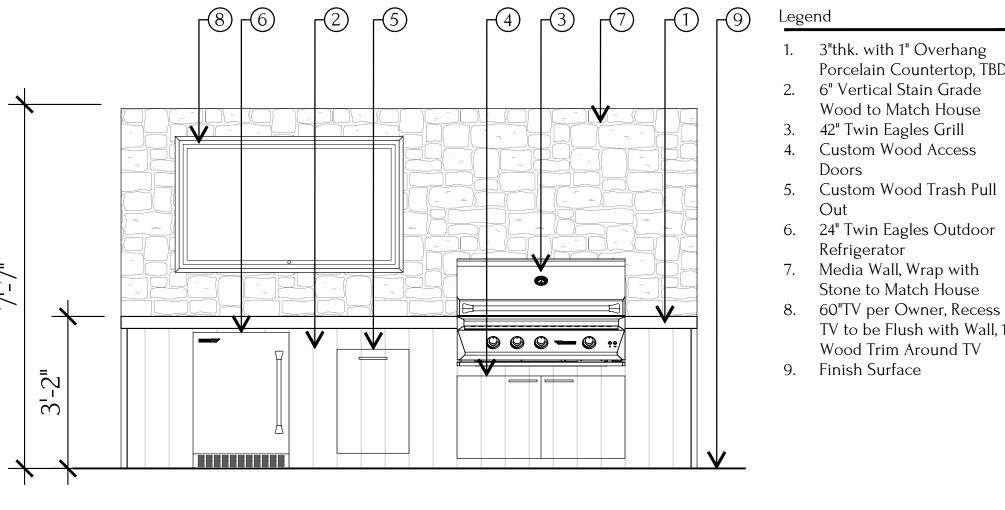
\*Fence to be Have Solid Back

### 09/30/2024

Scale: ½" = 1'

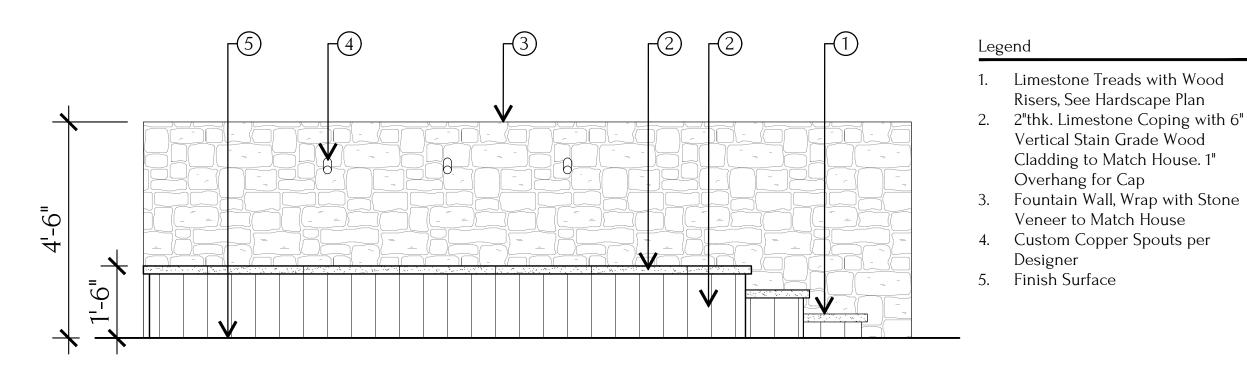


Scale: ½" = 1'



### BBQ Countertop and Media Wall Elevation

Scale: ½" = 1'

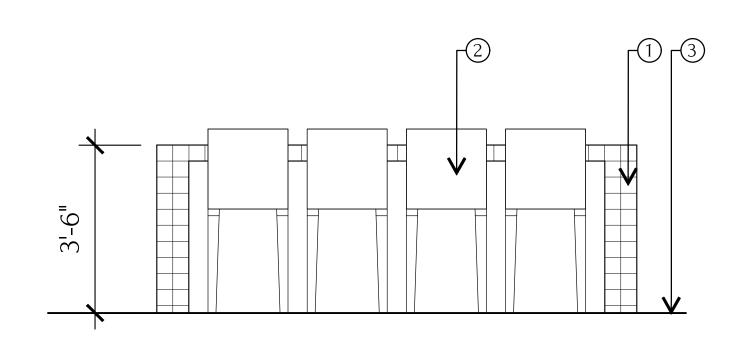


### Raised Spa and Fountain Wall Elevation

Outdoor Counter Elevation

Scale: ½" = 1'

Scale: ½" = 1'



### Legend

1. Waterfall Edge Countertop. Wrap with

Porcelain Countertop, TBD

Wood to Match House

Stone to Match House

Wood Trim Around TV

TV to be Flush with Wall, 1"

Doors

Refrigerator

Risers, See Hardscape Plan

Vertical Stain Grade Wood

Cladding to Match House. 1"

Veneer to Match House

Designer

- 4" Sq. Zellige Tile
  2. Bar Height Stools
- 3. Finish Surface

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Contractor to Field Verify All Measurements and Confirm Details to

DATED xx/xx/2023 FOR THE APPROVED LANDSCAPE SET.

Provide Accurate Bid

ESIG ?

2732 East Coast Highway, Suite A

Corona Del Mar, CA 92625

949.673.5450

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Plot Date: 11.06.2024

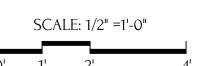
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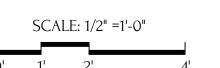
Drawn By:

Contact Email: spencer@gardenstudiodesign.com

Sheet: L-3

Elevations





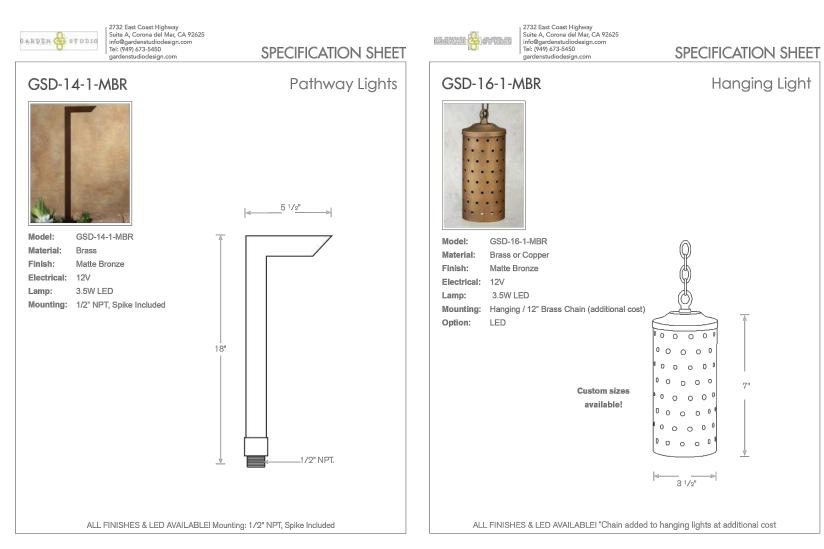
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<u>Symbol</u>	Description	<u>Product #</u>	<u>Finish</u>	Type	<u>Wattage</u>	<u>Contact</u>	<u>Qty</u>
$\bigoplus$	Path Lights	GSD-14-1-MBR	Matte Bronze	12v LED	3.5W	Garden Studio Design products@gardenstudiodesign.com	7
$\bigoplus$	Hanging Lights	GSD-16-1-MBR	Matte Bronze	12v LED	3.5W	Garden Studio Design products@gardenstudiodesign.com	12
$\bigoplus$	Water Light	GSD-18-1-5-BRZ	Matte Bronze	12v LED	3.5W	Garden Studio Design products@gardenstudiodesign.com	2
	Step Light	GSD-15-6-MBR	Matte Bronze	12v LED	3.5W	Garden Studio Design products@gardenstudiodesign.com	3



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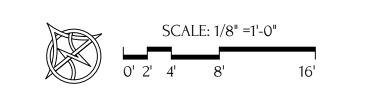
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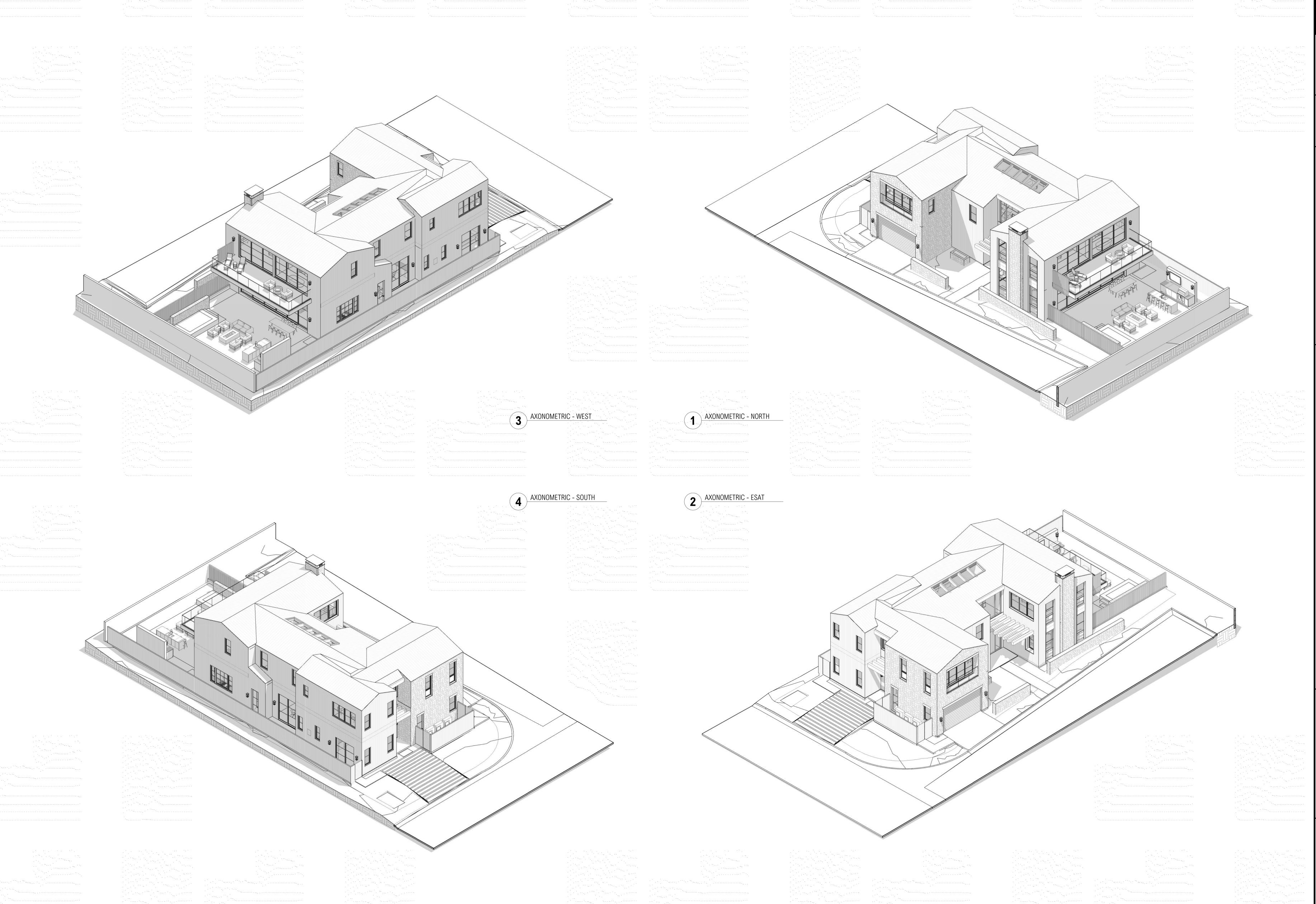
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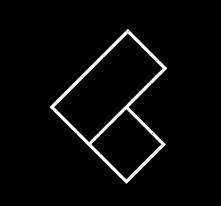
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Lighting Plan









BRANDON ARCHITECTS

151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040

WWW.BRANDONARCHITECTS.COM

PROJECT STATUS

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RYAN McDANIEL, AIA

PROJECT CONTACT

C-35732

OH/30/25

RENEWAL
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OF CALIFORNIA

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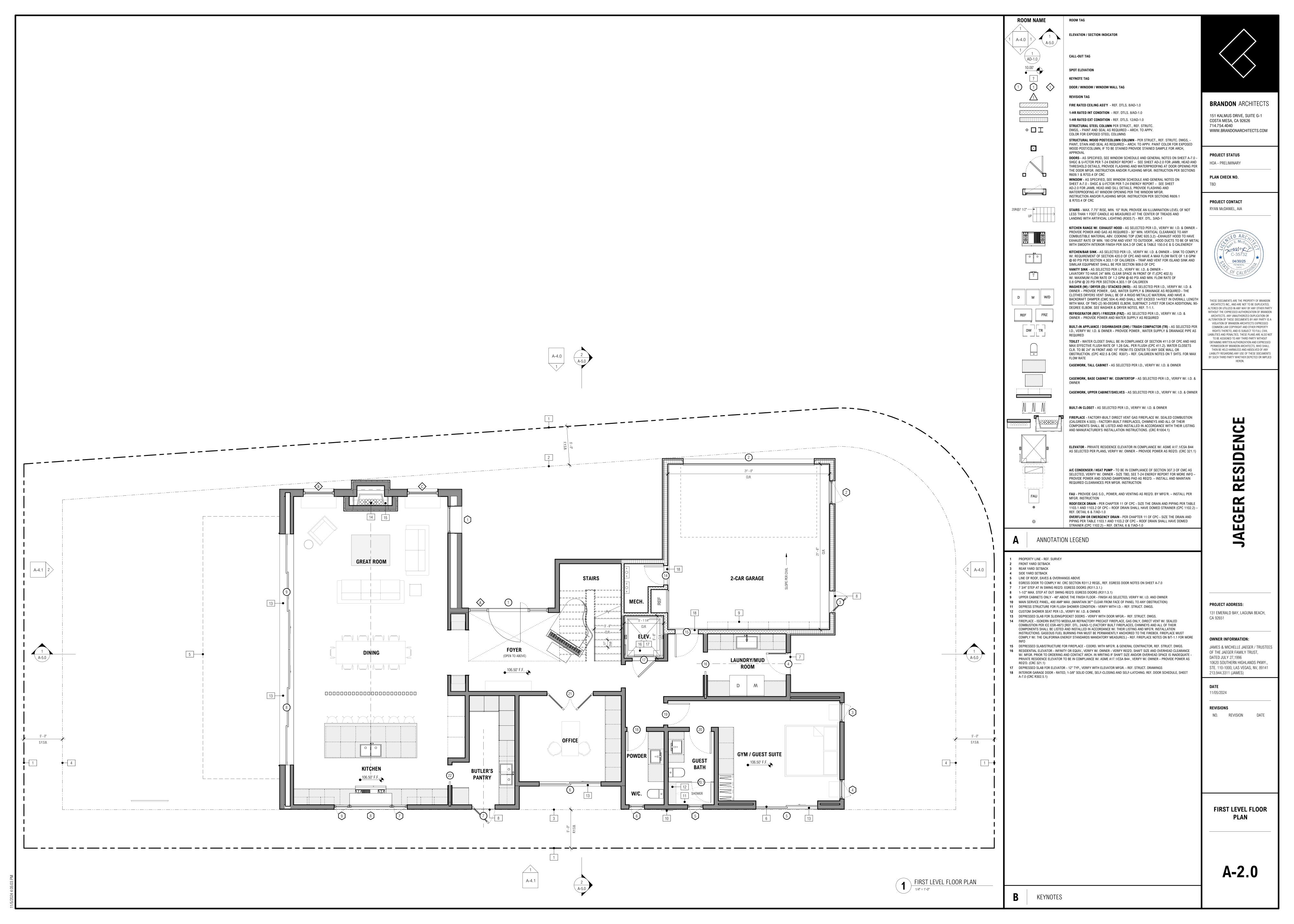
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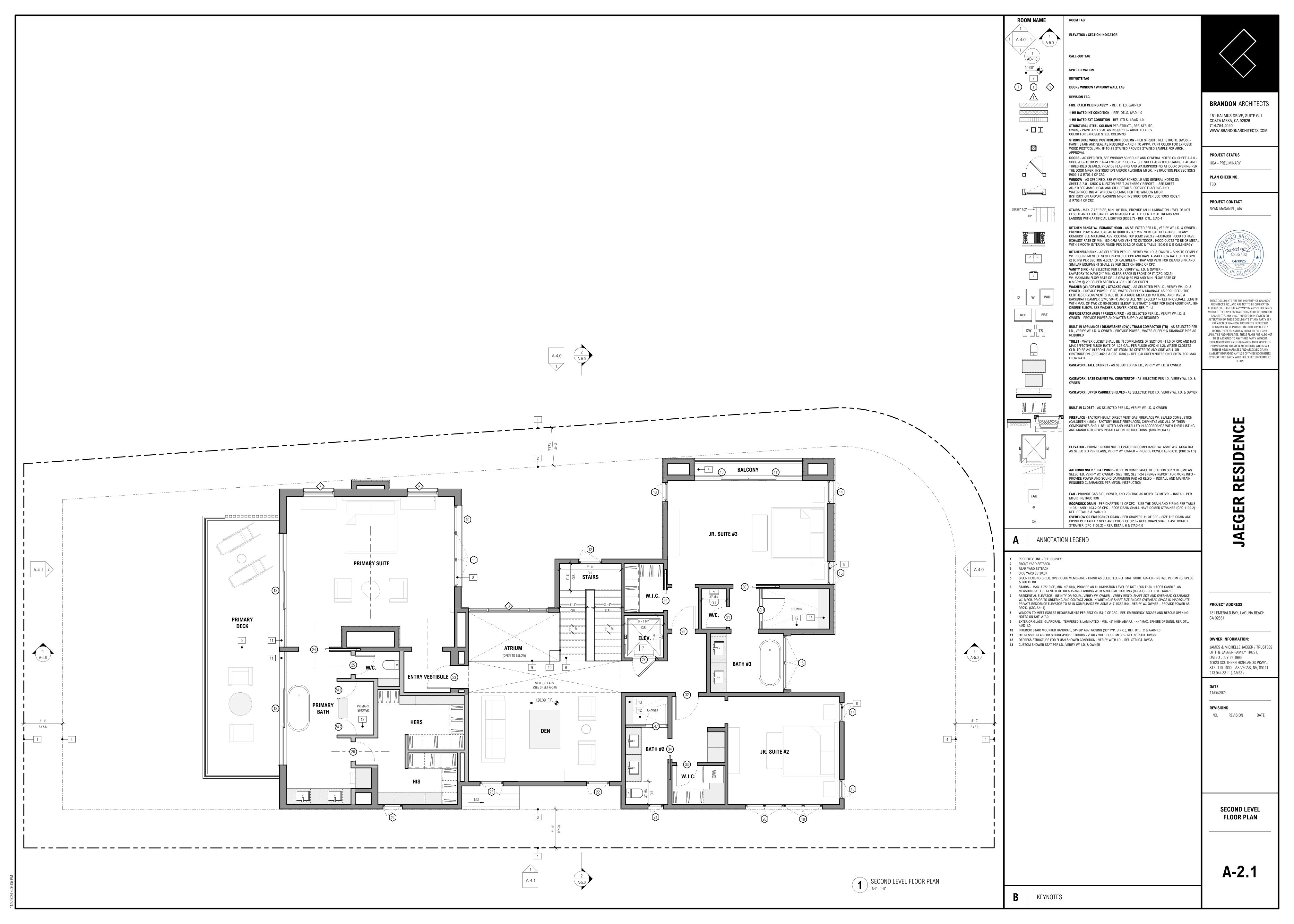
REVISIONS

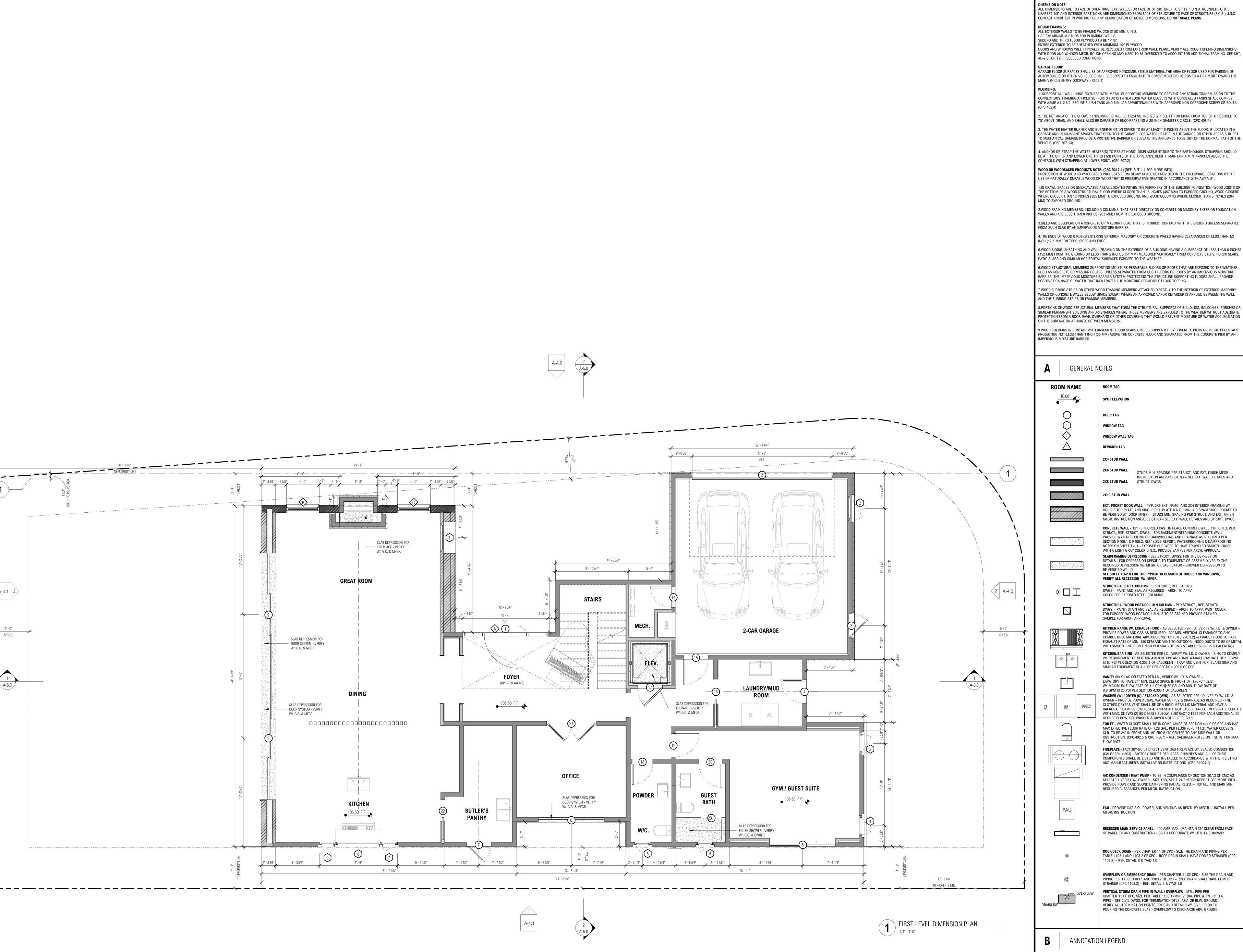
NO. REVISION DATE

3D VIEWS

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ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.) TYP, U.N.O. ROUNDED TO THE NEAREST 1/8" AND INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE (F.O.S.) U.N.O. -CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS, **DO NOT SCALE PLANS**. ALL EXTERIOR WALLS TO BE FRAMED W/. 2X6 STUD MIN. U.N.O.

1. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY

2. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6) 3. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE

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

PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1. 1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204

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

3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER. 4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2

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

POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING. 7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL

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

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

SPOT ELEVATION REVISION TAG 2X4 STUD WALL 2X6 STUD WALL STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND 2X8 STUD WALL STRUCT. DWGS 2X10 STUD WALL

EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR FRAMING W/. DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O., MIN. AIR SPACE/DOOR POCKET TO

BE VERIFIED W/. DOOR MFGR. - STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF/ SOILS REPORT, WATERPROOFING & DAMPROOFING NOTES ON SHEET T-1.1 - EXPOSED SURFACES TO HAVE TROWELED SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O., PROVIDE SAMPLE FOR ARCH. APPROVAL

SLAB/FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS - FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/. MFGR. OR FABRICATOR – SHOWER DEPRESSION TO BE VERIFIED W/. I.D. SEE SHEET AD-2.0 FOR THE TYPICAL RECESSION OF DOORS AND WINDOWS, VERIFY ALL RECESSION W/. MFGR. STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUTC.

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

SAMPLE FOR ARCH, APPROVAL KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER -PROVIDE POWER AND GAS AS REQUIRED - 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) -EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER - SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM

SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER -LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN WASHER (W) / DRYER (D) / STACKED (W/D) - AS SELECTED PER I.D., VERIFY W/. I.D. &

OWNER - PROVIDE POWER, GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1. **TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS** MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1) A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS

SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO -PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. — INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. - INSTALL PER

MFGR. INSTRUCTION

RECESSED MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - GC TO COORDINATE W/. UTILITY COMPANY ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER

1102.2) - REF. DETAIL 6 & 7/AD-1.0 STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/AD-1.0 VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW - MTL. PIPE PER CHAPTER 11 OF CPC, SIZE PER TABLE 1103.1 (MIN. 2" DIA. PIPE & TYP. 3" DIA. PIPE) – SEE CIVIL DWGS. FOR TERMINATION DTLS. ABV. OR BLW. GROUND.

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED VERIFY ALL TERMINATION POINTS, TYPE AND DETAILS W/. CIVIL PRIOR TO POURING THE CONCRETE SLAB - OVERFLOW TO DISCHARGE ABV. GROUND

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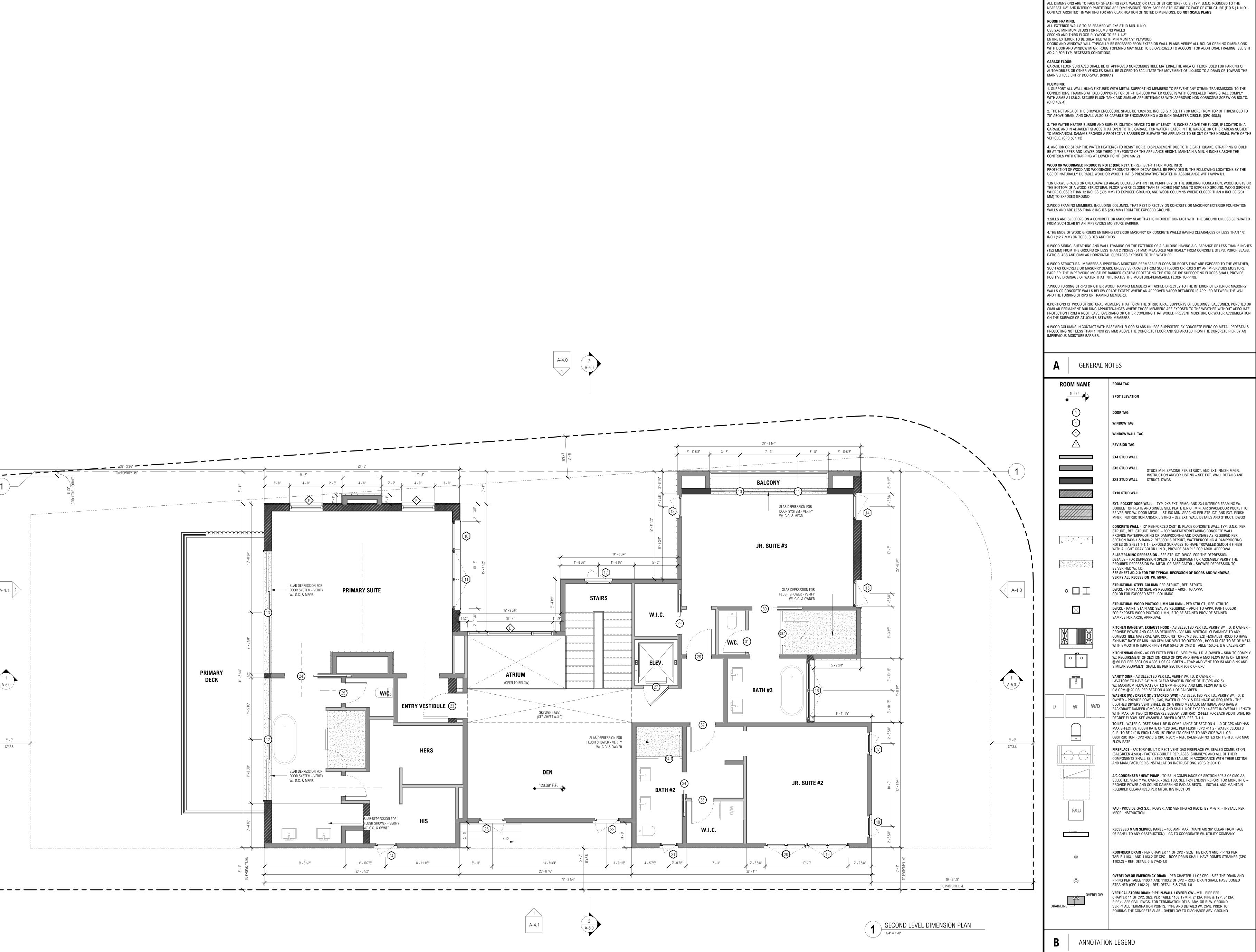
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> FIRST LEVEL **DIMENSION PLAN**

**A-2.2** 



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REVISIONS

OF THE JAEGER FAMILY TRUST,

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131 EMERALD BAY, LAGUNA BEACH,

JAMES & MICHELLE JAEGER / TRUSTEES

10620 SOUTHERN HIGHLANDS PKWY.,

STE. 110-1000, LAS VEGAS, NV, 89141

NO. REVISION DATE

**SECOND LEVEL** 

**DIMENSION PLAN** 

A-2.3

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

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

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

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

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

3. PROVIDE 1" SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING WHERE EAVE OR CORNICE VENTS INSTALLED, PROVIDED BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. (R806.3) 4. INSTALL VENTILATOR PER MANUFACTURER INSTRUCTION. INSTALL VENTILATOR IN ROOF PER SECTION R903 AND VENTILATOR II

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

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

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

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

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

1.VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 INCH (1.6 MM) AND SHALL NOT EXCEED 1/8 INCH (3.2 MM) IN DIAMETER. 2.THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.

3.THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

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

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

WEATHER PROTECTION:

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

COPINGS, PERMEABLE MATERIAL, AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATION THRU ROOF. (R903.2) DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.5 MM) (NO. 26 GALVANIZED SHEET). (R903.2.1)

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

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

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

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

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

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

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

### **ROOF PLAN NOTES**

- SKYLIGHT SIZE AS DIM. PER PLANS AND SCHED. 'SKYCO' ICC# ESR-3837 OR EQUIV., INSTALL PER MFGR. GUIDELINES & INSTRUCTION
- KYNAR PAINTED ALUMINUM REF. MAT. SCHEDULE A/A-4.0 STANDING SEAM METAL ROOFING 'CLASS A'- REF. MAT. SCHEDULE A/A-4.0
- 5 CUSTOM RECESSED GUTTER/DECK DRAIN ROOFING/DECKING CONTRACTOR COORD. W/. FLASHING INSTALLER VERIFY LOC'N & APPLICATION OF DRAIN W/. ARCH PRIOR TO ORDERING - SIZE PER TABLE 1103.3 OF CPC 6 FOOTPRINT OF EXISTING STRUCTURE, TO BE REMOVED - REF. SURVEY

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CA 92651

OWNER INFORMATION: JAMES & MICHELLE JAEGER / TRUSTEES

OF THE JAEGER FAMILY TRUST, DATED JULY 27,1996 10620 SOUTHERN HIGHLANDS PKWY., STE. 110-1000, LAS VEGAS, NV, 89141 213.944.3311 (JAMES)

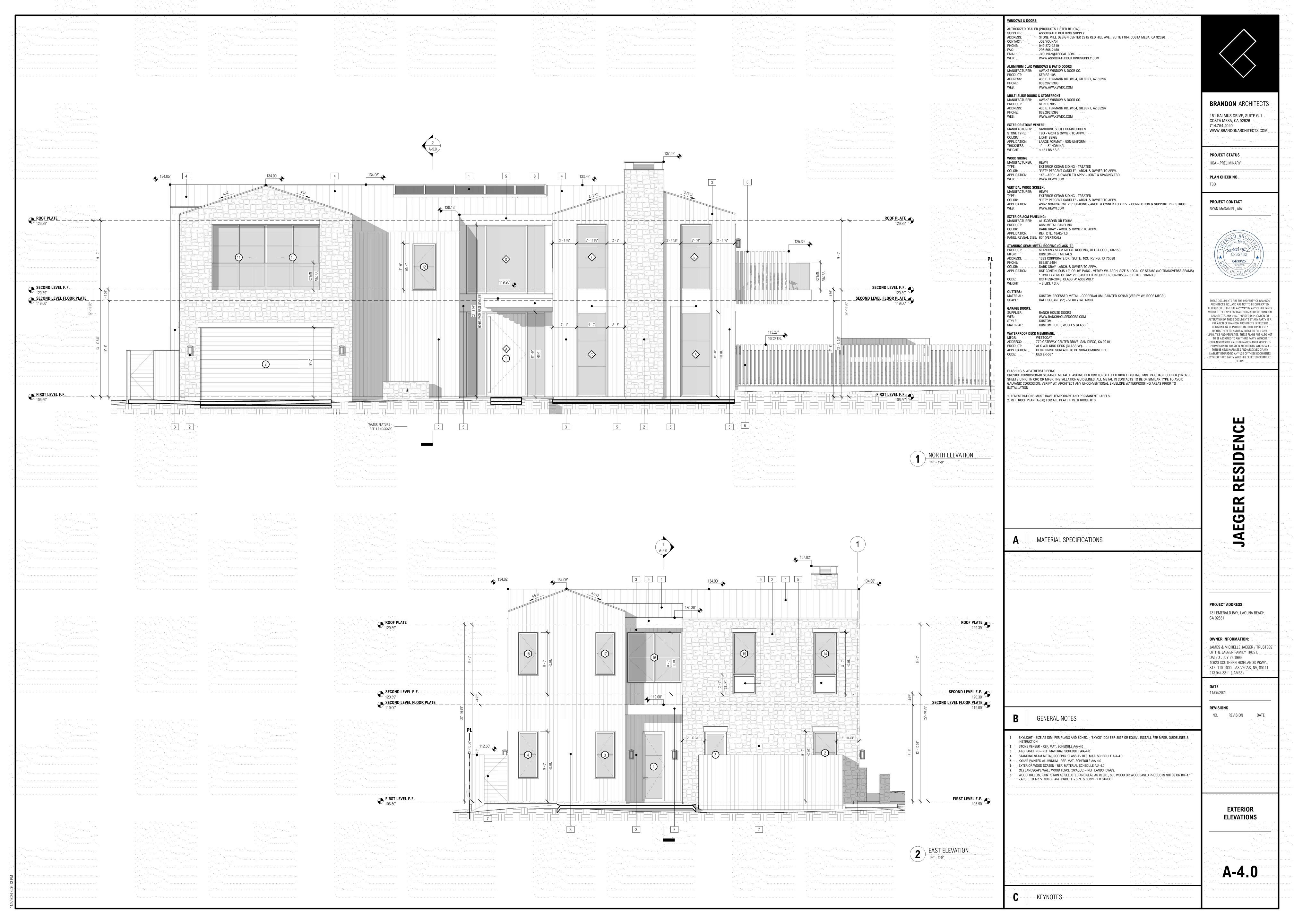
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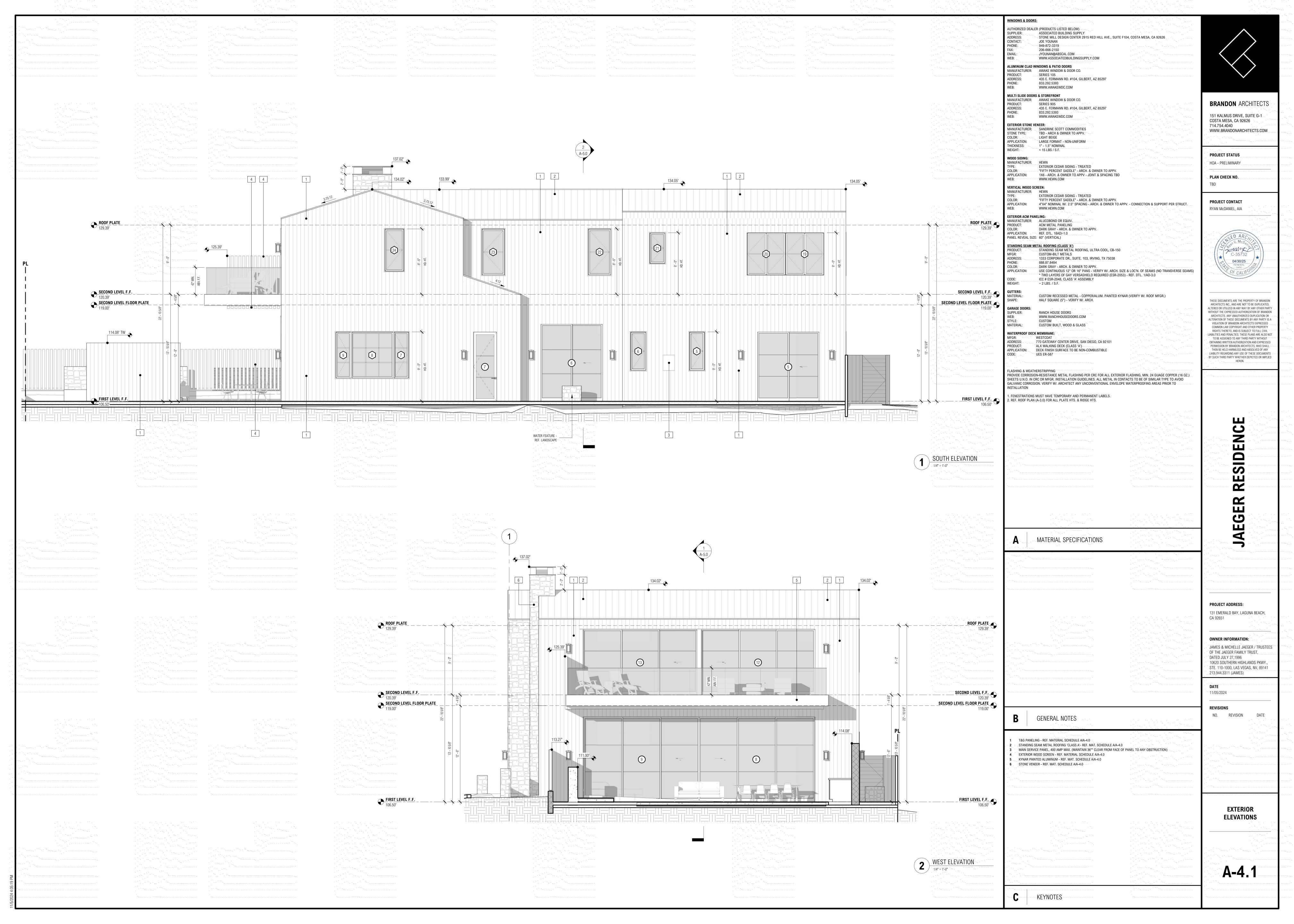
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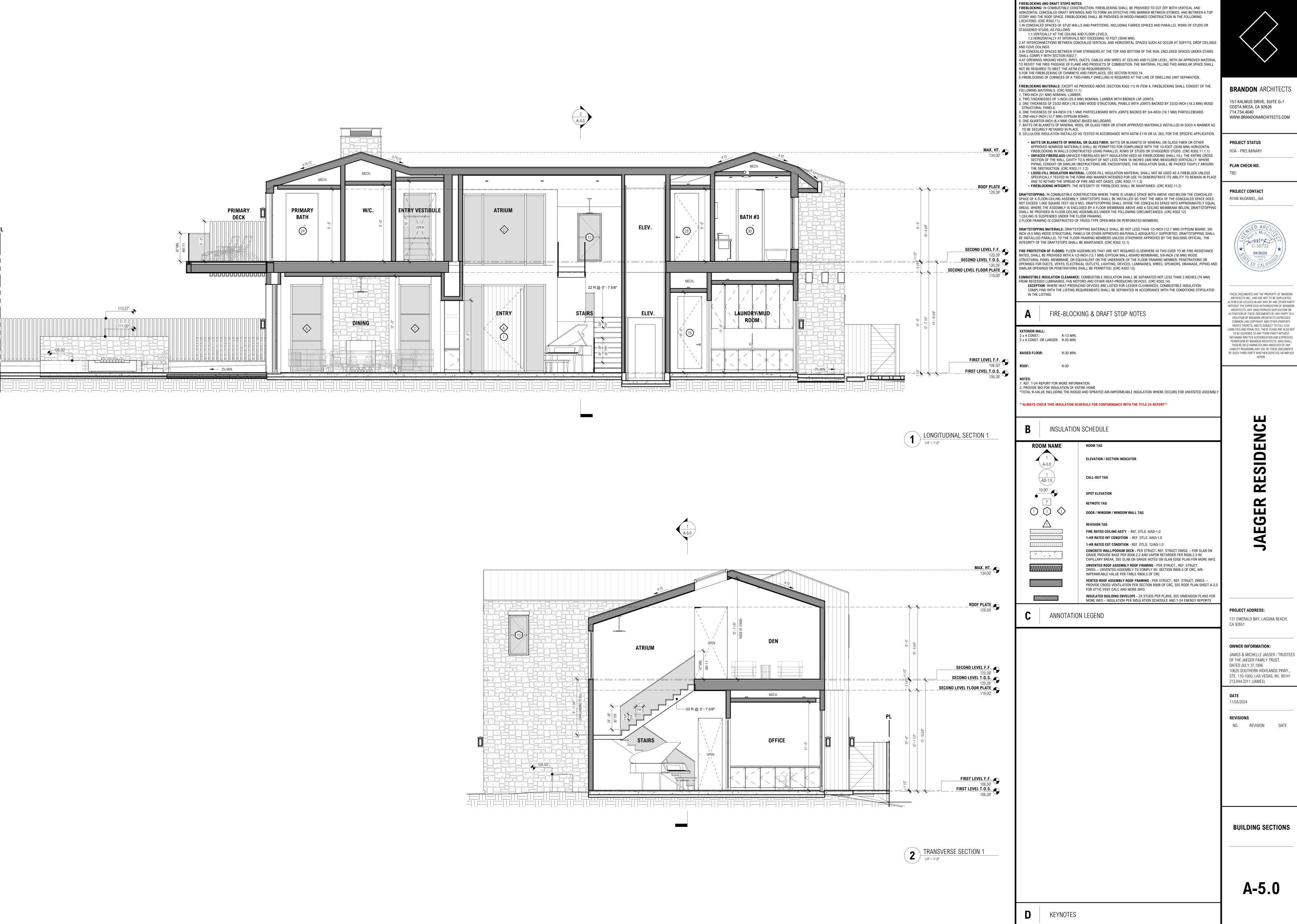
**ROOF PLAN** 

A-3.0

KEYNOTES







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**BUILDING SECTIONS** 

A-5.0