ABBREVIATIONS

(C.B.A.U.W.T.S.)	CONTINUOUS BEAD OF APPROVED UNBROKEN WATER TIGHT SEALANT	IN.	INCH OR INCHES
		INSUL.	INSULATION
		INT.	INTERIOR
<	ANGLE	JAN.	JANITOR
℄	CENTERLINE	JT.	JOINT
ø	DIAMETER OR ROUND	KIT.	KITCHEN
A/C	AIR CONDITIONING	LAU.	LAUNDRY
ABV.	ABOVE	LAV.	LAVATORY
ACOUS.	ACOUSTICAL	LT.	LIGHT
ADJ.	ADJUSTABLE	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	M.C.	MEDICINE CABINET
ALUM.	ALUMINUM	MECH.	MECHANICAL
ALT.	ALTERNATE / ALTERNATIVE	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
ASPH.	ASPHALT	MISC.	MISCELLANEOUS
BA.	BATH	M.O.	MASONRY OPENING
BALC.	BALCONY	MRG.	MOISTURE RESISTANT
BD.	BOARD	MTD.	MOUNTED
BED.	BEDROOM	MTL.	METAL
BITUM.	BITUMINOUS	MUL.	MULLION
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	NO.	NUMBER
BLW.	BELOW	NOM.	NOMINAL
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	O/	OVER
CAB.	CABINET	OA.	OVERALL
CEM.	CEMENT	OBS.	OBSCURE
CER.	CERAMIC	O.C.	ON CENTER
C.I.	CAST IRON	OFF.	OFFICE
CIR.	CIRCLE OR CIRCULAR	OPN'G.	OPENING
CLG.	CEILING	OPP.	OPPOSITE
CLKG.	CAULKING	PRCST.	PRECAST
CLR.	CLEAR	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PLAS.	PLASTER
COL.	COLUMN	PLYWD.	PLYWOOD
CONC.	CONCRETE	PNT.	POINT
CONN.	CONNECTION	PR.	PAIR
CONST.	CONSTRUCTION	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	QT.	QUARRY TILE
CSMT.	CASEMENT	R.	RISER
C.T.	CERAMIC TILE	RAD.	RADIUS
CTR.	CENTER	RECT.	RECTANGLE
DBL.	DOUBLE	REF.	REFERENCE
DEPT.	DEPARTMENT	REFR.	REFRIGERATOR
DTL.	DETAIL	REINF.	REINFORCED
D.H.	DOUBLE HUNG	REQ.	REQUIRED
DIA.	DIAMETER	RESIL.	RESILIENT
DIM.	DIMENSION	REV.	REVISION
DISP.	DISPENSER	RF.	ROOF
DK.	DECK	RM.	ROOM
DN.	DOWN	R.O.	ROUGH OPENING
DR.	DOOR	RWD.	REDWOOD
DRN.	DRAIN	S.C.	SOLID CORE
D.S.	DOWNSPOUT	SCHED.	SCHEDULE
DWG.	DRAWING	SECT.	SECTION
ELEC.	ELECTRICAL	SH.	SINGLE HUNG
ELEV.	ELEVATION	SHWR.	SHOWER
EMER.	EMERGENCY	SHT.	SHEET
ENCL.	ENCLOSURE	SHTG.	SHEATHING
EQ.	EQUAL	SIM.	SIMILAR
EQPMT.	EQUIPMENT	SL.	SLOPE
EXIST.	EXISTING	SLDR.	SLIDER
EXP.	EXPANSION	SNK.	SINK
EXP'D.	EXPOSED	SPEC.	SPECIFICATION
EXT.	EXTERIOR	SQ.	SQUARE
F.A.	FIRE ALARM	S.S.	STAINLESS STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	S.S.D.	SEE STRUCTURAL DRAWINGS
F.F.	FINISH FLOOR	STA.	STATION
FG.	FIXED GLASS	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FLASH.	FLASHING	STOR.	STORAGE
FL.	FLOOR	STR.	STAIR
FLUOR.	FLUORESCENT	STRUCT.	STRUCTURAL
FND.	FOUNDATION	SUSP.	SUSPENDED
F.O.C.	FACE OF CONCRETE	SYM.	SYMMETRICAL
F.O.F.	FACE OF FINISH	T&G	TONGUE AND GROOVE
F.O.S.	FACE OF STUD	T.B.	TOWEL BAR
F.O.P.	FACE OF PLYWOOD	T.O.	TOP OF _
FPRF.	FIREPROOF	THK.	THICK
FR. DR.	FRENCH DOOR	T.O.C.	TOP OF CURB
FT.	FOOT OR FEET	T.P.	TOILET PAPER HOLDER
FTG.	FOOTING	T.	TREAD
FURR.	FURRING	T.O.W.	TOP OF WALL
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED	UNF.	UNFINISHED
G.D.O.	GARAGE DOOR OPENER	U.N.O.	UNLESS NOTED OTHERWISE
G.I.	GALVANIZED IRON	UR.	URINAL
GL.	GLASS	VERT.	VERTICAL
GND.	GROUND	VEST.	VESTIBULE
GR.	GRADE	W/	WITH
GYP.	GYPSUM	W/O	WITHOUT
H.B.	HOSE BIBB	W.C.	WATER CLOSET
H.C.	HOLLOW CORE	WD.	WOOD
HD.	HEADER	WDW.	WINDOW
HDWD.	HARDWOOD	W.P.	WATERPROOF
HDW.	HARDWARE	WSCT.	WAINSCOT
H.M.	HOLLOW METAL	WT.	WEIGHT
HORIZ.	HORIZONTAL	W.I.	WROUGHT IRON
HR.	HOUR	W.I.C.	WALK IN CLOSET
HT.	HEIGHT		

REVISION HISTORY

1 | 11 | 07 | 2024 - CHANGES FROM PRELIMINARY APPROVED SET
2 | 05 | 21 | 2025 - OCPW PLAN CHECK - PA24-0160

AGENCIES & SERVICE

DIG ALERT:	1.800.227.2600
SOUTHERN CALIFORNIA EDISON:	1.714.895.0246
SOUTHERN CALIFORNIA GAS:	1.800.427.2000
CITY WATER & SEWER:	1.714.593.7800
PACIFIC BELL TELEPHONE:	1.714.237.9658
PUBLIC WORKS SURVEY:	1.714.834.2477
BUILDING INSPECTION DEPARTMENT:	1.714.796.0428
BUILDING PERMIT RECORDS RESEARCH:	1.714.834.2625
ORANGE COUNTY RECORDER OFFICE:	1.714.834.2500
ORANGE COUNTY ASSESSOR'S OFFICE:	
GENERAL:	1.714.834.2727
EXEMPTIONS:	1.714.834.4740
PROPERTY:	1.714.834.2775
ORANGE COUNTY FIRE AUTHORITY:	1.714.573.6100
ORANGE COUNTY HEALTH SERVICES:	1.714.834.3882

PROJECT DESCRIPTION

NEW 2-STORY (w/ BASEMENT) SINGLE FAMILY DETACHED RESIDENCE LOCATED WITHIN THE EMERALD BAY COMMUNITY. PROPOSED HILLSIDE CONSTRUCTION SHALL HAVE FOUR (4) BEDROOMS, FIVE (5) FULL BATHS & THREE (3) HALF BATHS. AN INFINITY EDGE POOL SHALL BE LOCATED ON THE UPPER LEVEL, ABOVE THE 2-BAY TANDEM GARAGE. THE EXISTING RESIDENCE SHALL BE COMPLETELY DEMOLISHED AND PERMANENT SHORING WALLS AND CAISSONS WILL BE CONSTRUCTED, AS REQUIRED, TO CONSTRUCT THE PROPOSED RESIDENCE.

CONCEPT IMAGE/RENDERING. NOT TO SCALE. RENDERING SHALL NOT CONSTITUTE FINAL REPRESENTATION OF FINISHED PROJECT.

NPDES NOTES

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

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

VICINITY MAP

PROJECT NOTES

DEFERRED SUBMITTALS:
1. DEMOLITION OF EXISTING STRUCTURE(S)
2. FIRE SPRINKLERS
2. TRUSS DRAWINGS
3. PHOTOVOLTAIC (PV) SOLAR SYSTEM
4. INTERIOR RAILINGS - HANDRAILS & GUARDS
5. POOLS, AND OR SPAS / WATER FEATURES
6. CAL-OSHA PERMIT WHEN REQUIRED FOR EXCAVATIONS
7. SOUND ATTENUATION FOR HVAC EQUIPMENT (AS REQUIRED)
8. WALLS, FENCES & ALL FREE STANDING STRUCTURES
9. PERSONAL ELEVATORS

NOTE: DEFERRED SUBMITTAL SHALL BE REVIEWED BY THE PROJECT ARCHITECT OR PROFESSIONAL ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL TO LOCAL AGENCY FOR REVIEW.

SPECIAL INSPECTIONS:
1. REFER TO STRUCTURAL DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS AND FORMS BY ENGINEER OF RECORD.
2. HERS VERIFICATION REQUIRED. REFER TO ENERGY CALCULATIONS.

SOLAR:
SOLAR SHALL BE PROVIDED AS REQUIRED PER 2022 CEC SECT. 150.1 (c)14.
MIN. SOLAR PV SYSTEM (PER T-24): 6.8 kWdc.
REFER TO SOLAR PLANS FOR LOCATIONS AND ADDITIONAL REQUIREMENTS.

COUNTY NOTES:
1. THERE SHALL BE NO TRENCHES OR EXCAVATIONS GREATER THAN FIVE (5) FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR OBTAIN PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL-OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. THE CONTRACTOR SHALL PROVIDE A COPY OF PERMITS AS REQUIRED OR REQUESTED.

GEOTECHNICAL NOTE: 2
ALL FUTURE SITE DEVELOPMENT SHALL APPLY STANDARD CONDITION G01 PER THE GEOLOGY REPORT STATING THAT HE GEOTECHNICAL REPORT AND DESIGN RECOMMENDATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OC GRADING MANUAL AND CURRENT BUILDING CODE. REFER TO GEOLOGY REPORT FOR MORE INFORMATION.

AREA CALCULATIONS

LIVABLE AREA SQUARE FOOTAGE

LOWER (BASEMENT) LEVEL:	590.85 SQ. FT
MIDDLE LEVEL: 1	2,820.29 SQ. FT
UPPER LEVEL:	3,445.63 SQ. FT.
TOTAL LIVABLE:	6,856.77 SQ. FT.

UNCONDITIONED AREA SQUARE FOOTAGE

GARAGE AREA:	1,813.12 SQ. FT.
POOL EQUIPMENT AREA:	192.38 SQ. FT.
ELEVATOR EQUIPMENT AREA:	31.13 SQ. FT.
STORAGE | MECHANICAL | UTILITY AREA:	236.40 SQ. FT.
TOTAL UNCONDITIONED	2,273.03 SQ. FT.

LOT COVERAGE CALCULATION

LOT COVERAGE ALLOWABLE (40%):	4,934.00 SQ. FT.
LOT COVERAGE PROPOSED (39.4%):	4,863.90 SQ. FT.

PARKING CALCULATION

TOTAL STRUCTURAL AREA
(TOTAL LIVABLE + TOTAL UNCONDITIONED)
(6,856.77 SQ. FT. + 2,273.03 SQ. FT.): 9,129.80 SQ. FT.

TOTAL STRUCTURAL AREA LESS GARAGE
(TOTAL STRUCTURAL AREA - REQUIRED ENCLOSED PARKING)
(9,129.80 SQ. FT. - 1,054.00 SQ. FT.): 8,075.80 SQ. FT.

LESS POOL EQUIPMENT & ELEVATOR EQUIPMENT AREA ADJACENT TO GARAGE: 200.00 SQ. FT. MAX.

TOTAL AREA FOR PARKING CALCULATION
(8,075.80 SQ. FT. - 200.00 SQ. FT.) 7,875.80 SQ. FT.

REQUIRED PARKING SPACES:
7 REGULAR PARKING SPACES
PROVIDED PARKING SPACES:
7 REGULAR PARKING SPACES (6 IN GARAGE)

PROJECT DIRECTORY

PROPERTY OWNER:
MR. BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CALIFORNIA 92651
CONTACT: BRIAN FLORNES
PHONE: 949.683.6111
EMAIL: BRIAN.FLORNES@VINTAGESENIOR.COM

ARCHITECT OF RECORD:
ASHER DESIGN GROUP, INC 1
4 NECTAR COURT
RANCHO MISSION VIEJO, CALIFORNIA 92694
CONTACT: DUSTIN ASHER
PHONE: 714.351.6654
EMAIL: DUSTIN@ASHERDESIGNGROUP.COM

DESIGNER:
FOREST STUDIO
332 FOREST AVE # 4
LAGUNA BEACH, CALIFORNIA 92651
CONTACT: BOB WHITE
PHONE: 949.497.0202
EMAIL: BOB@FORESTSTUDIO.COM

GEOTECHNICAL SOILS ENGINEER:
GEOSITE ENGINEERING, INC.
27068 LA PAZ RD., #571
ALISO VIEJO, CALIFORNIA 92664
CONTACT: RUSS LAMB
PHONE: 949.940.6828
EMAIL: RLAMB@GEOSITEENGR.COM

CIVIL ENGINEER | LAND SURVEYOR:
TOAL ENGINEERING, INC.
139 AVENIDA NAVARRO
SAN CLEMENTE, CALIFORNIA 92672
CONTACT: ADAM TOAL
PHONE: 949.492.8586
EMAIL: ATOAL@TOALENGINEERING.COM

STRUCTURAL ENGINEER:
FICCADENTI WAGGONER & CASTLE STRUCTURAL ENGINEERS
16969 VON KARMAN AVE., SUITE 240
IRVINE, CALIFORNIA 92606
CONTACT: VINCE DE VITA 1
PHONE: 949.474.0502
EMAIL: VDEVITA@FWCSE.COM

LANDSCAPE ARCHITECT:
MDZA LANDSCAPE ARCHITECTURE & PLANNING
2320 SECOND AVENUE
CORONA DEL MAR, CALIFORNIA 92625
CONTACT: STEVE HARTMAN
PHONE: 949.673.0800
EMAIL: STEVEH@MDZA.NET

MECHANICAL & PLUMBING ENGINEER:
GREGORY DESIGN
4 SHETLAND
TRABUCO CANYON, CALIFORNIA 92679
CONTACT: CAITLIN GREGORY
PHONE: 949.888.9511
EMAIL: CAITLIN@GREGORY-DESIGN.COM

ELECTRICAL ENGINEER:
VELA ENGINEERING
301 9TH STREET, SUITE 103
REDLANDS, CALIFORNIA 92374
CONTACT: SAMUEL VELA
PHONE: 909.281.8100
EMAIL: SVELA@VELAENGINEERING.BIZ

ENERGY COMPLIANCE CONSULTANT:
RICK MAURER TITLE 24, INC.
7544 E. SADDLEHILL TRAIL
ORANGE, CALIFORNIA 92869
CONTACT: RICK MAURER
PHONE: 714.771.1507
EMAIL: T-24@SOCAL.RR.COM

INTERIOR DESIGN:
DEJAGER DESIGN, INC.
4040 MACARTHUR BLVD., SUITE 350
NEWPORT BEACH, CALIFORNIA 92660
CONTACT: ERROL DEJAGER
PHONE: 949.673.7700
EMAIL: CONTACT@DEJAGERDESIGNINC.COM

GENERAL CONTRACTOR:
GALLO BUILDER, INC.
1105 NORTH COAST HIGHWAY 1
LAGUNA BEACH, CALIFORNIA 92651
CONTACT: CHRIS GALLO
PHONE: 949.715.9874
EMAIL: INFO@GALLOBUILDERSINC.COM

ACOUSTICAL ENGINEER:
SEAVEY ACOUSTICS, LLC
17192 MURPHY AVENUE #15651
IRVINE, CALIFORNIA 92623
CONTACT: ERIC R. SEAVEY
PHONE: 949.229.0314
EMAIL: ESEAVEY@SEAVEYACOUSTICS.COM

STAKING SURVEYOR ENGINEER:
G.J. DESIGN & DEVELOPMENT
34130 SELVA RD. #259
DANA POINT, CALIFORNIA 92629
CONTACT: GARO BABIKIAN
PHONE: 949.922.9093
EMAIL: GJCREATE@GMAIL.COM

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M-3	FIRST FLOOR PLAN
M-4	SECOND FLOOR PLAN
M-5	ROOF PLAN
M-6	DETAILS
M-7	SOUND CALCULATIONS
PLUMBING	
P-1	SITE PLAN, FIXTURE UNIT CALCULATIONS, NOTES
P-2	UNDERSLAB - BASEMENT FLOOR PLAN
P-3	BASEMENT LEVEL FLOOR PLAN
P-4	FIRST LEVEL FLOOR PLAN
P-5	SECOND LEVEL FLOOR PLAN
P-6	ROOF PLAN
P-7	GAS RISER DIAGRAM
P-8	HOT & COLD WATER RISER DIAGRAM
P-9	WASTE AND VENT RISER DIAGRAM
P-10	DETAILS
P-11	WATER HEATER DETAILS & SPECIFICATIONS
ELECTRICAL	
E-1	ELECTRICAL LEGENDS & NOTES
E-2	SINGLE LINE DIAGRAM
E-3	PANEL SCHEDULE
E-4	OVERALL SITE PLAN
E-5	ELECTRICAL FLOOR PLAN - LOWER LEVEL
E-6	ELECTRICAL FLOOR PLAN - MIDDLE LEVEL
E-7	ELECTRICAL FLOOR PLAN - UPPER LEVEL
E-8	ELECTRICAL DETAILS
E-9	ELECTRICAL SPECIFICATIONS
TITLE-24 ENERGY COMPLIANCE CALCULATIONS	
T-24.1	MANDATORY MEASURES
T-24.2	CF-1R
TOTAL SHEETS: 141	

PLANNING SUMMARY

PROPERTY ADDRESS:	1100 EMERALD BAY LAGUNA BEACH, CA. 92651 ORANGE COUNTY
ASSESSOR'S PARCEL NUMBER:	053-320-11
LOT:	10
DOC. NO.:	MM 98/8-10
MAP NO.:	TR 3125
DOC. REF. NO.:	OR 20160061731 6
LEGAL DESCRIPTION:	N TR 3125 BLK LOT 10
ZONING:	R1 (CD) (SR)
ZONING OVERLAY	VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ). SEE SHEETS GN-04 & GN-05
LAND USE:	RSFR
LOT AREA:	12,335 SQ. FT. (0.283 AC)

PROJECT SHALL CONFORM TO THE EMERALD BAY COMMUNITY ASSOCIATION - ARCHITECTURAL REGULATIONS. ADOPTED SEPTEMBER 3, 2013

BUILDING SUMMARY

PROPOSED USE:	SINGLE FAMILY DETACHED
CONSTRUCTION TYPE:	VB (NON-RATED)
OCCUPANCY:	R3 - DWELLINGS, U - GARAGES
NUMBER OF STORIES:	2 + BASEMENT
CODE COMPLIANCE:	2022 CRC, 2022 CBC, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CFC, 2022 CA. ENERGY CODE, 2022 CGBC, 2021 ISPSC, OCMC & GRADING REGS.; ALL AS CURRENTLY AMENDED BY THE STATE OF CALIFORNIA AND COUNTY OF ORANGE. 1 2
FIRE SPRINKLERS:	FIRE SPRINKLERS TO COMPLY WITH CRC SECTION R313. TYPE: 2019 NFPA-13D NOTE: OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR SHEATHING INSPECTION

FOR COUNTY APPROVAL ELECTRONIC STAMP:

ADG
ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

STAMP:

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA. 92651
APN # 053-320-11

PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1
2 05 | 21 | 2025 - OCPW PLAN CHECK
08 | 11 | 2025 - OCPW PLAN CHECK
09 |23| 2025 - OCPW PLAN CHECK
11 |13| 2025 - OCPW PLAN CHECK

SHEET TITLE:

ARCHITECTURAL COVER SHEET

DISCLAIMER

GENERAL REQUIREMENTS - DIVISION 1

WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
1. THESE GENERAL NOTES UNLESS OTHERWISE NOTES ON PLANS OR SPECIFICATIONS.
2. BUILDING CODE APPLICABLE EDITION.
3. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, LAWS REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK
4. STANDARD SPECIFICATION OF ASTM
5. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
6. 'OR' EQUAL THE CONTRACTOR SHALL SUBMIT FOR THE ARCHITECT'S AND BUILDER'S APPROVAL ALL MATERIALS OR EQUIPMENT WHICH IS CONSIDERED "OR EQUAL" TO THAT SPECIFIED.

ON SITE VERIFICATION:
1. ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS.
2. NOTES DIMENSIONS TAKE PRECEDENT OVER SCALE.
3. EACH CONTRACTOR OF SUB-CONTRACTOR SHALL REPORT TO PROJECT SUPERINTENDENT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF THEIR WORK.

CLIENT'S ARCHITECT AND SUPERINTENDENT:
1. SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR OR SUB-CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATIONS OF THE WORK.

CONTRACTORS:
1. CONTRACTOR SHALL BE LICENSED IN THE STATE OF THE PROJECT SITE; AND SHALL BE LICENSED, AND SKILLED TO PERFORM, THE INTENDED WORK
2. CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER BY SKILLED MECHANICS OF THE TRADE AND SHALL REPLACE ANY ITEMS DAMAGED BY THE CONTRACTOR'S PERFORMANCE AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL OBTAIN, COORDINATE, AND PAY FOR ALL PERMITS, FEES, AND JHA REQUIRED LICENSES OR INSPECTIONS AS REQUIRED, OR AS DETERMINED BY THE OWNER.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR SAFETY PRECAUTIONS.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC. OF THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO THE WORK PRIOR TO THE APPLICATION AND INSTALLATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND EXISTING FEATURES AS MAY BE AFFECTED BY THE WORK AND SHALL REPAIR OR REPLACE AT
HIS SOLE EXPENSE ANY DAMAGE TO SAME CAUSED BY CONDUCT OF THE WORK. FIELD OBSERVATIONS BY THE ARCHITECT OR
STRUCTURAL ENGINEER SHALL NOT INCLUDE ITEMS RELATED TO CONTRACTOR SAFETY PRECAUTIONS.
6. CONTRACTOR SHALL MAINTAIN THE PREMISES, CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, FINISH SURFACES, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT. NO STORAGE OR PLACEMENT OF HAZARDOUS, TOXIC, CARCINOGENIC, AS DEFINED UNDER CALIFORNIA PROPOSITION 65, OR FLAMMABLE MATERIALS IN QUANTITIES IN EXCESS OF THOSE PERMITTED UNDER APPLICABLE CODE, SHALL BE PERMITTED ON THE SITE; DISPOSAL OF SAID MATERIALS AND ALL
CONSTRUCTION WASTE SHALL BE IN A SAFE MANNER AND SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS.
7. CONTRACTOR SHALL COMPLY WITH ALL THE PROVISIONS AND REQUIREMENTS OF TITLE 7 OF THE CALIFORNIA CIVIL CODE.
8. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AS ENFORCED BY JHA'S. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY PROJECT SITE GRADING OR DRAINAGE, NOR FOR ANY TOXIC AND HAZARDOUS MATERIAL, AS DEFINED UNDER CALIFORNIA PROPOSITION 65, OR FOR THE EFFECTS OF SUCH MATERIALS, IF PRESENT. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY GROUND EROSION, CORROSION, SUBSOIL, OR AIR AND WATER CONDITIONS OF THE PROJECT SITE, OR THEIR EFFECTS ON THE PROJECT SITE, OR AFFECTED ADJACENT OR REMOTE SITE(S) ARCHITECT HAS PROVIDED PROFESSIONAL ARCHITECTURAL DESIGN SERVICES FOR THE PROJECT. ARCHITECT NEITHER WARRANTS NOR GUARANTEES ANY CONSTRUCTION MATERIAL, EQUIPMENT, APPLIANCE, FIXTURE, HARDWARE, FINISH, OR MEANS OR METHOD OF CONSTRUCTION.

SUB-CONTRACTORS:
1. SHALL INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL WORKMANLIKE MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIALS OR ITEMS DAMAGED BY SUB-CONTRACTORS PERFORMANCE.
2. SUB-CONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHERS' WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK.
3. ALL SUB-CONTRACTOR WORKMANSHIP WILL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS, ARCHITECT OR BUILDER. ANY ONE OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT WORKMANSHIP AT ANY TIME, AND ANY CORRECTIONS NEEDED TO ENHANCE THE QUALITY OF BUILDING WILL BE DONE IMMEDIATELY.
4. EACH SUB-CONTRACTOR UNLESS SPECIFICALLY EXEMPTED BY THE TERMS OF HIS SUB-CONTRACT AGREEMENT, SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS NOT LEFT BY OTHER SUB-CONTRACTORS. BUILDER WILL DETERMINE HOW SOON AFTER SUB-CONTRACTOR COMPLETES EACH PHASE OF HIS WORK THAT TRASH AND DEBRIS WILL BE REMOVED FROM THE SITE.

SET OF DRAWINGS:
1. THIS IS A "BUILDER'S SET" OF CONSTRUCTION DOCUMENTS THAT ALLOW THE CONSTRUCTION TO MEET THE DESIGN INTENT FOR
THE PROJECT. THESE CONSTRUCTION DOCUMENTS AND GENERAL NOTES SET FORTH THE REQUIREMENTS FOR THE CONSTRUCTION
OF THE PROJECT IN SUFFICIENT DETAIL TO ENABLE OWNER TO OBTAIN A BUILDING PERMIT, AND TO ENABLE A KNOWLEDGEABLE AND EXPERIENCED GENERAL CONTRACTOR FAMILIAR WITH BUILDING CODES AND CALIFORNIA STATUTORY REQUIREMENTS, WITH
ESTABLISHED INDUSTRY PRACTICES AND WITH PROJECTS SIMILAR TO THIS PROJECT, TO BID AND TO COMPLETE CONSTRUCTION WITH
ONLY ROUTINE INQUIRIES, CORRECTIONS AND CLARIFICATIONS. THESE CONSTRUCTION DOCUMENTS DELINEATE ONLY THE LOCATIONS, DIMENSIONS, TYPES OF MATERIALS AND GENERAL METHODS OF ASSEMBLING AND FASTENING OF THE PROJECT'S MAJOR COMPONENTS; THE GENERAL NOTES CONTAIN PERFORMANCE SPECIFICATIONS ADDRESSING SPECIFIC FUNCTIONALITY
REQUIREMENTS. THE ARCHITECT SHALL NOT DIRECT OR REQUIRE SPECIFIC MATERIALS, PRODUCTS OR DETAILS OF CONSTRUCTION
EXCEPT WHERE SPECIFICALLY NOTED OR REQUIRED BY JHA'S; UNLESS SO NOTED, THE RESPONSIBILITY FOR THE SELECTION,
FABRICATION AND INSTALLATION OF ANY PARTICULAR MATERIAL, PRODUCT OR ASSEMBLAGE WILL BE WITH THOSE WHO ARE
AUTHORIZED BY THE OWNER TO MAKE AND IMPLEMENT SUCH DECISIONS. FURTHER, AND WITHOUT LIMITATION, THE ARCHITECT
SHALL NOT BE RESPONSIBLE FOR DELAYS BEYOND ITS REASONABLE CONTROL, FOR INACCURATE OR INCOMPLETE INFORMATION
PROVIDED TO IT BY OWNER OR OTHER SOURCES DEEMED REASONABLY RELIABLE, FOR SITE CONDITIONS OF WHICH IT WAS NOT
ACTUALLY INFORMED, FOR HAZARDOUS MATERIALS OR TOXIC SUBSTANCES AS DEFINED UNDER CALIFORNIA PROPOSITION 65 AFFECTING THE PROJECT SITE, FOR THE SPECIFICATION OF PRODUCTS OR EQUIPMENT FOR PURPOSES NOT CONSISTENT WITH THE MANUFACTURER'S PUBLISHED LITERATURE, FOR OWNER'S FINISH MATERIALS AND EQUIPMENT DECISIONS, FOR IMPLEMENTING
ARCHITECT'S LAWFUL DESIGN DECISIONS, FOR THE ACTIONS OR INACTION OF GOVERNMENTAL AGENCIES, OR FOR THE PERFORMANCE OF THE PROJECT'S CONTRACTORS, SUBCONTRACTORS, OR MATERIAL SUPPLIERS.
2. THESE PLANS ARE INTENDED SOLELY FOR THE USE OF THE OWNER IN CONSTRUCTION OF BUILDING(S) DELINEATED HEREIN, AND ARE EXPRESSLY NOT INTENDED FOR USE IN MARKETING OF SAID BUILDING(S). FLOOR AREA SQUARE FOOTAGES ARE FIGURED PER
CODE CRITERIA AND MAY DIFFER FROM FIGURES QUOTED IN SALES LITERATURE. EXTERIOR ELEVATIONS AND OTHER DETAILS ON THESE PLANS ARE AN ARTISTIC REPRESENTATION AND MAY VARY SIGNIFICANTLY FROM THE BUILDING(S) AS ACTUALLY CONSTRUCTED.
3. IN USING THESE PLANS 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 OTHER SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN THE CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE APPLY THE MORE STRINGENT STANDARD.
4. DRAWINGS BY THE ARCHITECT SHALL BE FOR CONFORMANCE TO THE DESIGN INTENT OF THE WORK AND SHALL NOT CONSTRUE APPROVAL OF THE COMPONENTS ASSEMBLY, NOR MEANS OR METHODS OF INSTALLATION.

ARCHITECT'S STATUS:
THE ARCHITECT DOES NOT GUARANTEE THE GENERAL CONTRACTORS AND/OR SUBCONTRACTORS PERFORMANCE, AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL GUARANTY PERFORMANCE, INCOMPETENCE, ERRORS OR OMISSIONS OR COMMISSION OF THE SUBCONTRACTOR.

CODES:
1. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE FEDERAL, STATE, COUNTY, CITY OR GOVERNING AGENCIES, ZONING CODE, PLANNING CODE, BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, FIRE CODE OR ANY OTHER CODES, RULES, REGULATIONS OR AMENDMENTS. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

ERRORS AND OMISSIONS:
1. 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 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 TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE 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 EVENT ALL CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY AND FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PART, AND NOT TO DEPICT SPECIFIC LOCATIONS.

STRUCTURAL ENGINEERING:
1. REFER TO THE CURRENT CALCULATIONS FOR ANY QUESTION REGARDING LUMBER GRADES, BEAM AND HEADER SIZES, FOOTINGS AND SHEAR REQUIREMENTS.
2. NO DEVIATIONS FROM STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER, APPROVAL BY CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS OR SPECIFICATION.

SOILS ENGINEERING:
1. REFER TO THE CURRENT SOILS REPORT FOR ANY QUESTIONS REGARDING SOIL REQUIREMENTS. (SEE STRUCTURAL COVER SHEET.)

SUBMITTALS:
1.SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH
IN AIA DOCUMENT A201-2007; AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
2. SHOP DRAWINGS, AS REQUESTED, SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER/BUILDER BY THE FOLLOWING TRADES (OR WHEN REQUIRED). DRAWINGS SHALL BE TO SCALE AND COMPLETELY DIMENSIONED AND NOTED TO REFLECT THE REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AND ALL CODES AND REGULATIONS GOVERNING THE SITE OF WORK. REVIEW OF THE SHOP CONTRACTOR AND SUBCONTRACTORS SHALL PAY ROYALTIES AND ASSUME COST ARISING FROM THE USE OF ANY INVENTION, DESIGN PROCESS, MATERIALS, EQUIPMENT, PRODUCT OR DEVICE WHICH IS SUBJECT TO PATENT RIGHTS OR COPYRIGHTS.
3. CONTRACTOR AND SUBCONTRACTORS SHALL HOLD HARMLESS, INDEMNIFY, AND DEFEND THE OWNER, THE ARCHITECT AND THEIR CONSULTANTS AND EACH OF THEIR DIRECTORS, OFFICERS, EMPLOYEES AND AGENTS TO THE FULLEST EXTENT ALLOWED BY THE LAW, FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND OTHER COST, INCLUDING COSTS OF DEFENSE AND ATTORNEYS FEES, ARISING OUT OF THE INFRINGEMENT OF PATENT RIGHTS OR COPYRIGHTS INCIDENT TO THE USE IN THE PERFORMANCE OF THE WORK OR RESULTING FROM THE INCORPORATION OF THE WORK OF ANY INVENTION, DESIGN, PROCESS, MATERIALS, EQUIPMENT, PRODUCT, AND/OR DEVICE, AND SHALL DEFEND ALL SUCH CLAIMS IN CONNECTION WITH ANY ALLEGED INFRINGEMENT OF SUCH RIGHTS.
4. THE ARCHITECT HAS PROVIDED PROFESSIONAL ARCHITECTURAL DESIGN SERVICES AND COORDINATION OF SUCH WITH THE OWNERS CONSULTANTS FOR THE PROJECT. THE ARCHITECT NEITHER WARRANTS NOR GUARANTEES ANY CONSTRUCTION MATERIAL, EQUIPMENT, APPLIANCE, FIXTURE, HARDWARE, FINISH, OR MEAN OR METHOD OF CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY PROJECT SITE GRADING OR DRAINAGE; NOR ANY TOXIC AND HAZARDOUS MATERIAL, GROUND EROSION, CORROSION, SUBSOIL, OR AIR AND WATER CONDITIONS, OR SIMILAR SUCH CONDITIONS OF THE PROJECT.

SITE WORK - DIVISION 2

GENERAL:
1. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED SOIL. (REFER TO SOIL REPORT)
2. REFER TO THE CURRENT CIVIL ENGINEER'S GRADING AND PLOT PLANS.
3. REFER TO THE CURRENT LANDSCAPE ARCHITECT'S GRADING AND CONSTRUCTION DOCUMENTS.
4. ALL FINISH GRADES TO DRAIN AWAY FROM THE BUILDING.

CONCRETE - DIVISION 3

MATERIALS:
1. MATERIALS, CONSTRUCTION AND MINIMUM QUALITY SHALL COMPLY WITH CBC, APPLICABLE EDITION, CHAPTER 19 (CRC CHAPTERS 4 & 6), REQUIREMENTS OF JHA'S.
2. CONCRETE SLAB FOUNDATIONS SHALL PROVIDE A CAPILLARY BREAK AND SHALL BE INSTALLED IN ACCORDANCE WITH CALGREEN 4.505.2.1.
3. REFER TO STRUCTURAL ENGINEER'S PLANS, SPECIFICATIONS AND CALCULATIONS FOR ALL OTHER STRUCTURAL CONCRETE REQUIREMENTS

CONSTRUCTION:
1. TOP OF CONCRETE SLABS TO BE MINIMUM 8" ABOVE FINISH GRADE.
2. REINFORCING BARS SHALL CONFORM TO ASTM A615 AND APPLICABLE CBC STANDARDS. REFER TO STRUCTURAL ENGINEERS DRAWINGS.
3. SILL FASTENING: (VERIFY WITH STRUCTURAL ENGINEER'S DRAWINGS)
a. EXTERIOR NON-BEARING AND EXTERIOR BEARING WALLS:
i. 5/8" DIAMETER X10" ANCHOR BOLTS WITH 3"X3"X2.29" THICK PLATE WASHERS, 7" IN CONCRETE SPACED NOT MORE THAN 6'-0" APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 9½ " FROM EACH END OF THE PIECE UNLESS OTHERWISE NOTED ON THE PLANS OR STRUCTURAL ENGINEER'S CALCULATIONS.
b. INTERIOR BEARING WALLS:
i. APPROVED 3/8" DIAMETER SHOT PINS WITH 2" DIAMETER CADMIUM WASHERS, 4'-10" O/C MAXIMUM, 6" FROM CORNERS AND SPLICES UNLESS OTHERWISE NOTED ON THE PLANS OR STRUCTURAL ENGINEER'S CALCULATIONS.
c. INTERIOR NON-BEARING WALLS:
i. APPROVED SHOT PIN WITH CADMIUM WASHERS, 4'-0" O/C MAXIMUM, 6" FROM CORNERS AND SPLICES UNLESS OTHERWISE NOTED ON PLANS OR STRUCTURAL ENGINEER'S CALCULATIONS.
4. UNLESS OTHERWISE NOTED OR SHOWN ON PLANS, THE MINIMUM CLEAR DISTANCE OF THE REINFORCEMENT TO THE FACE OF THE CONCRETE SHALL BE:
a. SLAB ON GRADE.....AT CENTER
b. CONCRETE EARTH
i. FORMED.....2"
ii. WITHOUT FORM...3"
5. FOUNDATION (WIDTHS AND DEPTHS) AND REINFORCING AS SHOWN ON PLANS ARE SUPERSEDED BY ANY LOCAL CODES OR ORDINANCES WHICH REQUIRE INCREASES OF THE SAME.
6. ALL LOAD BEARING FOOTINGS SHALL BE TO LEVEL UNDISTURBED SOIL TO DEPTH SHOWN ON DRAWINGS AND SHALL CONFORM WITH THE SOILS REPORT REPORT ATTACHED AS PART OF PLANS
7. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
8. DO NOT PLACE CONCRETE UNTIL ALL REINFORCEMENT, CONDUIT OUTLET BOXES, ANCHORS, HANGERS, SLEEVES, BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS ARE SECURELY AND PROPERLY FASTENED IN THEIR PROPER PLACES AND POSITION. SUB-CONTRACTOR SHALL VERIFY INSTALLATION OF HOLD-DOWN AND ANCHOR BOLTS, STRAPS AND OTHER ANCHORAGE MATERIAL AND ITEMS PRIOR TO PLACEMENT OF CONCRETE.
9. POST-TENSION SLABS, IF APPLICABLE:
POST-TENSION LOADS FROM STRUCTURE ABOVE TO BE SUPPLIED TO POST-TENSION ENGINEER PRIOR TO POST-TENSION DESIGN.
ANCHOR BOLTS AND OTHER HARDWARE TO BE SHOWN ON POST-TENSION PLANS TO AVOID MIS-LOCATION OF HARDWARE, AND POSSIBLE FIELD FIXES, WHICH MAY CUT TENDONS.

MASONRY - DIVISION 4

GENERAL:
1.MATERIALS, CONSTRUCTION AND MINIMUM QUALITY SHALL CONFORM TO CBC, APPLICATION EDITION, CHAPTER 21 (CRC CHAPTERS 4 & 6), AND REQUIREMENTS OF JHA'S.
2. ALL MASONRY SHALL BE REINFORCED GROUTED MASONRY. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR, BOLTS, ETC. GROUT SOLID ALL CELLS BELOW GRADE.
3. MORTAR SHALL BE TYPE 'S' MIXED IN THE PROPORTIONS OF 1 PART PORTLAND CEMENT TO ½ TO ¼ PARTS LIME PUTTY TO 2¼ TO 3 TIMES THE SUM OF THE CEMENT PLUS LIME PUTTY PARTS OF SAND.
4. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 P.S.I. AND SHALL BE MIXED TO THE PROPORTIONS OF 1 PART PORTLAND CEMENT TO 1/10 PART LIME PUTTY TO 2 TO 3 PARTS SAND TO A MAXIMUM OF 2 PARTS GRAVEL.
5. AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C144 (MORTAR) AND C404 (GROUT).
6. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE I OR II, LOW ALKALI.
7. ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C90, GRADE N-1
8. ALL BRICK SHALL CONFORM TO ASTM C62, GRADE MW.
9. ALL REINFORCEMENT, BOLTS, ETC. SHALL HAVE A MINIMUM GROUT COVERAGE OF ¾".
10. ALL BRICK SHALL HAVE A MINIMUM OF 2½" GROUT SPACE
11. SEE THE ARCHITECTURAL DRAWINGS FOR TYPE OF UNITS, LAYING PATTERN, AND JOINT DETAILS. UNLESS SPECIFICALLY SHOW OTHERWISE, ALL CONCRETE BLOCK AND BRICK SHALL BE LAID IN RUNNING BOND.
12. SET BOLT, ANCHORS, REGLETS, SLEEVES, INSERTS OR OTHER ITEMS NECESSARY FOR THE ATTACHMENT OF THE SUBSEQUENT WORK.
13. WHEN ABSOLUTELY NECESSARY FOR CONSTRUCTION PURPOSES TO STOP OFF LONGITUDINAL RUNS OF MASONRY, STOP OFF ONLY BY RACKING BACK ON ONE HALF UNIT LENGTH IN EACH COURSE. TOOTHING SHALL NOT BE PERMITTED.

METALS - DIVISION 5

MATERIALS
1.MATERIALS, CONSTRUCTION AND MINIMUM QUALITY SHALL CONFIRM TO CBC, APPLICATION EDITION, CHAPTER 20 (ALUMINUM); CHAPTER 22 (STEEL) AND CRC CHAPTERS 5 ,6, 8, 9.
2. STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM 1-36.
3. BOLTS, NUTS AND SCREWS SHALL CONFORM TO ASTM A307 GRADE 'A'.
4. WELDING RODS SHALL CONFORM TO AWS FOR INTENDED USE
5. STEEL PLATES SHALL CONFORM TO ASTM A36
6. STEEL TUBING SHALL CONFORM TO ASTM A500 GR. B
7. DRYER VENT TO OUTSIDE AIR PER MANUFACTURER'S SPECIFICATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.

REINFORCING STEEL: (REFER TO STRUCTURAL ENGINEERING PLANS)
1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40 FOR SIZES #3 AND #4 AND GRADE 60 FOR SIZES #5 OR LARGER.
2. WELDED FABRIC (MESH) SHALL CONFORM TO THE LATEST REVISED ASTM 1-1064, SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM A85, YIELD STRENGTH 60 KSI.
3. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12-1 USING LOW HYDROGEN ELECTRODES.
4. ALL BARS IN MASONRY SHALL BE LAPPED WITH A MINIMUM OF 48 BAR DIAMS. (2'-0" MINIMUM) AT ALL SPLICES UNLESS NOTED OTHERWISE.
5. ALL BARS IN CONCRETE SHALL BE LAPPED WITH A MINIMUM OF 48 BAR DIAMS. (2'-0" MINIMUM) AT ALL SPLICES UNLESS NOTED OTHERWISE.
6. SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED 4'-0" MINIMUM.
7. DOWELS FOR WALLS AND COLUMNS SHALL BE THE SAME SIZE AND SPACING AS THE WALL/COLUMN REINFORCING UNLESS NOTED OTHERWISE.
8. ALL BENDING OF REINFORCING STEEL SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE.

CARPENTRY - DIVISION 6

GENERAL:
1.FRAMING MATERIALS, CONSTRUCTION AND MINIMUM QUALITY SHALL BE INSTALLED IN CONFORMANCE WITH CBC, APPLICABLE EDITION, CHAPTER 23 (CRC CHAPTERS 5, 8, 9) AND REQUIREMENTS OF JHA'S.

LUMBER GRADES
1. ALL LUMBER SHALL BE MARKED AND CONFORM WITH THE STANDARD GRADING AND DRESSING RULES P.S. 20-70 OF THE WEST COAST LUMBER INSPECTION BUREAU.
2. STUDS, JOISTS, RAFTERS, FOUNDATION PLATES OR SILL PLANKING 2" OR MORE IN DEPTH, BEAMS, STRINGERS, POSTS, STRUCTURAL SHEATHING AND SIMILAR LOAD-BEARING MEMBERS SHALL BE OF AT LEAST THE MINIMUM GRADE SET FORTH IN THE CALIFORNIA BUILDING CODE, APPLICABLE EDITION; THE STRUCTURAL ENGINEERS CALCULATIONS AND PLANS.
3. ALL EXPOSED BEAMS 4X OR LARGER ARE TO BE FOHC
4. SIZES NOTED AND REFERENCED ARE NOMINAL SIZES. SEE PLANS FOR NET SIZE WHEN SPECIFIED.

GLUED LAMINATED LUMBER:
1.FABRICATION AND HANDLING OF GLU-LAM BEAMS SHALL BE PER ANSI/AITC A 190.1. STANDARD BEAMS TO BEAR LEGIBLE APA-ENS OR AITC GRADE STAMP. AN APA-EWS CRAN AITC CERTIFICATE OF CONFORMANCE FOR GLU-LAMINATED MEMBERS SHOULD BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO INSTALLATION AND GLUE-LAMINATED MEMBERS SHALL BE 24F-V4, DF/DF WITH STANDARD CAMBER ON ROOF BEAMS EXCEPT CANTILEVER ENDS (U.N.O.). ALL CANTILEVER ENDS AND FLOOR BEAMS SHALL HAVE ZERO CAMBER (U.N.O.) ALL BEAMS SHALL BE FABRICATED SUING WATERPROOF GLUE.
2. ALL GLUED LAMINATED MEMBERS SHALL BE DOUGLAS FIR, COMBINATION 24F WITH WATERPROOF RESORIGINAL OR PHENOLRESORCINAL GLUE CONFORMING TO FEDERAL SPECIFICATION MIL-A-397-B. CORE LAMINATIONS MAY BE HEM FIR. USE 24F-V4.
3. FINISH OF THE MEMBERS SHALL BE INDUSTRIAL APPEARANCE GRADE IN CONFORMANCE WITH THE STANDARD APPEARANCE GRADES OF THE A.I.T.C. 4. A CERTIFICATE OF INSPECTION FOR EACH GLU-LAM BEAM FROM AND APPROVED TESTING AGENCY SHALL BE SUBMITTED TO AND APPROVED BY THE LOCAL BUILDING DEPARTMENT AND BY THE ENGINEER PRIOR TO ERECTION.

PROTECTION AGAINST DECAY AND TERMITES:
1.PROTECTION OF WOOD AND WOOD BASED 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 UI FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. (CRC R317 AND R318)
a. ALL STRUCTURAL SUPPORTS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY.
b. WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS WHEN CLOSER THAN 18 INCHES, OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
c. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND.
d. 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.
e. THE ENDS OF GIRDERS ENTERING THE EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCE LESS THAN ½" ON TOPS, SIDES AND ENDS.
f. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, OR SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER.
g. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
h. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
i. 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 UNTREATED WOOD MAY BE USED WHERE ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER.
j. WOOD COLUMNS SHALL APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD.
j. EXCEPTIONS:
1.COLUMNS EXPOSED TO THE

CARPENTRY - DIVISION 6 (CONT.)

FIREBLOCKING LOCATIONS:
1.FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS: (CRC R302.11)
a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
i. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPECS SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION CRC R302.7.
d. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
e. FOR FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION CRC R1003.19.
f. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

FIREBLOCKING MATERIALS:
1. FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS: (CRC R302.11.1)
a. TWO-INCH NOMINAL LUMBER.
b. TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.
c. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH OF WOOD STRUCTURAL PANELS.
d. ONE THICKNESS OF ¾-INCH PARTICLEBOARD WITH JOINTS BACKED BY ¾-INCH PARTICLEBOARD.
e. ONE-HALF-INCH GYPSUM BOARD.
f. ONE-QUARTER-INCH CEMENT BASED MILLBOARD.
g. BATTS OR BLANKETS OR MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
h. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.
i. BATTS OR BLANKETS OR MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
j. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.
k. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE TO RETARD THE SPREAD OF FIRE AND HOT GASES.

DRAFTSTOPPING:
1. IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUB-DIVIDE FLOOR-CEILING AND ATTIC SPACES. (CRC R302.12)
2. THE INTEGRITY OF ALL DRAFTSTOPS SHALL BE MAINTAINED.
DRAFTSTOPPING LOCATIONS:
1.DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTION IN THE FOLLOWING LOCATIONS:
i. WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
ii. WHERE A FLOOR/CEILING ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY UNDER THE FOLLOWING CIRCUMSTANCES:
1.CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBRANES.
DRAFTSTOPPING MATERIALS:
1. DRAFTSTOPPING SHALL NOT BE LESS THAN THE FOLLOWING: (CRC R302.12.1)
a. ½-INCH GYPSUM BOARD.
b. 3/8-INCH WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
2. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.

ATTIC VENTILATION
1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. (CRC R806)
2. VENTILATION OPENINGS SHALL HAVE A DIMENSION OF 1/8-INCH. VENTILATION OPENINGS HAVING A DIMENSION LARGER THAN 1/8-INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING 1/8 INCH.
3. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO OUTSIDE AIR.
4. THE MINIMUM NET FREE VENTILATING ARE SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
a. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
i. IN CLIMATE ZONES 14 & 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
ii. AT LEAST 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 NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
5. NET FREE VENTING ARE PROVIDED BY EACH VENT IS BASED ON ASSUMED VENT SIZE AND FREE AREAS. FIELD VERIFY THAT THE MINIMUM "REQUIRED VENTING" AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTING FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
6. FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.
7. ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WEATHER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATIONS.
8. PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

THERMAL AND MOISTURE PROTECTION - DIVISION 7

FLASHING AND COUNTERFLASHING:
1. EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF
2. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED AT THE JUNCTION OF THE ROOF AND VERTICAL SURFACES (WALLS, ETC.)
3. ALL PARAPETS SHALL BE PROVIDED WITH COPING OF APPROVED MATERIALS.
4. ALL FLASHING, COUNTERFLASHING, AND COPING, WHEN OF METAL, SHALL BE OF NOT LESS THAN NO. 26 U.S. GAUGE CORROSION-RESISTANT METAL.
5. FLASH AND COUNTERFLASH AT ALL ROOF TO WALL CONDITIONS.
6. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTED THROUGH EXTERIOR WALLS OR ROOF SURFACES.
7. WHERE EXPOSED TO WEATHER, FLASH ALL HORIZONTAL WOOD TRIM BUTTING TO EXTERIOR FINISH.
8. SHEET METAL ITEMS REQUIRING SOLDERING: EAVE TO WALL CONNECTIONS, RAKE TO WALL CONNECTIONS, SADDLES, CRICKETS, DIVERTERS, EDGE TO WALL AT DECKS.

ROOF VALLEY FLASHINGS:
1.ASPHALT SHINGLES: ROOF VALLEY FLASHING SHALL BE THE SAME AS REQUIRED FOR WOOD SHINGLES OR SHALL BE OF WEAVED ASPHALT SHINGLES APPLIED IN APPROVED MANNER WITH AN UNDERLAYMENT OF NOT LESS THAN TYPE 15 FELT EXTENDING 18 INCHES FROM THE CENTER LINE EACH WAY, OR SHALL BE OF TWO LAYERS OF 90-POUND MINERAL SURFACED CAP SHEET CEMENTED TOGETHER WITH THE BOTTOM LAYER NOT LESS THAN 12- INCHES WIDE LAID FACE DOWN AND THE TOP LAYER NOT LESS THAN 24 INCHES WIDE LAID FACE UP.
2. SLATE SHINGLES, AND CLAY AND CONCRETE TILE: ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NO. 26 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL APPLIED OVER AN UNDERLAYMENT OF NOT LESS THAN 30# A.S.T.M. FELT. THE METAL SHALL EXTEND AT LEAST 12 INCHES FROM THE CENTERLINE EACH WAY AND SHALL HAVE A SPLASH DIVERTER RIB NOT LESS THAN 4 INCHES.

SKYLIGHTS:
1.SKYLIGHTS SHALL BE CONSTRUCTED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS AND CRC R308.6.

WATERPROOFING WEATHER-EXPOSED AREAS:
1.BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) FOR DRAINAGE.
CONCRETE AND MASONRY FOUNDATION WALL DRAINAGE:
2. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE PER CRC R405.1
3. DRAINAGE TILES, GRAVEL OR CRUSHED STONED DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AND APPROVED DRAINAGE SYSTEM PER CRC R405.1.

CONCRETE AND MASONRY FOUNDATION WALL DAMPPROOFING:
1. EXCEPT WHERE REQUIRED BY CRC 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 OR (B) 6 INCHES (152 MM) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8-INCH (9.5 MM) PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING PER CRC R406.1:
1. BITUMINOUS COATING.
2. THREE POUNDS PER SQUARE YARD (1.63 KG/M2) OF ACRYLIC MODIFIED CEMENT.
3. ONE-EIGHTH-INCH (3.2 MM) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C887.
4. ANY MATERIAL PERMITTED FOR WATERPROOFING IN CRC R406.2.
5. OTHER APPROVED METHODS OR MATERIALS.

EXCEPTION: PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY. CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPPROOFING MATERIALS OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN CRC R406.2 TO THE EXTERIOR OF THE WALL.

CONCRETE AND MASONRY FOUNDATION WALL WATERPROOFING:
1. IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED 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 FINISHED GRADE. WALLS SHALL BE WATERPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING PER CRC R406.2:
1. TWO-PLY HOT-MOPPED FELTS.
2. FIFTY-FIVE-POUND (25 KG) ROLL ROOFING.
3. SIX-MIL (0.15 MM) POLYVINYL CHLORIDE.
4. SIX-MIL (0.15 MM) POLYETHYLENE.
5. FORTY-MIL (1 MM) POLYMER-MODIFIED ASPHALT.
6. SIXTY-MIL (1.5 MM) FLEXIBLE POLYMER CEMENT.
7. ONE-EIGHTH-INCH (3 MM) CEMENT-BASED, FIBER-REINFORCED, WATERPROOF COATING.
8. SIXTY-MIL (1.5 MM) SOLVENT-FREE LIQUID-APPLIED SYNTHETIC RUBBER.
ALL JOINTS IN MEMBRANE WATERPROOFING SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.
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 ASPHALT OR HOT ASPHALT SHALL CONFORM TO TYPE C OF ASTM D449. HOT ASPHALT SHALL BE APPLIED AT A TEMPERATURE OF LESS THAN 200°F (93°C).

INSULATION: (SEE ENERGY COMPLIANCE SHEET FOR CA ENERGY TITLE 24 REQUIREMENTS)
1.THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, SEALED OR WEATHER-STRIPPED.
a. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL PANELS, WALL SOLE PLATES AND FLOORS;
b. OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN EXTERIOR AND INTERIOR WALLS, CEILINGS AND FLOORS;
c. OPENINGS IN THE ATTIC FLOOR (SUCH AS WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS AND MASONRY FIREPLACES)
d. AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.
i. ALTERNATIVE APPROVED TECHNIQUES MAY BE USED TO MEET THE STANDARD CAULKING REQUIREMENTS FOR EXTERIOR WALLS, INCLUDING BUT NOT LIMITED TO, CONTINUOUS STUCCO, CAULKING OR TAPING ALL JOINTS BETWEEN WALL COMPONENTS (E.G. BETWEEN SLATS IN WOOD SLAT WALLS), BUILDING WRAPS, OR RIGID WALL INSULATIONS.
2. BUILDER AND INSULATION INSTALLER ARE TO PROVIDE A CERTIFICATE OF INSULATION AND POST IN THE BUILDING IN A CONSPICUOUS LOCATION.
3. SEE PLANS FOR PARTY WALL CONDITIONS.

EXTERIOR WALL COVERINGS:
1.WEATHER RESISTIVE BARRIER: PROVIDE ONE (1) LAYER 60 MINUTE GRADED' PAPER MINIMUM UNDER ALL EXTERIOR FINISHES. (PROVIDE TWO (2) LAYERS OVER WOOD BASE SHEATHING BEHIND EXTERIOR PLASTER.)
2. ALL EXTERIOR MATERIALS: SHALL CONFORM TO THE REQUIREMENTS OF CRC CHAPTER 7, ALL APPLICABLE EDITION, STATE AND LOCAL CODES.
3. WOOD SHAKES AND SHINGLES: SHALL CONFORM TO CSSB GRADING RULES FOR WOOD SHAKES AND SHINGLES PER CRC R703.6.
4. WOOD AND HARDBOARD PANEL SIDING: SHALL BE INSTALLED PER CRC R703.3.
5. WOOD AND HARDBOARD HORIZONTAL LAP SIDING: SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, WHERE THERE ARE NONE INSTALL PER CRC R703.5.3.
6. VINYL SIDING: SHALL BE CERTIFIED AND LABELED AS CONFORMING TO THE REQUIREMENTS OF ASTM D 3679 BY AN APPROVED QUALITY CONTROL AGENCY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. FIBER CEMENT PANELS/SIDING: SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C 1186 BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
8. EXTERIOR PLASTER: INSTALLATION SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND CRC R703.7.
9. FASTENING: UNLESS SPECIFIED OTHERWISE BY MANUFACTURER ALL WALL COVERINGS SHALL BE SECURELY FASTENED IN ACCORDANCE WITH CRC TABLE R703.3 OR WITH OTHER APPROVED ALUMINUM, STAINLESS STEEL, ZINC-COATED OR OTHER APPROVED CORROSION-RESISTIVE FASTENERS.

ASPHALT COMPOSITION SHINGLES:
1.ASPHALT COMPOSITION SHINGLES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CRC R905.2.
2. ASPHALT SHINGLES SHALL COMPLY WITH ASTM D 225 OR D 3462.
3. UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE I, ASTM D 4869 TYPE I OR ASTM D 6757.
4. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) A DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED.
5. WEIGHT, COLOR, AND MATERIAL TO BE APPROVED BY ARCHITECT AND/OR OWNER.

CLAY AND CONCRETE TILE:
1. ROOF TILE SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND CRC R905.3.
2. CLAY ROOF TILE SHALL COMPLY WITH ASTM C 1167.
3. CONCRETE ROOF TILE SHALL COMPLY WITH ASTM C 1492.
4. UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6380 CLASS M MINERAL SURFACED ROLL ROOFING.
5. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (2 ½:12). OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (2 ½:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED.
6. COLOR AND SHAPE TO BE APPROVED BY ARCHITECT AND/OR OWNER.
7. PROVIDE NAILING AND WIND CLIPS PER MANUFACTURER'S PUBLISHED INSTALLATION PROCEDURES.

METAL ROOFING PANELS:
1.METAL ROOFING PANELS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND CRC R905.10.
2. THE MINIMUM SLOPE FOR LAPPED, NONSOLDERED-SEAM METAL ROOFS WITH OUT APPLIED LAP SEALANT SHALL BE THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (3:12).
3. THE MINIMUM SLOPE FOR LAPPED, NONSOLDERED-SEAM METAL ROOFS WITH APPLIED LAP SEALANT SHALL BE ONE-HALF VERTICAL UNIT IN 12 UNIT HORIZONTAL (1/2:12). LAP SEALANT SHALL BE APPLIED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (1/4:12)

BUILT-UP ROOFING:
1.BUILT-UP ROOFING SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND CRC R905.9.
2. BUILT-UP ROOF COVERING MATERIALS SHALL COMPLY WITH THE STANDARDS IN CRC TABLE R905.9.2 OR UL 55A.
3. BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF A MINIMUM OF ONE-FOURTH UNITY VERTICAL IN 12 UNITS HORIZONTAL (1/4:12) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFING SHALL BE APPLIED TO SOLID ROOF SHEATHINGS AS SPECIFIED IN DIVISION 6 OF THESE GENERAL NOTES.
4. BUILT UP ROOFING SHALL BE APPLIED TO SOLID ROOF
5. EACH PACKAGE OF FELTS, CEMENTS, AND BASE-, PLY-COMBINATION OR CAP SHEETS SHALL BEAR THE LABEL OF AN APPROVED TESTING LABORATORY HAVING A SERVICE FOR THE INSPECTION OF MATERIAL AND FINISHED PRODUCTS DURING MANUFACTURE FOR SUCH BUILT-UP ROOFING MATERIAL.

MEMBRANE WATER RESISTIVE BARRIER:
1. MEMBRANE "WATERPROOFING" SHALL BE INSTALLED TO PREPARED SURFACES BY SKILLED AND QUALIFIED MECHANICS AND SHALL CONFORM TO THE FOLLOWING:
a. ASPHALT PRIMER: CONFORM TO ATSM D41.
b. ASPHALT EMULSION: CONFORM TO ASTM D1187, FLINTKOTE C-13 OR EQUAL.
c. GLASS CLOTH: CONFORM TO FS HH-C-466B, FLINTOKE 'YELLOW JACKET" OR EQUIVALENT.
d. PROTECTION COURSE: CONFORM TO FS HH-I-526C, FLINTKOTE 'FLINTGLAS' OR 3/8" THICK GYPSUM BOARD.
SUMMARY OF MATERIALS PER 100 SQUARE FEET:

ASPHALT EMULSION PRIMER (1-1/2 GALLONS)	13 LBS.
FIRST COURSE C-13-E (3 GALLONS)	30 LBS.
SECOND COURSE GLASS FABRIC	01 LBS.
THIRD COURSE C-13-E	30 LBS.
FOURTH COURSE C-13-E (3 GALLONS)	30 LBS.
TOTAL APPROXIMATE WEIGHT	106 LBS.

BALCONY AND DECK CONTROLS:
1.ELASTOMERIC OR MEMBRANE DECK COATINGS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. COLOR AND FINISH AND DETAILING TO BE APPROVED BY ARCHITECT AND/OR OWNER.

EXTERIOR DECKS:
1. DECKS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED.
2. ALL EXTERIOR DECKS AND BALCONIES EXPOSED TO WEATHER SHALL BE CONSTRUCTED WITH SUFFICIENT SLOPE (MINIMUM ¼" PER FOOT) TO ENSURE ADEQUATE DRAINAGE.
3. CONTRACTOR SHALL WET TEST DECKS AND BALCONIES AND CORRECT ANY AREAS OF STANDING WATER "DEAD-SPOTS" PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

DOORS AND WINDOWS - DIVISION 8

WINDOWS AND DOORS:
1. SEE FLOOR PLANS FOR SIZE AND TYPE. COLOR SHALL BE APPROVED BY ARCHITECT.
2. ALUMINUM SURFACES TO BE PLACED IN CONTACT WITH WOOD, CONCRETE OR MASONRY CONSTRUCTION, EXCEPT WHERE THE ALUMINUM IS TO EMBEDDED IN CONCRETE, SHALL BE GIVEN A HEAVY COAT OF ALKALI-RESISTANT BITUMINOUS PAINT BEFORE INSTALLATION. THE BITUMINOUS PAINT USED SHALL MEET THE REQUIREMENTS OF UNITED STATES MILITARY SPECIFICATIONS MIL-P-6883. THE PAINT SHALL BE APPLIED AS IT IS RECEIVED FROM THE MANUFACTURER WITHOUT THE ADDITION OF THINNER.
3. ALUMINUM SURFACES TO BE EMBEDDED IN CONCRETE ORDINARILY NEED NOT BE PAINTED UNLESS CORROSIVE COMPONENTS ARE ADDED TO THE CONCRETE IS SUBJECTED FOR EXTENDED PERIODS TO EXTREMELY CORROSIVE CONDITIONS, IN SUCH CASES, ALUMINUM SURFACES SHALL BE GIVEN ONE COAT OF SUITABLE QUALITY PAINT, SUCH A ZINC CHROMATE PRIMER CONFORMING TO FEDERAL SPECIFICATION TT-P-645 OR EQUIVALENT, OR SHALL BE WRAPPED WITH A SUITABLE PLASTIC TAPE APPLIED IN SUCH A MANNER AS TO PROVIDE ADEQUATE PROTECTION AT THE OVERLAP.

GARAGE DOORS:
1. SPRING MUST BE CONTAINED WITH A RESISTANT DEVICE TO ANCHOR SPRING OR ANY PART THEREOF IN THE EVENT IT FRACTURES.
2. ALL GARAGE DOOR OPENERS REQUIRE THE INCLUSION OF A PHOTO-ELECTRIC SENSOR, EDGE SENSOR, OR SOME OTHER SIMILAR DEVICE FOR REMOTE OPERATION.

GLASS AND GLAZING: (SAFETY GLAZING):
GLAZING INSTALLED IN HAZARDOUS LOCATIONS, SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC R308.4. (SAFETY GLASS). THE FOLLOWING ARE CONSIDERED AS HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING.
1.GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
a. EXCEPTIONS:
i. DECORATIVE GLAZING.
ii. WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
iii. GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION.
iv. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH ITEM #3 BELOW
v. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.
3. GLAZING IN FIXED PANEL WHICH HAVE A GLAZED AREA IN EXCESS OF 9 SQUARE FEET: THE LOWEST EDGE IS LESS THAN 18" ABOVE THE FLOOR; THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR; AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING. IN LIEU OF SAFETY GLAZING A HORIZONTAL RAIL MAY BE INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1½ INCHES IN CROSS SECTIONAL HEIGHT.
4. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANEL, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
5. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM IS EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
a. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL, OR SWIMMING POOL.
6. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS, BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION.
a. EXCEPTIONS:
i. WHEN A RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1½ INCHES IN CROSS SECTIONAL HEIGHT.
ii. GLAZING 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE
7. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914MM) ABOVE THE LANDING AND WITHIN 60 INCHES (1524MM) HORIZONTALLY OF THE BOTTOM TREAD SHALL BE CONSIDERED A HAZARDOUS LOCATION.
a. EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.
8. GLAZING IN WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS FOR SAFETY GLAZING AS SET FORTH IN CBC STANDARD NO. 24-2, PART II. LAMINATED MIRROR PANELS SHALL BE SAFETY GLAZED TO CONFORM WITH ANSI Z97.1.
9. HINGED SHOWER DOORS SHALL OPEN OUTWARD.

WEATHER STRIPPING:
a. ALL SLIDING, SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHER STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION
b. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARD OF THE CURRENT AMERICAN NATIONAL STANDARDS INSTITUTE ASTM E283-73 WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED.

EXITS AND EMERGENCY ESCAPES:
a. BASEMENTS IN DWELLING UNITS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE UNIT

GAS METERS:
1.GAS METERS SHALL BE SELECTED FOR THE MAXIMUM EXPECTED PRESSURE AND PERMISSIBLE PRESSURE DROP. CMC 1308.6
2. GAS METERS SHALL BE LOCATED IN VENTILATED SPACES READILY ACCESSIBLE FOR EXAMINATION, READING, REPLACEMENT, OR NECESSARY MAINTENANCE. CMC 1308.6.1
3. GAS METERS SHALL NOT BE PLACED WHERE THEY ARE SUBJECT TO DAMAGE SUCH AS ADJACENT TO A DRIVEWAY; UNDER A FIRE ESCAPE; IN PUBLIC PASSAGES, HALLS OR COAL BINS, OR WHERE THEY WILL BE SUBJECT TO EXCESSIVE CORROSION OR VIBRATION. CMC 1308.6.1.1
4. GAS METERS SHALL NOT BE LOCATED WHERE THEY ARE SUBJECTED TO EXTREME TEMPERATURES OR EXTREME CHANGES IN TEMPERATURE. THEY SHALL NOT BE LOCATED IN AREAS WHERE THEY ARE SUBJECTED TO TEMPERATURES BEYOND THOSE RECOMMENDED BY THE MANUFACTURER. CMC 1308.6.1.2
5. GAS METERS SHALL BE SUPPORTED OR CONNECTED TO RIGID PIPING SO AS NOT TO EXERT A STRAIN ON THE METERS. CMC 1308.6.2
GAS METERS SHALL BE PROTECTED AGAINST OVERPRESSURE, AND BACK PRESSURE

VERTICAL CLEARANCE ABOVE COOKTOP:
1.HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOK TOP IF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINET. A MINIMUM CLEARANCE OF 24 INCHES IS PERMITTED WHERE ONE OF THE FOLLOWING IS INSTALLED: CMC 916.1.2
1.1. THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL OR METAL CABINET ABOVE THE COOKTOP IS PROTECTED WITH NOT LESS THAN ¼ INCH INSULATING MILLBOARD COVERED WITH SHEET METAL NOT LESS THAN .0122 INCH THICK.
1.2. A METAL VENTILATING HOOD OF SHEET METAL NOT LESS THAN .0122 INCH THICK IS INSTALLED ABOVE THE COOKTOP WITH A CLEARANCE OF NOT LESS THAN ¼ INCH BETWEEN THE HOOD AND THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL OR METAL CABINET, AND THE HOOD IS AS WIDE AS THE APPLIANCE AND IS CENTERED OVER THE APPLIANCE.
1.3. A LISTED COOKING APPLIANCE OR MICROWAVE OVEN INSTALLED OVER A LISTED COOKING APPLIANCE SHALL BE IN ACCORDANCE WITH THE TERMS OF THE UPPER APPLIANCE AND MANUFACTURERS INSTALLATION INSTRUCTIONS.

ELECTRICAL - DIVISION 16

MATERIALS:
1. ALL MATERIALS USED FOR WIRING SHALL CONFORM TO THE APPLICABLE EDITION OF THE CALIFORNIA ELECTRICAL CODE.

WORKMANSHIP:
1.ALL WORK SHALL BE IN ACCORDANCE WITH ALL CODES, RULES, AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.

INSTALLATION:
1.ALL EQUIPMENT STORED OUTSIDE AND EXPOSED TO WEATHER SHALL BE "WEATHER-PROOF".
2. RECEPTACLES IN KITCHEN AND BATHROOM SHALL BE INSTALLED ABOVE THE WORK TOP UNLESS OTHERWISE NOTED ON PLANS.
3. RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12" (APPROX.) ABOVE FLOOR.
4. WALL SWITCHES TO BE ABOVE FLOOR AS DETERMINED BY THE ARCHITECT. (42" ABOVE FLOOR UNLESS NOTED OTHERWISE)
5. PROVIDE TWO OR MORE 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS AT THE KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM OR SIMILAR AREAS. CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLES, COUNTERTOP OUTLETS, AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT AND SHALL HAVE NO OTHER OUTLETS PER CEC 210.52 (B)
6. PROVIDE A SEPARATE 20-AMPERE BRANCH CIRCUIT AT LAUNDRY. THE CIRCUIT SHALL HAVE NO OTHER OUTLETS. CEC 210.11 (C)(2)
7. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION AT ALL BATHROOMS, POWDER ROOMS, OUTDOOR RECEPTACLES, GARAGES, LAUNDRY AREAS AND ALL KITCHEN RECEPTACLES SERVING THE COUNTERTOP SURFACES AND DISHWASHERS. ALSO AT UTILITY, WET BAR SINKS, GARBAGE DISPOSALS AND REFRIGERATORS WHERE THE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK.
8. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE.
9. IN KITCHEN AND DINING AREAS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES AND SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE.
10. A RECEPTACLE OUTLET SHALL BE INSTALLED IN ANY USEABLE WALL SPACE 2 FEET OR MORE IN WIDTH.
11. ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS SECTION SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
12. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS BUT MAY SERVE MORE THAN ONE BATHROOM PER CEC 201.11 (C)(3)
13. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CEC 201.11 (A)
14. KITCHEN AND APPLIANCE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL OR APPLIANCES LOCATED WITHIN CABINETS OR CUPBOARDS, OR LOCATED MORE THAN 5-1/2 FEET ABOVE THE DOOR.
15. BATHROOM LIGHTING SHALL NOT BE ON AN OUTLET CIRCUIT.
16. ALL NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE OUTLETS IN DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT PER CEC 406.12 (A)
17. 15- AND 120-AMPERE RECEPTACLES INSTALLED OUTDOORS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. CEC 406.9 (B)(1)
18. HIGH EFFICIENCY LUMINARIES MUST BE PIN BASED.
19. OCCUPANT SENSOR AND MOTION SENSORS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF ALL THE LIGHTS IN AN AREA NO MORE THAN 20 MINUTES AFTER THE AREA HAS BEEN VACATED.
20. ALL RECESSED LUMINARIES IN INSULATED CEILINGS, INCANDESCENT OR FLUORESCENT SHALL BE AIRTIGHT (A.T.) AND FOR INSULATION COVER (I.C.)
21. WHERE HYDRO MASSAGE BATHTUB IS CORD AND PLUS CONNECTED WITH SUPPLY RECEPTACLE ACCESSIBLE ONLY THROUGH A SERVICE ACCESS OPENING, RECEPTACLE SHALL BE INSTALLED SO THAT IT'S FACE IS IN DIRECT VIEW AND NOT MORE THAN 1 FOOT FROM OPENING. CEC 680.73
22. HYDRO MASSAGE TUB AND THEIR ASSOCIATED ELECTRICAL COMPONENTS SHALL BE ON AN INDIVIDUAL BRANCH CIRCUIT AND BE PROTECTED BY READILY ACCESSIBLE GROUND-FAULT CIRCUIT INTERRUPTER.
23. PROVIDE TWO METHODS OF ELECTRICAL GROUNDING:
a. CLAMP AT HOSE BIB.
b. ONE ADDITIONAL #4 BAR-20' LONG IN FOOTING AT ELECTRICAL METER LOCATION FOR UFER GROUND.
24. PROVIDE AN INTERSYSTEM BONDING ELECTRODE CAPABLE OF CONNECTING AT LEAST THREE GROUNDING OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATION SYSTEMS AND INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL PER CEC 800.100 (B) AND CEC 250.94
25. OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS SOLE SUPPORT FOR CEILING FANS SHALL BE LISTED AND MARKED BY MFR AS SUITABLE FOR THIS SERVICE AND SHALL NOT SUPPORT CEILING FANS WEIGHING MORE THAN 70 POUNDS PER CEC 314.72 (D) AND CEC 422.18 (B)
26. ARTIFICIAL LIGHT SOURCES AT INTERIOR STAIRS SHALL BE CAPABLE OF ILLUMINATION TREADS AND LANDING NOT LEVEL TO LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. CRC R303.7
27. ALL LIGHT FIXTURES AT EXTERIOR AND AT BATH TUB/SHOWER AREAS TO BE LABELED "SUITABLE FOR DAMP LOCATION" PER CEC. 410.10 (A)(D)

CARBON MONOXIDE ALARMS:
1. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS. CRC 315.1
2. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION. CRC 315.1
3. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. CRC R315.7
4. REQUIRED CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND MAINTAINED IN THE FOLLOWING LOCATIONS:
4.1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
4.2. ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS.
MULTI-PURPOSE ALARMS: CARBON MONOXIDE ALARMS, COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH CRC 315.4

SMOKE ALARMS:
1. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHALL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED. CRC R314.1
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
2.1. IN EACH SLEEPING ROOM
2.2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2.3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
3. INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS: CRC R3143.4
3.1. SHALL NOT BE LOCATED WHERE AMBIENT, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURES PUBLISHED INSTRUCTIONS.
3.2. SHALL NOT BE LOCATED WITHIN UNFINISHED ATTICS OR GARAGES OR IN SPACES WHERE THE TEMPERATURES BELOW 400F (40C) OR ABOVE 100OF (380C)
3.3. WHERE THE MOUNTING SURFACE CAN BECOME CONSIDERABLY WARMER OR COOLER THAN THE ROOM, SUCH AS POORLY INSULATED CEILINGS BELOW AN UNFINISHED ATTIC OR AN EXTERIOR WALL, SMOKE ALARMS AND SMOKE DETECTORS SHALL BE MOUNTED ON AN INSIDE WALL.
3.4. SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3.5. INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CODE.
3.6. SHALL NOT BE INSTALLED WITHIN A 36 INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS.
3.7. SHALL NOT BE INSTALLED WITHIN A 36 INCH HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED (PADDLE) FAN.
3.8. WHERE STAIRS LEAD TO OTHER OCCUPIED LEVELS, A SMOKE ALARM OR SMOKE DETECTOR SHALL BE LOCATED SO THAT SMOKE RISING IN THE STAIRWAY CANNOT BE PREVENTED FROM REACHING THE SMOKE ALARM OR SMOKE DETECTOR BY AN INTERVENING DOOR OR OBSTRUCTION.
3.9. FOR STAIRWAYS LEADING UP TO A BASEMENT, SMOKE ALARMS OR SMOKE DETECTORS SHALL BE LOCATED ON THE BASEMENT CEILING NEAR THE ENTRY TO THE STAIRS
3.10. FOR TRAY SHAPED CEILINGS (COFFERED CEILINGS), SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED ON THE HIGHEST POINT OF THE CEILING OR ON THE SLOPED PORTION OF THE CEILING WITHIN 12 INCHES VERTICALLY DOWN FROM THE HIGHEST POINT.
3.11. SMOKE ALARMS AND DETECTORS INSTALLED IN ROOMS WITH JOISTS OR BEAMS SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 17.73.2.4
4. POWER SOURCE: SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN IS REQUIRED FOR OVER CURRENT PROTECTION. CRC R314.6
5. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL THE INTERVENING DOORS CLOSED. CRC R314.4
6. SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED. CRC R314.3.2

ELECTRIC VEHICLE (EV) CHARGING: (CGBSC 4.106.4):
1.PROVIDE A NOMINAL 1-INCH DIAMETER CONDUIT TO ACCOMMODATE A FUTURE DEDICATED 208/240-VOLT BRANCH CIRCUIT
ORIGINATING AT THE MAIN SERVICE PANEL OR SUB-PANEL, AND TERMINATING IN A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED EV CHARGER WITHIN THE ATTACHED GARAGE.
2. THE MAIN SERVICE PANEL OR SUB-PANEL SHALL BE SIZED TO ACCOMMODATE ORIGINAL DESIGN LOAD PLUS AS ADDED DEDICATED 40 AMP BRANCH CIRCUIT FOR THE FUTURE EV CHARGING EQUIPMENT.
3. THE MAIN SERVICE PANEL OR SUB-PANEL SHALL HAVE SPACE RESERVED FOR THE 40 AMP BRANCH CIRCUIT. THE RESERVED
SPACE SHALL BE LABELED: "EV CAPABLE"

SOLAR-READY REQUIREMENTS: (CENC 110.10):
1. A DEDICATED SOLAR ZONE WITH A MINIMUM AREA OF 250 SQ.FT. MUST BE PROVIDED ON THE ROOF OF EACH HOUSE. TOTAL
SOLAR ZONE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FEET AND ARE NO LESS THAT 80 SQ.FT..
ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP SLOPED ROOFS SHALL BE ORIENTED BETWEEN90 DEGREES AND 300 DEGREES OF TRUE NORTH.
2. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, ARCHITECTURAL FEATURES, AND ROOF MOUNTED
EQUIPMENT SHALL BE LOCATED IN THE SOLAR ZONE.
3. ANY OBSTRUCTION LOCATED ON THE ROOF SHALL BE LOCATED AT LEAST TWICE THE HORIZONTAL DISTANCE FROM THE OBSTRUCTION AS THE VERTICAL HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE NEAREST POINT OF THE SOLAR ZONE. EXCEPTION: ANY ROOF OBSTRUCTION THAT IS ORIENTED NORTH OF ALL POINTS OF THE SOLAR ZONE.
4. FOR AREAS OF THE ROOF DESIGNATED AS SOLAR ZONES, THE STRUCTURAL DESIGN LOADS FOR THE ROOF DEAD LOAD AND LIVE LOAD SHALL BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS.
5. THE CONSTRUCTION DOCUMENTS SHALL INDICATE A LOCATION FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY FOR ROUTING OF CONDUIT FROM THE SOLAR ZONE TO THE POINT OF INTERCONNECTION WITH THE ELECTRICAL SERVICE (MAIN SERVICE PANEL).
6. THE CONSTRUCTION DOCUMENTS SHALL INDICATE A PATHWAY OF ROUTING OF PLUMBING EQUIPMENT FROM THE SOLAR ZONE TO THE WATER HEATING SYSTEM.
7. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE ABOVE REQUIRED INFORMATION SHALL BE PROVIDED TO THE OCCUPANT.
8. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE FUTURE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER, AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC."

MISCELLANEOUS

SECURITY REQUIREMENTS
SLIDING GLASS DOORS AND WINDOWS:
1. SLIDING GLASS DOORS OPENING ONTO PATIOS OR BALCONIES WHICH ARE LESS THAN ONE STORY ABOVE GRADE OR ARE OTHERWISE ACCESSIBLE FROM THE OUTSIDE SHALL BE SECURED AS FOLLOWS:
ALL SLIDING GLASS DOORS SHALL HAVE A HOOK-BOLT DEAD LOCK WHICH IS NO LESS THAN 1/8 INCH IN THICKNESS, AND WHICH HAS A MINIMUM THROW OF ½ INCH.
THE HOOK-BOLT DEAD LOCK AND STRIKE WILL BE MADE OUT OF HARDENED STEEL.
2. ALL SLIDING WINDOWS SHALL HAVE SAFETY LOCKS.
3. WINDOW AND DOOR LIGHTS SHALL BE MADE OF TEMPERED GLASS AS REQUIRED BY CRC STATE AND LOCAL CODES (SEE DIVISION 8)

EXTERIOR DOORS AND HOUSE TO GARAGE DOORS:
1. EXTERIOR DOORS AND DOORS LEADING FROM GARAGE AREAS INTO PRIVATE RESIDENCIES AND MULTIPLE DWELLING RESIDENCES SHALL BE OF SOLID CORE CONSTRUCTION AND SHALL BE NO LESS THAN 1 3/8" IN THICKNESS.
2. EXTERIOR DOORS AND DOORS LEADING FROM GARAGE AREAS INTO PRIVATE RESIDENCIES AND MULTIPLE DWELLING RESIDENCES SHALL HAVE A DEADLOCKING LATCH DEVICE WITH A MINIMUM THROW OF ONE HALF INCH AND A DEADBOLT LOCK WITH A CYLINDER GUARD, HARDENED STEEL INSERT WITH A MINIMUM THROW OF ONE INCH.
3. AN INTERVIEWER OR PEEPHOLE SHALL BE PROVIDED ON THE FRONT DOOR OF EACH INDIVIDUAL RESIDENCE.
4. EXTERIOR DOORS SWINGING OUT SHALL HAVE NON-REMOVABLE HINGES.
5. IN-SWINGING EXTERIOR DOOR STOPS SHALL BE ON ONE PIECE CONSTRUCTION.
6. JAMBS FOR ALL DOORS SHALL BE SO CONSTRUCTED OR PROTECTED SO AS TO PREVENT VIOLATION OF THE FUNCTION OF THE STRIKE PLATE FROM THE OUTSIDE.
7. THE INACTIVE LEAF OR A PAIR OF DOORS OR UPPER LEAF OF A DUTCH DOOR SHALL HAVE A DEADBOLT, NOT KEY OPERATED, OR HARDENED DEADBOLT TOP AND BOTTOM WITH 1" EMBEDMENT.
8. PROJECTING CYLINDERS REQUIRE GUARD.
9. EQUIP FRONT AND REAR DOOR WITH DEADBOLTS AND DEADLOCKING LATCHES.
10. DEADBOLTS SHALL CONTAIN HARDENED INSERTS OR EQUIVALENT.
11. OVERHEAD AND SECTIONAL GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PAD WITH A HARDENED STEEL SHACKLE, METAL SLIDE BAR BOLT OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRICAL POWER OPERATION.

GUARDS AND HANDRAILS:
1. GUARDS SHALL BE PROVIDED AS REQUIRED PER CRC R312.1.1. ANY PORTION OF AN OPEN SIDED WALKING SURFACE INCLUDING FLOORS, STAIRS, RAMPS, LANDING THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL BE BE CONSIDERED AS A GUARD.
2. REQUIRED GUARDS SHALL COMPLY WITH CRC R312.1.2. AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS SHALL BE NOT LESS THAN 42" IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSING. GUARDS ON THE OPEN SIDES OR STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSING. WHERE THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSING.
3. BALUSTERS SHALL COMPLY WITH OPENING LIMITATIONS PER CRC R312.1.3. AT WALKING SURFACES: SHALL BE DESIGNED AND SPACED THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH AT ANY POINT. THE TRIANGULAR OPENING AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH AT ANY POINT. GUARDS ON THE OPEN SIDE OF STAIRS SHALL BE SPACED THAT A $4\frac{3}{8}$" DIAMETER SPHERE CANNOT PASS THOUGH AT ANY POINT.
4. HANDRAILS SHALL COMPLY WITH CRC R311.7.8. SHALL BE PROVIDING ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
5. HANDRAIL HEIGHT SHALL COMPLY WITH CRC 311.7.8.1. MEASURED VERTICALLY FROM THE SLOPE PLANE ADJOINING THE TREAD, NOSING OR FINISH SURFACE OF A RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38". WHERE HANDRAIL FITTINGS OR BENDING ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, TRANSITIONS AT WINDER TREADS, THE TRANSITION FROM HANDRAIL TO GUARD, OR USED AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDING SHALL BE PERMITTED TO EXCEED 38"
6. HANDRAIL PROJECTIONS SHALL COMPLY WITH CRC R311.7.8.2. SHALL NOT PROJECT MORE THAN $4\frac{1}{2}$" ON EITHER SIDE OF THE STAIRWAY EXCEPT WHERE NOSING OF LANDINGS, FLOOR OR PASSING FLIGHTS PROJECT INTO THE STAIRWAY REDUCING THE CLEARANCE AT PASSING HANDRAILS. HANDRAILS SHALL PROJECT NO MORE THAN $6\frac{1}{2}$" INTO THE STAIRWAY, PROVIDED THAT THE STAIR WIDTH AND HANDRAIL CLEARANCES ARE NOT REDUCED TO LESS THAN THAT REQUIRED.
7. HANDRAIL CLEARANCE SHALL COMPLY WITH CRC R311.7.8.3. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN $1\frac{1}{2}$" BETWEEN THE WALL AND THE HANDRAILS.
8. HANDRAIL CONTINUITY SHALL COMPLY WITH CRC R311.7.8.4. SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM ANY POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED TOWARDS A WALL, GUARD WALKING SURFACE CONTINUOUS TO ITSELF, OR TERMINATE TO A POST. HANDRAIL CONTINUITY SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST A TURN IN A FLIGHT WITH WINDERS, AT A LANDING, OR OVER THE LOWEST TREAD.
9. HANDRAIL GRIP SIZES SHALL COMPLY WITH CRC R311.7.8.5 AS EITHER A TYPE I OR A TYPE II OR PROVIDE EQUIVALENT GRASPABILITY. TYPE I HANDRAIL HAVE A CIRCULAR CROSS SECTION OF AN OUTSIDE DIAMETER NOT LESS THAN $1\frac{1}{4}$" AND NOT GREATER THAN 2". IF THE HANDRAIL IF NOT CIRCULAR, IT SHALL HAVE A PERIMETER NOT LESS THAN 4" AND NOT GREATER THAN $6\frac{1}{4}$" AND A CROSS SECTION OF NOT MORE THAN $2\frac{1}{4}$". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01". TYPE II HANDRAILS HAVING A PERIMETER GREATER THAN $6\frac{1}{4}$" AND SHALL HAVE A GRASPABLE FINGER RECESS AREAS ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN $\frac{3}{4}$" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN $\frac{5}{16}$" WITHIN $\frac{7}{8}$" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN $\frac{3}{8}$" TO A LEVEL THAT IS NOT LESS THAN $1\frac{3}{4}$" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL NOT BE LESS THAN $1\frac{1}{4}$" AND NOT MORE THAN $2\frac{3}{4}$". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01"
10. GLAZING IN GUARDS AND RAILING SHALL COMPLY WITH CRC 308.4.4. INCLUDING STRUCTURAL BALUSTERS PANELS AND NOT STRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE THE WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
GUARDS WITH STRUCTURAL GLASS BALUSTER PANELS (PER CRC R308.4.4.1) SHALL BE INSTALLED WITH AN ATTACHED TOP RAIL OR HANDRAIL. THE TOP RAIL OR HANDRAIL SHALL BE SUPPORTED BY NOT LESS THAN THREE GLASS BALUSTER PANELS OR SHALL BE OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOULD ONE GLASS BALUSTER PANEL FAIL. AN ATTACHED TOP RAIL OR HANDRAIL IS NOT REQUIRED WHERE THE GLASS BALUSTER PANELS ARE LAMINATED GLASS WITH TWO OR MORE GLASS FILES OF EQUAL THICKNESS AND THE SAME GLASS TYPE.
11. GUARD AND HANDRAILS SHALL BE DESIGNED TO RESIST LIVE LOADS AS DESCRIBED IN CRC R301.5 AND TABLE R301.5.: (CONCENTRATED LOADS U.N.O.)

GUARDS: 200 LB (NOTE "A" & "B" BELOW)
GUARD IN-FILL COMPONENTS (NOTE "C" BELOW): 50 LB (NOTE "A" BELOW)
HANDRAIL (NOTE "D" BELOW): 200 PSF UNIFORM LOAD

NOTE:
A. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A LOAD ADJUSTMENT FACTOR OF 4. THE LOAD ADJUSTMENT FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.
B. WHERE THE TOP OF A GUARD SYSTEM IS NOT REQUIRED TO SERVE AS A HANDRAIL, THE SINGLE CONCENTRATED LOAD SHALL BE APPLIED AT ANY POINT ALONG THE TOP, IN THE VERTICAL DOWNWARD DIRECTION AND IN THE HORIZONTAL DIRECTION AWAY FROM THE WALKING SURFACE. WHERE THE TOP OF A GUARD IS ALSO SERVING AS THE HANDRAIL, A SINGLE CONCENTRATED LOAD SHALL BE APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. CONCENTRATED LOADS SHALL NOT BE APPLIED CONCURRENTLY.
C. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEP

11. WASHER SPACE, PROVIDE RECESSED WATER AND WASTE.
12. AT 2ND FLOOR, PROVIDE "SMITTY" PAN UNDER WASHER WITH DRAIN TO OUTSIDE.
13. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTED FOR PURPOSES OF HUMIDITY CONTROL. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL.

13.a. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

13.b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

13.b.1. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.

13.b.2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT-IN).

14. AT TANKED WATER HEATERS: PROVIDE SEISMIC STRAPPING AND MIN. R12 INSULATION BLANKET. WHEN IN GARAGE, INSTALL ON ELEVATED PLATFORM 18" A.F.F.
15. WATER HEATERS TO HAVE TEMP. AND PRESSURE RELIEF VALVE W/ PIPING TO EXTERIOR.

REQUIREMENTS OF SECTION 337:
BELOW IS AN OVERVIEW OF THE REQUIREMENTS FOR COMPLIANCE AS LISTED IN SECTION 337 OF THE 2022 CALIFORNIA RESIDENTIAL CODE FOR MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE. THESE PLANS ARE TO COMPLY WITH ALL APPLICABLE SECTIONS OF SECTION 337.

SECTION R337.1 SCOPE, PURPOSE AND APPLICATION

R337.1.1 SCOPE
SECTION R337 AND ALL SUBSECTIONS APPLY TO BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR DESIGN AND CONSTRUCTION OF NEW BUILDINGS LOCATED WITHIN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA AS DEFINED IN SECTION R337.2.

R337.1.2 PURPOSE
THE PURPOSE OF SECTION R337 IS TO ESTABLISH MINIMUM STANDARDS FOR THE PROTECTION OF LIFE AND PROPERTY BY INCREASING THE ABILITY OF A BUILDING LOCATED IN ANY FIRE HAZARD SEVERITY ZONE WITHIN STATE RESPONSIBILITY AREAS OR ANY WILDLAND-URBAN INTERFACE (WUI) FIRE AREA TO RESIST THE INTRUSION OF FLAME OR BURNING EMBERS PROJECTED BY A VEGETATION FIRE AND CONTRIBUTES TO A SYSTEMATIC REDUCTION IN CONFLAGRATION LOSSES.

R337.1.3 APPLICATION
NEW BUILDINGS LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDLAND-URBAN INTERFACE (WUI) FIRE AREA DESIGNATED BY THE ENFORCING AGENCY CONSTRUCTED AFTER THE APPLICATION DATE SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION. THIS SHALL INCLUDE ALL NEW BUILDINGS WITH RESIDENTIAL, COMMERCIAL, EDUCATIONAL, INSTITUTIONAL OR SIMILAR OCCUPANCY TYPE USE, WHICH SHALL BE REFERRED TO IN THIS SECTION AS "APPLICABLE BUILDING" (SEE DEFINITION IN SECTION R337.2), AS WELL AS NEW BUILDINGS AND STRUCTURES ACCESSORY TO THOSE APPLICABLE BUILDINGS (SEE EXCEPTIONS 1 AND 4).
EXCEPTIONS:
1. GROUP U OCCUPANCY ACCESSORY BUILDINGS OF ANY SIZE LOCATED AT LEAST 50 FEET (15 M) FROM AN APPLICABLE BUILDING ON THE SAME LOT.
2. GROUP U OCCUPANCY AGRICULTURAL BUILDINGS, AS DEFINED IN SECTION 202 OF THE CALIFORNIA BUILDING CODE, OF ANY SIZE LOCATED AT LEAST 50 FEET (15 M) FROM AN APPLICABLE BUILDING.
3. GROUP R OCCUPANCY SPECIAL BUILDINGS CONFORMING TO THE LIMITATIONS SPECIFIED IN SECTION 450.4.1 OF THE CALIFORNIA BUILDING CODE.
4. NEW ACCESSORY BUILDINGS AND MISCELLANEOUS STRUCTURES SPECIFIED IN SECTION R337.10 SHALL COMPLY ONLY WITH THE REQUIREMENTS OF THAT SECTION.
5. ADDITIONS TO AND REMODELS OF BUILDINGS ORIGINALLY CONSTRUCTED PRIOR TO JULY 1, 2008.

R337.1.3.1 APPLICATION DATE AND WHERE REQUIRED
NEW BUILDINGS FOR WHICH AN APPLICATION FOR A BUILDING PERMIT IS SUBMITTED ON OR AFTER JULY 1, 2008, LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR WILDLAND INTERFACE FIRE AREA SHALL COMPLY WITH ALL SECTIONS OF THIS CHAPTER, INCLUDING ALL OF THE FOLLOWING AREAS:
1. ALL UNINCORPORATED LANDS DESIGNATED BY THE STATE BOARD OF FORESTRY AND FIRE PROTECTION AS STATE RESPONSIBILITY AR EA (SRA) INCLUDING:
   1.1 MODERATE FIRE HAZARD SEVERITY ZONES
   1.2 HIGH FIRE HAZARD SEVERITY ZONES
   1.3 VERY-HIGH FIRE HAZARD SEVERITY ZONES
2. LAND DESIGNATED AS VERY-HIGH FIRE HAZARD SEVERITY ZONE BY CITIES AND OTHER LOCAL AGENCIES.
3. LAND DESIGNATED AS WILDLAND INTERFACE FIRE AREA BY CITIES AND OTHER LOCAL AGENCIES.

EXCEPTIONS:
1. NEW BUILDINGS LOCATED IN ANY FIRE HAZARD SEVERITY ZONE WITHIN STATE RESPONSIBILITY AREAS, FOR WHICH AN APPLICATION FOR A BUILDING PERMIT IS SUBMITTED ON OR AFTER JANUARY 1, 2008, SHALL COMPLY WITH ALL SECTIONS OF THIS CHAPTER.
2. NEW BUILDINGS LOCATED IN ANY FIRE HAZARD SEVERITY ZONE WITHIN STATE RESPONSIBILITY AREAS OR ANY WILDLAND INTERFACE FIRE AREA DESIGNATED BY CITIES AND OTHER LOCAL AGENCIES FOR WHICH AN APPLICATION FOR A BUILDING PERMIT IS SUBMITTED ON OR AFTER DECEMBER 1, 2005 BUT PRIOR TO JULY 1, 2008, SHALL ONLY COMPLY WITH THE FOLLOWING SECTIONS OF THIS CHAPTER:
   2.1 SECTION R337.5 — ROOFING
   2.2 SECTION R337.6 — VENTS

R337.1.4 INSPECTION AND CERTIFICATION
BUILDING PERMIT APPLICATIONS AND FINAL COMPLETION APPROVALS FOR BUILDINGS WITHIN THE SCOPE AND APPLICATION OF THIS CHAPTER SHALL COMPLY WITH THE FOLLOWING:
1. BUILDING PERMIT ISSUANCE. THE LOCAL BUILDING OFFICIAL SHALL, PRIOR TO CONSTRUCTION, PROVIDE THE OWNER OR APPLICANT A CERTIFICATION THAT THE BUILDING AS PROPOSED TO BE BUILT COMPLIES WITH ALL APPLICABLE STATE AND LOCAL BUILDING STANDARDS, INCLUDING THOSE FOR MATERIALS AND CONSTRUCTION METHODS FOR WILDFIRE EXPOSURE AS DESCRIBED IN THIS CHAPTER. ISSUANCE OF A BUILDING PERMIT BY THE LOCAL BUILDING OFFICIAL FOR THE PROPOSED BUILDING SHALL BE CONSIDERED AS COMPLYING WITH THIS SECTION.
2. BUILDING PERMIT FINAL. THE LOCAL BUILDING OFFICIAL SHALL, UPON COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER OR APPLICANT WITH A COPY OF THE FINAL INSPECTION REPORT THAT DEMONSTRATES THE BUILDING WAS CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING STANDARDS, INCLUDING THOSE FOR MATERIALS AND CONSTRUCTION METHODS FOR WILDFIRE EXPOSURE AS DESCRIBED IN THIS CHAPTER. ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE LOCAL BUILDING OFFICIAL FOR THE PROPOSED BUILDING SHALL BE CONSIDERED AS COMPLYING WITH THIS SECTION.

R337.1.5 VEGETATION MANAGEMENT COMPLIANCE
PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906 AND 4907, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182. ACCEPTABLE METHODS OF COMPLIANCE INSPECTION AND DOCUMENTATION SHALL BE DETERMINED BY THE ENFORCING AGENCY AND SHALL BE PERMITTED TO INCLUDE ANY OF THE FOLLOWING:
1. LOCAL, STATE OR FEDERAL FIRE AUTHORITY OR DESIGNEE AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS.
2. ENFORCING AGENCY.
3. THIRD PARTY INSPECTION AND CERTIFICATION AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS.
4. PROPERTY OWNER CERTIFICATION AUTHORIZED BY THE ENFORCING AGENCY.

SECTION R337.2 DEFINITIONS
FOR THE PURPOSES OF SECTION R337, CERTAIN TERMS ARE DEFINED BELOW:

APPLICABLE BUILDING. A BUILDING THAT HAS RESIDENTIAL, COMMERCIAL, EDUCATIONAL, INSTITUTIONAL OR SIMILAR OCCUPANCY TYPE USE.

DIRECTOR. MEANS THE DIRECTOR OF THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CAL FIRE).

EXTERIOR COVERING. THE EXPOSED SIDING OR CLADDING MATERIAL APPLIED TO THE EXTERIOR SIDE OF AN EXTERIOR WALL, ROOF EAVE SOFFIT, FLOOR PROJECTION OR EXPOSED UNDERFLOOR FRAMING.

EXTERIOR WALL ASSEMBLY. A SYSTEM OR ASSEMBLY OF EXTERIOR WALL COMPONENTS, INCLUDING EXTERIOR WALL COVERING MATERIALS, THAT PROVIDES PROTECTION OF THE BUILDING STRUCTURAL MEMBERS, INCLUDING FRAMING AND SHEATHING MATERIALS, AND CONDITIONED INTERIOR SPACE, FROM THE DETRIMENTAL EFFECTS OF THE EXTERIOR ENVIRONMENT.

EXTERIOR WALL COVERING. A MATERIAL OR ASSEMBLY OF MATERIALS APPLIED ON THE EXTERIOR SIDE OF EXTERIOR WALLS FOR THE PURPOSE OF PROVIDING A WEATHER-RESISTING BARRIER, INSULATION OR FOR AESTHETICS, INCLUDING BUT NOT LIMITED TO, VENEERS, SIDING, EXTERIOR INSULATION AND FINISH SYSTEMS, ARCHITECTURAL TRIM AND EMBELLISHMENTS SUCH AS CORNICES, SOFFITS, FACIAS, GUTTERS AND LEADERS.

FIRE PROTECTION PLAN. A DOCUMENT PREPARED FOR A SPECIFIC PROJECT OR DEVELOPMENT PROPOSED FOR A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA. IT DESCRIBES WAYS TO MINIMIZE AND MITIGATE POTENTIAL FOR LOSS FROM WILDFIRE EXPOSURE. SEE THE CALIFORNIA FIRE CODE, CHAPTER 49, FOR REQUIRED ELEMENTS OF A FIRE PROTECTION PLAN.

FIRE HAZARD SEVERITY ZONES. GEOGRAPHICAL AREAS DESIGNATED PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODES SECTIONS 4201 THROUGH 4204 AND CLASSIFIED AS VERY-HIGH, HIGH OR MODERATE IN STATE RESPONSIBILITY AREAS OR AS LOCAL RESPONSIBILITY AREAS IN VERY-HIGH FIRE HAZARD SEVERITY ZONES DESIGNATED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 51175 THROUGH 51189. SEE CALIFORNIA FIRE CODE CHAPTER 49.
THE CALIFORNIA CODE OF REGULATIONS, TITLE 14, SECTION 1280 ENTITLES THE MAPS OF THESE GEOGRAPHICAL AREAS AS "MAPS OF THE FIRE HAZARD SEVERITY ZONES IN THE STATE RESPONSIBILITY AREA OF CALIFORNIA."

FIRE-RESISTANT VEGETATION. PLANTS, SHRUBS, TREES AND OTHER VEGETATION WHICH EXHIBIT PROPERTIES, SUCH AS HIGH MOISTURE CONTENT, LITTLE ACCUMULATION OF DEAD VEGETATION, AND LOW SAP OR RESIN CONTENT, THAT MAKE THEM LESS LIKELY TO IGNITE OR CONTRIBUTE HEAT OR SPREAD FLAME IN A FIRE THAN NATIVE VEGETATION TYPICALLY FOUND IN THE REGION.
[NOTE: THE FOLLOWING SOURCES CONTAIN EXAMPLES OF TYPES OF VEGETATION THAT CAN BE CONSIDERED AS FIRE-RESISTANT VEGETATION. (FIRE-RESISTANT PLANTS FOR HOME LANDSCAPES, A PACIFIC NORTHWEST EXTENSION PUBLICATION; HOME LANDSCAPING FOR FIRE, UNIVERSITY OF CALIFORNIA DIVISION OF AGRICULTURE AND NATURAL RESOURCES; SUNSET WESTERN GARDEN BOOK)]
IGNITION-RESISTANT MATERIAL. A TYPE OF BUILDING MATERIAL THAT COMPLIES WITH THE REQUIREMENTS IN SECTION R337.4.

LOCAL RESPONSIBILITY AREA (LRA). AREAS OF THE STATE IN WHICH THE FINANCIAL RESPONSIBILITY OF PREVENTING AND SUPPRESSING FIRES IS THE PRIMARY RESPONSIBILITY OF A CITY, COUNTY, CITY AND COUNTY, OR DISTRICT.

LOG WALL CONSTRUCTION. A TYPE OF CONSTRUCTION IN WHICH EXTERIOR WALLS ARE CONSTRUCTED OF SOLID WOOD MEMBERS AND WHERE THE SMALLEST HORIZONTAL DIMENSION OF EACH SOLID WOOD MEMBER IS AT LEAST 6 INCHES (152 MM).

RAFTER TAIL. THE PORTION OF ROOF RAFTER FRAMING IN A SLOPING ROOF ASSEMBLY THAT PROJECTS BEYOND AND OVERHANGS AN EXTERIOR WALL.

ROOF EAVE. THE LOWER PORTION OF A SLOPING ROOF ASSEMBLY THAT PROJECTS BEYOND AND OVERHANGS AN EXTERIOR WALL AT THE LOWER END OF THE RAFTER TAILS. ROOF EAVES MAY BE EITHER "OPEN" OR "ENCLOSED." OPEN ROOF EAVES HAVE EXPOSED RAFTER TAILS AND AN UNENCLOSED SPACE ON THE UNDERSIDE OF THE ROOF DECK. ENCLOSED ROOF EAVES HAVE A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS.

ROOF EAVE SOFFIT. AN ENCLOSED BOXED-IN SOFFIT UNDER A ROOF EAVE WITH EXTERIOR COVERING MATERIAL APPLIED TO THE SOFFIT FRAMING CREATING A HORIZONTAL SURFACE ON THE EXPOSED UNDERSIDE.

STATE RESPONSIBILITY AREA (SRA). LANDS THAT ARE CLASSIFIED BY THE BOARD OF FORESTRY PURSUANT TO PUBLIC RESOURCES CODE SECTION 4125 WHERE THE FINANCIAL RESPONSIBILITY OF PREVENTING AND SUPPRESSING FOREST FIRES IS PRIMARILY THE RESPONSIBILITY OF THE STATE.

WILDFIRE. ANY UNCONTROLLED FIRE SPREADING THROUGH VEGETATIVE FUELS THAT THREATENS TO DESTROY LIFE, PROPERTY OR RESOURCES AS DEFINED IN PUBLIC RESOURCES CODE SECTIONS 4103 AND 4104.

WILDFIRE EXPOSURE. ONE OR A COMBINATION OF RADIANT HEAT, CONVECTIVE HEAT, DIRECT FLAME CONTACT AND BURNING EMBERS BEING PROJECTED BY VEGETATION FIRE TO A STRUCTURE AND ITS IMMEDIATE ENVIRONMENT.

WILDLAND-URBAN INTERFACE (WUI). A GEOGRAPHICAL AREA IDENTIFIED BY THE STATE AS A "FIRE HAZARD SEVERITY ZONE" IN ACCORDANCE WITH THE PUBLIC RESOURCES CODE SECTIONS 4201 THROUGH 4204 AND GOVERNMENT CODE SECTIONS 51175 THROUGH 51189, OR OTHER AREAS DESIGNATED BY THE ENFORCING AGENCY TO BE AT A SIGNIFICANT RISK FROM WILDFIRES.

SECTION R337.3 STANDARDS OF QUALITY

R337.3.1 GENERAL
BUILDING MATERIAL, SYSTEMS, ASSEMBLIES AND METHODS OF CONSTRUCTION USED IN SECTION R337 SHALL BE IN ACCORDANCE WITH SECTION R337.3.

R337.3.2 QUALIFICATION BY TESTING
MATERIAL AND MATERIAL ASSEMBLIES TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R337.3 SHALL BE ACCEPTED FOR USE WHEN THE RESULTS AND CONDITIONS OF THOSE TESTS ARE MET. PRODUCT EVALUATION TESTING OF MATERIAL AND MATERIAL ASSEMBLIES SHALL BE APPROVED OR LISTED BY THE STATE FIRE MARSHAL, OR IDENTIFIED IN A CURRENT REPORT ISSUED BY AN APPROVED AGENCY.

R337.3.3 APPROVED AGENCY
PRODUCT EVALUATION TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY AS DEFINED IN SECTION 1702 OF THE CALIFORNIA BUILDING CODE. THE SCOPE OF ACCREDITATION FOR THE APPROVED AGENCY SHALL INCLUDE BUILDING PRODUCT COMPLIANCE WITH THE CALIFORNIA BUILDING CODE.

R337.3.4 LABELING
MATERIAL AND MATERIAL ASSEMBLIES TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R337.3 SHALL BEAR AN IDENTIFICATION LABEL SHOWING THE FIRE TEST RESULTS. THAT IDENTIFICATION LABEL SHALL BE ISSUED BY A TESTING AND/OR INSPECTING AGENCY APPROVED BY THE STATE FIRE MARSHAL.
1. IDENTIFICATION MARK OF THE APPROVED TESTING AND/OR INSPECTING AGENCY.
2. CONTACT AND IDENTIFICATION INFORMATION OF THE MANUFACTURER.
3. MODEL NUMBER OR IDENTIFICATION OF THE PRODUCT OR MATERIAL.
4. PRE-TEST WEATHERING SPECIFIED IN THIS SECTION.
5. COMPLIANCE STANDARD AS DESCRIBED UNDER SECTION R337.3.7.

R337.3.5 WEATHERING AND SURFACE TREATMENT PROTECTION

R337.3.5.1 GENERAL
MATERIAL AND MATERIAL ASSEMBLIES TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R337.3 SHALL MAINTAIN THEIR FIRE TEST PERFORMANCE UNDER CONDITIONS OF USE WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

R337.3.5.2 WEATHERING
FIRE-RETARDANT-TREATED WOOD AND FIRE-RETARDANT-TREATED WOOD SHINGLES AND SHAKES SHALL MEET THE FIRE TEST PERFORMANCE REQUIREMENTS OF THIS SECTION AFTER BEING SUBJECTED TO THE WEATHERING CONDITIONS CONTAINED IN THE FOLLOWING STANDARDS, AS APPLICABLE TO THE MATERIALS AND THE CONDITIONS OF USE.

R337.3.5.2.1 FIRE-RETARDANT-TREATED WOOD
FIRE-RETARDANT-TREATED WOOD SHALL BE TESTED IN ACCORDANCE WITH ASTM D2898 (METHOD A), AND THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE.

R337.3.5.2.2 FIRE-RETARDANT-TREATED WOOD SHINGLES AND SHAKES
FIRE-RETARDANT-TREATED WOOD SHINGLES AND SHAKES SHALL BE APPROVED AND LISTED BY THE STATE FIRE MARSHAL IN ACCORDANCE WITH SECTION 208(C), TITLE 19 CALIFORNIA CODE OF REGULATIONS.

R337.3.5.3 SURFACE TREATMENT PROTECTION
THE USE OF PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION AS REQUIRED IN THIS SECTION.

R337.3.6 ALTERNATES FOR MATERIALS, DESIGN, TESTS AND METHODS OF CONSTRUCTION
THE ENFORCING AGENCY IS PERMITTED TO MODIFY THE PROVISIONS OF THIS CHAPTER FOR SITE-SPECIFIC CONDITIONS IN ACCORDANCE WITH SECTION 1.11.2.4. WHEN REQUIRED BY THE ENFORCING AGENCY FOR THE PURPOSES OF GRANTING MODIFICATIONS, A FIRE PROTECTION PLAN SHALL BE SUBMITTED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, CHAPTER 49.

R337.3.7 STANDARDS OF QUALITY
THE STATE FIRE MARSHAL STANDARDS FOR EXTERIOR WILDFIRE EXPOSURE PROTECTION LISTED BELOW AND AS REFERENCED IN THIS CHAPTER ARE LOCATED IN THE CALIFORNIA REFERENCED STANDARDS CODE, PART 12 AND CHAPTER 44 OF THIS CODE.

SFM STANDARD 12-7A-1, EXTERIOR WALL SIDING AND SHEATHING. A FIRE RESISTANCE TEST STANDARD CONSISTING OF A 150 KW INTENSITY DIRECT FLAME EXPOSURE FOR A 10 MINUTES DURATION.

SFM STANDARD 12-7A-2, EXTERIOR WINDOWS. A FIRE RESISTANCE TEST STANDARD CONSISTING OF A 150 KW INTENSITY DIRECT FLAME EXPOSURE FOR AN 8-MINUTE DURATION.

SFM STANDARD 12-7A-3, HORIZONTAL PROJECTION UNDERSIDE A FIRE RESISTANCE TEST STANDARD CONSISTING OF A 300 KW INTENSITY DIRECT FLAME EXPOSURE FOR A 10 MINUTE DURATION.

SFM STANDARD 12-7A-4, DECKING. A TWO-PART TEST CONSISTING OF A HEAT RELEASE RATE (PART A) DECK ASSEMBLY COMBUSTION TEST WITH AN UNDER DECK EXPOSURE OF 80 KW INTENSITY DIRECT FLAME FOR A 3 MINUTE DURATION, AND A (PART B) SUSTAINED DECK ASSEMBLY COMBUSTION TEST CONSISTING OF A DECK UPPER SURFACE BURNING EMBER EXPOSURE WITH A 12 MPH WIND FOR 40 MINUTES USING A 2.2 LB (1 KG) BURNING "CLASS A" SIZE 12" × 12" × 2.25" (300 MM X 300 MM X 57 MM) ROOF TEST BRAND.

SFM STANDARD 12-7A-4A, DECKING ALTERNATE METHOD A. A HEAT RELEASE RATE DECK ASSEMBLY COMBUSTION TEST WITH AN UNDER DECK EXPOSURE OF 80 KW INTENSITY DIRECT FLAME FOR A 3 MINUTE DURATION.

ASTM D2898, STANDARD PRACTICE FOR ACCELERATED WEATHERING OF FIRE-RETARDANT-TREATED WOOD FOR FIRE TESTING

ASTM D3909/D3909M, STANDARD SPECIFICATION FOR ASPHALT ROLL ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES

ASTM E84, STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS

ASTM E119, STANDARD TEST METHODS FOR FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS

ASTM E2632/E2632M, STANDARD TEST METHOD FOR EVALUATING THE UNDER-DECK FIRE TEST RESPONSE OF DECK MATERIALS

ASTM E2707, STANDARD TEST METHOD FOR DETERMINING FIRE PENETRATION OF EXTERIOR WALL ASSEMBLIES USING A DIRECT FLAME IMPINGEMENT EXPOSURE

ASTM E2726/E2726M, STANDARD TEST METHOD FOR EVALUATING THE FIRE-TEST-RESPONSE OF DECK STRUCTURES TO BURNING BRANDS

ASTM E2768, STANDARD TEST METHOD FOR EXTENDED DURATION SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS (30-MINUTE TUNNEL TEST)

ASTM E2886/E2886M, STANDARD TEST METHOD FOR EVALUATING THE ABILITY OF EXTERIOR VENTS TO RESIST THE ENTRY OF EMBERS AND DIRECT FLAME IMPINGEMENT

ASTM E2957, STANDARD TEST METHOD FOR RESISTANCE TO WILDFIRE PENETRATION OF EAVES, SOFFITS AND OTHER PROJECTIONS

NFPA 257, STANDARD ON FIRE TEST FOR WINDOW AND GLASS BLOCK ASSEMBLIES

UL 263, STANDARD FOR FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS

UL 723, STANDARD FOR TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS

SECTION R337.4 IGNITION-RESISTANT CONSTRUCTION

R337.4.1 GENERAL
THE MATERIALS PRESCRIBED HEREIN FOR IGNITION RESISTANCE SHALL CONFORM TO THE REQUIREMENTS OF SECTION R337.

R337.4.2 IGNITION-RESISTANT MATERIALS
IGNITION-RESISTANT MATERIALS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. THE REQUIREMENTS IN SECTION R337.4.3 OR
2. ONE OF THE ALTERNATIVE METHODS IN SECTION R337.4.4.

R337.4.3 CONDITIONS OF ACCEPTANCE FOR IGNITION-RESISTANT MATERIALS
THE MATERIAL SHALL COMPLY WITH THE CONDITIONS OF ACCEPTANCE IN ITEMS 1 AND 2 BELOW OR WITH THE CONDITIONS OF ACCEPTANCE OF ASTM E2768.
1. THE MATERIAL SHALL EXHIBIT A LISTED FLAME SPREAD INDEX NOT EXCEEDING 25 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.
2. ADDITIONALLY, THE ASTM E84 OR UL 723 TEST SHALL BE CONTINUED FOR AN ADDITIONAL 20-MINUTE PERIOD, AND THE MATERIAL SHALL EXHIBIT A FLAME FRONT THAT DOES NOT PROGRESS MORE THAN 101/2 FEET (3200 MM) BEYOND THE CENTERLINE OF THE BURNER AT ANY TIME DURING THE TEST PERIOD.

R337.4.3.1 FIRE TESTING OF WOOD STRUCTURAL PANELS
WOOD STRUCTURAL PANELS SHALL BE TESTED WITH A RIPPED OR CUT LONGITUDINAL GAP OF 1/8 INCH (3.2 MM).

R337.4.4 ALTERNATIVE METHODS FOR DETERMINING IGNITION-RESISTANT MATERIAL
ANY ONE OF THE FOLLOWING SHALL BE ACCEPTED AS MEETING THE DEFINITION OF IGNITION-RESISTANT MATERIAL:
1. NONCOMBUSTIBLE MATERIAL. MATERIAL THAT COMPLIES WITH THE DEFINITION FOR NONCOMBUSTIBLE MATERIALS IN SECTION R202.
2. FIRE-RETARDANT-TREATED WOOD. FIRE-RETARDANT-TREATED WOOD IDENTIFIED FOR EXTERIOR USE THAT COMPLIES WITH THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE.
3. FIRE-RETARDANT-TREATED WOOD SHINGLES AND SHAKES. FIRE-RETARDANT-TREATED WOOD SHINGLES AND SHAKES, AS DEFINED IN SECTION 1505.6 OF THE CALIFORNIA BUILDING CODE AND LISTED BY STATE FIRE MARSHAL FOR USE AS "CLASS B" ROOF COVERING, SHALL BE ACCEPTED AS AN IGNITION-RESISTANT WALL COVERING MATERIAL WHEN INSTALLED OVER SOLID SHEATHING.

SECTION R337.5 ROOFING

R337.5.1 GENERAL
ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R337 AND R902. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF ASSEMBLIES IN THE FIRE HAZARD SEVERITY ZONES SHALL BE CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL790.

R337.5.2 ROOF COVERINGS
WHERE THE ROOFING PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.

EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1 INCH OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT-TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.

R337.5.3 ROOF VALLEYS
WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

R337.5.4 ROOF GUTTERS
ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

SECTION R337.6 VENTS

R337.6.1 GENERAL
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 SECTION 1202 OF THE CALIFORNIA BUILDING CODE AND SECTIONS R337.6.1 THROUGH R337.6.2 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

R337.6.2 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:
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.
3. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662°F (350°C).

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

SECTION R337.7 EXTERIOR COVERING

R337.7.1 SCOPE
THE PROVISIONS OF THIS SECTION SHALL GOVERN THE MATERIALS AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBER AND SHORT-TERM DIRECT FLAME CONTACT EXPOSURE.

R337.7.2 GENERAL
THE FOLLOWING EXTERIOR COVERING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. EXTERIOR WALL COVERINGS.
2. EXTERIOR WALL ASSEMBLIES.
3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANG

7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

EXCEPTION TO SECTION R337.7.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

R337.7.7 EXTERIOR PORCH CEILINGS
THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL.
2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2.
3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE.
4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263.
5. ONE LAYER OF 5/8-INCH (16 MM) TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING.
6. THE EXTERIOR PORTION OF A 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

EXCEPTION TO SECTION R337.7.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION.

R337.7.8 FLOOR PROJECTIONS
THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL.
2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2.
3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE.
4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263.
5. ONE LAYER OF 5/8-INCH (16 MM) TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
6. THE EXTERIOR PORTION OF A 1-HOUR FIRE-RESISTANCE RATED EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

EXCEPTION TO SECTION R337.7.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION.

R337.7.9 UNDERFLOOR PROTECTION
THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL.
2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2.
3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANTTREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE.
4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263.
5. ONE LAYER OF 5/8-INCH (16 MM) TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
6. THE EXTERIOR PORTION OF A 1-HOUR FIRE-RESISTANCERATED EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

EXCEPTION TO SECTION R337.7.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN THEY ARE CONSTRUCTED WITH SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM). SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED.

R337.7.10 UNDERSIDE OF APPENDAGES
WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL.
2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2.
3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE.
4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263.
5. ONE LAYER OF 5/8-INCH (16 MM) TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE APPENDAGE PROJECTION.
6. THE EXTERIOR PORTION OF A 1-HOUR FIRE-RESISTANCERATED EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGE, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

EXCEPTION TO SECTION R337.7.10: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN THEY ARE CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM). SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED.

R337.7.11 CONDITIONS OF ACCEPTANCE WHEN TESTED IN ACCORDANCE WITH ASTM E2957
THE TEST SHALL BE CONDUCTED ON A MINIMUM OF THREE TEST SPECIMENS AND THE CONDITIONS OF ACCEPTANCE IN 1 THROUGH 3 BELOW SHALL BE MET. IF ANY ONE OF THE THREE TESTS DOES NOT MEET THE CONDITIONS OF ACCEPTANCE, THREE ADDITIONAL TESTS SHALL BE RUN. ALL OF THE ADDITIONAL TESTS SHALL MEET THE CONDITIONS OF ACCEPTANCE.
1. ABSENCE OF FLAME PENETRATION OF THE EAVES OR HORIZONTAL PROJECTION ASSEMBLY AT ANY TIME.
2. ABSENCE OF STRUCTURAL FAILURE OF THE EAVES OR HORIZONTAL PROJECTION SUBASSEMBLY AT ANY TIME.
3. ABSENCE OF SUSTAINED COMBUSTION OF ANY KIND AT THE CONCLUSION OF THE 40-MINUTE TEST.

SECTION R337.8 EXTERIOR WINDOWS, SKYLIGHTS AND DOORS

R337.8.1 GENERAL

R337.8.2 EXTERIOR GLAZING
THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. EXTERIOR WINDOWS.
2. EXTERIOR GLAZED DOORS.
3. GLAZED OPENINGS WITHIN EXTERIOR DOORS.
4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS.
5. EXTERIOR STRUCTURAL GLASS VENEER.
6. SKYLIGHTS.
7. VENTS.

R337.8.2.1 EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS
EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR
2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

R337.8.2.2 OPERABLE SKYLIGHTS
OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NONCOMBUSTIBLE MESH SCREEN WHERE THE DIMENSIONS OF THE OPENINGS IN THE SCREEN SHALL NOT EXCEED 1/8 INCH (3.2 MM).

R337.8.2.3 STRUCTURAL GLASS VENEER
THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL COMPLY WITH SECTION R337.7.3 EXTERIOR WALLS.

R337.8.3 EXTERIOR DOORS
EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE MATERIAL, OR
2. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF IGNITION RESISTANT MATERIAL, OR
3. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
   3.1 STILES AND RAILS SHALL NOT BE LESS THAN 13/8 INCHES THICK
   3.2 PANELS SHALL NOT BE LESS THAN 11/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
4. THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SECTION R337.7.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707.
6. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.

R337.8.3.1 EXTERIOR DOOR GLAZING
GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION R337.8.2.1.

R337.8.4 GARAGE DOOR PERIMETER GAP
EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES AND TOPS OF DOORS, FROM EXCEEDING 1/8 INCH (3.2 MM). GAPS BETWEEN DOORS AND DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
1. WEATHER STRIPPING PRODUCTS MADE OF MATERIALS THAT: (A) HAVE BEEN TESTED FOR TENSILE STRENGTH IN ACCORDANCE WITH ASTM D638 (STANDARD TEST METHOD FOR TENSILE PROPERTIES OF PLASTICS) AFTER EXPOSURE TO ASTM G155 (STANDARD PRACTICE FOR OPERATING XENON ARC LIGHT APPARATUS FOR EXPOSURE OF NONMETALLIC MATERIALS) FOR A PERIOD OF 2,000 HOURS, WHERE THE MAXIMUM ALLOWABLE DIFFERENCE IN TENSILE STRENGTH VALUES BETWEEN EXPOSED AND NONEXPOSED SAMPLES DOES NOT EXCEED 10 PERCENT AND (B) EXHIBIT A V-2 OR BETTER FLAMMABILITY RATING WHEN TESTED TO UL 94, STANDARD FOR TESTS FOR FLAMMABILITY OF PLASTIC MATERIALS FOR PARTS IN DEVICES AND APPLIANCES.
2. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
3. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING.

SECTION R337.9 DECKING

R337.9.1 GENERAL
THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

R337.9.1.1 FLASHING
A MINIMUM OF A 6-INCH (150 MM) METAL FLASHING, APPLIED VERTICALLY ON THE EXTERIOR OF THE WALL, SHALL BE INSTALLED AT ALL DECK-TO-WALL INTERSECTIONS.

R337.9.2 WHERE REQUIRED
THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE BUILDING.

R337.9.3 DECKING SURFACES
THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:
1. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.4 WHEN TESTED IN ACCORDANCE WITH BOTH ASTM E2632 AND ASTM E2726.
2. IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.4.
3. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SECTION R337.4.3.
4. EXTERIOR FIRE-RETARDANT-TREATED WOOD.
5. NONCOMBUSTIBLE MATERIAL.
6. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.

   EXCEPTION: WALL MATERIAL SHALL BE PERMITTED TO BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS ASTM E84 WITH A CLASS B FLAME SPREAD INDEX.

7. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.5 WHEN TESTED IN ACCORDANCE WITH ASTM E2632 AND WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF ONLY NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

   EXCEPTION: WALL MATERIAL SHALL BE PERMITTED TO BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS ASTM E84 WITH A CLASS B FLAME SPREAD INDEX.

R337.9.4 REQUIREMENTS FOR TYPE OF MATERIAL IN SECTION R337.9.3, ITEM 1
THE MATERIAL SHALL BE TESTED IN ACCORDANCE WITH BOTH ASTM E2632 AND ASTM E2726 AND SHALL COMPLY WITH THE CONDITIONS OF ACCEPTANCE IN SECTIONS R337.9.4.1 AND R337.9.4.2. THE MATERIAL SHALL ALSO BE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723 AND COMPLY WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.4.3.

R337.9.4.1 CONDITIONS OF ACCEPTANCE FOR ASTM E2632
THE ASTM E2632 TEST SHALL BE CONDUCTED ON A MINIMUM OF THREE TEST SPECIMENS AND THE CONDITIONS OF ACCEPTANCE IN ITEMS 1 THROUGH 3 BELOW SHALL BE MET. IF ANY ONE OF THE THREE TESTS DOES NOT MEET THE CONDITIONS OF ACCEPTANCE, THREE ADDITIONAL TESTS SHALL BE RUN. ALL OF THE ADDITIONAL TESTS SHALL MEET THE CONDITIONS OF ACCEPTANCE.
1. PEAK HEAT RELEASE RATE OF LESS THAN OR EQUAL TO 25 KW/FT2 (269 KW/M2).
2. ABSENCE OF SUSTAINED FLAMING OR GLOWING COMBUSTION OF ANY KIND AT THE CONCLUSION OF THE 40-MINUTE OBSERVATION PERIOD.
3. ABSENCE OF FALLING PARTICLES THAT ARE STILL BURNING WHEN REACHING THE BURNER OR FLOOR.

R337.9.4.2 CONDITIONS OF ACCEPTANCE FOR ASTM E2726
THE ASTM E2726 TEST SHALL BE CONDUCTED, USING A "CLASS A" SIZE ROOF TEST BRAND, ON A MINIMUM OF THREE TEST SPECIMENS AND THE CONDITIONS OF ACCEPTANCE IN ITEMS 1 AND 2 BELOW SHALL BE MET. IF ANY ONE OF THE THREE TEST SPECIMENS DOES NOT MEET THE CONDITIONS OF ACCEPTANCE, THREE ADDITIONAL TESTS SHALL BE RUN. ALL OF THE ADDITIONAL TESTS SHALL MEET THE CONDITIONS OF ACCEPTANCE.
1. ABSENCE OF SUSTAINED FLAMING OR GLOWING COMBUSTION OF ANY KIND AT THE CONCLUSION OF THE 40-MINUTE OBSERVATION PERIOD.
2. ABSENCE OF FALLING PARTICLES THAT ARE STILL BURNING WHEN REACHING THE BURNER OR FLOOR.

R337.9.5 REQUIREMENTS FOR TYPE OF MATERIAL IN SECTION R337.9.3, ITEM 7
THE MATERIAL SHALL BE TESTED IN ACCORDANCE WITH ASTM E2632 AND SHALL COMPLY WITH THE FOLLOWING CONDITION OF ACCEPTANCE. THE ASTM E2632 TEST SHALL BE CONDUCTED ON A MINIMUM OF THREE TEST SPECIMENS AND THE PEAK HEAT RELEASE RATE SHALL BE LESS THAN OR EQUAL TO 25 KW/FT2 (269 KW/M2). IF ANY ONE OF THE THREE TESTS DOES NOT MEET THE CONDITIONS OF ACCEPTANCE, THREE ADDITIONAL TESTS SHALL BE RUN. ALL THE ADDITIONAL TESTS SHALL MEET THE CONDITION OF ACCEPTANCE.

SECTION R337.10 ACCESSORY BUILDINGS AND MISCELLANEOUS STRUCTURES

R337.10.1 GENERAL
GROUP U OCCUPANCY ACCESSORY BUILDINGS AND MISCELLANEOUS STRUCTURES THAT HAVE THE POTENTIAL TO POSE A SIGNIFICANT EXTERIOR FIRE EXPOSURE HAZARD DURING WILDFIRES SHALL BE CONSTRUCTED TO CONFORM TO THE IGNITION RESISTANCE REQUIREMENTS OF THIS SECTION.

R337.10.2 APPLICABILITY
UNLESS OTHERWISE ADDRESSED BY THE EXCEPTIONS OF SECTION R337.1.3, THE PROVISIONS OF THIS SECTION SHALL APPLY TO BUILDINGS ACCESSORY TO AN APPLICABLE BUILDING ON THE SAME LOT. THIS SECTION SHALL ALSO APPLY TO ATTACHED AND DETACHED MISCELLANEOUS STRUCTURES THAT REQUIRE A BUILDING PERMIT, INCLUDING BUT NOT LIMITED TO; TRELLISES, ARBORS, PATIO COVERS, GAZEBOS AND SIMILAR STRUCTURES.

EXCEPTIONS:
1. DECKS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R337.9.
2. AWNINGS AND CANOPIES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 3105 OF THE CALIFORNIA BUILDING CODE.
3. EXTERIOR WALL ARCHITECTURAL TRIM, EMBELLISHMENTS AND FASCIA.

R337.10.3 WHERE REQUIRED
MISCELLANEOUS STRUCTURES THAT REQUIRE A PERMIT, AND ACCESSORY BUILDINGS OF ANY SIZE, WHEN SEPARATED FROM AN APPLICABLE BUILDING ON THE SAME LOT BY A DISTANCE OF LESS THAN 3 FEET (914 MM), SHALL COMPLY WITH SECTION R337.10.3.1. ACCESSORY BUILDINGS THAT ARE GREATER THAN 120 SQUARE FEET (11 M2), WHEN SEPARATED FROM AN APPLICABLE BUILDING ON THE SAME LOT BY A DISTANCE OF 3 FEET (914 MM) OR MORE BUT LESS THAN 50 FEET (15 M) SHALL COMPLY WITH SECTION R337.10.3.2.
1. WHEN REQUIRED BY THE ENFORCING AGENCY, MISCELLANEOUS STRUCTURES THAT REQUIRE A PERMIT, AND ACCESSORY BUILDINGS THAT ARE 120 SQUARE FEET (11 M2) OR LESS, WHEN SEPARATED FROM AN APPLICABLE BUILDING ON THE SAME LOT BY A DISTANCE OF 3 FEET (914 MM) OR MORE BUT LESS THAN 50 FEET (15 M), SHALL COMPLY WITH EITHER SECTION R337.10.3.4 OR SECTION R337.10.3.3, RESPECTIVELY.
2. NO REQUIREMENTS SHALL APPLY TO ACCESSORY BUILDINGS OR MISCELLANEOUS STRUCTURES WHEN LOCATED 50 FEET (15 M) OR MORE FROM AN APPLICABLE BUILDING ON THE SAME LOT.

R337.10.3.1 STRUCTURES AND ACCESSORY BUILDINGS WITHIN 3 FEET (914 MM)
MISCELLANEOUS STRUCTURES THAT REQUIRE A PERMIT, AND ACCESSORY BUILDINGS ATTACHED TO OR SEPARATED FROM AN APPLICABLE BUILDING ON THE SAME LOT BY A DISTANCE OF LESS THAN 3 FEET (914 MM) SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR OF IGNITION RESISTANT MATERIALS AS DESCRIBED IN SECTION R337.4.2.

R337.10.3.2 ACCESSORY BUILDINGS GREATER THAN 120 SQUARE FEET (11 M2), LOCATED 3 FEET (914 MM) OR MORE BUT LESS THAN 50 FEET (15 M)
ACCESSORY BUILDINGS THAT ARE GREATER THAN 120 SQUARE FEET (11 M2) IN SIZE AND SEPARATED FROM AN APPLICABLE BUILDING ON THE SAME LOT BY A DISTANCE OF 3 FEET (914 MM) OR MORE BUT LESS THAN 50 FEET (15 M) SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR OF IGNITION RESISTANT MATERIALS AS DESCRIBED IN SECTION R337.4.2.

R337.10.3.3 ACCESSORY BUILDINGS 120 SQUARE FEET (11 M2) OR LESS, LOCATED 3 FEET (914 MM) OR MORE BUT LESS THAN 50 FEET (15 M)
WHEN REQUIRED BY THE ENFORCING AGENCY, ACCESSORY BUILDINGS 120 SQUARE FEET (11 M2) OR LESS AND SEPARATED FROM AN APPLICABLE BUILDING ON THE SAME LOT BY A DISTANCE OF 3 FEET (914 MM) OR MORE BUT LESS THAN 50 FEET (15 M) SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR OF IGNITION-RESISTANT MATERIALS AS DESCRIBED IN SECTION R337.4.2.

R337.10.3.4 MISCELLANEOUS STRUCTURES LOCATED 3 FEET (914 MM) OR MORE BUT LESS THAN 50 FEET (15 M)
WHEN REQUIRED BY THE ENFORCING AGENCY, MISCELLANEOUS STRUCTURES THAT REQUIRE A PERMIT AND ARE SEPARATED FROM AN APPLICABLE BUILDING ON THE SAME LOT BY A DISTANCE OF 3 FEET (914 MM) OR MORE BUT LESS THAN 50 FEET (15 M) SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR OF IGNITION-RESISTANT MATERIALS AS DESCRIBED IN SECTION R337.4.3.

R337.10.4 ROOF CONSTRUCTION
ROOFS OF ACCESSORY BUILDINGS REQUIRED TO BE CONSTRUCTED ENTIRELY OF NONCOMBUSTIBLE MATERIALS OR OF IGNITION-RESISTANT MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 337 AND CHAPTER 9. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF ASSEMBLIES IN FIRE HAZARD SEVERITY ZONES SHALL COMPLY WITH A CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790.

FOR COUNTY APPROVAL ELECTRONIC STAMP:

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STAMP:

LICENSED ARCHITECT
AUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:

ARCHITECTURAL GENERAL NOTES - CRC SECTION R337

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SHEET NO:

GN-05

PLOT REFERENCE DATE:
05 | 21 | 2025

MAX

2595BK

LARGE WALL MOUNT LANTERN

Simple, clean-cut, yet captivating, Max is an instant classic, perfect for a myriad of outdoor spaces. Max's simple construction and hand-welded aluminum frame embodies the modern inspiration behind the design. Surrounded by clear glass panels, it yields architectural simplicity for the touch of contemporary we crave.

DETAILS	
FINISH:	Black
MATERIAL:	Aluminum
GLASS:	Clear
DIMMABLE:	YES - WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH:	7"
HEIGHT:	25"
WEIGHT:	9lb
BACK PLATE:	4.5"W X 6"H
EXTENSION:	10.5"
TOP TO OUTLET:	5.0000"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-12w Med. LED, 100w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	15
CARTON WIDTH:	10.5
CARTON HEIGHT:	27.8
CARTON WEIGHT:	10.4

PRODUCT DETAILS:

- Our Estate Collections boast a breadth of fixtures defined by coordinating composition, enduring architecture, and time-honored craftsmanship, designed to meet the needs of expansive properties with extended outdoor living spaces. From the entrance of your driveway to the depths of your backyard, these collections provide cohesive design for stately exteriors.
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2-year finish warranty
- Ideal for vintage filament bulbs (not included)
- Sophisticated and streamlined design, durable construction and a timeless finish complement any architectural style

NOTE: LIGHT FIXTURE TO BE PROVIDED WITH DECORATIVE FILAMENT STYLE BULB

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

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AUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
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FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

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PROJECT NUMBER:
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BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:

EXTERIOR LIGHT FIXTURE CUT SHEET

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SHEET NO.:

GN-06

PLOT REFERENCE DATE:
05 | 21 | 2025

REVISION LIST

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FLORNES RESIDENCE | EBCA REVISED RELIMINARY (3) RESPONSE LIST

9. ACOUSTICAL ANALYSIS – REVISED SUMMARY. SEE FULL REPORT

The increased noise from typical daily urban activity (four condenser units) of the project is not expected to exceed the Orange County Noise Standards (50dBA) at any location on the neighboring properties.

Table 5 Projected Condenser Unit Noise Exposure at Properties Adjacent to 1100 Emerald Bay

Emerald Bay Address Number	Noise Exposure from 4 Condenser Units			
	Near Structure		At Property Line	
	Leq (dB)	Appendix E Receiver	Leq (dB)	Appendix E Receiver
1101	15	1	18	2
1103	21	3	23	4
1105	20	5	22	6
1107	24	7	24	8
1201	24	9	26	10
1401	35	11	50	21
1403	31	13	45	14
1405	16	15	16	15

Appendix E

Condenser Units Noise Exposure

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7. SITE DRAINAGE – EMAIL CORRESPONDENCE WITH MIKE DUNBAR EBSD

From: Mike Dunbar <mdunbar@ebservicedistrict.com>
Sent: Monday, October 11, 2021 1:07 PM
To: Brian Flornes <Brian.Flornes@vintagesenior.com>
Subject: RE: 1100 - Service District Meeting

Brian,

Thanks.
I have contacted the Laguna Beach County Water District on the water service pipeline.
All of the other items are as we discussed.
Thanks. Mike

From: Brian Flornes <Brian.Flornes@vintagesenior.com>
Sent: Friday, October 8, 2021 5:22 PM
To: Mike Dunbar <mdunbar@ebservicedistrict.com>
Subject: Re: 1100 - Service District Meeting
Mike,
Thank you for the time yesterday. Attached is a copy of the plan we looked at with a change to the location of the water line.
A brief recap of the items for 1100

1. Provide a separate water line to meter with shutoff (end of cul de sac). Confirm design with Service District.
2. Existing utilities in the street and at front of parcel except for storm drain and sewer on eastern property line.
3. Reviewed State property drainage against proposed retaining wall (west side of property) - no issues.
4. Significant foundation structure in rear yard setback. Unlikely there will ever be utilities coming from the State property which would allow foundation structure to encroach in the rear setback only - greater than 3'.
5. Connect to existing 12" storm drain at northeast property line - provide an 18" vertical drain basin to new 12" storm drain and tie into existing SD collector at street. Consult with Service District on design.

Thank you again for taking the time and working with me on these issues.
Have a good weekend, Brian

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6	GN-06	SHEET GN-06 SHOWS THE CUT SHEET FOR THE EXTERIOR LIGHT FIXTURES PROPOSED ON THIS PROJECT.
7	--	SEE ATTACHED CORRESPONDENCE WITH MIKE DUNBAR, EBSD, CONFIRMING NO ADDITIONAL DRAINAGE IS NEEDED ALONG THE STATE PROPERTY LINE. THERE IS AN EXISTING DRAINAGE SWALE ON STATE PROPERTY THAT CAPTURES WATER FROM THE UPHILL SLOPE.
8	C-2	COMPLETE CURB AND GUTTER REPLACEMENT SHOWN ON THE REVISED CIVIL SHEETS.
9	ACOUSTICAL REPORT	REVISED ACOUSTICAL REPORT WITH UPDATED SUMMARY DESCRIBING THE ACCURATE DECIBEL LEVELS AND LOCATIONS REQUIRED AT PROPERTY LINE. NO MITIGATING MEASURES ARE REQUIRED.
10	LL-1	TREE UPLIGHTING HAS BEEN REVISED TO BE A SINGLE FIXTURE PER TREE.
11	LP-2	PITTOSPORUM LOCATIONS HAVE BEEN MOVED BACK AWAY FROM THE CURB AS REQUIRED.

If you require additional clarification, please do not hesitate to contact:

Dustin Asher, Principal
Asher Design Group, Inc.
dasher@asherdesigngroup.com
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FLORNES RESIDENCE | EBCA REVISED RELIMINARY (3) RESPONSE LIST

DATE: NOVEMBER 25, 2024
APPLICANT: FLORNES
ADDRESS: #1100
PROJECT: 2855, TRACT: 3125, LOT: 10
SCOPE OF WORK: NEW RESIDENTIAL WITH MAJOR LANDSCAPE / HARDSCAPE
SUBMITTAL: REVISED PRELIMINARY (3)
REVISION: #1 – RESPONSE TO INITIAL COMMITTEE RECOMMENDATIONS

NOTES: 1. ALL REVISIONS HAVE BEEN ADDRESSED AND EITHER BEEN REVISED, ADDED OR CLARIFIED ON THE PLANS OR AS PART OF THIS RESPONSE LIST LETTER.

DIVISION: EMERALD BAY COMMUNITY ASSOCIATION
PLAN REVIEWED BY: KEN WILKINS, ARCHITECTURAL
JAMES DOCKSTADER, LANDSCAPE

SUMMARY OF COMMITTEE FINDINGS		
1	--	PLANS HAVE BEEN REVISED FOR ANY OUTSTANDING ITEMS.
2	A00-01, A00-02, A00-05, A00-06, A02-20, A02-21, A03-01, A04-01, A04-03, A06-20, A06-21	RETRACTABLE AWNING DETAILS HAVE BEEN REMOVED AND REPLACED WITH METAL & WOOD TRELLIS MEMBERS THAT ARE SPACED AT 50% (MIN.) OPEN THAT WOULD NOT NEED TO BE COUNTED FOR LOT COVERAGE.
3	A00-01, A03-01, A04-01, A04-05, A04-06, A04-08, A05-01, A05-02, A05-03, A05-04,	CHIMNEY HEIGHT HAS BEEN REDUCED TO CODE MINIMUM FOR A B-VENT TERMINATION. REFER SPECIFICALLY TO SECTION SHEET A04-06 FOR THE CLOSEST SECTION SHOWING THE 20' MAX HEIGHT LINE ADJACENT TO THE CHIMNEY.
4	A00-01, A00-02, A00-05, A00-06, A02-20, A02-21, A03-01, A04-01, A04-03, A06-20, A06-21	RETRACTABLE AWNING DETAILS HAVE BEEN REMOVED AND REPLACED WITH METAL & WOOD TRELLIS MEMBERS THAT ARE SPACED AT 50% (MIN.) OPEN THAT WOULD NOT NEED TO BE COUNTED FOR FLAT ROOF CALCULATIONS.
5	CVR-01, A03-01	ZONES SHOWN ON SHEET A03-01 ARE LOCATIONS STRUCTURALLY DESIGNED TO ACCEPT SOLAR PANELS AND TO BE FREE FROM PENETRATION THROUGH THE ROOF FOR VENTS OR OTHER SYSTEMS PENETRATIONS OR ENGINEERING PROPOSED FOR THIS RESIDENCE. ON SHEET CVR-01 UNDER "PROJECT NOTES" THERE IS A LIST OF DEFERRED SUBMITTALS FOR THIS PROJECT AND #3 DESCRIBES THAT SOLAR PLANS SHALL BE A DEFERRED SUBMITTAL. SOLAR PLANS HISTORICALLY CANNOT BE PROVIDED UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

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PLAN CHECK CORRECTION RESPONSE | FLORNES RESIDENCE

DIVISION: OC DVELOPMENT SERVICES | PLANNING REVIEW – PA24-0160 | RESIDENTIAL PLAN CHECKLIST
PLAN REVIEWED BY: Hadi Tabatabaee

ITEM:	SHEET:	RESPONSE:
2.001	CVR-01	CLARIFIED CODE COMPLIANCE NOTE UNDER BUILDING SUMMARY SECTION.

DIVISION: OC DVELOPMENT SERVICES | GEOTECHNICAL REVIEW – PA24-0160 | GEOTECHNICAL/GEOLOGY CHECKLIST
PLAN REVIEWED BY: Ryan Rose

ITEM:	SHEET:	RESPONSE:
3.001	CVR-01	ADDED GEOTECHNICAL NOTE TO PROJECT NOTES SECTION FOR THIS REQUIREMENT.
3.002	--	GIVEN THE PRESENCE OF EXISTING DRAINAGE STRUCTURES ON THE ADJACENT STATE PROPERTY, ANY POTENTIAL FOR SIGNIFICANT EROSION OR WATER RUNOFF IMPACTING THE SUBJECT PROPERTY WILL BE EFFECTIVELY MITIGATED. BOTH CIVIL AND GEOTECHNICAL CONSULTANTS, IN COORDINATION WITH REPRESENTATIVES FROM THE EMERALD BAY SERVICE DISTRICT, HAVE REVIEWED THE AREA. ALL PARTIES HAVE CONCLUDED THAT THERE IS NO ADVERSE IMPACT ON THE SUBJECT PROPERTY. FURTHER ANALYSIS CAN BE PROVIDED WITH THE GRADING SUBMITTAL FOR THE COUNTY'S REVIEW.

If you require additional clarification, please do not hesitate to contact:

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dasher@asherdesigngroup.com
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PLAN CHECK CORRECTION RESPONSE | FLORNES RESIDENCE

DATE: MAY, 21, 2025
PROJECT NAME: FLORNES RESIDENCE
PERMIT APPLICATION: PA24-0160
PLAN CHECK NUMBER: First Submittal-PA24-0160
REVISION: DELTA-02 | OCPW PLAN CHECK

NOTES: 1. All revisions have been addressed and clouded on the plans or as part of this response letter for clarification.
2. Sheet REV-01 has been added for list of changes/revisions for this project scope.

DIVISION: OC DVELOPMENT SERVICES | PLANNING REVIEW – PA24-0160 | ZONING CODE PLAN CHECK
PLAN REVIEWED BY: Kevin Canning

ITEM:	SHEET:	RESPONSE:
1.001	A04-03, A04-04, A04-05, A04-06, A04-07, A04-08, A04-09, A04-10, A05-03, A05-04	COUNTY BUILDING ENVELOPE DIMENSION AND DIAGRAM LINES ADDED TO SECTIONS AND SIDE ELEVATION SHEETS SHOWING SLOPE TO CONFIRM BUILDING MEETS THE HEIGHT REQUIREMENTS.
1.002	A00-01, A04-01, A04-02, A04-03, A04-04, A04-05, A04-06, A04-07, A04-08, A04-09, A04-10, A05-01, A05-02, A05-03, A05-04	ADDED ADDITION NOTATIONS AND LABELS FOR HEIGHT OF RETAINING WALLS AND FINISHED GRADE AND SHOWED EXISTING GRADE AND SLOPE FOR CLARIFICATION ALONG THE PROPERTY LINE RETAINING WALLS.
1.003	C-1	ESTIMATED CUT/FILL CALCULATIONS HAVE BEEN UPDATED/ADDED.
1.004	A02-00, A02-01	GARAGE CLEAR SPACE HAS BEEN SHOWN ON THE REFERENCE PLAN WITH A GRAPHIC AND KEYNOTE SHOWING COMPLIANCE. ADDED ADDITIONAL DIMENSIONS FOR OVERALL CLEAR SPACE IN GARAGES ON DIMENSION PLANS. GARAGE DOOR SIZES ARE IDENTIFIED ON THE DOOR SCHEDULE AS NOTED ON THE REFERENCE PLAN. GARAGE DOOR WIDTHS ARE GREATER THAN THE SIZE REQUIRED SO NO OFFSET IS PRESENT.

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JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
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REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK

SHEET TITLE:

REVISION LIST

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SHEET NO.:

1 REV-01

PLOT REFERENCE DATE:
05 | 21 | 2025

2022 CALGREEN GENERAL NOTES

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

4.106.4.1	**EV charging: New 1- & 2-family dwellings/townhouses with attached private garages** • Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. • Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. • Service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. **Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.
4.106.4.1.1	**Identification** Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
4.106.4.2	**EV charging for new multifamily dwellings, hotels and motels and new residential parking facilities** • Applies to all new multifamily dwelling units, hotels and motels and new residential parking facilities. • Shall meet the requirements of Sections 4.106.4.2.1 or 4.106.4.2.2. • Calculations for spaces shall be rounded up to the nearest whole number. • A parking space served by electric vehicle supply equipment (EVSE) or designed as a future EV charging space shall count as at least one standard parking space in order to comply with minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2.

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CHAPTER 4 – RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 – PLANNING AND DESIGN

SECTION	REQUIREMENTS
4.106.2	**Storm water drainage and retention during construction** Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
4.106.3	**Grading and paving** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. **Exception:** Additions and alterations which do not alter the existing drainage path.
4.106.4	**Electric vehicle (EV) charging for new construction and existing multifamily parking facilities** • Comply with Section 4.106.4.1 or 4.106.4.2 for installation and use of EV chargers and receptacles. • Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*. **Exceptions:** 1. On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following: 1.1. Where there is no local utility power supply, or the local utility is unable to supply adequate power. 1.2. Where local enforcing agency determines additional local utility infrastructure design requirements for implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities.

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CHAPTER 1 – ADMINISTRATION

SECTION	REQUIREMENTS
101.3.1	**Scope** Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

CHAPTER 3 – GREEN BUILDING

SECTION	REQUIREMENTS
301.1.1	**Additions and alterations** • Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. • Requirements only apply within the specific area of the addition or alteration. • Requirements for electric vehicle charging may apply to additions to or alterations of parking facilities for multifamily buildings
301.2	**Low-rise and high-rise residential buildings** Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
302.1	**Mixed occupancy buildings** Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. **Exceptions:** • Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. • Live/work units complying with the California Building Code Section 508.5 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

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4.106.4.2.1	**EV charging stations (EVCS)** EVCS required by Section 4.106.4.2.2.1.2, Item 3 (1 in 25 EVCS with chargers) shall comply with Section 4.106.4.2.2.1.1. **Exception:** EVCS serving public accommodations, public housing motels and hotel shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.
4.106.4.2.2.1.1	**Location** When EV chargers are installed, EVCS shall comply with at least one of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route to the building, as defined in the *California Building Code*, Chapter 2. **Exception:** EVCS designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
4.106.4.2.2.1.2	**EV charging stations (EVCS) dimensions** EV charging spaces shall be designed to comply with the following: • Minimum length of each EV space shall be 18 feet. • Minimum width of each EV space shall be 9 feet. • One in every 25 charging spaces, but not less than one, shall have an 8-foot minimum aisle. A 5-foot minimum aisle shall be permitted if the minimum width of the EV space is 12 feet. a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

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4.106.4.2.2	**Multifamily development projects, hotels and motels with 20 or more units** The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site. 1. **EV Capable.** 10% of the total number of parking spaces on a building site shall be EV spaces capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate electrical panel service capacity, electrical system, and any on-site distribution transformer(s) have sufficient capacity to charge all EVs at a minimum of 40 amperes. The service panel/subpanel shall identify future EV spaces as "EV CAPABLE." **Exception:** When EV chargers (Level 2 EVSE) are installed in a number greater than 5% of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the 5% required. 2. **EV Ready.** 25% of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. **Exception:** Areas of parking facilities served by parking lifts. 3. **EV Chargers.** 5% of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When low power Level 2 EV charging receptacles or EVSE are installed beyond the minimum required, automatic load management systems (ALMS) may be used to reduce electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EVCS.

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4.106.4.2.1	**Multifamily development projects, hotels, and motels with less than 20 units** The number of dwelling units, sleeping units or guest rooms shall be based on all building on a project site. 1. **EV Capable.** 10% of the total number of parking spaces on a building site shall be EV spaces capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate electrical panel service capacity, electrical system, and any on-site distribution transformer(s) have sufficient capacity to charge all EVs at a minimum of 40 amps. The service panel/subpanel shall identify overcurrent protective device spaces reserved for future EV charging as "EV CAPABLE." **Exceptions:** 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. 2. **EV Ready.** 25% of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. **Exception:** Areas of parking facilities by parking lifts.

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06/30/2027
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PROJECT DESCRIPTION:

FLORNES RESIDENCE

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PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
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03 | 21 | 2025 - 1ST OCPW SUBMITTAL
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REVISIONS:

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CALGREEN RESIDENTIAL MANDATORY MEASURES

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DIVISION 4.3 – WATER EFFICIENCY AND CONSERVATION

SECTION	REQUIREMENTS
4.303.1	**Water conserving plumbing fixtures and fittings** Plumbing fixtures and fittings shall comply with the following: **4.303.1.1** – Water closets: ≤ 1.28 gal/flush. **4.303.1.2** – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. **4.303.1.3.1** – Single showerheads: ≤ 1.8 gpm @ 80 psi. **4.303.1.3.2** – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. **4.303.1.4.1** – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. **4.303.1.4.2** – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. **4.303.1.4.3** – Metering faucets: ≤ 0.2 gallons per cycle. **4.303.1.4.4** – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm. **4.303.1.4.5** – Pre-rinse spray valves: comply with California Code of Regulations (CCR), Title 20, Appliance Efficiency Regulations, Sections 1605.1(h)(4) Table H-2, Section 1605.3(h)(4)(A), and Section 1607(d)(7). Shall be equipped with an integral automatic shutoff.
4.303.2	**Submeters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings** Submeters shall be installed to measure water usage on individual dwelling units in accordance with the *California Plumbing Code*.
4.303.3	**Standards for plumbing fixtures and fittings** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code* and shall meet applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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4.106.4.2.4	**Identification** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.
4.106.4.2.5	**EV ready space signage** EV ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement markings) or its successor.
4.106.4.3	**EV charging for additions and alterations of parking facilities serving existing multifamily buildings** When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, 10% of the total number of parking spaces added or altered shall be EV spaces capable of supporting future Level 2 EVSE.

DIVISION 4.2 – ENERGY EFFICIENCY

SECTION	REQUIREMENTS
4.201.1 & 5.201.1	**Scope** • Energy efficiency requirements for low-rise residential (single-family) (Section 4.201.1); and high-rise residential (multifamily) and hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2022 *California Energy Code*.

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4.106.4.2.2.1.3	**Accessible EV spaces** In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.
4.106.4.2.3	**EV space requirements** **Single EV space required** • Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. • Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. • Service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit including an installed branch circuit overcurrent protective device; or spaces reserved to install a branch circuit overcurrent protective device. **Multiple EV spaces required** • Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations. • Plan design shall be based upon a 40-ampere minimum branch circuit. • Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction. **Exception (applies to both single and multiple EV spaces):** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the *California Electrical Code*.

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DIVISION 4.5 – ENVIRONMENTAL QUALITY

SECTION	REQUIREMENTS
4.503.1	**Fireplaces – General** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.
4.504.1	**Protection of mechanical equipment during construction** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, Sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
4.504.2.1	**Adhesives, sealants and caulks** Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of CCR, Title 17, commencing with Section 94507.

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4.408.3	**Waste management company** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
4.408.4 & 4.408.4.1	**Waste stream reduction alternative** • Low-rise residential projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. • Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.410.1	**Operation and maintenance manual** At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which covers 12 specific subject areas shall be placed in the building.
4.410.2	**Recycling by occupants** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in *Public Resources Code* Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

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4.304.1	**Outdoor potable water use in landscape areas** New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

DIVISION 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY

SECTION	REQUIREMENTS
4.406.1	**Rodent proofing** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
4.408.1	**Construction waste management** • Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Provide documentation to the enforcing agency per Section 4.408.5. **Exceptions:** 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
4.408.2	**Construction waste management plan** Submit a construction waste management plan that meets Items 1 through 5.

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FLORNES RESIDENCE

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APN # 053-320-11

PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

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CALGREEN RESIDENTIAL MANDATORY MEASURES

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4.505.3	**Moisture content of building materials**
	Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. 3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
4.506.1	**Bathroom exhaust fans**
	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. **Note:** For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with *California Energy Code*.

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4.504.4	**Resilient flooring systems**
	Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
4.504.5 & 4.504.5.1	**Composite wood products** • Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (CCR, Title 17, Section 93120 et seq.) as shown in Table 4.504.5. • Documentation is required per Section 4.504.5.1. • Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).
4.505.2	**Concrete slab foundations** Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the *California Building Code*, Chapter 19, or the *California Residential Code*, Chapter 5, respectively, shall also comply with this section.
4.505.2.1	**Capillary break** A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

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4.504.2.2	**Paints and coatings** Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.
4.504.2.3 & 4.504.2.4	**Aerosol paints and coatings** • Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. • Documentation is required per Section 4.504.2.4.
4.504.3	**Carpet systems** Carpet installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
4.504.3.1	**Carpet cushion** Carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
4.504.3.2	**Carpet adhesive** Carpet adhesives shall meet the requirements of Table 4.504.1.

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2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
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See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

702.2	**Special inspection** When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
703.1	**Documentation** Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

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2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
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See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

4.507.2	**Heating and air-conditioning system design** Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (*Residential Load Calculation*), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (*Residential Duct Systems*), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (*Residential Equipment Selection*) or other equivalent design software or methods. **Exception:** Use of alternate design temperatures necessary to ensure the systems function are acceptable.

CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

SECTION	REQUIREMENTS
702.1	**Installer training** Heating, ventilation, and air conditioning (HVAC) system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

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C-39238
05/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA. 92651
APN # 053-320-11

PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
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03 | 21 | 2025 - 1ST OCPW SUBMITTAL
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CALGREEN RESIDENTIAL MANDATORY MEASURES

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2022 CALGREEN GENERAL NOTES

2022 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST
SECTION A4.602
Effective January 1, 2023
HCD SHL 620C (Rev. 03/23)

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
A4.106.4 Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following:						
Tier 1. Not less than 20% of the total parking, walking or patio surfaces shall be permeable.		☒[2]		☐	☐	☐
Tier 2. Not less than 30% of the total parking, walking or patio surfaces shall be permeable.			☒[2]	☐	☐	☐
A4.106.5 Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in the applicable tables.						
Low-Rise Residential						
Tier 1. roof covering shall meet or exceed the values contained in Table A4.106.5.1(1).		☒[2]		☐	☐	☐
Tier 2. roof covering shall meet or exceed the values contained in Table A4.106.5.1(2).			☒[2]	☐	☐	☐
High-Rise Residential, Hotels and Motels						
Tier 1. roof covering shall meet or exceed the values contained in Table A4.106.5.1(3).		☒[2]		☐	☐	☐
Tier 2. roof covering shall meet or exceed the values contained in Table A4.106.5.1(4).			☒[2]	☐	☐	☐
A4.106.6 Install a vegetated roof for at least 50 percent of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the *California Building Code*, Chapters 15 and 16.		☐	☐	☐	☐	☐
A4.106.7 Reduce nonroof heat islands for 50 percent of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.		☐	☐	☐	☐	☐
A4.106.8.1 Tier 1 and Tier 2 for one- and two-family dwellings and townhouses with attached private garages. Install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.		☒[2]	☒[2]	☐	☐	☐
A4.106.8.2.1 Provide capability for electric vehicle charging in new multifamily dwellings, as specified.						
Tier 1. 35 percent of the total number of parking spaces shall be electric vehicle (EV) ready with low power Level 2 EV charging receptacles. For projects with 20 or more dwelling units, sleeping units or guest rooms, 10 percent of the total number of parking spaces shall be equipped with Level 2 EVSE.		☒[2]		☐	☐	☐
Tier 2. 40 percent of the total number of parking spaces shall be electric vehicle (EV ready) with low power Level 2 EV charging receptacles. For projects with 20 or more dwelling units, sleeping units or guest rooms, 15 percent of the total number of parking spaces shall be equipped with Level 2 EVSE.			☒[2]	☐	☐	☐

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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
4.106.4.1 Provide capability for electric vehicle charging for one- and two-family dwellings; townhouses with attached private garages; in accordance with Section 4.106.4.1.	☒			☐	☐	☐
4.106.4.2 Provide capability for electric vehicle charging for multifamily dwellings and hotel/motels in accordance with Sections 4.106.4.2.1 or 4.106.4.2.2, as applicable.	☒	☐	☐	☐	☐	☐
4.106.4.3 Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.106.4.3, as applicable.	☒	☐	☐	☐	☐	☐
A4.106.1 Reserved.		☐	☐	☐	☐	☐
A4.106.2.1 Soil analysis is performed by a licensed design professional and the findings are utilized in the structural design of the building.		☐	☐	☐	☐	☐
A4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following:						
1. Natural drainage patterns are evaluated, and erosion controls are implemented to minimize erosion during construction and after occupancy.		☐	☐	☐	☐	☐
2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways.		☐	☐	☐	☐	☐
3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed, and the soil is replaced using accepted compaction methods.		☐	☐	☐	☐	☐
A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section.				☐	☐	☐
Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.		☒[2]	☒[2]			
Tier 2. The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.			☒[2]			
A4.106.3 Postconstruction landscape designs accomplish one or more of the following:						
1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns.		☐	☐	☐	☐	☐
2. Utilize at least 75% native California or drought tolerant plant and tree species appropriate for the climate zone region.		☐	☐	☐	☐	☐

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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
PLANNING AND DESIGN						
Site Selection						
A4.103.1 A site which complies with at least one of the following characteristics is selected:						
1. An infill site is selected.		☐	☐	☐	☐	☐
2. A greyfield site is selected.		☐	☐	☐	☐	☐
3. An EPA-recognized Brownfield site is selected.		☐	☐	☐	☐	☐
A4.103.2 Facilitate community connectivity by one of the following methods:						
1. Locate project within a 1/4-mile true walking distance of at least 4 basic services;		☐	☐	☐	☐	☐
2. Locate project within 1/2-mile true walking distance of at least 7 basic services;		☐	☐	☐	☐	☐
3. Other methods increasing access to additional resources.		☐	☐	☐	☐	☐
Site Preservation						
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.		☐	☐	☐	☐	☐
Deconstruction and Reuse of Existing Materials						
A4.105.2 Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused:						
1. Light fixtures 2. Plumbing fixtures 3. Doors and trim 4. Masonry 5. Electrical devices 6. Appliances 7. Foundations or portions of foundations		☐	☐	☐	☐	☐
Site Development						
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	☒			☐	☐	☐
4.106.3 Construction plans shall indicate how site grading, or a drainage system will manage all surface water flows to keep water from entering buildings.	☒			☐	☐	☐

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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
A4.303.1 The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi. **Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.		☐	☐	☐	☐	☐
4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.	☒			☐	☐	☐
A4.303.2 Alternate water source for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the *California Plumbing Code*.		☐	☐	☐	☐	☐
A4.303.3 Install at least one qualified ENERGY STAR dishwasher or clothes washer.		☐	☐	☐	☐	☐
A4.303.4 Nonwater urinals or waterless toilets are installed.		☐	☐	☐	☐	☐
A4.303.5 One- and two-family dwellings shall be equipped with a demand hot water recirculation system.		☐	☐	☐	☐	☐
Outdoor Water Use						
4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.	☒			☐	☐	☐
A4.304.1 A rainwater capture, storage and re-use system is designed and installed.		☐	☐	☐	☐	☐
A4.304.2 A landscape design is installed, which does not utilize potable water.		☐	☐	☐	☐	☐
A4.304.3 For new water service connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.		☐	☐	☐	☐	☐
Water Reuse Systems						
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.		☐	☐	☐	☐	☐
A4.305.2 Recycled water piping is installed.		☐	☐	☐	☐	☐
A4.305.3 Recycled water is used for landscape irrigation.		☐	☐	☐	☐	☐

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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
A4.203.1.2 Prerequisite options. In addition, a minimum of two of the efficiency measures specified in Sections A4.203.1.2.1 through A4.203.1.2.8 will be required to be met. • Roof Deck Insulation or Ducts in Conditioned Space. • High performance Walls. • Compact Hot Water Distribution System. • Drain Water Heat Recovery. • High Performance Vertical Fenestration. • Heat Pump Water Heater Demand Management. • Battery Storage System Controls. • Heat Pump Space and Water Heating.		☒[2]	☒[2]	☐	☐	☐
A4.203.1.3 Consultation with local electric service provider. Local jurisdictions considering adoption of reduced EDR targets based on using solar photovoltaic (PV) systems larger than required by the *California Energy Code* shall consult with the local electric service provider to ensure that that PV system sizing required to comply with the EDR targets will be acceptable to the local electric service provider.		☒[2]	☒[2]	☐	☐	☐
WATER EFFICIENCY AND CONSERVATION						
Indoor Water Use						
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (showerheads, faucets and pre-rinse spray valves) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.5.	☒			☐	☐	☐
4.303.2 Submeters for multi-family building and dwelling units in mixed-use residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.	☒			☐	☐	☐
4.303.3 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code* and shall meet the applicable referenced standards.	☒			☐	☐	☐

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	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
A4.106.9 Provide bicycle parking facilities as noted below or meet a local ordinance, whichever is more stringent. Number of bicycle parking spaces may be reduced, as approved by the enforcing agency, due to building site characteristics, including but not limited to, isolation from other development.						
1. Provide short-term bicycle parking, per Section A4.106.9.1.		☐	☐	☐	☐	☐
2. Provide long-term bicycle parking for multifamily buildings, per Section A4.106.9.2.		☐	☐	☐	☐	☐
3. Provide long-term bicycle parking for hotel and motel buildings, per Section A4.106.9.3.		☐	☐	☐	☐	☐
Innovative Concepts and Local Environmental Conditions						
A4.108.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
ENERGY EFFICIENCY (LOW-RISE RESIDENTIAL)						
General						
4.201.1 Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*[1].	☒	☒[2]	☒[2]	☐	☐	☐
Performance Approach for Newly Constructed Buildings						
A4.203.1.1. Hourly Source Energy Design Ratings (EDR1). EDR ratings for building design shall be computed by Energy Compliant software and shall reduce the EDR1 required by the software by the compliance margins specified in Table A4.203.1.1.		☒[2]	☒[2]	☐	☐	☐

4

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CALGREEN RESIDENTIAL MANDATORY MEASURES

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2022 CALGREEN GENERAL NOTES

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	Mandatory	Prerequisites and Electives[1] Tier 1	Prerequisites and Electives[1] Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
Construction Waste Reduction, Disposal and Recycling						
4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.	☒			☐	☐	☐
A4.408.1 Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following: **Tier 1.** At least a 65% reduction with a third-party verification. **Tier 2.** At least a 75% reduction with a third-party verification. **Exception:** Equivalent waste reduction methods are developed by working with local agencies.		☒[2]	☒[2]	☐ ☐	☐ ☐	☐ ☐
Building Maintenance and Operation						
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	☒			☐	☐	☐
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section.	☒			☐	☐	☐
Innovative Concepts and Local Environmental Conditions						
A4.411.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						

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	Mandatory	Prerequisites and Electives[1] Tier 1	Prerequisites and Electives[1] Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
A4.405.2 Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete floors.		☐	☐	☐	☐	☐
A4.405.3 Postconsumer or preconsumer recycled content value (RCV) materials are used on the project. **Tier 1.** Not less than a 10% RCV. **Tier 2.** Not less than a 15% RCV.		☒[1]	☒[1]	☐	☐	☐
A4.405.4 Renewable source building products are used.		☐	☐	☐	☐	☐
Enhanced Durability and Reduced Maintenance						
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	☒			☐	☐	☐
Water Resistance and Moisture Management						
A4.407.1 Install foundation and landscape drains.		☐	☐	☐	☐	☐
A4.407.2 Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.		☐	☐	☐	☐	☐
A4.407.3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.		☐	☐	☐	☐	☐
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture.		☐	☐	☐	☐	☐
A4.407.5 In Climate Zone 16, an ice/water barrier is installed at roof valleys, eaves and wall to roof intersections.		☐	☐	☐	☐	☐
A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.		☐	☐	☐	☐	☐
A4.407.7 A permanent overhang or awning at least 2 feet in depth is provided at all exterior walls.		☐	☐	☐	☐	☐

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	Mandatory	Prerequisites and Electives[1] Tier 1	Prerequisites and Electives[1] Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
Innovative Concepts and Local Environmental Conditions						
A4.306.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY						
Foundation Systems						
A4.403.1 A Frost-Protected Shallow Foundation (FPSF) is designed and constructed.		☐	☐	☐	☐	☐
A4.403.2 Cement use in foundation mix design is reduced. **Tier 1.** Not less than a 20 percent reduction in cement use. **Tier 2.** Not less than a 25 percent reduction in cement use.		☒[1] ☐	☐ ☒[1]	☐	☐	☐
Efficient Framing Techniques						
A4.404.1 Beams and headers and trimmers are the minimum size to adequately support the load.		☐	☐	☐	☐	☐
A4.404.2 Building dimensions and layouts are designed to minimize waste.		☐	☐	☐	☐	☐
A4.404.3 Use premanufactured building systems to eliminate solid sawn lumber whenever possible.		☐	☐	☐	☐	☐
A4.404.4 Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.		☐	☐	☐	☐	☐
Material Sources						
A4.405.1 One or more of the following building materials, that do not require additional resources for finishing are used: 1. Exterior trim not requiring paint or stain. 2. Windows not requiring paint or stain. 3. Siding or exterior wall coverings which do not require paint or stain.		☐	☐	☐	☐	☐

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2022 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST
SECTION A4.602
Effective January 1, 2023
HCD SHL 620C (Rev. 03/23)

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives[1] Tier 1	Prerequisites and Electives[1] Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
Environmental Comfort						
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J - 2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 or equivalent.	☒			☐	☐	☐
Outdoor Air Quality Reserved						
Innovative Concepts and Local Environmental Conditions						
A4.509.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1		☐	☐	☐	☐	☐
Item 2		☐	☐	☐	☐	☐
Item 3		☐	☐	☐	☐	☐
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS						
Qualifications						
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	☒			☐	☐	☐
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	☒			☐	☐	☐
Verifications						
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	☒			☐	☐	☐

[1]Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7
[2] Required prerequisite for this Tier.

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2022 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST
SECTION A4.602
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FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives[1] Tier 1	Prerequisites and Electives[1] Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
A4.504.1 Use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.		☐	☐	☐	☐	☐
A4.504.2 Install VOC compliant resilient flooring systems. **Tier 1.** At least 90% of the resilient flooring installed shall comply. **Tier 2.** 100% of the resilient flooring installed shall comply.		☒[1]	☒[1]	☐	☐	☐
A4.504.3 Thermal insulation installed in the building shall meet the following requirements: **Tier 1.** Install thermal insulation in compliance with VOC limits. **Tier 2.** Install insulation which contains no-added formaldehyde (NAF) and is in compliance with Tier 1.		☒[1]	☒[1]	☐	☐	☐
Interior Moisture Control						
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	☒			☐	☐	☐
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	☒			☐	☐	☐
Indoor Air Quality and Exhaust						
4.506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50% to a maximum of 80%.	☒			☐	☐	☐
A4.506.1 Reserved.		☐	☐	☐	☐	☐
A4.506.2 [HR] Provide filters on return air openings rated MERV 8 or higher during construction when it is necessary to use HVAC equipment.		☐	☐	☐	☐	☐
A4.506.3 Direct-vent appliances shall be used when equipment is located in conditioned space, or the equipment must be installed in an isolated mechanical room.		☐	☐	☐	☐	☐

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2022 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST
SECTION A4.602
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HCD SHL 620C (Rev. 03/23)

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives[1] Tier 1	Prerequisites and Electives[1] Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
ENVIRONMENTAL QUALITY						
Fireplaces						
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	☒			☐	☐	☐
Pollutant Control						
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	☒			☐	☐	☐
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	☒			☐	☐	☐
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.2.3 Aerosol paints and coatings shall be compliant with product-weighted MIR Limits for ROC and other toxic compounds.	☒			☐	☐	☐
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	☒			☐	☐	☐
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.4 80% of floor area receiving resilient flooring shall comply with specified VOC criteria.	☒			☐	☐	☐
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	☒			☐	☐	☐

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FOR COUNTY APPROVAL ELECTRONIC STAMP:

ADG ASHER DESIGN GROUP ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA. 92651
APN # 053-320-11

PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:

CALGREEN RESIDENTIAL MANDATORY MEASURES

DISCLAIMER:
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SHEET NO:

CG-05

PLOT REFERENCE DATE:
05 | 21 | 2025

PRECISE GRADING PLAN

FLORNES RESIDENCE

LOT 10, TRACT 3125

1100 EMERALD BAY, ORANGE COUNTY, CA

SHEET INDEX	
C-1	TITLE SHEET
C-2	GRADING & DRAINAGE PLAN
C-3	SECTIONS
C-4	DETAILS
C-5	EROSION CONTROL PLAN
C-6	TOPOGRAPHIC SURVEY

NOTICE TO CONTRACTOR

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

2. IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.

3. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.

GRADING NOTES

(1) ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE COUNTY OF ORANGE AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF OCPW STANDARD PLANS SHALL BE RETAINED ON THE SITE.

(2) GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, DISTRICT GRADING INSPECTOR AND WHEN REQUIRED THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.

(3) ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.

(4) THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.

(5) PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE OC PLANNING, GRADING SECTION, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.

(6) THE SOIL ENGINEER AND THE ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.

(7) THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.

(8) THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.

(9) SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.

(10) THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.

(11) AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOILS ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.

(12) FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER O.C.P.W. STANDARD PLAN NO. 1322.

(13) ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.

(14) FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE DENSITY, AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO MINIMUM OF 95% RELATIVE DENSITY. MAXIMUM DENSITY SHALL BE DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT, AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.

(15) CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.

(16) ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICAL FOR APPROVAL.

(17) WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPE IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE BUILDING OFFICAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.

(18) WHEN CUT PADS ARE BROUGHT NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER A COMPACTED FILL BLANKET WILL BE PLACED.

(19) ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE.

(20) ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED, OR CRUSHED IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.

(21) ANY EXISTING WATER WELLS SHOULD BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY, HEALTH CARE AGENCY, AND DIVISION OF ENVIRONMENTAL HEALTH.

(22) ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF OC PLANNING/BUILDING INSPECTION.

(23) STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICAL PRIOR TO EXCAVATION.

(24) EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE DISTRICT GRADING INSPECTOR.

(25) THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OR EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.

(26) THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.

(27) THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.

(28) ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.

(29) SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.

GRADING NOTES (cont.)

(30) ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

(31) SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

(32) THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.

(33) APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.

(34) GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M. DAILY, ON SUNDAY OR ON A FEDERAL HOLIDAY.
(A) ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000' OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
(B) ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL)
(C) STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OR GRADING PERMIT.

(35) GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD MEASURES F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.

(36) ASPHALT SECTIONS MUST BE PER CODE: PARKING STALLS = 3" A/C OVER 6" A/B, DRIVES 3: A/C OVER 10" (COMM) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE DISTRICT GRADING INSPECTOR. THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON "R" VALUE ANALYSIS OF THE SUBGRADE SOILS, AND EXPECTED TRAFFIC INDICES.

(37) ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OCPW STANDARD PLAN 1805.

(38) AGGREGATE BASE SECTION SHALL BE CONSTRUCTED PER OCPW STANDARD PLAN 1804.

(39) ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.

(40) THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.

(41) PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.

(42) THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.

(43) THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.

(44) THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.

(45) IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND OC PLANNING/GRADING.

EROSION CONTROL NOTES

(46) IN CASE OF EMERGENCY CALL: BRIAN FLORNES AT (949) 683-6111 - 24 HR.

(47) EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

(48) EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICAL.

(49) ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

(50) AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS & BASINS.

(51) GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES.

(52) THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

(53) THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

ENVIRONMENTAL NOTES

(54) THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEESS, AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.

(55) PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINTS FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR, OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WATES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE. AND FEDERAL REQUIREMENTS.

(56) PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

(57) DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

(58) SPECIAL NOTE: SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.

CALIFORNIA CIVIL CODE (SECTION 832)

LATERAL AND SUBJACENT SUPPORT; EXCAVATION; DEGREE OF CARE; DAMAGES; PROTECTION OF OTHER STRUCTURES.

EACH COTERMINOUS OWNER IS ENTITLED TO THE LATERAL AND SUBJACENT SUPPORT WHICH HIS LAND RECEIVES FROM THE ADJOINING LAND, SUBJECT TO THE RIGHT OF THE OWNER OF THE ADJOINING LAND TO MAKE PROPER AND USUAL EXCAVATIONS ON THE SAME FOR PURPOSES OF CONSTRUCTION OR IMPROVEMENT, UNDER THE FOLLOWING CONDITIONS:

1. ANY OWNER OF LAND OR HIS LESSEE INTENDING TO MAKE OR TO PERMIT AN EXCAVATION SHALL GIVE REASONABLE NOTICE TO THE OWNER OR OWNERS OF ADJOINING LANDS AND OF BUILDINGS OR OTHER STRUCTURES, STATING THE DEPTH TO WHICH SUCH EXCAVATION IS INTENDED TO BE MADE, AND WHEN THE EXCAVATING WILL BEGIN.

2. IN MAKING ANY EXCAVATION, ORDINARY CARE AND SKILL SHALL BE USED, AND REASONABLE PRECAUTIONS TAKEN TO SUSTAIN THE ADJOINING LAND AS SUCH, WITHOUT REGARD TO ANY BUILDING OR OTHER STRUCTURE WHICH MAY BE THEREON, AND THERE SHALL BE NO LIABILITY FOR DAMAGE DONE TO ANY SUCH BUILDING OR OTHER STRUCTURE BY REASON OF THE EXCAVATION, EXCEPT AS OTHERWISE PROVIDED OR ALLOWED BY LAW.

3. IF AT ANY TIME IT APPEARS THE EXCAVATION IS TO BE OF A GREATER DEPTH THAN ARE THE WALLS OR FOUNDATIONS OF ANY ADJOINING BUILDING OR OTHER STRUCTURE AND IS TO BE SO CLOSE AS TO ENDANGER THE BUILDING OR OTHER STRUCTURE IN ANY WAY, THEN THE OWNER OF THE BUILDING OR OTHER STRUCTURE MUST BE ALLOWED AT LEAST 30 DAYS IF HE SO DESIRES, IN WHICH TO TAKE MEASURES TO PROTECT THE SAME FROM ANY DAMAGE, OR IN WHICH TO EXTEND THE FOUNDATIONS THEREOF, AND HE MUST BE GIVEN FOR THE SAME PURPOSE REASONABLE LICENSE TO ENTER ON THE LAND ON WHICH THE EXCAVATION IS TO BE OR IS BEING MADE.

4. IF THE EXCAVATION IS INTENDED TO BE OR IS DEEPER THAN THE STANDARD DEPTH OF FOUNDATIONS, WHICH DEPTH IS DEFINED TO BE A DEPTH OF *** NINE FEET BELOW THE ADJACENT CURB LEVEL, AT THE POINT WHERE THE JOINT PROPERTY LINE INTERSECTS THE CURB AND IF ON THE LAND OF THE COTERMINOUS OWNER THERE IS ANY BUILDING OR OTHER STRUCTURE THE WALL OR FOUNDATION OF WHICH GOES TO STANDARD DEPTH OR DEEPER THAN THE OWNER OF THE LAND ON WHICH THE EXCAVATION IS BEING MADE SHALL, IF GIVEN THE NECESSARY LICENSE TO ENTER THE ADJOINING LAND, PROTECT THE SAID ADJOINING LAND AND ANY SUCH BUILDING OR OTHER STRUCTURE THEREON WITHOUT COST TO THE OWNER THEREOF, FROM ANY DAMAGE BY REASON OF THE EXCAVATION, AND SHALL BE LIABLE TO THE OWNER OF SUCH PROPERTY FOR ANY SUCH DAMAGE, EXCEPTING ONLY FOR MINOR SETTLEMENT CRACKS IN BUILDINGS OR OTHER STRUCTURES.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES:

1. IN THE CASE OF EMERGENCY, CALL BRIAN FLORNES AT WORK PHONE # (949) 683-6111 - 24 HR. OR HOME PHONE # _____.
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.
4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, AND SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 & 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLES/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPER-CHLORINATED POTABLE WATER LINE FLUSHING.

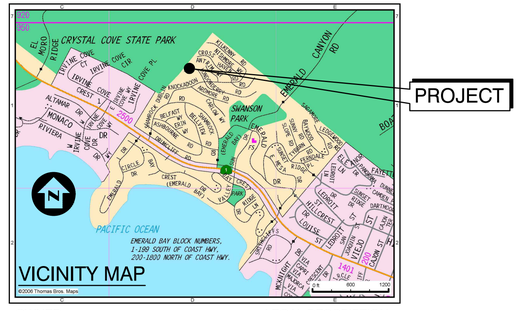
   DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
18. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

NOTE:
"THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY, AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK." CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

EARTHWORK	CUT	FILL
EXCAVATION	3,950 CY	
EMBANKMENT		350 CY
OVEREXCAVATION/RECOMPACTION	300 CY	300 CY
EXPORT		3,600 CY
TOTAL	4,250 CY	4,250 CY

(1)	CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL ON SHEET C-4.	1,020 SF
(2)	CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL ON SHEET C-4.	1,830 SF
(3)	CONSTRUCT DRIVEWAY APPROACH PER APWA STD. 110-2, TYPE B, W=18', X=3'.	108 SF
(4)	INSTALL 4" DIA. SCHEDULE 40 PVC OR SDR 35 PIPE DRAIN SYSTEM.	490 LF
(5)	INSTALL 6" DIA. SCHEDULE 40 PVC OR SDR 35 PIPE DRAIN SYSTEM.	180 LF
(6)	INSTALL 4" ATRIUM DRAIN NDS TYPE 78 W/ RISER & ADAPTOR OR EQUAL.	43 EA
(7)	INSTALL 6" BRASS DECK DRAIN. NDS 920B OR EQUAL.	4 EA
(8)	INSTALL 12" CONC. DRAINBOX, BROOKS PRODUCTS CB-1212 OR EQUAL.	1 EA
(9)	CONNECT DOWNSPOUT TO STORM DRAIN SYSTEM SEE DETAIL ON SHEET C-4.	9 EA
(10)	INSTALL SUBDRAIN PER SOILS ENGINEERS RECOMMENDATIONS.	520 LF
(11)	CONSTRUCT 6" CURB & GUTTER A2-6 PER O.C.P.W. STD PLAN 120-2.	155 LF
(12)	CORE DRILL 3" DRAIN THROUGH CURB PER DETAIL ON SHEET C-4.	2 EA
(13)	INSTALL 18" DIA. NYOPLAST DRAIN BASIN.	20 LF
(14)	INSTALL 12" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM.	56 LF



OWNER
MR. BRIAN FLORNES
1100 EMERALD BAY DRIVE
LAGUNA BEACH, C

ADDITIONAL NOTES

1. ALL ROOFS SHALL BE GUTTERED & DOWNSPOUTS CONNECTED TO STORM DRAIN SYSTEM.
2. PAD ELEVATIONS ARE BASED ON 10" CONCRETE SLAB OVER 2" SAND OVER 4" GRAVEL PER PROJECT FOUNDATION PLAN PREPARED BY FWC. CONTRACTOR SHALL VERIFY ALL PAD ELEVATIONS W/ SOILS ENGINEER AND STRUCTURAL ENGINEER PRIOR TO GRADING.
3. PAD ELEVATIONS ARE BASED ON 5" CONCRETE SLAB OVER 2" SAND OVER 4" GRAVEL PER PROJECT FOUNDATION PLAN PREPARED BY FWC. CONTRACTOR SHALL VERIFY ALL PAD ELEVATIONS W/ SOILS ENGINEER AND STRUCTURAL ENGINEER PRIOR TO GRADING.
4. PAD ELEVATIONS ARE BASED ON 4" CONCRETE SLAB OVER 2" SAND OVER 4" GRAVEL PER PROJECT FOUNDATION PLAN PREPARED BY FWC. CONTRACTOR SHALL VERIFY ALL PAD ELEVATIONS W/ SOILS ENGINEER AND STRUCTURAL ENGINEER PRIOR TO GRADING.
5. WHERE EXTERIOR/INTERIOR UTILITY TRENCHES ARE PROPOSED IN A DIRECTION THAT PARALLELS ANY BUILDING FOOTING, THE BOTTOM OF THE TRENCHES SHALL NOT EXTEND BELOW A 1:1 PLANE PROJECTED DOWNWARD FROM THE BOTTOM EDGE OF FOOTING. WHERE THIS OCCURS, ADJACENT FOOTING SHALL BE DEEPENED OR UTILITY CONSTRUCTED AND BACKFILLED PRIOR TO BUILDING CONSTRUCTION.

2. FOR BUILDING FOOTING AND FOUNDATION DESIGN SEE STRUCTURAL PLANS.

3. ALL RECOMMENDATIONS WITHIN THE SOILS REPORT FOR THIS PROJECT PREPARED BY GEOSITE ENGINEERING (PROJECT NO. 23003, DATED OCTOBER 20, 2023), AND ALL ADDENDA, ARE CONSIDERED A PART OF THESE PLANS.

NOTICE TO CONTRACTOR

REQUIRED CERTIFICATIONS / APPROVALS

In addition to any certifications required by the agencies having jurisdiction over this project, the following approvals from the Civil engineer of record are required:

1. Foundation forms for improvements on or abutting property lines is required prior to concrete pour.
2. Location, size, and depth of all drain lines prior to backfill.

RETAINING WALLS ARE SHOWN FOR INFORMATION ONLY. THEY ARE TO BE CONSTRUCTED AND INSPECTED BY OTHERS UNDER A SEPARATE WALL PERMIT.

GRADING LEGEND

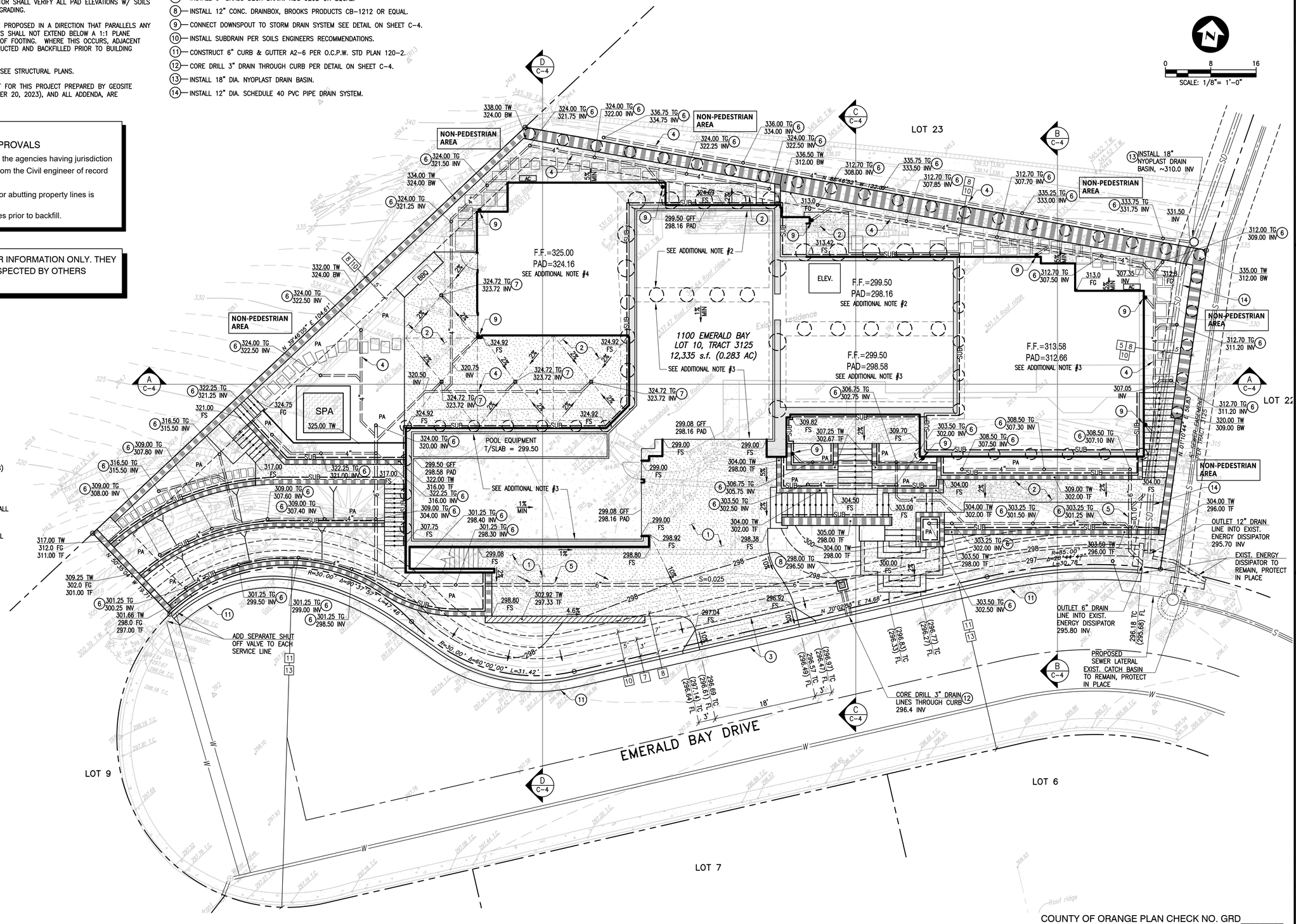
- CONCRETE PAVING
- D.G./GRAVEL
- LAWN
- TURF
- CUT / FILL LINE
- CONTOUR (EXISTING)
- CONTOUR (PROPOSED)
- SPOT ELEVATION (PROPOSED)
- SPOT ELEVATION (MATCH EXISTING)
- PROPOSED DRAIN LINE
- PROPOSED SUBDRAIN
- PROPOSED BEARING/RETAINING WALL
- PROPOSED DEEPENED FOOTING
- PROPOSED PLANTER/SCREEN WALL
- PROPOSED RETAINING WALL
- SECTION LETTER / SHEET NUMBER
- TREE BOX

DF	DEEPENED FOOTING
DS	DOWNSPOUT
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL OR F	FLOW LINE
FS	FINISH SURFACE
GFF	GARAGE FINISH FLOOR
INV	INVERT
MH	MANHOLE
P.L. OR P	PROPERTY LINE
PA	PLANTER AREA
R.O.W. OR R/W	RIGHT OF WAY
T/CO	TOP OF CLEANOUT
T/COP	TOP OF COPING
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TP	TOP OF PILASTER
TW	TOP OF WALL
FP	FIRE PLACE
FYSB	FRONT YARD SETBACK
SYSB	SIDE YARD SETBACK
RYSB	REAR YARD SETBACK
HP	HIGH POINT
WSE	WATER SURFACE ELEVATION
WF	WATER FEATURE
	DRAIN INLETS (TYP.)

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL ON SHEET C-4.
2. CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL ON SHEET C-4.
3. CONSTRUCT DRIVEWAY APPROACH PER APWA STD. 110-2, TYPE B, W=18', X=3'.
4. INSTALL 4" DIA. SCHEDULE 40 PVC OR SDR 35 PIPE DRAIN SYSTEM.
5. INSTALL 6" DIA. SCHEDULE 40 PVC OR SDR 35 PIPE DRAIN SYSTEM.
6. INSTALL 4" ATRIUM DRAIN NDS TYPE 78 W/ RISER & ADAPTOR OR EQUAL.
7. INSTALL 6" BRASS DECK DRAIN. NDS 920B OR EQUAL.
8. INSTALL 12" CONC. DRAINBOX, BROOKS PRODUCTS CB-1212 OR EQUAL.
9. CONNECT DOWNSPOUT TO STORM DRAIN SYSTEM SEE DETAIL ON SHEET C-4.
10. INSTALL SUBDRAIN PER SOILS ENGINEERS RECOMMENDATIONS.
11. CONSTRUCT 6" CURB & GUTTER A2-6 PER O.C.P.W. STD PLAN 120-2.
12. CORE DRILL 3" DRAIN THROUGH CURB PER DETAIL ON SHEET C-4.
13. INSTALL 18" DIA. NYOPLAST DRAIN BASIN.
14. INSTALL 12" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM.

EASEMENT NOTE:
SEE SHEET C-6 FOR EASEMENT INFORMATION.



COUNTY OF ORANGE PLAN CHECK NO. GRD_____

PLANS PREPARED BY:

TOAL ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 Avenida Navarro
San Clemente, CA 92672
949.492.8586
www.toalengineering.com

REGISTERED PROFESSIONAL ENGINEER
ADAM L. TOAL
No. 59275
CIVIL
STATE OF CALIFORNIA

ADAM L. TOAL
R.C.E. 59275
DATE: 9-22-25

PREPARED FOR:

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA 92651
TEL: (949) 683-6111

REVISIONS	BY	DATE	APVD.	DATE

FLORNES RESIDENCE

GRADING & DRAINAGE PLAN

LOT 10, TRACT 3125
1100 EMERALD BAY, ORANGE COUNTY, CA

DATE: 9/22/25		H. SCALE: 1/8"=1'	
SURVEY DATE: 2/23/17		V. SCALE: N/A	
DRN.: A.M.S.		DWG. NO. C-2	
CHD.: A.M.S.			
APPD.: A.L.T.			
JOB NO. 16208	SHEET 2	OF 6	

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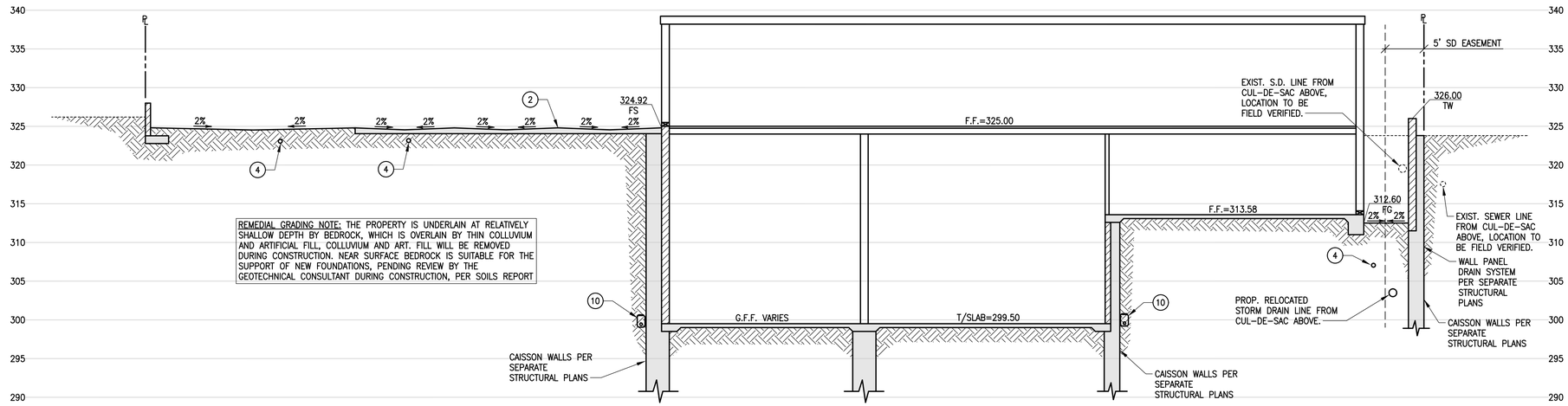
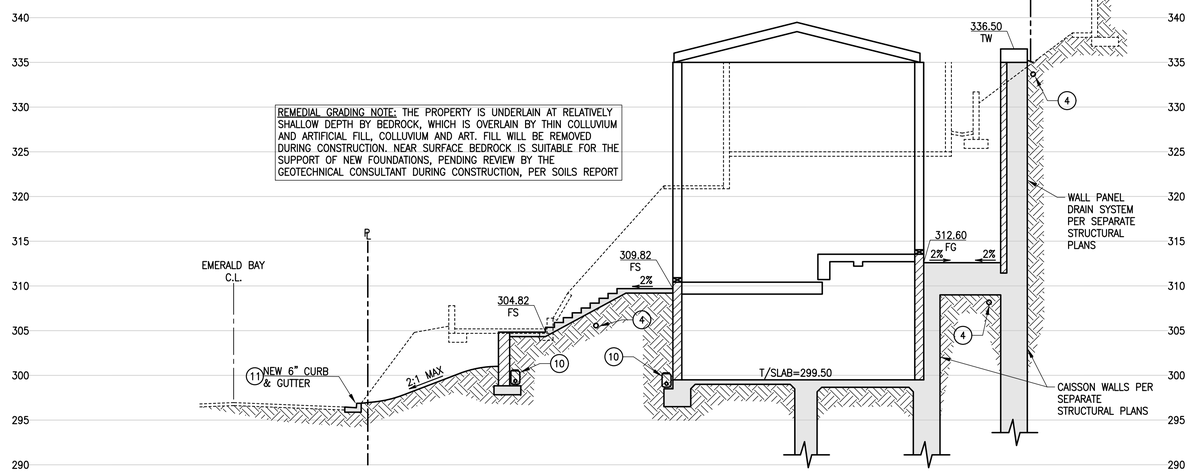


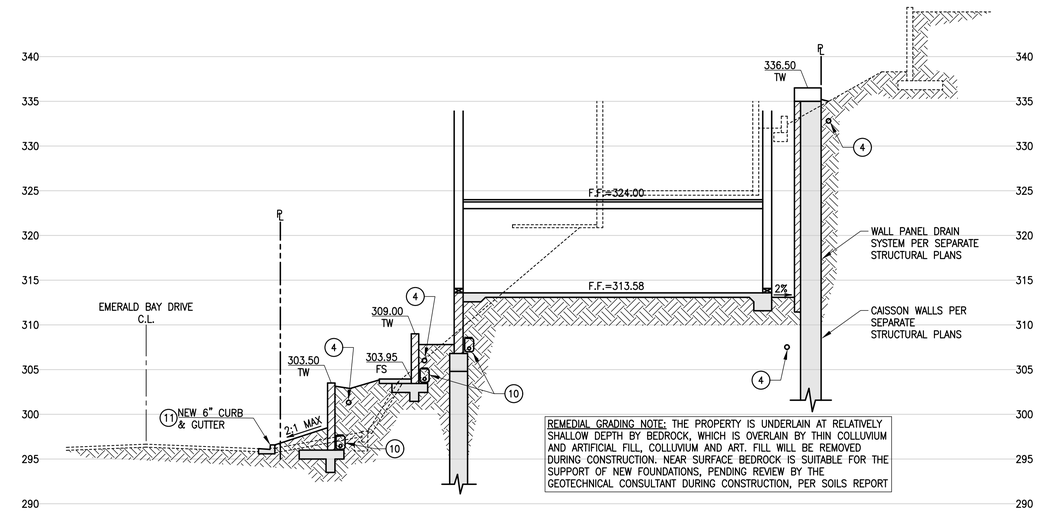
A C2 SECTION
SCALE: 1" = 8'

SECTION NOTES:

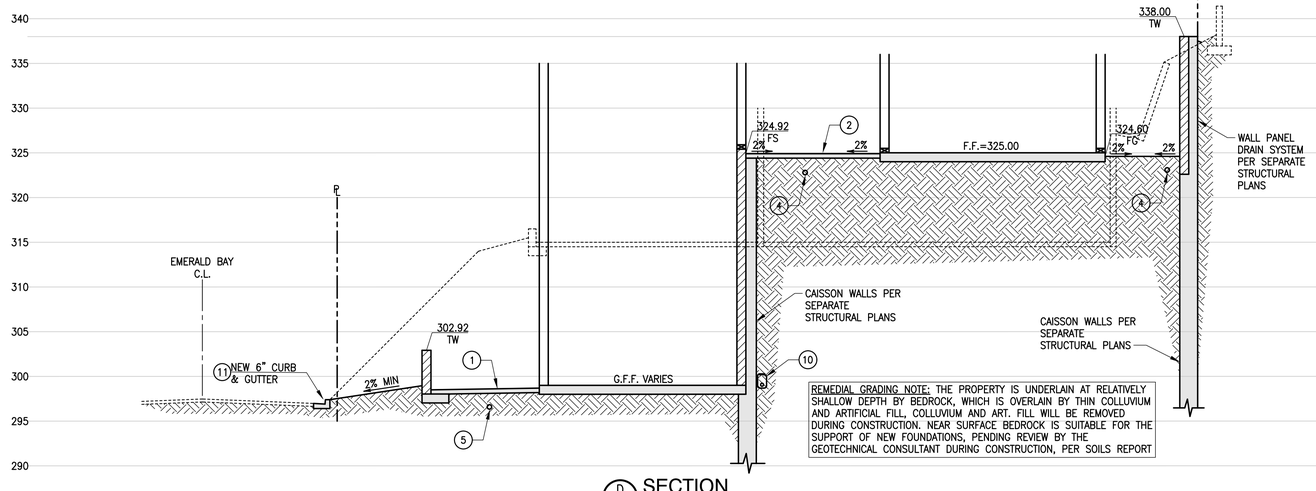
1. ACTUAL LIMITS OF EXCAVATION TO BE DETERMINED IN THE FIELD BY THE SOILS ENGINEER.
2. RETAINING WALLS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE CONSTRUCTED PER SEPARATE PLANS AND PERMIT.
3. FOR FOOTING AND FOUNDATION PLANS, SEE STRUCTURAL DRAWINGS.
4. RETAINING WALL BACKFILL SHALL CONFORM TO THE SOILS REPORT AND THE STRUCTURAL DRAWINGS.



C C2 SECTION
SCALE: 1" = 8'



B C2 SECTION
SCALE: 1" = 8'



D C2 SECTION
SCALE: 1" = 8'

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL ON SHEET C-4.
2. CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL ON SHEET C-4.
3. CONSTRUCT DRIVEWAY APPROACH PER APWA STD. 110-2, TYPE B, W=18', X=3'.
4. INSTALL 4" DIA. SCHEDULE 40 PVC OR SDR 35 PIPE DRAIN SYSTEM.
5. INSTALL 6" DIA. SCHEDULE 40 PVC OR SDR 35 PIPE DRAIN SYSTEM.
6. INSTALL 4" ATRIUM DRAIN NDS TYPE 78 W/ RISER & ADAPTOR OR EQUAL.
7. INSTALL 6" BRASS DECK DRAIN. NDS 920B OR EQUAL.
8. INSTALL 12" CONC. DRAINBOX, BROOKS PRODUCTS CB-1212 OR EQUAL.
9. CONNECT DOWNSPOUT TO STORM DRAIN SYSTEM SEE DETAIL ON SHEET C-4.
10. INSTALL SUBDRAIN PER SOILS ENGINEERS RECOMMENDATIONS.
11. CONSTRUCT 6" CURB & GUTTER A2-6 PER O.C.P.W. STD PLAN 120-2.
12. CORE DRILL 3" DRAIN THROUGH CURB PER DETAIL ON SHEET C-4.
13. INSTALL 18" DIA. NYOPLAST DRAIN BASIN.
14. INSTALL 12" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM.

COUNTY OF ORANGE PLAN CHECK NO. GB190___

PLANS PREPARED BY:
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1100 EMERALD BAY
LAGUNA BEACH, CA 92651
TEL: (949) 683-6111

REVISIONS	BY	DATE	APVD.	DATE

FLORNES RESIDENCE

SECTIONS

LOT 10, TRACT 3125
1100 EMERALD BAY, ORANGE COUNTY, CA

DATE: 9/22/25	H. SCALE: 1/8"=1'
SURVEY DATE: 2/23/17	V. SCALE: N/A
DRN.: A.M.S.	DWG. NO. C-3
CHD.: A.L.T.	
APPD.: A.L.T.	
JOB NO. 16208	SHEET 3 OF 6

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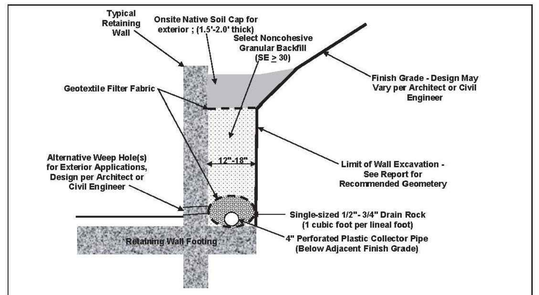


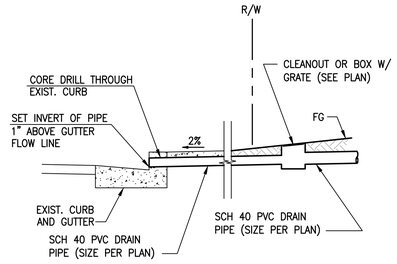
Notes: This system consists of a geotextile fabric-wrapped gravel envelope. Collection is with a 4-inch diameter perforated plastic pipe embedded in the gravel envelope and tied to a 4-inch diameter non-perforated plastic pipe which discharges at convenient locations. The outlet pipe should be placed such that the flow gradient is not less than 2.0 percent. The geotextile fabric-wrapped gravel envelope should be placed at a similar gradient

All drain pipes should be Schedule 40 PVC or ABS SDR-35. Perforations may be either bored 1/4-inch diameter holes or 3/16-inch slots placed on the bottom one-third of the pipe perimeter. If the pipe is to be bored, a minimum of 10 holes should be uniformly placed per foot of length. If slots are made, they should not exceed 2-1/2 inches in length and should not be closer than 2 inches. Total length of slots should not be less than 50 percent of the pipe length and should be uniformly spaced.

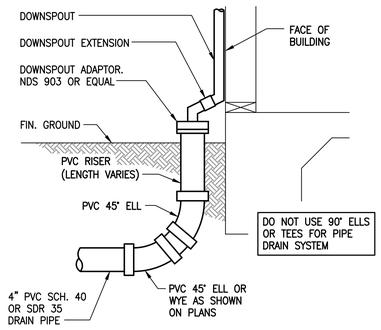
The fabric pore spaces should not exceed equivalent 30 mesh openings or be less than equivalent 100 mesh openings. The fabric should be placed such that a minimum lap of 8-inches exists at all splices.

Geofirm	Typical Retaining Wall Subdrain Detail		
	JOB NO.: 72404-00	DATE: May 2019	FIGURE: 3

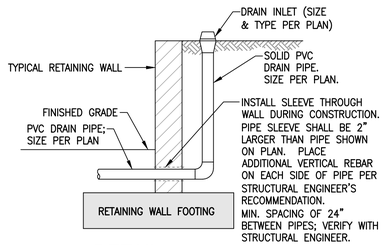
9 DETAIL
RETAINING WALL SUBDRAIN
NOT TO SCALE



11 DETAIL
PIPE OUTLET THRU CURB
NOT TO SCALE

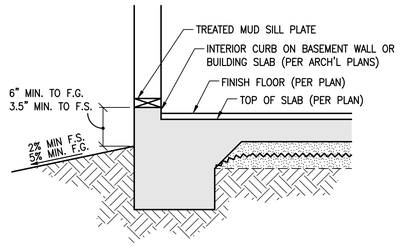


DETAIL
DOWNSPOUT CONNECTION TO S.D.
NOT TO SCALE



DETAIL
TYPICAL PIPE THROUGH WALL DETAIL
NOT TO SCALE

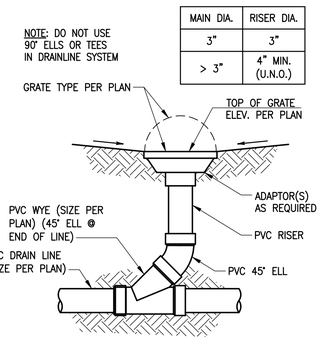
NOTES:
1. SEE STRUCTURAL PLANS FOR FOUNDATION DESIGN.
2. SEE SOILS REPORT FOR SUBGRADE PREPARATION REQUIREMENTS.
3. OTHER MIN. VALUES MAY APPLY DEPENDING UPON ARCHITECTURAL DETAILS.



DETAIL
TYPICAL BUILDING DRAINAGE
NOT TO SCALE

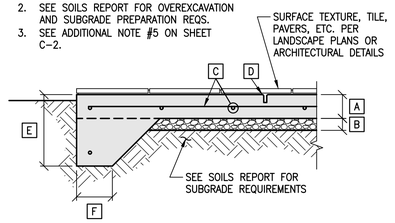
MAIN DIA.	RISER DIA.
3"	3"
> 3"	4" MIN. (U.N.O.)

NOTE: DO NOT USE 90° ELLS OR TEES IN DRAINLINE SYSTEM



6 7 8 DETAIL
TYPICAL DRAIN INLET
NOT TO SCALE

NOTES:
1. THIS DETAIL IS FOR REFERENCE ONLY TO ILLUSTRATE SOILS REPORT REQS. HARDSCAPE DESIGN BY OTHERS.
2. SEE SOILS REPORT FOR OVEREXCAVATION AND SUBGRADE PREPARATION REQS.
3. SEE ADDITIONAL NOTE #5 ON SHEET C-2.



		DRIVEWAYS	HARDSCAPE
A	MIN. SLAB THICKNESS	6"	5"
B	MIN. AGG. BASE THICKNESS	–	–
C	MIN. REINFORCEMENT (O.C. / E.W.)	#4@16"	#4@16"
D	MAX. SAWCUT OR COLD JT. SPACING	10'	8'
E*	THICKENED EDGE DEPTH	8"	8"
F*	THICKENED EDGE WIDTH	6"–8"	6"–8"

*OPTIONAL RECOMMENDATION PER SOILS REPORT WHERE CONCRETE FLATWORK IS ADJACENT TO LANDSCAPE AREAS.

1 2 DETAIL
TYPICAL DRIVEWAY / HARDSCAPE SECTION
PER SOILS REPORT PREPARED BY GEOFIRM, INC. DATED MAY 9, 2019 (PROJECT NO.: 72404-00)
NOT TO SCALE

COUNTY OF ORANGE PLAN CHECK NO. GB190___

PLANS PREPARED BY:
TOAL ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY
139 Avenida Navarro
San Clemente, CA 92672
949.492.8586
www.toalengineering.com

REGISTERED PROFESSIONAL ENGINEER
ADAM L. TOAL
No. 59275
CIVIL
STATE OF CALIFORNIA

ADAM L. TOAL
R.C.E. 59275
DATE: 9-22-25

PREPARED FOR:
BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA 92651
TEL: (949) 683-6111

REVISIONS	BY	DATE	APVD.	DATE

FLORNES RESIDENCE
DETAILS
LOT 10, TRACT 3125
1100 EMERALD BAY, ORANGE COUNTY, CA

DATE: 9/22/25	H. SCALE: 1/8"=1'
SURVEY DATE: 2/23/17	V. SCALE: N/A
DRN.: A.M.S.	DWG. NO. C-4
CHD.: A.L.T.	
APPD.: A.L.T.	
JOB NO. 16208	SHEET 4 OF 6

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EROSION CONTROL BMPs		
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.
TEMPORARY SEDIMENT CONTROL		
SE-6	GRAVEL BAGS	INSTALL WHERE SHOWN ON PLAN.
SE-7	STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEPT AND SEDIMENT COLLECTED AND PROPERLY DISPOSED OF, ON OR OFF-SITE, ON A DAILY BASIS.
SE-10	STORM DRAIN INLET PROTECTION	ONCE INLET RISERS ARE CONSTRUCTED, SURROUND RISERS WITH GRAVEL BAGS OR CAP THE RISER TO REDUCE SEDIMENT INTRODUCTION TO THE AREA DRAIN SYSTEM.
WIND EROSION CONTROL		
WE-1	WIND EROSION CONTROL	WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE FROM ANY DISTURBED AREAS DURING CONSTRUCTION.
TRACKING CONTROL		
TC-1	STABILIZED CONSTRUCTION EXIT	CONSTRUCT WHERE SHOWN ON PLAN.
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL		
WM-1	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTIONS.
WM-2	MATERIAL DELIVERY AND STORAGE	IF MATERIALS ARE STORED ON SITE, THEY SHALL BE STORED IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND.
WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEES SHALL BE EDUCATED ON THE CLASSIFICATIONS OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY.
WM-8	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL, BE CONSTRUCTED, USED, AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENTS OF THE CITY.
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	ON-SITE FACILITIES SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
NON-STORMWATER MANAGEMENT		
NS-1	WATER CONSERVATION PRACTICES	MAINTAIN EQUIPMENT TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-3	PAVING AND GRINDING OPERATIONS	APPLY PERIMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGES.
NS-7	POTABLE WATER / IRRIGATION	EXERCISE CARE DURING CONSTRUCTION TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-12	CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.
NS-13	CONCRETE FINISHING	APPLIES TO ALL CONCRETE CONSTRUCTION.

YEAR-ROUND BMP REQUIREMENTS

1. WHERE APPROPRIATE, SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AT THE SITE PERIMETER, AT ALL OPERATIONAL STORM DRAIN INLETS, AND AT ALL NON-ACTIVE SLOPES, TO PROVIDE SUFFICIENT PROTECTION FROM STORMS.
2. WIND EROSION BMPs (DUST CONTROL) SHALL BE IMPLEMENTED AND MAINTAINED.
3. BMPs TO CONTROL OFF-SITE SEDIMENT TRACKING SHALL BE IMPLEMENTED AND MAINTAINED.
4. APPROPRIATE WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER BY WASTES AND CONSTRUCTION MATERIALS.
5. APPROPRIATE NON-STORM WATER BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER FROM CONSTRUCTION ACTIVITIES.
6. ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMPs (TEMPORARY OR PERMANENT) SHALL BE INSTALLED AND ESTABLISHED AS SOON AS PRACTICAL FOR ALL COMPLETED SLOPES OR SLOPES IN NON-ACTIVE AREAS. THESE BMPs MUST BE MAINTAINED THROUGHOUT THE YEAR. IF A SELECTED BMP FAILS, IT MUST BE REPAIRED AND IMPROVED, OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO. THE FAILURE OF A BMP MAY INDICATE THAT THE BMP, AS INSTALLED, WAS NOT ADEQUATE FOR THE CIRCUMSTANCES IN WHICH IT WAS USED. REPAIRS OR REPLACEMENTS MUST RESULT IN A MORE ROBUST BMP, OR ADDITIONAL BMPs SHOULD BE INSTALLED TO PROVIDE ADEQUATE PROTECTION.
7. A DISTURBED AREA THAT IS NOT COMPLETED, BY THAT IS NOT BEING ACTIVELY GRADED (NON-ACTIVE AREA), SHALL BE FULLY PROTECTED FROM EROSION WITH TEMPORARY OR PERMANENT BMPs (EROSION AND SEDIMENT CONTROL). THE ABILITY TO DEPLOY STANDBY BMP MATERIALS IS NOT SUFFICIENT FOR THESE AREAS. EROSION AND SEDIMENT CONTROL BMPs MUST ACTUALLY BE DEPLOYED. THIS INCLUDES ALL BUILDING PADS, UNFINISHED ROADS, AND SLOPES.
8. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY EROSION AND SEDIMENT CONTROL BMPs NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES SHALL BE STORED ON-SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PERMANENT PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMPs ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.
9. THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMPs AS NEEDED TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM IS DEFINED AS A FORECASTED, 50% CHANCE OF RAIN).
10. THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMPs PRIOR TO A PREDICTED RAINSTORM.

NOTE

THE LOCATION AND TYPE OF EROSION AND SEDIMENT CONTROL MEASURES TO BE USED WILL CHANGE DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE CONTROLS NECESSARY TO PREVENT NON-STORMWATER, SEDIMENT, AND CONTAMINATED RUNOFF DISCHARGES FROM THE SITE AT ALL TIMES.

LEGEND

(XX-X) BMP DESIGNATION IN CALIFORNIA STORMWATER BMP HANDBOOK – CONSTRUCTION, LATEST EDITION, BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.

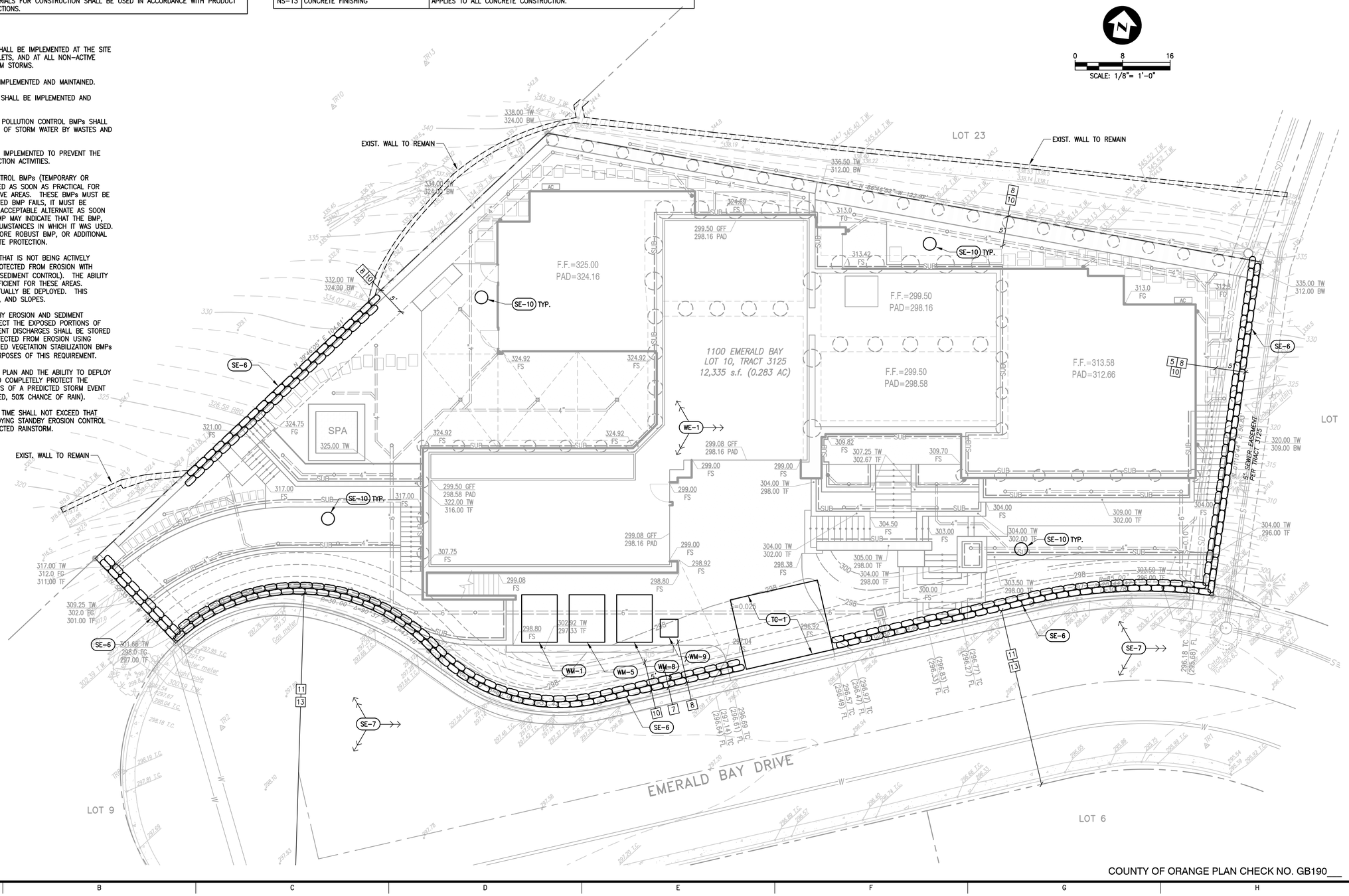
GRAVEL BAG BERM (SE-6)

FIBER ROLL (SE-5)

N

0 8 16

SCALE: 1/8"= 1'-0"



COUNTY OF ORANGE PLAN CHECK NO. GB190___

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DATE: 9-22-25

PREPARED FOR:

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA 92651
TEL: (949) 683-6111

REVISIONS	BY	DATE	APVD.	DATE

FLORNES RESIDENCE

EROSION CONTROL PLAN

LOT 10, TRACT 3125
1100 EMERALD BAY, ORANGE COUNTY, CA

DATE: 9/22/25		H. SCALE: 1/8"=1'	
SURVEY DATE: 2/23/17		V. SCALE: N/A	
DRN.: A.M.S.		DWG. NO. C-5	
CHD.: A.L.T.			
APPD.: A.L.T.			
JOB NO. 16208	SHEET 5	OF 6	

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EASEMENT NOTES:

NUMBERING SEQUENCE PER FIRST AMERICAN COMPANY
PRELIMINARY REPORT NO. OSA-5344089 (RA), DATED NOVEMBER 16, 2016

4 – Covenants, conditions, restrictions, and easements in Book 197, Page 234 of Official Records. (Blanket in nature with no easements that affect fee parcel)

5 – An easement as shown or dedicated on Tract Map No. 3124 for drainage and incidental purposes in the map filed in Book 98 Pages 8–10 of Miscellaneous Maps in the Office of the County Recorder (Plotted Hereon)

6 – Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in a document recorded July 17, 1957 as Book 3976, Page 412 of Official Records and as modified in a document recorded July 25, 1967 as Book 8321, Page 320 of Official Records.
Modified in a document recorded February 6, 1968 as Book 8511, Page 880 of Official Records.
Modified in a document recorded February 6, 1968 as Book 8511, Page 959 of Official Records.
Modified in a document recorded September 6, 1985 as Instrument No. 85-338088 of Official Records.
Modified in a document recorded September 6, 1985 as Instrument No. 85-338089 of Official Records.
Modified in a document recorded November18, 1988 as Instrument No. 88-594765 of Official Records.
Modified in a document recorded April 20, 2000 as Instrument No. 20000205298 of Official Records.
Modified in a document recorded April 2, 2009 as Instrument No. 2009000160191 of Official Records.
Modified in a document recorded April 7, 2009 as Instrument No. 2009000167954 of Official Records.
Modified in a document recorded November 3, 2009 as Instrument No. 2009000596984 of Official Records.
Modified in a document recorded January 3, 2010 as Instrument No. 20109000031632 of Official Records,
Modified in a document recorded April 16, 2016 as Instrument No. 2016000170946 of Official Records.
(Blanket in Nature)

7 – An easement granted to Laguna Beach County Water District for water Distribution and incidental purposes in the document recorded February 10, 1958 and recorded in Book 4192, Page 189 of Official Records. (Plotted Hereon)

8 – Easements over, under, across and through those portions of said realty included within strips 5 feet wide, adjoining lot lines not fronting on private sheets as shown on said Tract map and over strips of land 7 feet wide, adjoining lot lines fronting on said private streets for the erection,construction, maintenance and operation of any and all necessary public utility services and including underground television transmission conduits, cables, wires, and necessary equipment for servicing television receiving units, together with the right of ingress and egress for the purpose of constructing, laying, maintaining, repairing and operating the same, as reserved by Title Insurance and Trust Company, a corporation, in deed recorded December 15, 1958, in Book Page 477 of Official Records. (Plotted Hereon)

9 – Covenants, conditions, restrictions, and easements in the document recorded October 14, 1957 in Book 4068, Page 183 of Official Records. (Pending Supporting Document)

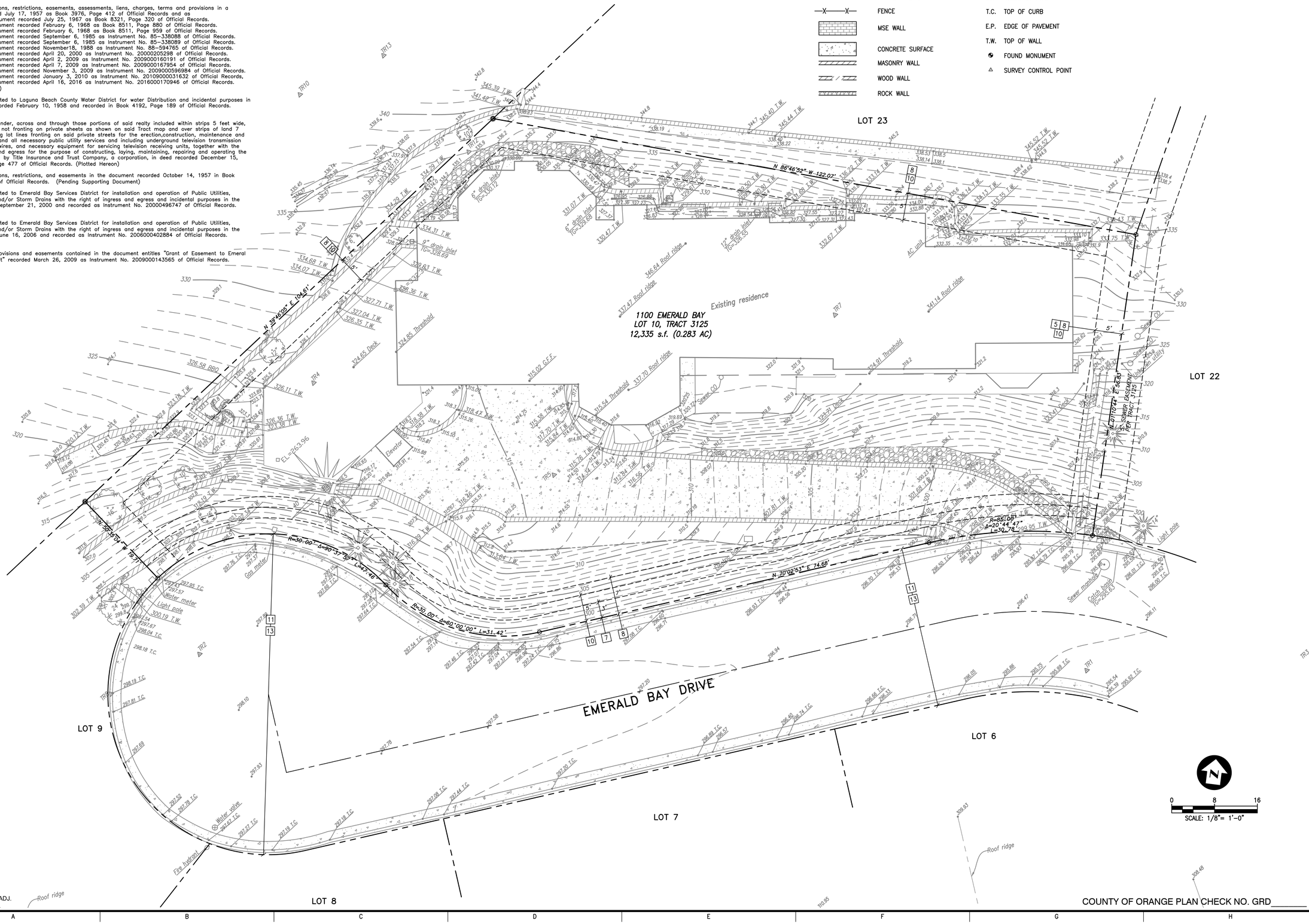
10 – An easement granted to Emerald Bay Services District for installation and operation of Public Utilities, Sanitary sewers and/or Storm Drains with the right of ingress and egress and incidental purposes in the document dated September 21, 2000 and recorded as Instrument No. 20000496747 of Official Records. (Plotted Hereon)

11 – An easement granted to Emerald Bay Services District for installation and operation of Public Utilities, Sanitary sewers and/or Storm Drains with the right of ingress and egress and incidental purposes in the document dated June 16, 2006 and recorded as Instrument No. 2006000402884 of Official Records. (Plotted Hereon)

13 – The terms and provisions and easements contained in the document entitles "Grant of Easement to Emeral Bay Service District" recorded March 26, 2009 as Instrument No. 2009000143565 of Official Records. (Plotted Hereon)

LEGEND

	GRADE BREAK LINE	F.F.	FINISHED FLOOR
5	INDEX CONTOUR LINE	F.S.	FINISHED SURFACE
	INTERMEDIATE CONTOUR LINE	T.G.	TOP OF GRATE
	PROPERTY LINE	INV	INVERT OF PIPE
-X-X-	FENCE	T.C.	TOP OF CURB
	MSE WALL	E.P.	EDGE OF PAVEMENT
	CONCRETE SURFACE	T.W.	TOP OF WALL
	MASONRY WALL		FOUND MONUMENT
	WOOD WALL		SURVEY CONTROL POINT
	ROCK WALL		



BENCHMARK NOTE:
OCSBM E-783
ELEV=97.396
NGVD29 DATUM, 2004 ADJ.

COUNTY OF ORANGE PLAN CHECK NO. GRD_____

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LICENSED LAND SURVEYOR
VIKTOR P. MEUM
No. 8682
STATE OF CALIFORNIA

VIKTOR P. MEUM
P.L.S. 8682
DATE: _____

PREPARED FOR:

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA 92651
TEL: (949) 683-6111

REVISIONS	BY	DATE	APVD.	DATE

FLORNES RESIDENCE

TOPOGRAPHIC SURVEY

LOT 10, TRACT 3125
1100 EMERALD BAY, ORANGE COUNTY, CA

DATE: 9/22/25		H. SCALE: 1/8"=1'	
SURVEY DATE: 2/23/17		V. SCALE: N/A	
DRN.: A.M.S.		DWG. NO. C-6	
CHD.: A.L.T.			
APPD.: A.L.T.			
JOB NO. 16208	SHEET 6	OF 6	

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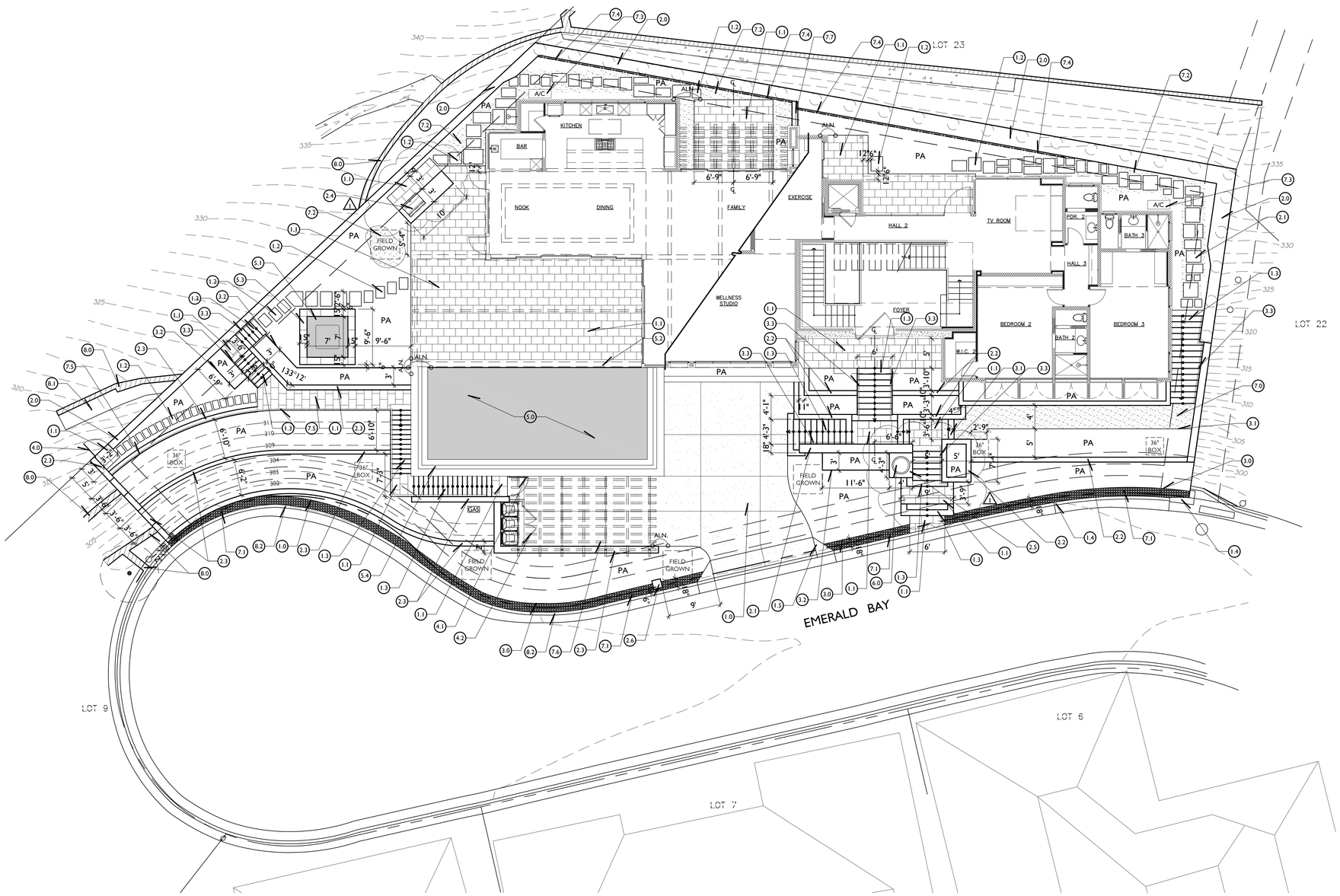


FINISH SCHEDULE:

SYMBOL	ITEM	MANUFACTURER/SUPPLIER	COLOR	FINISH	COMMENTS
1.0	VEHICULAR PAVING	L.M. SCOFIELD CO. 800-800-9900	C-12 MESA BEIGE	HEAVY RELEASE FINISH	with DARK AGGREGATE and SAWCUTS
1.1 1.2 1.3	STONE PAVING and STEPS		TO BE SELECTED	TO BE SELECTED	
2.1 2.2 2.4 2.5 2.6 5.1	STONE VENEER	AVAILABLE THRU: THOMPSON BUILDING MATERIALS (ORANGE LOCATION)	SILVER LEDGE	TUMBLED	
2.1 2.2 2.3 2.5 2.6	CUT STONE CAP		TO BE SELECTED	TO BE SELECTED	
2.3	PLASTER / STUCCO FINISH		TO MATCH HOUSE	TO MATCH HOUSE	
2.4	GRANITE CAP on BBQ		ZIMBABWE (BLACK)	BRUSHED	
4.0 4.1 4.2	WOOD GATES and FENCE		TO MATCH GARAGE DOORS	TO MATCH GARAGE DOORS	
5.2 5.3	POOL and SPA COPING		TO MATCH STONE ON PATIO/POOL DECK	TO MATCH STONE ON PATIO/POOL DECK	
7.0	CRUSHED OYSTER SHELL GOUNDCOVER/PAVING	MYCO SUPPLY (888) 447-7319	NATURAL		$\frac{1}{4}$ PARTS $\frac{3}{8}$" MINUS AND $\frac{1}{4}$ PARTS 1" MINUS CRUSHED SHELL
7.1	DECORATIVE ROCK at BACK of CURB	SEPULVEDA BUILDING MATERIALS www.sepulveda.com	YOSEMITE (GREY)		2" - 3" BLEND
7.2	DECORATIVE GRAVEL	SEPULVEDA BUILDING MATERIALS www.sepulveda.com	YOSEMITE (GREY)		$\frac{3}{8}$" to $\frac{1}{2}$" SIZE
7.4	STAINLESS STEEL CABLE GRID	AVAIL. THRU: JAKOB, INC. 955 NW 17TH AVE, SUITE B, DELRAY BEACH, FL 33445 (561) 330-6502 - www.Jakob-USA.com			INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOTE: CONTRACTOR TO PROVIDE 3' X 3' SAMPLE OF CONCRETE PAVING & STONE PAVING ON SITE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LEGEND:

(18)	CONSTRUCTION CALLOUT
	STAIR RISER LOCATION
ALN	ALIGN
CLR	CLEAR
℄	CENTERLINE
EQ.	EQUAL
F.O.C.	FACE OF CURB
F.O.W.	FACE OF WALL
MIN.	MINIMUM
MAX.	MAXIMUM
PA	PLANTING AREA
R=	RADIUS EQUALS
TYP.	TYPICAL

FIELD VERIFY ALL UTILITY LOCATIONS PRIOR to CONSTRUCTION

CONSTRUCTION CALLOUTS:

		DETAIL/SHEET
	FLATWORK	
1.0	COLORED CONCRETE VEHICULAR PAVING with RETARDANT FINISH and SAWCUTS AS SHOWN	A, LC-2
1.1	PEDESTRIAN STONE PAVING OVER CONCRETE SUBBASE	B, LC-2
1.2	STONE STEPPING PADS / STEPPING STONES OVER CONCRETE SUBBASE	C, LC-2
1.3	STONE STEPS OVER CONCRETE SUBBASE	D, LC-2
1.4	NEW CURB and GUTTER PER EBSD STANDARDS / REQUIREMENTS	PER COMMUNITY STD.
1.5	NEW DRIVE APRON PER EBSD STANDARDS / REQUIREMENTS	PER COMMUNITY STD.
	MASONRY	
2.0	SITE SHORING / RETAINING WALL - SEE STRUCTURAL PLANS	
2.1	18" WIDE LOW GARDEN WALL with STONE VENEER and CUT STONE CAP	
2.2	PLANTER / RETAINING WALL with STONE VENEER and CUT STONE CAP	
2.3	PLANTER / RETAINING WALL with PLASTER FINISH and CUT STONE CAP	
2.4	BBQ with STONE VENEER and STONE COUNTERTOP	
2.5	STONE POT SHELF with STONE VENEER and CUT STONE CAP	
2.6	MAILBOX with STONE VENEER and CUT STONE CAP	
	METAL	
3.0	$\frac{1}{4}$" THICK COR-TEN STEEL HEADER at OYSTER SHELL WALKWAY and at DECORATIVE GRAVEL at BACK of CURB	_, LC-_
3.1	$\frac{1}{4}$" THICK COR-TEN STEEL STEP RISERS at OYSTER SHELL WALKWAY	
3.2	$\frac{1}{4}$" THICK COR-TEN STEEL PLANTERS. 30" and 26" ABOVE ADJACENT GRADE	
3.3	METAL HANDRAIL. To MATCH ARCHITECTURAL HANDRAILS	
	WOOD/CARPENTRY	
4.0	5' HIGH WOOD PEDESTRIAN GATE at SIDE YARD. To be SELF CLOSING and SELF LATCHING TO MEET ALL CURRENT POOL CODES	_, LC-_
4.1	5'-6" HIGH WOOD PEDESTRIAN GATE by TRASH ENCLOSURE. To be SELF CLOSING and SELF LATCHING TO MEET ALL CURRENT POOL CODES	
4.2	5'-6" HIGH WOOD FENCE and GATES at TRASH ENCLOSURE	
	POOL/WATER FEATURES	
5.0	POOL with INFINITY EDGE SPILLOVER. SEE ARCHITECT'S PLANS (per POOL CONTRACTOR)	_, LC-_
5.1	RAISED SPA with STONE VENEER and CUT STONE COPING (per POOL CONTRACTOR)	
5.2	CUT STONE POOL COPING. STONE to MATCH PATIO	
5.3	RAISED SPA COPING	
5.4	INFINITY EDGE BASIN for POOL (per POOL CONTRACTOR)	
	SITE FURNISHING/POTTERY	
6.0	DECORATIVE POTTERY. TO BE SELECTED BY LANDSCAPE ARCHITECT	
	GENERAL SITE IMPROVEMENTS	
7.0	CRUSHED OYSTER SHELL PAVING and STEP TREADS	_, LC-_
7.1	DECORATIVE STONES at BACK of CURB	
7.2	DECORATIVE GRAVEL at STEPPING STONES and SELECT GARDEN AREAS	
7.3	A/C UNITS. BY OTHERS	
7.4	STAINLESS STEEL VINE TRELLIS	
7.5	GLASS GUARDRAIL	
7.6	OVERHEAD at AUXILIARY PARKING. SEE ARCHITECT'S PLANS	
7.7	GUARDRAIL. SEE ARCHITECT'S PLANS	
	EXISTING SITE FEATURES	
8.0	EXISTING WALL	
8.1	EXISTING CONCRETE PATH	
8.2	EXISTING CURB and GUTTER	

MDZA
LANDSCAPE ARCHITECTURE
PLANNING DESIGN
2320 SECOND AVENUE CORONA DEL MAR, CA. 92625
LIC# 2976 PH. 949.673.0800
FAX 949.673.0806

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 2976
MICHAEL C. DILLEY
SIGNATURE
DATE
CALIFORNIA, USA

PROJECT
Flornes Residence
1100 EMERALD BAY
LAGUNA BEACH, CA 92651

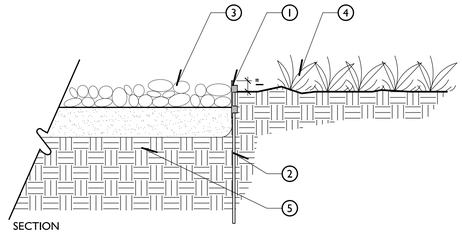
REVISIONS

JOB NO.:
DRAWN BY: SH
CHECKED BY: MD
DATE: July 10, 2025
SCALE: 1/8" = 1'-0"

TITLE :
LANDSCAPE CONSTRUCTION PLAN

SHEET NO.:
LC-1

THE FLORNES RESIDENCE - LANDSCAPE ARCHITECTURE



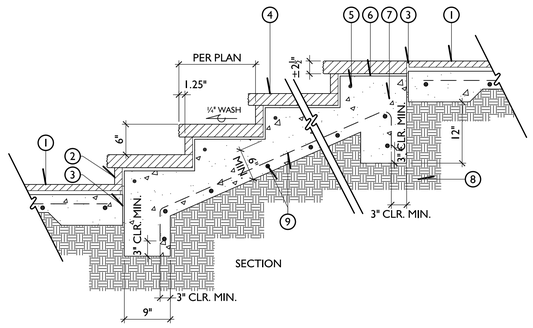
LEGEND:

1. STEEL LANDSCAPE EDGING - SEE FINISH SCHEDULE
2. STEEL STAKE - SPACE PER EDGING MANUFACTURER RECOMMENDATION
3. DECORATIVE ROCK - SEE PLAN
4. FINISHED GRADE, PLANT BED, OR GROUND COVER - SEE PLAN
5. COMPACTED SUBRADE

Scale: N.T.S.

G STEEL HEADER at DECORATIVE ROCK

STL-HDR



LEGEND:

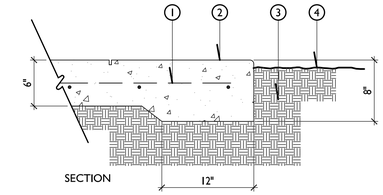
1. ADJACENT STONE PAVING - SEE DETAIL
2. STONE STEP RISER (SEE FINISH SCHEDULE FOR SUPPLIER)
3. EXPANSION JOINT - SILICONE CAULK TO MATCH STONE
4. 2 1\2" STONE STEP (SEE FINISH SCHEDULE FOR SUPPLIER)
5. #4 REBAR 2" CLEAR EA. WAY @ NOSE
6. THIN SET MORTAR
7. CONCRETE FOOTING 2500 PSI @ 28 DAYS
8. COMPACTED SUBGRADE
9. #4 REBAR @12" O.C. BOTH WAYS

D STEPS with STONE CLADDING Scale: 1"=1'-0"

STP-STI

LEGEND:

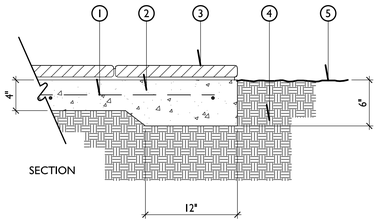
1. #3 BAR @ 18" O.C. - CENTER IN SLAB
2. VEHICULAR CONCRETE PAVING W/ SAWCUTS PER PLAN SEE FINISH SCHEDULE FOR COLOR
3. COMPACTED SUBGRADE
4. FINISH GRADE



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

A VEHICULAR COLORED CONCRETE

PAV-VCOL



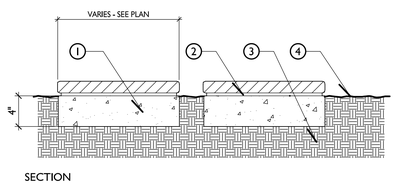
LEGEND:

1. #3 BAR @ 24" O.C. - CENTER IN SLAB
2. CONCRETE BASE
3. STONE or TILE OVER THINSET - SEE FINISH SCHEDULE FOR TYPE
4. COMPACTED SUBGRADE
5. FINISH GRADE

Scale: 1½" = 1' - 0"

B PEDESTRIAN STONE/TILE PAVING

PAV-STI



LEGEND:

1. CONCRETE BASE
2. STONE OVER THINSET - SEE FINISH SCHEDULE FOR STONE TYPE
3. COMPACTED SUBGRADE
4. FINISH GRADE

C STONE STEPPING PADS Scale: 1 1/2" = 1' - 0"

STO-STP

MDZA
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TITLE :
CONSTRUCTION DETAILS

SHEET NO.:
LC-2

THE FLORNES RESIDENCE - LANDSCAPE ARCHITECTURE

A. GENERAL NOTES

1. BIDDING: IT SHALL BE THE OWNER'S RESPONSIBILITY IN INVITING AND OBTAINING BIDS, SETTING ITS PROVISIONS AND INSTRUCTIONS TO BIDDERS, SECURING THEIR BONDS AND WORKERS COMPENSATION INSURANCE CERTIFICATES, ETC. TO FULLY ENSURE THE QUALITY AND TIMELY COMPLETION OF THE PROJECT.

2. SCOPE OF WORK: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL ELEMENTS AS SHOWN ON THE DRAWING AND SPECIFIED HEREIN.

3. PLAN VERIFICATION: THE DRAWING AND SPECIFICATIONS REPRESENT THE FINISH CONSTRUCTION PRODUCT. THESE DOCUMENTS MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY UPON ANY SUCH DISCREPANCY. GOVERNING CODES SHALL THEN APPLY.

4. LICENSE: THE CONTRACTOR SHALL BE A CALIFORNIA LICENSED CONTRACTOR.

5. UNIFORM BUILDING CODE: ALL CONSTRUCTION WITHIN THESE DRAWINGS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE GOVERNING CODES AND ORDINANCES.

6. FIELD VERIFICATION: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

7. DIMENSIONS: ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS ON DETAILS AND PLANS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

8. METHODS OF CONSTRUCTION: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, SEQUENCES, PROCEDURES AND TECHNIQUES. THE LANDSCAPE ARCHITECTURAL FIRM IS NOT LIABLE FOR CONSTRUCTION METHODS.

9. UTILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, ELECTRICAL CABLES, CONDUITS, AND IRRIGATION LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS.

10. PERMITS AND INSPECTIONS: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

11. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR THE CLARIFICATION OF ALL DESIGN CONCEPT DETAILS, IF REQUIRED BY OWNER OR GOVERNING AUTHORITY.

12. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS OPERATIONS TO UTILITIES, PLANTING, CONSTRUCTION, PERSONS, PROPERTY, ETC. AND SHALL PROVIDE PROTECTIVE MEANS TO GUARD AGAINST DAMAGE.

13. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

14. SITE MAINTENANCE: CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.

15. SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS DURING CONSTRUCTION.

16. MATERIALS: ALL MATERIALS AND EQUIPMENT SPECIFIED IN THESE DRAWINGS SHALL BE NEW AND IN PERFECT CONDITION WHERE INSTALLED. CONTRACTOR SHALL ALLOW AT LEAST 6-8 WEEKS FROM TIME OF PLACEMENT OF ORDER UNTIL DELIVERY ON ANY SPECIFIED ITEM UNLESS OTHERWISE NOTED ON PLANS.

17. SUBSTITUTIONS: DESIGN, MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

18. GUARANTEE: ALL WORK PERFORMED BY CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE TIME OF COMPLETION AS DIRECTED BY OWNER, OR UNLESS OTHERWISE SPECIFIED HEREIN.

B. FIELD OBSERVATIONS

1. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE PROFESSIONAL DESIGN ASSOCIATES TO PROVIDE "FULL" CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION, FAILURE TO USE PROFESSIONAL DESIGN ASSOCIATES TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE MISINTERPRETATION OF THE INTENT OF THE DESIGN. UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT PROFESSIONAL DESIGN ASSOCIATES IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PROFESSIONAL DESIGN ASSOCIATES AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

2. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR'S RISK, WITH ANY REQUIRED CHANGES OR MODIFICATIONS TO BE AT CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.

3. JOB SITE MEETINGS AND REQUIRED INSPECTIONS:

A. PRE-JOB MEETING ON SITE - PRIOR TO COMMENCEMENT OF WORK
B. DURING SOIL PREPARATION FOR PLANTING AND IRRIGATION.
C. CONSTRUCTION STAKING AND LAYOUT OBSERVATION.
D. ROUGH CONSTRUCTION PROGRESS OBSERVATION (FORMING, ETC.).
E. AT COMPLETION OF SOIL PREPARATION.
F. PRESSURE TEST IRRIGATION, MAINS AND LATERALS.
G. COVERAGE OF IRRIGATION SYSTEM.
H. COMPLETION OF WEED CONTROL.
I. PLANT MATERIAL SPOTTING CHECK.
J. GRADING CHECK PRIOR TO GROUNDCOVER.
K. COMPLETION OF PLANTING.
L. 30, 60 & 90-DAY MAINTENANCE INSPECTIONS.
M. FINAL OBSERVATION/PROJECT CERTIFICATION.

C. DRAINAGE NOTES

1. SCOPE OF WORK: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR THE INSTALLATION OF A SUBSURFACE DRAINAGE SYSTEM.

2. LICENSE: THE DRAINAGE CONTRACTOR SHALL BE A C-27 LICENSED LANDSCAPE CONTRACTOR OR LICENSED PER APPROPRIATE LOCAL CODES.

3. UNIFORM BUILDING CODE: ALL DRAINAGE CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE GOVERNING AGENCIES.

4. APPROVALS / CERTIFICATIONS: THE CONTRACTOR SHALL INITIATE AND COORDINATE THROUGH THE OWNER ALL REQUIRED AGENCY APPROVALS. CONTRACTOR SHALL COOPERATE WITH THE OWNER AND OWNER'S ENGINEER FOR LINE AND GRADE INSPECTION.

5. FIELD VERIFICATION: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

6. UTILITIES: CONTRACTOR SHALL LOCATE AND TAKE ALL PRECAUTIONS NECESSARY TO PREVENT UNDERMINING AND DAMAGE TO EXISTING UTILITIES.

7. COORDINATION: CONTRACTOR SHALL COORDINATE WITH APPROPRIATE TRADES TO LOCATE PIPE (IRRIGATION, EXISTING DRAINAGE, ELECTRICAL ETC.) INFRINGING WITH DRAIN AND DRAIN LINES LOCATIONS BEFORE STARTING WORK.

8. TRENCHING: PIPE TRENCH SHALL BE EXCAVATED STRAIGHT AND TRUE TO GRADE. IN GENERAL THE TRENCH WIDTH SHOULD NOT EXCEED THE DIAMETER OF THE PIPE PLUS TWO FEET. TRENCH BOTTOM SHALL BE GRADED AND PREPARED TO PROVIDE A FIRM AND UNIFORM BEARING SURFACE THROUGHOUT ENTIRE LENGTH OF PIPE.

9. SUBGRADE: ALL SUBGRADE STABILIZERS FOR SUBSURFACE DRAINAGE SYSTEM SHALL BE PER STRUCTURAL SOILS REPORT.

10. SWALES: SWALE LINE SHALL HAVE A 2% MINIMUM PITCH CONTINUALLY TO THE DRAIN INLET TO THE CATCH BASIN OR DISCHARGE POINT. SWALES SHALL HAVE A GENTLE UNIFORM CROSS PITCH WITHOUT ANY UNEVEN OR ABRUPT TRANSITIONS.

11. DRAINS: DRAIN INLETS OR CATCH BASIN SHALL BE LOCATED AT SWALE LOW POINTS. ALL AREA DRAINS, CATCH BASINS, ETC. SHALL CONFORM TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURER.

12. DRAIN LINES: ALL DRAIN LINES SHALL BE ø4" (UNLESS OTHERWISE SPECIFIED BY OWNER) SDER 35, OR APPROVED BY LANDSCAPE ARCHITECT NON-PERFORATED TUBING, SOLVENT WELD ALL CONNECTIONS. ALL DRAIN LINES ON SLOPES TO BE SCHEDULE 40 PVC OR APPROVED BY LANDSCAPE ARCHITECT. ALL DRAINAGE PIPE SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS. ALL CHANGES IN DIRECTION IN THE DRAIN LINE SHALL BE WITH 45° ANGLE FITTINGS. INSTALL DRAIN LINE 12" BELOW FINISH GRADE MINIMUM, EXCEPT WHERE DRAIN LINES DAYLIGHT AT CURB. INVERT OF CURB DRAINS SHALL BE LOCATED MINIMUM OF 1" ABOVE GUTTER FLOW LINE, AND SHALL HAVE A MINIMUM CLEARANCE OF 2" TOP OF CURB AND TERMINATE AT LEAST 1" BACK OF CURB FACE. DRAIN LINES SHALL BE INSTALLED WITH A 1% SLOPE FROM THE DRAIN INLET TO THE DRAIN OUTLET.

13. CONNECTIONS: ALL SUBSURFACE AND SURFACE DRAINAGE SYSTEMS SHALL BE CONTAINED WITHIN THE PROPERTY IT SERVES. ALL DRAIN INLETS SHALL BE CONNECTED TO A CENTRALIZED SYSTEM WITH DRAIN OUTLET WHICH EXITS AT CURB FACE OR CONNECTS INTO STORM DRAIN SYSTEM PER CIVIL ENGINEER.

14. BACKFILLING: ALL BACKFILLING SHALL BE DONE IN ACCORDANCE WITH STRUCTURAL SOILS REPORT.

15. INSTALLATION UPKEEP: INTERIOR OF PIPE SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATTER PRIOR TO, DURING AND AFTER INSTALLATION. CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROGRESS OF THE WORK IN A REASONABLE, DRY WORKABLE CONDITION FREE OF SURFACE WATER.

16. DEFECTS: ALL DEFECTS IN DRAINAGE SYSTEM SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

D. CONCRETE NOTES

1. SCOPE OF WORK: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR THE INSTALLATION OF ALL CONCRETE FLATWORK INDICATED ON THESE PLANS.

2. PLAN VERIFICATION: THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS ON ALL DRAWINGS.

3. LICENSE: THE CONCRETE CONTRACTOR SHALL BE A C-8 CALIFORNIA LICENSED CONTRACTOR, OR A C-27 LICENSED LANDSCAPE CONTRACTOR IF CONCRETE IS APPURTENANT TO LANDSCAPE WORK.

4. UNIFORM BUILDING CODE: ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE GOVERNING AGENCIES.

5. FIELD VERIFICATION: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

6. COORDINATION: CONTRACTOR SHALL COORDINATE WITH APPROPRIATE TRADES TO LOCATE PIPE SLEEVES, (IRRIGATION, DRAINAGE, ELECTRICAL ETC.), BENEATH OR EMBEDDED IN CONCRETE BEFORE STARTING WORK.

7. SOIL PREPARATION: ALL EXCAVATION, GRADING, COMPACTION, ETC. SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE STRUCTURAL SOILS REPORT. ALL SOIL MODIFICATIONS SHALL BE UNDER THE SUPERVISION OF A SOILS ENGINEER.

8. SUBGRADE: ALL SUBGRADE MATERIAL, SAND, CRUSHED AGGREGATE, ETC., AND THEIR COMPACTION SHALL BE PER STRUCTURAL SOILS ENGINEER SPECIFICATIONS.

9. ROCK AND SAND SPECIFICATIONS: SAND AND AGGREGATE FOR CONCRETE SHALL BE CLEAN, NATURAL MATERIALS CONFORMING TO ASTM DESIGNATION C33.

10. WATER: WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS SUBSTANCES.

11. CEMENT: CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO CURRENT REQUIREMENTS OF ASTM C-150, TYPE 1 OR TYPE II. CEMENT SHALL BE OF THE SAME BRAND AND TYPE USED THROUGHOUT THE PROJECT.

12. MIXING: PROPORTIONING AND MIXING OF CEMENT, AGGREGATE, ADMIXTURE AND WATER TO ATTAIN REQUIRED PLASTICITY AND STRENGTH SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE ACI MANUAL OF CONCRETE PRACTICE AND THE PCA "DESIGN AND CONTROL OF CONCRETE MIXTURES".

13. COMPRESSIVE STRENGTH OF CONCRETE: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 P.S.I. AT 28 DAYS WITH A SLUMP NOT TO EXCEED 4" CONFORMING WITH ASTM C-39. CONCRETE SHALL CONSIST OF A MINIMUM 5 SACK PORTLAND CEMENT/SAND/GRAVEL MIX, CONFORMING WITH ASTM C-150.

14. CONCRETE FORMS: OWNER AND LANDSCAPE ARCHITECT SHALL APPROVE ALL CONCRETE FORMS PRIOR TO POURING FLATWORK. FORMS SHALL BE CONSTRUCTED ACCURATELY TO DIMENSIONS, PLUMB AND TRUE TO LINE AND GRADE. FORMS SHALL BE SUBSTANTIAL, MORTAR TIGHT, BRACED AND TIED SO AS TO MAINTAIN POSITION AND SHAPE DURING PLACING OF REINFORCING AND CONCRETE. FORMS SHALL BE THOROUGHLY CLEANED OUT BEFORE CONCRETE IS PLACED AND FORMS SHALL BE REMOVED WITHOUT DAMAGE TO CONCRETE. CARE SHALL BE TAKEN IN ALL DETAILS OF FORMING, SETTING, REINFORCING, MIXING AND PLACING ALL CONCRETE EXPOSED IN FINISH WORK TO OBTAIN SMOOTH, EVEN SURFACES OF DENSE CONCRETE, AND CLEAN SHARP INSIDE AND OUTSIDE CORNERS. FORMS SHALL REMAIN IN PLACE LONG ENOUGH TO ALLOW CONCRETE TO SET PROPERLY.

15. CONCRETE REINFORCING STEEL: CONCRETE, AS INDICATED PER PLANS, WITH STEEL SHALL BE GRADE 60, DEFORMED BILLET STEEL CONFORMING TO ASTM A-615. LOCATE IN CENTER OF POUR TYPICAL WITH 3" MINIMUM CLEAR ALL EDGES.

16. WIRE MESH REINFORCEMENT: CONCRETE, AS INDICATED PER PLANS, TO HAVE 6 X 6 #10 WELDED WIRE MESH OR STEEL AS REQUIRED BY STRUCTURAL ENGINEER. LOCATE IN CENTER OR POUR TYPICAL WITH 2" MINIMUM CLEAR ALL EDGES.

17. THICKNESS OF CONCRETE HAVE A MINIMUM THICKNESS OF 4". ALL THICKENED EDGES FOR CONCRETE FLATWORK SHALL BE PER PLANS. A 1/2" RADIUS, OR PER PLANS, SHALL BE PROVIDED AT ALL EXPOSED EDGES AND/OR CORNERS.

18. CONCRETE FINISH: FINISH COURSE SHALL BE BROUGHT TO THE PROPER GRADE AND TO A UNIFORM SURFACE. CONCRETE COLORS AND FINISHES WILL BE PER CONSTRUCTION PLAN. ALL CONCRETE TO BE FINISHED PER FINISH SCHEDULE.

19. BROOM FINISH: BROOM FINISH (WHERE INDICATED ON DRAWINGS), AFTER FINISH TROWELING, DRAW THE FOLLOWING BROOM TYPES ACROSS PERPENDICULAR TO TRAFFIC FLOW OR IN THE DIRECTION AS INDICATED ON THE DRAWINGS.
    * FINE BROOM - FINE OR SOFT TEXTURED BRISTLES
    * MEDIUM BROOM - MEDIUM STIFF BRISTLES
    * HEAVY BROOM - COARSE OR STIFF BRISTLES

20. ROCK SALT FINISH: APPLY ROCK SALT EVENLY OVER ENTIRE SURFACE JUST PRIOR TO FINISH TROWELING. PRESS SALT INTO THE SURFACE WITH TROWEL OR ROLLER SO THAT SALT IS EMBEDDED JUST BELOW SURFACE LEAVING THE TOPS OF THE CRYSTALS EXPOSED. ALLOW CONCRETE TO CURE. FINISH SHALL BE LIGHT, MEDIUM OR HEAVY PER DIRECTION OF LANDSCAPE ARCHITECT.

21. RETARDANT FINISH: CONCRETE SURFACE SHALL BE EXPOSED USING LITHACHROME CONCRETE SURFACE RETARDER OR APPROVED EQUAL. APPLY IN ACCORDANCE TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURE, AGGREGATE FOR CONCRETE 60-40 PEA GRAVEL BLEND.

22. COLORED CONCRETE: COLORS PER CONSTRUCTION PLAN OR FINISH SCHEDULE. COLORS SHALL BE OF THE INTEGRAL TYPE MANUFACTURED BY L.M. SCOFIELD COMPANY OR APPROVED EQUAL. SURFACES DIRECTED BY LANDSCAPE ARCHITECT SHALL BE SEALED WITH LITHOCHROME COLORWAX OR APPROVED EQUAL. APPLY IN ACCORDANCE TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURE

23. STAMPED CONCRETE: CONTRACTOR SHALL INSTALL STAMP CONCRETE PATTERNS TO CONFORM TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURE, AND SHALL USE MANUFACTURE'S RECOMMENDED PATTERNS, TOOLS AND FORMS. CONTRACTOR SHALL USE RUBBER STAMPS OR AS APPROVED BY LANDSCAPE ARCHITECT. COLOR HARDENER SHALL MATCH CONCRETE COLOR AND BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS RELEASE AGENTS, AS PER PLANS, SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.

24. CONCRETE SAMPLE: CONTRACTOR SHALL PROVIDE OWNER WITH A 3' x 3' SAMPLE OF ALL CONCRETE FINISHES & STAMP PATTERNS AS PER PLANS. SAMPLES SHALL BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO POURING FLATWORK.

25. CURING: CURE CONCRETE IN ACCORDANCE WITH REQUIREMENTS OF THE CURRENT ACI MANUAL OF CONCRETE PRACTICE.

26. POSITIVE DRAINAGE: CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DRAINAGE, WITHOUT PONDING ON ALL CONCRETE SURFACES. ALL CONCRETE FLATWORK SHALL SLOPE MINIMUM 1% AWAY FROM BUILDINGS, WALLS, ETC., IN THE DIRECTION OF SITE DRAINAGE.

27. CONCRETE JOINTS: CONTRACTOR SHALL INSTALL JOINTS AS NOTED OR PER STRUCTURAL ENGINEERS SPECIFICATIONS.
CONCRETE WALKS (LESS THAN 8' - 0"): A TOOLED CONTROL JOINT, AT 1/4 DEPTH OF CONCRETE, SHALL BE PLACED 5' - 0" O.C. MAX., AT ALL CHANGES IN DIRECTION AND AT ALL INSIDE CORNERS. EXPANSION JOINTS WITH PREMOLDED 3/8" ASPHALTIC JOINT OR ETHAFOAM FELT AS PER OWNER'S SPECIFICATIONS, SHALL BE PLACED 20' - 0" O.C. MAX.
CONCRETE PAVING: A TOOLED CONTROL JOINT AT 1/4 DEPTH OF CONCRETE, SHALL BE PLACED AT PLUS/MINUS 40 SQ. FEET MAXIMUM, ALL CHANGES IN DIRECTION AND AT ALL INSIDE CORNERS. EXPANSION JOINTS WITH PREMOLDED 3/8" ASPHALTIC JOINT OR ETHAFOAM FELT AS PER OWNER'S SPECIFICATIONS, SHALL BE PLACED AT ±160 SQ. FT. MAX.

28. ADJOINING EXISTING CONCRETE SURFACES: CONCRETE DESIGNATED ON PLANS TO MEET ALL EXISTING CONCRETE WALKS, DRIVEWAYS ETC. SHALL BE FLUSH AND INCLUDE AN EXPANSION JOINT BETWEEN THE SURFACES.

29. DEFECTS: ALL DEFECTS IN CONCRETE WORK SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

E. MASONRY NOTES

1. SCOPE OF WORK: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES TO CONSTRUCT MASONRY STRUCTURES INDICATED ON THESE PLANS.

2. PLAN VERIFICATION: THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS ON ALL DRAWINGS.

3. LICENSE: THE MASONRY CONTRACTOR SHALL BE A C-29 CALIFORNIA LICENSED MASONRY CONTRACTOR, OR A C-27 LICENSED LANDSCAPE CONTRACTOR IF MASONRY IS APPURTENANT TO LANDSCAPE WORK.

4. UNIFORM BUILDING CODE: ALL MASONRY CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, MASONRY DESIGN MANUAL AND ALL APPLICABLE GOVERNING AGENCIES.

5. FIELD VERIFICATION: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

6. COORDINATION: CONTRACTOR SHALL COORDINATE WITH APPROPRIATE TRADES TO LOCATE PIPE SLEEVES, IRRIGATION, DRAINAGE, ELECTRICAL ETC., BENEATH OR EMBEDDED IN MASONRY WALLS, BEFORE STARTING WORK.

7. SOIL PREPARATION: ALL EXCAVATION, GRADING, COMPACTION, ETC. SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE STRUCTURAL SOILS REPORT. ALL SOIL MODIFICATIONS SHALL BE UNDER THE DIRECTION OF A SOILS ENGINEER.

8. ROCK AND SAND SPECIFICATIONS: SAND AND AGGREGATE FOR MASONRY SHALL BE CLEAN NATURAL MATERIALS CONFORMING TO ASTM DESIGNATION C-144 AND C-404.

9. WATER: WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS SUBSTANCES.

10. CEMENT: CEMENT SHALL BE PORTLAND CEMENT TO CONFORMING TO CURRENT REQUIREMENTS OF ASTM C-150, TYPE I OR TYPE II.

11. CONCRETE BLOCK: MASONRY UNITS SHALL BE TYPE II UNITS CONFORMING TO ASTM C-90 AND IN ADDITION THE REQUIREMENTS OF THE QUALITY CONTROL STANDARDS OF THE CONCRETE MASONRY ASSOCIATION OF CALIFORNIA. SIZE, TEXTURE & COLOR SHALL BE SHOWN ON DRAWINGS.

12. EXECUTION: LAY MASONRY IN STRAIGHT COURSES IN RUNNING BOND, TRUE TO PLANE AND PLUMB WITHIN 1/8" IN 10 FEET. FACES OF MASONRY UNITS SHALL BE ALL IN ONE PLANE. MAKE HORIZONTAL AND VERTICAL MORTAR JOINTS 3/8" THICK. TOOL ALL JOINTS FLUSH. CUT UNITS WITH MASONRY SAW.

13. MORTAR: MORTAR SHALL BE TYPE 'S' AND CONFORM TO ASTM C-270. UNIFORMLY MIX IN THE RATIO 1 PART PORTLAND CEMENT TO 1/2 PART HYDRATED LIME OT 3 PART SAND. MORTAR TO MATCH COLOR OF BLOCK OR PER PLAN.

14. GROUT: GROUT SHALL BE A FLUID CONSISTENCY AND MIXED IN THE RATIO BY VOLUME, 1 PART CEMENT, 3 PARTS SAND, OR 1 PART CEMENT, 3 PARTS SAND, 2 PARTS PEAGRAVEL. GROUT SHALL ATTAIN A MINIMUM COMPRESSION STRENGTH OF 2,000 P.S.I. @ 28 DAYS.

15. COMPRESSIVE STRENGTH OF CONCRETE: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 P.S.I. AT 28 DAYS OR PER STRUCTURAL ENGINEER'S RECOMMENDATIONS WITH A SLUMP NOT TO EXCEED 4" CONFORMING WITH ASTM C-39. CONCRETE SHALL CONSIST OF A MINIMUM 5 SACK PORTLAND CEMENT/SAND/GRAVEL MIX, CONFORMING WITH ASTM C-150.

16. MASONRY REINFORCING STEEL : STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 EXCEPT THAT 1/4" TIES MAY BE PLAIN BARS. WIRE REINFORCEMENT SHALL CONFORM TO ASTM A-82.

17. REBAR: ACCURATELY PLACE REINFORCING STEEL AS SHOWN ON THE DRAWINGS OR PER STRUCTURAL ENGINEER, POSITIVELY SECURED AND SUPPORTED, NOT EXCEEDING 200 BAR DIAMETERS. IN SUCH A MANNER THAT NO MOVEMENT OCCURS WHEN GROUT IS POURED. REINFORCING AND THE WIRES SHALL BE EMBEDDED IN THE GROUT. LENGTH OF LAPPED SPLICE SHALL BE A MINIMUM OF 40 BAR DIAMETERS FOR TENSION, 30 BAR DIAMETERS FOR COMPRESSION, OR AS PER STRUCTURAL ENGINEER RECOMMENDATIONS. THE THICKNESS OF THE GROUT BETWEEN MASONRY UNITS AND REINFORCING SHALL BE A MINIMUM OF 1/4" FOR FINE GROUT AND 1/2" MINIMUM FOR COURSE GROUT.

18. FOOTINGS: CONCRETE FOOTINGS SHALL BE OF THE SIZE AND TYPE AS INDICATED ON DRAWINGS OR AS PER STRUCTURAL ENGINEER'S SPECIFICATIONS. EARTHFORMS MAY BE USED FOR FOOTINGS ONLY WHERE SOIL IS FIRM AND STABLE AND CONCRETE WILL NOT BE EXPOSED.

19. WELDING: WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12-1 AND REQUIREMENTS OF THE AMERICAN WELDING SOCIETY.

20. GROUTING: ALL MASONRY SHALL BE REINFORCED, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR, BOLTS ETC. GROUT CELLS BELOW GRADE SOLID. ALL REINFORCEMENT, BOLTS ETC. IN MASONRY SHALL HAVE A MINIMUM GROUT COVERAGE OF 3/4".

21. BELOW GRADE CONSTRUCTION: MASONRY CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING ALL WALLS TO GRADES PER PLAN (OR PER CIVIL ENGINEER), FINISH GRADE FOR RUNOFF SWALE BEHIND ALL WALLS, PERFORATED DRAIN LINES COMPLETE AND CONNECTED TO DRAINAGE SYSTEM OR STREET, WATERPROOFING ALL WALLS BELOW GRADE AND ALL EXCAVATION NECESSARY FOR THE EXECUTION OF MASONRY WORK. FILL SOIL PER STRUCTURAL ENGINEER WALLS. ALL RETAINING WALLS SHALL BE ADEQUATELY SHORED DURING BACKFILL OPERATION.

22. EXPANSION JOINTS: CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AT CORNERS AND AT 30' - 0" ON CENTER OR AS REQUIRED BY GOVERNING AGENCY.

23. SURPLUS SOIL: MASONRY CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ALL 'SPOILS' OR SURPLUS SOIL ON SITE AS A RESULT OF MASONRY WORK.

24. MASONRY SAMPLE: CONTRACTOR SHALL PROVIDE TO OWNER A 4' x 6' SAMPLE PANEL OF ALL MASONRY WALL TYPES ON PLANS. SAMPLES SHALL BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

25. STUCCO APPLICATION: ALL STUCCO WORK SHALL CONFORM TO LATHING AND PLASTERING REFERENCE SPECIFICATIONS OF THE CALIFORNIA LATHING AND PLASTERING CONTRACTOR'S ASSOCIATION, INC. AND STANDARDS FOR PUBLIC WORK CONSTRUCTION. STUCCO APPLICATION SHALL CONFORM TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURER.

26. PLASTER PROPORTIONS: PLASTER FINISH TO INCLUDE:

SCRATCH COAT - 3/8" THICK
1 PART PORTLAND CEMENT PLASTER AND 4 PARTS DAMP LOOSE SAND
BROWN COAT - 3/8" THICK
1 PART PORTLAND CEMENT PLASTER AND UP TO 5 PARTS DAMP LOOSE SAND
COLOR FINISH COAT - 1/8" THICK
PORTLAND CEMENT PLASTER MIX WITH WATER ONLY

PORTLAND CEMENT PLASTER MIX INCLUDES:
1 PART PORTLAND CEMENT
1/4 PART HYDRATED LIME
WATERPROOFING ADMIXTURE (PER MANUFACTURE'S SPECS.)

27. PLASTER FINISH: ALL PLASTER FINISHES, TEXTURES AND COLORS SHALL MATCH REFERENCED ARCHITECTURE OR AS DIRECTED BY OWNER. CONTRACTOR SHALL SUPPLY A 2' x 2' SAMPLE OF ALL PLASTER FINISHES FOR OWNER'S APPROVAL.

28. WATER SEAL: APPLY WATER SEALER TO ALL PLASTER FINISHES UNLESS OTHERWISE APPROVED IN WRITING BY OWNER.

29. MASONRY VENEER/TILE: ALL TILE, BRICKS, PAVERS, PRECAST CONCRETE VENEER AND CAPS SPECIFIED ON PLANS TO BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS.

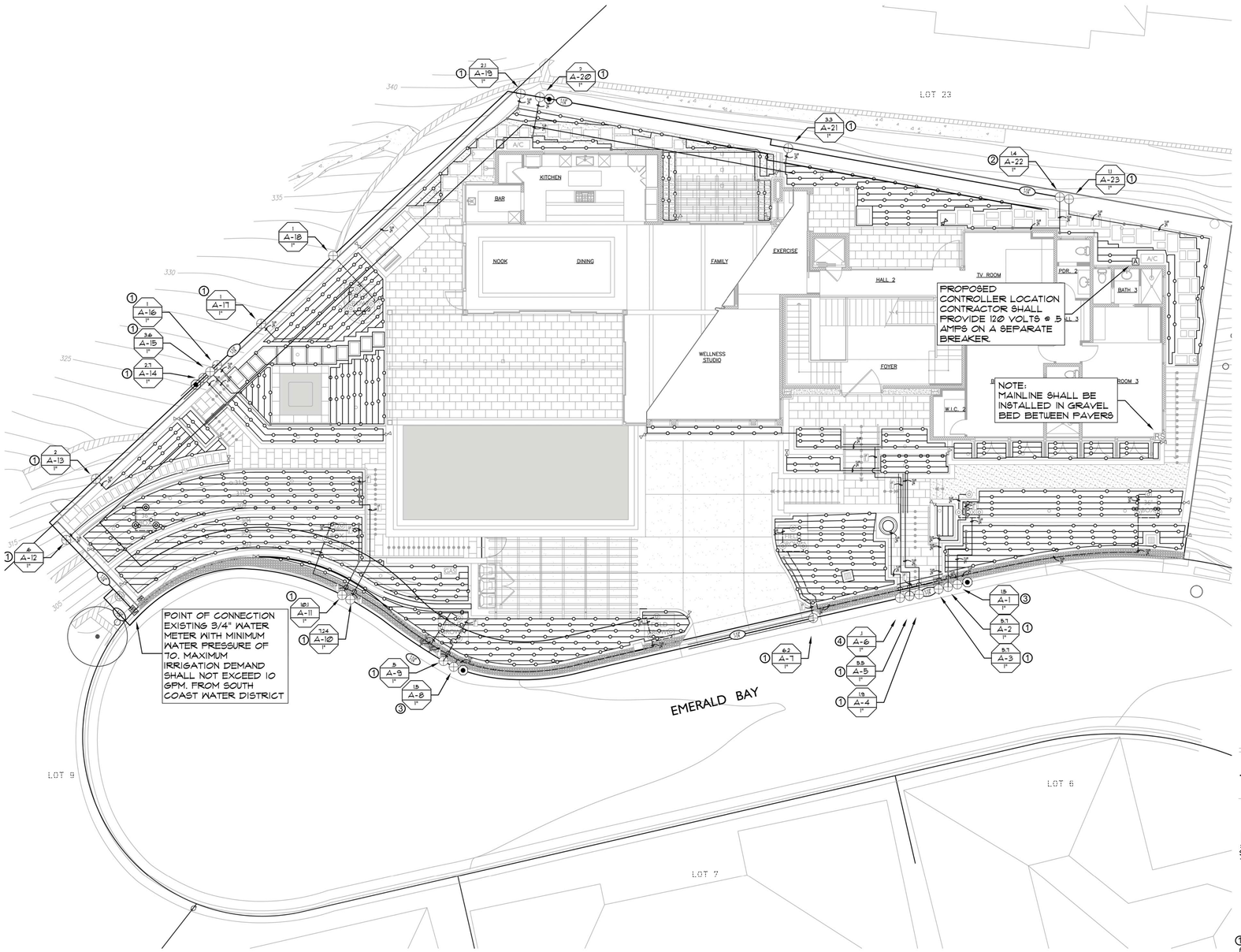
30. SPECIAL MASONRY WALL MATERIALS: ALL SPECIAL WALL MATERIALS, FOAM ETC. SHALL CONFORM TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURER.

31. DEFECTS: ALL DEFECTS IN MASONRY WORK SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

F. CARPENTRY NOTES

1. PLAN VERIFICATION: THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS ON ALL DRAWINGS.

2. LICEN



IRRIGATION LEGEND:

SYMBOL	MANUF.	MODEL	NOZZEL	DEG.	TYPE	GPM	PSI	RAD
◎	RAIN BIRD	1806-SAM-PRS	PCT-10 W/ PA-80 ADAPTOR		FLOOD	.166	30	0'

SYMBOL	MANUF.	MODEL	DESCRIPTION
A	RAIN BIRD	ESP-12LXMEF	12 STATION IRRIGATION CONTROLLER OUTDOOR ENCLOSURE, INTERNET CAPABLE WITH ONE (2) ESPSM6 6 STATION MODULES.
RS	HUNTER	WR-CLIK	MINI-CLIK WIRELESS RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
	SUPERIOR	SPV-CVK -100	1" MASTER VALVE WITH FLOW CONTROL NORMALLY OPEN
		SPV	GLASS-FILLED NYLON VALVE WITH RAIN BIRD QUICK-CHECK FILTER - PRESSURE REGULATION.
F	CST	FSI-T15-001	1" FLOW SENSOR MUST BE INSTALLED AS PER DETAIL SHEET. CABLE USED TO CONNECT FLOW SENSOR TO IRRIGATION CONTROLLER SHALL BE EV-CAB-5EN AS PER MANUFACTURER.
	SUPERIOR	B40IY	3/4" INVERTED GARDEN VALVE IN 9" ROUND VALVE BOX
	FEBCO	825YA	1" REDUCED PRESSURE BACKFLOW PREVENTER WITH 100 MESH WYE STRAINER
	NIBCO	T-585	BRONZE BALL VALVE WITH SCREW-IN BONNET FOR SIZES 2-1/2" AND SMALLER (SIZE PER MAINLINE LINE SIZE)
	KBI	WLT-050	1/2" BALL VALVE INSTALL AS PER FLUSH VALVE DETAIL
M	---	---	WATER METER LOCATION AND SIZE AS PER CIVIL ENGINEERING PLANS

SYMBOL	PIPE TYPE	DESCRIPTION
	P.V.C. SCH 40 IPS PLASTIC PIPE	NON-PRESSURE LINE LATERAL LINE WITH MINIMUM SIZE OF 3/4" & SCH. 40 FITTINGS. ALL PIPING ON SLOPE SHALL BE PVC BROWN LINE STAKED ON GRADE WITH MANUFACTURERS APPROVED STAKES, STAKED EVERY 6 FT.
	POLY TUBING	POLYETHYLENE TUBING SHALL HAVE AN OPERATING PRESSURE UP TO 60 PSI. SHALL BE LOW DENSITY 7510 UNION CARBIDE UV RESISTANT POLY RESIN W/ A MINIMUM 2% CARBON BLACK FOR MAXIMUM UV PROTECTION. ATTACH TORO TURBO-SC PLUS EMITTERS @ 2.0 GPH (RED). INSTALL 1 EMITTER FOR 1 GAL. SHRUBS, 2 FOR 5 GAL. SHRUBS. FOR INSTALLATION AND TRENH DEPTS REFFER TO NOTE #17 IN THE "GENERAL IRRIGATION NOTES".
	NETAFIM TECHLINE HCVXR	DRIPLINE FOR RECYCLED WATER WITH BUILT IN CHECK HAVING A FLOW OF 1.16 G.P.H. EMITTER SPACED IN TUBING EVERY 12" O.C. W/ DRIP LINE ROWS 12" APART. SEE NOTE NUMBER 11. DRIPLINE ROW SPACING SHALL BE A MAXIMUM OF 3" FROM HARDSCAPE SURFACES AND 6" INCHES FOR SHRUB BEDS.
	P.V.C. SCH 40 IPS PLASTIC PIPE	SLEEVE FOR PRESSURE & NON-PRESSURE LINES (TWO X THE DIA. OF PIPE)
	P.V.C. SCH 40 IPS PLASTIC PIPE	PRESSURE MAINLINE SIZE AS NOTED. FITTINGS SHALL BE SCH. 40 (SIZE PER PLAN)
	P.V.C. SCH 40 IPS PLASTIC PIPE	CONTROLLER WIRE CONDUIT - SIZE AS REQUIRED

HYDRO ZONE LEGEND

SYMBOL	HYDRO ZONE TYPE	EMISSION TYPE	DISCRIPTION
①	HYDRO ZONE ONE	DRIPLINE	SHRUBS LOW WATER SUN
②	HYDRO ZONE TWO	DRIPLINE	SHRUBS LOW WATER SHADE
③	HYDRO ZONE FOUR	BUBBLER	TREES MEDIUM WATER SUN
④	HYDRO ZONE FIVE	DRIPLINE	POTS MEDIUM WATER SUN

① IRRIGATED HYDRO-ZONE AREA REFER TO HYDRO ZONE LEGEND BELOW FOR DISCRIPTION

10.1 GALLONS PER MINUTE
A-1 VALVE SEQUENCE
1" VALVE SIZE
REMOTE CONTROL VALVE

I HAVE COMPLIED WITH THE CRITERIA OF CHAPTER 9.55 OF THE DPZC, THE WATER EFFICIENT LANDSCAPE STANDARDS AND REQUIREMENTS AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

Signature

MDZA
LANDSCAPE ARCHITECTURE
PLANNING DESIGN
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LIC# 2976
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FAX 949.673.0806

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 2976
MICHAEL C. DILLEY
SIGNATURE
DATE
CALIFORNIA, USA

PROJECT
Flornes Residence
1100 EMERALD BAY
LAGUNA BEACH, CA 92651

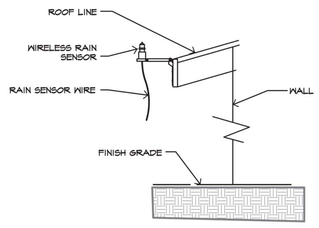
REVISIONS

JOB NO.:
DRAWN BY: BLW
CHECKED BY: MD
DATE: July 10, 2025
SCALE: 1/8" = 1'-0"

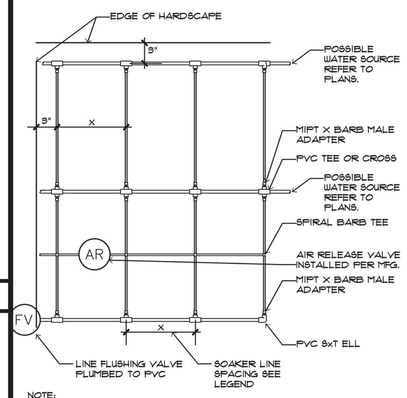
TITLE :
IRRIGATION PLAN

SHEET NO.:
LI-1

THE FLORNES RESIDENCE - LANDSCAPE ARCHITECTURE

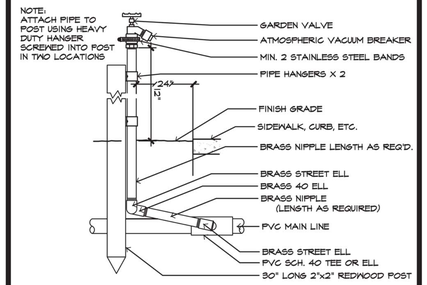


M | RAIN SENSOR | NO SCALE

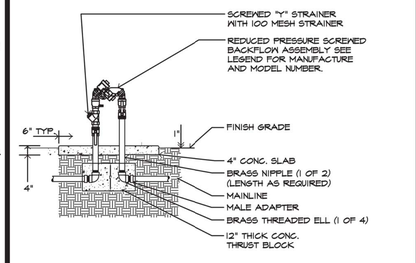


NOTE:
1. TYPICAL SOAKER LINE LAYOUT AS INDICATED ABOVE IS NOT TO SCALE. EMITTER SPACING & SOAKER LINE SPACING SHALL BE AS INDICATED IN THE IRRIGATION LEGEND.
2. CONTRACTOR MUST OVER-X THE ENTIRE AREA FOR WHICH SOAKER LINES ARE TO BE INSTALLED AT DEPTH AS SPECIFIED IN LEGEND. THIS ARE IS TO BE LIGHTLY COMPLETED, SMOOTH & FLAT BUT PARALLEL TO THE FINISHED GRADE AS INDICATED ON THE PLANS.
3. SOAKER LINES SHALL BE LAID OUT STAPLED IN PLACE EVERY 5'
4. SOAKER LINES SHALL THEN BE BACKFILLED WITH AMENDED SOIL TAKING PRECAUTIONS NOT TO DAMAGE THE LINES OR OTHER EQUIPMENT.
4. SOAKER LINE SHALL BE INSTALLED AS RECOMMENDED BY MANUFACTURER. CONTACT MANUFACTURER OR MANUFACTURER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.

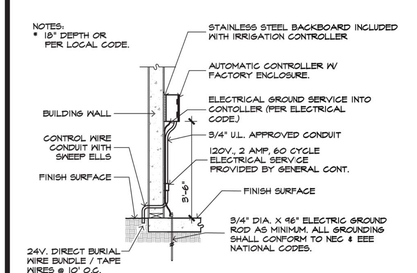
K | SOAKER LINE LAYOUT | NO SCALE



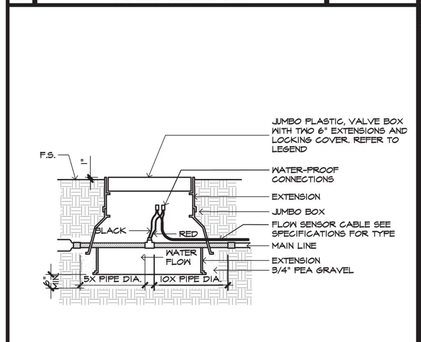
G | HOSE BIB VALVE | NO SCALE



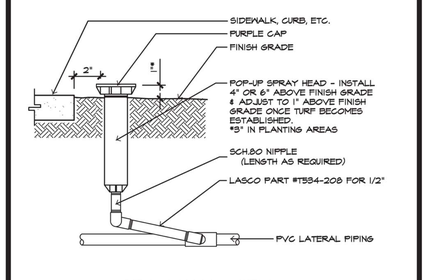
D | BACKFLOW | NO SCALE



A | WALL MOUNT CONTROLLER | NO SCALE

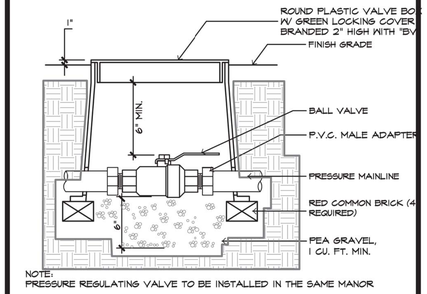


N | FLOW SENSOR | NO SCALE



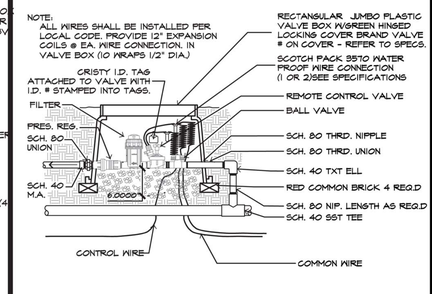
SECTIONAL VIEW

H | TREE BUBBLER | NO SCALE



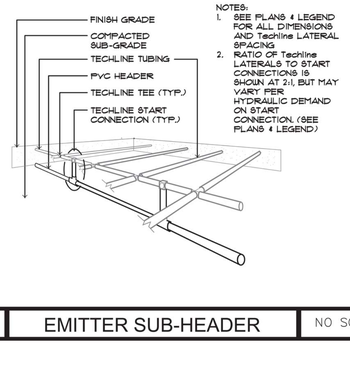
NOTE:
PRESSURE REGULATING VALVE TO BE INSTALLED IN THE SAME MANOR

E | BALL VALVE | NO SCALE



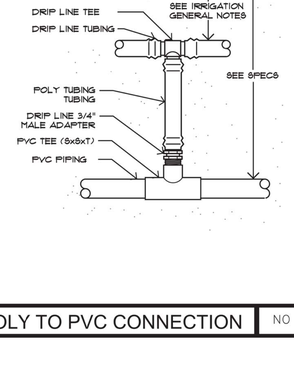
B | EMITTER RCV | NO SCALE

O | | NO SCALE

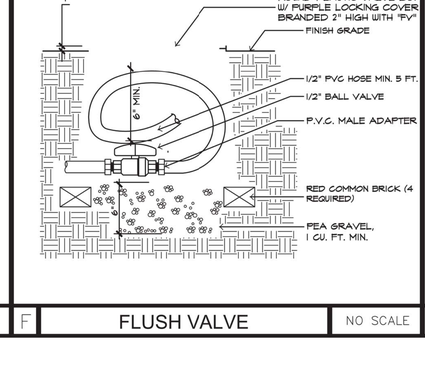


NOTES:
1. SEE PLANS & LEGEND FOR ALL DIMENSIONS AND Techline LATERAL SPACING
2. RATIO OF Techline LATERALS TO START CONNECTIONS IS SHOWN AT 2:1, BUT MAY VARY PER HYDRAULIC DEMAND ON START CONNECTION. (SEE PLANS & LEGEND)

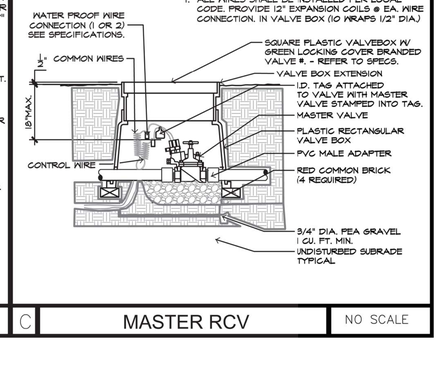
L | EMITTER SUB-HEADER | NO SCALE



I | POLY TO PVC CONNECTION | NO SCALE



F | FLUSH VALVE | NO SCALE



C | MASTER RCV | NO SCALE

SLEET NUMBERS
LI-1 IRRIGATION PLAN
LI-2 LEGEND, NOTES & CALCS
LI-3 DETAILS
LI-4 IRRIGATION SPECIFICATIONS
LI-5 IRRIGATION PUMP & SPECIFICATIONS

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
2976
MICHAEL C. DILLEY
SIGNATURE
DATE
CALIFORNIA, USA

PROJECT
Flornes Residence
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LAGUNA BEACH, CA 92651

REVISIONS

JOB NO.:
DRAWN BY: BLW
CHECKED BY: MD
DATE: July 10, 2025
SCALE: 1/8" - 1'-0"

TITLE :
IRRIGATION DETAILS

SHEET NO.:
LI-2

THE FLORNES RESIDENCE - LANDSCAPE ARCHITECTURE

IRRIGATION NOTES:

1. THE IRRIGATION CONTRACTOR SHALL PROTECT IN PLACE, AT OWN EXPENSE, ANY AND ALL EXISTING IRRIGATION THAT IS TO REMAIN AND OR KEPT IN OPERATION BEFORE, DURING, AND AFTER CONSTRUCTION. BY "PROTECT IN PLACE", THAT IS IMPLIED TO MEAN, THAT THE IRRIGATION CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ENTIRE IRRIGATION SYSTEM, BOTH NEW AND "AS IS" AND TAKE WHATEVER ACTION IS NECESSARY TO MAINTAIN THE OPERATION OF THE EXISTING IRRIGATION SYSTEM.
2. THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN BUILDING OR PAVED AREAS ARE FOR PLAN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN PLANTING AREAS WHEREVER POSSIBLE.
3. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY.
4. SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION WITH MAXIMUM GPM DEMAND SPECIFIED. THE IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, SLOPES, LOCATION OF WALLS, RETAINING WALLS, CURBS, ETC. HE SHALL COORDINATE ALL HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION OF PIPE SLEEVES THROUGH WALLS AND FOOTINGS, UNDER ROADS, PAVING AND STRUCTURES.
6. MAINLINE PIPING BETWEEN THE POINT OF CONNECTION, METER AND BACKFLOW PREVENTER TO BE OF MATERIAL AS REQUIRED BY GOVERNING WATER DISTRICT.
7. FINAL LOCATION OF THE AUTOMATIC CONTROLLER ENCLOSURE AND THE BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY THE OWNER, OWNER'S REPRESENTATIVE, AND/OR LANDSCAPE ARCHITECT, WHERE APPLICABLE.
8. IN ADDITION TO THE SLEEVES SHOWN ON THE PLAN, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS PRIOR TO PAVING UPON DIRECTION AND APPROVAL OF THE OWNER'S REPRESENTATIVE, IF REQUIRED TO OPERATE SYSTEMS.
9. IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, AND BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE RADIUS TO FIT UNUSUAL SITE CONDITIONS AT NO EXTRA COST TO THE OWNER. CALL THE LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR ANY COVERAGE TESTS.
10. IRRIGATION CONTRACTOR SHALL MAINTAIN A 3" MIN. CLEARANCE FROM TOP OF QUICK COUPLER VALVE, GATE VALVE, AND REMOTE CONTROL VALVE TO BOTTOM OF VALVE BOX LID WHILE MAINTAINING THE SPECIFIED MAINLINE DEPTH AS REQUIRED.
11. DRIPLINE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS, SEE NOTE BELOW FOR TRENCH DEPTH.
12. IRRIGATION CONTRACTOR SHALL ADJUST TREE PLANTING LOCATION SO THAT TREES ARE PLACED BETWEEN SPRAY HEADS TO ALLOW FOR BEST POSSIBLE SPRINKLER COVERAGE.
13. MAINLINE MAY BE INSTALLED IN A STRAIGHT LINE, HOWEVER, REMOTE CONTROL VALVES SHALL BE INSTALLED AS PER REMOTE CONTROL VALVE AND VALVE MANIFOLD DETAILS. DISTANCE, AS INDICATED IN MANIFOLD DETAIL, FROM CONCRETE EDGE WILL BE STRICTLY INFORCED.
14. IRRIGATION CONTRACTOR SHALL CONFIRM THAT HOUSE PRESSURE REGULATOR HAS BEEN SET TO MAXIMUM OF 60 P.S.I. IRRIGATION P.O.C. SHALL BE MADE DOWN STREAM OF THAT PRESCRIBED PRESSURE.
15. IRRIGATION MAINTENANCE AS FOLLOWS:
    - REGULAR MAINTENANCE SCHEDULE FOR CHECKING, ADJUSTING AND PREPARING IRRIGATION, ETC.
    - WALK AREAS TO BE FREE OF IRRIGATION WATER.
16. TRENCH DEPTHS SHALL BE AS FOLLOWS:
    - MAINLINE UP TO 2-1/2" SHALL HAVE 24" OF COVER OVER THE TOP OF PIPE.
    - LATERAL LINES SPRAY HEADS SHALL HAVE 12" OVER THE TOP OF PIPE
    - DRIP LINE ROWS SHALL BE EVERY 12" APART. DRIP LINE ROW SPACING SHALL BE A MAXIMUM OF 3" FROM HARDSCAPE SURFACES AND 12 INCHES FOR SHRUB BEDS. TRENCH DEPTH SHALL BE 6" FOR TURF AND 4" FOR SHRUBBERY. TRENCH DEPTHS SHALL NOT VARY AND SHALL BE PARALLEL TO EACH OTHER.
    - POINT SOURCE EMITTER LATERALS SHALL HAVE A MINIMUM 18" COVER OVER THE BARREL OF THE PIPE.
17. • WHEN PIERCING THE WALL, IT SHALL THE BE RESPONSIBILITY OF THE CONTRACTOR TO MAKE A PERMANENT SEAL BETWEEN THE PIPE AND THE WALL. SHOULD IT FAIL IT WILL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO REPAIR.

IRRIGATION CONTROLLER OPERATION SCHEDULE

THE SCHEDULE AS POSTED BELOW IS A STARTING POINT FOR THE SCHEDULING OF THE MODEL IRRIGATION CONTROLLERS. THIS SCHEDULE IS BASED ON THE AVERAGE IRRIGATION REQUIREMENT PROVIDED BY THE CITY OF LAGUNA BEACH FOR EVAPOTRANSPIRATION VALUES. THE TIMING AS POSTED BELOW IS APPROXIMATE FOR EACH TYPE OF IRRIGATION METHOD AND SHALL BE ADJUSTED AS SITE CONDITIONS DICTATE.

JOB NAME 1100 EMERALD BAY
JOB NO.:

THE FOLLOWING TIMES ARE APPROXIMATE AND SHALL BE ADJUSTED AS REQUIRED BY FIELD CONDITIONS FOR PLANT ESTABLISHMENT.

																TOTAL
			MONTHS OF OPERATION		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.	/ YEAR
		DESIRED MO.APPL.	MONTHLY EVAP. RATE		2.7	2.5	3.5	4.2	4.9	4.7	5.2	5.2	4.5	3.3	2.5	2.0	45.18667
CONTROLL	VALVE #	HD. TYPE	SPR. PR.	DAYS OPER.	stat.op/time												
A	1	BUBBLER	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	2	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	3	BUBBLER	1	3	13	13	18	21	25	24	26	26	23	17	13	10	
A	4	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	5	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	6	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	7	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	8	BUBBLER	1	3	13	13	18	21	25	24	26	26	23	17	13	10	
A	9	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	10	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	11	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	12	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	13	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	14	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	15	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	16	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	17	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	18	BUBBLER	1	3	13	13	18	21	25	24	26	26	23	17	13	10	
A	19	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	20	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	21	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	22	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	23	DRIPLINE	1.86	3	7	7	9	11	13	13	14	14	12	9	7	5	
A	24																
			TOTAL HOURS OF OPERATION		1.3	2.5	3.0	3.5	3.3	3.7	3.7	3.2	2.3	1.8	1.4		0

THE TIMES AS POSTED ABOVE ARE TO BE USED AS A GUIDE AND WILL HAVE TO BE ADJUSTED FOR SITE CONDITIONS.

Appendix B

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at _____ 33951 Nauticus Isle _____ (provide street address and parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Dana Point Zoning Code (Chapter 9.55 - Water Efficient Landscape Standards and Requirements) and the City of Dana Point Submittal Requirements and Guidelines for Implementation of the City of Dana Point Water Efficient Landscape Standards and Requirements.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Dana Point Submittal Requirements and Guidelines for Implementation of the City of Dana Point Water Efficient Landscape Standards and Requirements.

Michael Dilley — Print Name
7/29/25 — Date
Michael C. Dilley — Signature
2976 — License Number
2320 Second Ave., Corona del Mar, CA 92625 — Address
(949) 673-0800 — Telephone
MikeD@mdza.net — E-mail Address

Landscape Design Professional's Stamp
(If applicable)

REGISTERED LANDSCAPE ARCHITECT — CERTIFICATE NO. 2976 — MICHAEL C. DILLEY — SIGNATURE — DATE — CALIFORNIA, USA

B-1

APPENDIX C

WATER EFFICIENT LANDSCAPE WORKSHEET

	CITY OF SERVICES:	CITY OF LAGUNA BEACH			PROJECT NAME:	1100 EMERALD BAY	
STATION	REFERENCE EVAPORATION (Eto)		45.40		PROJECT TYPE:	RESIDENTAL	
HYDRO-ZONE NUMBER	hydrozone #/Planting Description	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	TOTAL WATER USE (ETWA)
			REGULAR LANSCAPE AREA					
1	3	0.20	BUBBLER	0.8	0.25	12	3	84
2	1	0.20	DRIPLINE	0.85	0.24	220.0	52	1,457
3	1	0.50	BUBBLER	0.8	0.63	196.00	123	3,448
4	3	0.20	DRIPLINE	0.85	0.24	72.00	17	477
5	1	0.20	DRIPLINE	0.85	0.24	213.00	50	1,411
6	1	0.20	DRIPLINE	0.85	0.24	3.00	1	20
7	1	0.20	DRIPLINE	0.85	0.24	250.00	59	1,656
8	1	0.50	BUBBLER	0.8	0.63	12.00	8	211
9	1	0.20	DRIPLINE	0.85	0.24	351.00	83	2,325
10	1	0.20	DRIPLINE	0.85	0.24	282.00	66	1,868
11	1	0.20	DRIPLINE	0.85	0.24	395.00	93	2,616
12	1	0.20	DRIPLINE	0.85	0.24	22.00	5	146
13	1	0.20	DRIPLINE	0.85	0.24	76.00	18	503
14	1	0.20	DRIPLINE	0.85	0.24	104.00	24	689
15	1	0.20	DRIPLINE	0.85	0.24	141.00	33	934
16	1	0.20	DRIPLINE	0.85	0.24	39.00	9	258
17	1	0.20	DRIPLINE	0.85	0.24	190.00	45	1,258
18	1	0.50	BUBBLER	0.8	0.63	4.00	3	70
19	1	0.20	DRIPLINE	0.85	0.24	88.00	21	583
20	1	0.20	DRIPLINE	0.85	0.24	79.00	19	523
21	1	0.20	DRIPLINE	0.85	0.24	127.00	30	841
22	1	0.20	DRIPLINE	0.85	0.24	56.00	13	371
23	1	0.20	DRIPLINE	0.85	0.24	43.00	10	285
24	1	0.20	DRIPLINE	0.85	0.24	0.00	0	0
					AVERAGE	TOTAL	TOTAL	
					0.21	1,611	460	
SPECIAL LANDSCAPE AREAS								
							ETWU TOTA	20,075

ETAF CALCULATIONS			
ESTIMATED ANNUAL WATER USE (EAWU)		TOTAL LANSCAPE AREA	1611.00
EAWU = (ETo x.62)*(PF*HA / IE)		SITE WIDE ETAF	0.21
MAWA = (ETo x 0.7 x LA x .62)		ETWU TOTA	20,075
Eto =	45.400	MAXIMUM ALLED WATER ALLOWANCE (MAWA)	46,057
ETAF =	0.55	TOTAL (MAWA - EAWU) SAVINGS=	25,982
LA =	2,975		
CF =	0.62		
MAWA	46,057 GAL/YR		

IRRIGATION SYSTEM PRESSURE REQUIREMENTS FOR: FLORNES RESIDENCE			
PRESSURE LOSSES BASED ON THE FOLLOWING:			
PRESSURE @ POC			70.63
REGULATED PRESSURE			70.00
DESCRIPTION		G.P.M.	LOSS
RCV	A-19	4.00	
RCV	B	0.00	
RCV	C	0.00	
RCV	D	0.00	
RCV	E	0.00	
RCV	F	0.00	
RCV	G	0.00	
RCV	H	0.00	
TOTAL FLOW		4.00	
WATER METER	3/4"	4.00	0.50
SERVICE LINE	1"	4.00	0.12
MASTER VALVE	1"	4.00	0.10
EcoFlow Water Cond.	0	4.00	0.00
R. P. BACKFLOW	1"	4.00	12.00
CONTROL VALVE	1"	4.00	0.10
FLOW METER	0	12.00	0.50
FILTER	0.04167	12.00	5.00
HEAD PRESSURE REQD.			30.00
MAIN LINE			0.46
LATERAL			1.42
MISC. IS 10% OF TOTAL LOSSES			5.02
ELEVATION CHANGE			14.72
TOTAL PRESSURE REQUIRED			69.95
PRESSURE EXCESS			0.05

SLEET NUMBERS
LI-1 IRRIGATION PLAN
LI-2 LEGEND, NOTES & CALCS
LI-3 DETAILS
LI-4 IRRIGATION SPECIFICATIONS
LI-5 IRRIGATION PUMP & SPECIFICATIONS

BILL L.WILLIAMS
IRRIGATION DESIGN & CONSULTANT
2720 E. WALNUT AVE., ORANGE, CA. 92867
CELL 714-309-9833, FAX 714-997-0344
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MDZA
LANDSCAPE ARCHITECTURE
PLANNING DESIGN
2320 SECOND AVENUE CORONA DEL MAR, CA 92625
LIC# 2976
PH. 949.673.0800
FAX 949.673.0806

REGISTERED LANDSCAPE ARCHITECT — CERTIFICATE NO. 2976 — MICHAEL C. DILLEY — SIGNATURE — DATE — CALIFORNIA, USA

PROJECT
Flornes Residence
1100 EMERALD BAY
LAGUNA BEACH, CA 92651

REVISIONS

JOB NO.:
DRAWN BY: BLW
CHECKED BY: MD
DATE: July 10, 2025
SCALE: 1/8" - 1'-0"

TITLE :
IRRIGATION NOTES CALCS

SHEET NO.:
LI-3

THE FLORNES RESIDENCE - LANDSCAPE ARCHITECTURE

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work Included: Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

1.2 Quality Assurance:

A. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

B. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

C. Explanation of Drawings:

1. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.

2. The word Landscape Architect as used herein shall refer to the Owner's authorized representative.

3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

4. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in the irrigation design. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

1.3 Submittals:

A. Material List:

1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Landscape Architect.

2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Copies of catalog information shall not be substituted for the materials list, and will be rejected as unacceptable.

3. Equipment or materials installed or furnished without prior approval of the Landscape Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.

4. Approval of any item, alternate, or substitute indicated only that the product apparently the requirements of the drawings and specifications on the basis of the information or samples submitted.

5. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record Drawings:

1. The Contractor shall provide and keep up to date a complete "record" set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact locations, sizes, and kinds of equipment. These drawings shall also serve as work progress sheets and shall be the basis for measurement and payment for work completed. This set of drawings shall be kept on the site and shall be used only as a record set.

2. The Contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Landscape Architect.

3. Before the date of the final inspection, the Contractor shall transfer all information from the record prints to a sepia mylar or mylar procured from the Landscape Architect. All work shall be neat, drawn in waterproof ink by a technical ink pen designed specifically for use on mylar material. Work completed in felt tip pen or ball point pen will be rejected because of the non-permanent nature of both devices. All work shall be subject to approval by the Landscape Architect.

4. The Contractor shall dimension from two permanent points of reference the location of the following items:

   a. Connection to existing water lines
   b. Connections to existing electrical power
   c. Gate valves
   d. Routing of pressure main line pipe
   e. Sprinkler control valves
   f. Routing of control and common wire
   g. Quick coupling valves
   h. Other related equipment as directed by the Landscape Architect.

5. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed mylars to the Landscape Architect. Delivery of the mylars will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints he compiled at the site.

C. Controller Charts:

1. Record drawings shall be approved by the Landscape Architect before controller charts are prepared.

2. Provide one controller chart for each controller supplied.

3. The chart shall show the area controlled by each automatic controller and shall be sized as designated by each automatic controller or as designated by the Owner's authorized representative.

4. The chart is to be a reduced drawing of the actual record drawings. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be readable when the controller chart is completed.

5. The chart shall be a bioacline or blueline ozalid print and a different color shall be used to indicate the area of coverage for each control valve station.

6. When completed and approved, the chart shall be sealed by a plastic laminating process. the plasstic laminating shaeets shall be a minimum of 10 mil. thickness each.

D. Operation and Maintenance

1. Prepare and deliver to the Landscape Architect within ten calendar days prior to completion of construction, two hard cover binders with three rings each containing the following information:

   a. Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturer's representatives.
   b. Catalog and parts sheets on every material and equipment installed under this contract.
   c. Guarantee statement (Section 1.05).
   d. Complete operating and maintenance instructions on all major pieces of equipment.

2. In addition to the above mentioned maintenance manual, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

1. Supply as part of this contract the following tools:

   a. Two sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve installed under this contract.
   b. Two five-foot valve keys for operation of gate valves (as required).
   c. Two keys for each automatic controller or enclosure.
   d. Six quick coupler keys and matching hose swivels for each type of quick coupling valve installed.

2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Landscape Architect.

1.4 Product Protection, Storage, and Handling:

A. Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded, and if installed, shall be replaced with new piping.

1.5 Analysis of samples and tests: None.

1.6 Guarantee:

A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.

B. Acopy of the guarantee form shall be included in the operations and maintenance manual (Section 1.03, D).

C. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make repairs or replacements within a reasonable time after receipt of written notice from the Owner. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

(The above statement is to be followed by the project name, location, signature, address, and telephone number of Irrigation Contractor, in addition to the date of acceptance).

PART 2 - MATERIALS

2.1 General: Use only new materials of brands and types noted on the drawings, specified herein, or approved equals.

A. PVC pressure Main Line Pipe and Fittings:

1. Prssure main line piping for sizes 2-inches and larger shall be PVC Class 315.

2. Pipe shall be made from an NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70 (Solvent Weld Pipe) with an appropriate standard dimension (S.D.R.)

3. Prssure main line piping for sizes 1 and 1/2 inch and smaller shall be PVC Schedule 40 with solvent welded joints.

4. Pipe shall be made from NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70 (Solvent-Weld Pipe).

5. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.

6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of the type and installation methods prescribed by the manufacturer.

7. All PVC pipe must bear the following markings:

   a. Manufacturer's name
   b. Nominal pipe size
   c. Schedule or class
   d. Pressure rating in PSI
   e. NSF (National Sanitation Foundation) approval
   f. Date of extrusion

8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

B. PVC Non-Pressure Lateral Line Piping:

1. Non-pressure buried lateral line piping shall be PVC sch. 40 with solvent-weld joints.

2. Pipe shall be made from NSF approved, Type 1, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specifications PS-22-70 with an appropriate standard dimension ratio.

3. Except as noted in paragraphs 1 of 2 of Section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in Section 2.01B of these specifications.

C. Brass Pipe and Fittings:

1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification WW-P-351.

2. Fittings shall be red brass conforming to Federal Specification WW-P-460.

D. Galvanized Pipe Fittings:

1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.

2. Fittings shall be medium galvanized scrawed beaded malleable iron. Galvanized couplings may be merchant coupling.

3. All galvanized pipe and fittings installed below grade shall be painted with two coats of Koppers 50 Bitumastic.

E. Ball Valve:

2 inches and smaller bronze ball valve (unless otherwise noted on drawings); ASTM B-584 Alloy-844, 150 PSI saturated steam-600 WOG rating. 2 piece body, chrome plated ball, blowout-proof stem UL listed.

2. Gate valves 3-inches and smaller shall be similar to those manufactured by Nibco or approved equal.

3. All gate valves shall be installed per installation detail.

F. Quick Coupling Valves: Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 PSI operable with quick coupler key. Key size and type shall be as shown on plans.

G. Backflow Preventer Unit:

1. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install the backflow prevention units in accordance with the irrigation construction details.

2. Wye strainers at backflow prevention units shall have a bronzed screwed body with 100 mesh monel screen and shal be similar to Bailey 100A or approved equal.

H. Check Valves:

1. Swing check valves 2-inches and smaller shall be 200 lbs. WOG bronze bronze construction and replaceable composition, neoprene or rubber disc, and shall meet or exceed Federal Specification WW-V-51D, Class A, Type IV.

2. Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel with Buna-N seals. Valve shall be field adjustable against drawout from 3 to 40 feet of head. Anti-drain valve shall be similar to the King Bros. "CV" series or approved equal.

I. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires sharing the same automatic controller shall be the same color. Common wire shall be white in color with a stripe to match the pilot wires with which it is circuited on the same controller. Provide different colors for each controller installed on the same project. Install wire in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.

2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.

3. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of ten feet.

4. An expansion curl shall be provided at each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.

5. All splices shall be made with 3m product #DBY-6 wire connector or approved equal. Use one wire connector per wire splice.

6. Field splices between the automatic controller and electric control valves will not be permitted without prior approval of the Landscape Architect.

J. Automatic Controller:

1. Automatic controller shall be of size and type shown on the drawings.

2. Final location of automatic controller shall be approved by the Owner's authorized representative prior to installation.

3. Unless otherwise noted on the plans, the 120-volt electrical power to the automatic controller location shall be furnished by others. The final hook-up of the automatic controller to the 120-volt power source shall be the responsibility of the irrigation contractor.

K. Electric Control Valves:

1. Electric control valves shall be of the size and type shown on the drawings.

2. Unless otherwise noted on plan or construction details, all electric control valves shall have a manual flow adjustment.

3. Provide and install one control valve box for each electric control valve.

L. Control Valve Boxes:

1. Use 10" x 10 1/4" round box for all gate valves, Carson Industries 910-12B with green bolt down cover or approved equal. Extension sleeve shall be PVC-6-inch minimum size.

2. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves, Carson Industries 1419-12B with green bolt down cover or approved equal.

M. Sprinkler Heads:

1. All sprinkler heads shall be of the size, type, and deliver the same rate of precipitation with the diameter (or radius) of spray, pressure, and discharge in G.P.M. as shown on the drawings and/or specified in these special provisions.

2. All spray type sprinklers shall have a screw adjustment.

3. Riser/swing joint assemblies shall be fabricated in accordance with the irrigation construction details shown on the drawings.

4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.

PART 3 - EXECUTION

3.1 Inspection:

A. Site Conditions:

1. All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and receive Landscape Architect's approval prior to proceeding with work under this section.

2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings or call utilities companies for existing utility locations.

3. Coordinate installation of sprinkler irrigation materials, including pipe so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.

4. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

3.2 Preparation:

A. Physical Layout:

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing, and location of sprinkler heads.

2. All layout shall be approved by Landscape Architect prior to installation.

B. Water Supply:

1. Sprinkler irrigation system shall be connected to water supply points of connection as shown on drawings.

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

1. Electrical connections for automatic controller shall be made to electrical points of connection as shown on the drawings.

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

3.3 Installation:

A. Trenching:

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to even grade. Trenching excavation shall follow layout indicated on the drawings and as noted.

2. Provide for a minimum cover of 18-inches for all pressure supply lines.

3. Provide for a minimum cover of 12-inches for all non-pressure lines.

4. Provide for a minimum cover of 18-inches for all control wiring.

B. Backfilling:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps, or other surface irregularities.

2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than 1/2-inch in size will be permitted in the initial backfill.

3. Flooding of trenches will be permitted only with approval of the Landscape Architect.

4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, or planting, or other construction as necessary, the Contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:

1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six-inches below the pipe and 3-inches above the pipe), and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.

2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary it shall be done and replaced by the Contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Landscape Architect. No hydraulic driving will be permitted under new concrete paving.

D. Assemblies:

1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.

2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with the best standard practice with prior approval of the Landscape Architect.

4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent-weld methods shall be as recommended by the pipe and fitting manufacturer.

5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape, or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance: All lines shall have a minimum clearance of 6 inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller: Install per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller:

1. 120-volt power connection to the automatic controller shall be provided by the Irrigation Contractor.

2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves: Install where shown on the drawings and per detail. When grouped together, allow at least 12 inches between valve boxes. Install each remote control valve in a separate valve box.

I. Flushing of System:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.

2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Landscape Architect.

J. Sprinkler Heads:

1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized in the irrigation equipment legend.

2. Spacing of sprinkler heads shall not exceed the maximum as indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3.4 Temporary Repairs: The Owner reserves the right to make temporary repairs to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.5 Existing Trees: Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2-inch and larger roots occur shall be done by hand. All roots 2-inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots 1/2 inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within 24-hours, and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.6 Field Quality Control:

A. Adjustment of the System:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.

2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor may also include changes in nozzle sizes and degrees of arc as required.

3. Lowering raised sprinkler heads by the Contract shall be accomplished within ten days after notification by Owner or Landscape Architect.

4. All sprinkler heads shall be set perpendicular to finished grade unless otherwise designated on the plan or as required for proper coverage (slopes, etc.).

B. Testing of Irrigation System:

1. The Contractor shall request the presence of the Landscape Architect in writing at least 48 hours in advance of any testing.

2. Test all pressure lines under hydrostatic pressure of 150 PSI and prove watertight.

Note: Testing of pressure main line piping shall occur prior to installation of electric control valves or quick coupling valves.

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 psi and proved watertight, prior to paving.

4. Sustain pressure in tested lines for not less than three (3) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.

5. All hydrostatic tests shall be made only in the presence of the Landscape Architect. No pipe shall be backfilled until it has been observed, tested, and approved in writing.

6. Contractor shall furnish force pump & all other test equipment necessary.

When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Landscape Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to the deviation from plans, or where the system has been willfully installed as indicated on the drawing when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test shall be accomplished before any groundcover is planted.

8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.7 Maintenance:

A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting and for 90 days after inspection to begin maintenance period.

B. The Landscape Architect reserves the right to waive or shorten the operation period.

3.8 Clean-up: Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site. All walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

3.9 Final Observation Prior to Acceptance:

A. The Contractor shall operate each system in its entirety for the Landscape Architect at the time of final inspection. Any items deemed not acceptable by the qualified observer shall be reworked to the complete satisfaction of the Landscape Architect.

B. The Contractor shall show evidence to the Landscape Architect that the Owner has received all accessories, charts, record drawings and equipment as required before final observation can occur.

3.10 Observation Schedule:

A. Contractor shall be responsible for notifying the Landscape Architect in advance for the following observations according to the time indicated:

1. Pre-job conference - 7 days.
2. Pressure supply line installation and testing - 48 hours.
3. Automatic controller installation - 48 hours.
4. Control wire installation - 48 hours.
5. Lateral line and sprinkler installation - 48 hours.
6. Coverage test - 48 hours.
7. Observation to begin maintenance period - 7 days.
8. Final Observation - 7 days.

B. When observations have been conducted by other than the Landscape Architect, show evidence of when & by whom these observations were made.

C. No observation will commence without record drawings. In the event the Contractor calls for an observation without record drawings, without completing previously noted corrections, or without preparing the system for observation, he shall be responsible for reimbursing the Landscape Architect at the rate per hour (portal to portal) plus transportation costs, for the inconvenience. No further observations will be scheduled until this charge has been paid.

END

SLEET NUMBERS

LI-1 IRRIGATION PLAN
LI-2 LEGEND, NOTES & CALCS
LI-3 DETAILS
LI-4 IRRIGATION SPECIFICATIONS
LI-5 IRRIGATION PUMP & SPECIFICATIONS

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IRRIGATION DESIGN & CONSULTANT
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CERTIFICATE NO.
2976
MICHAEL C. DILLEY
SIGNATURE
DATE
CALIFORNIA, USA

PROJECT
Flornes Residence
1100 EMERALD BAY
LAGUNA BEACH, CA 92651

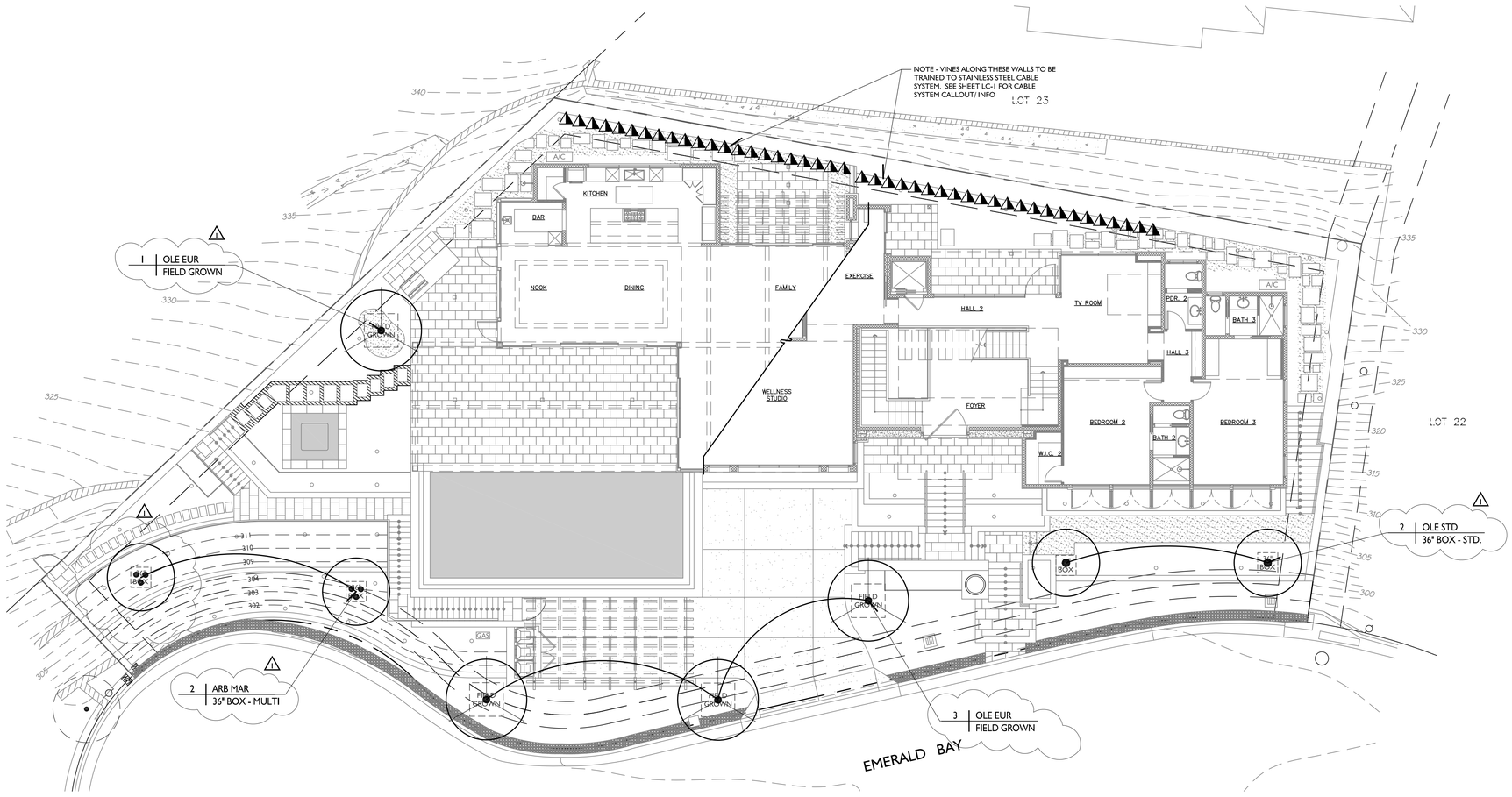
REVISIONS

JOB NO.:
DRAWN BY: BLW
CHECKED BY: MD
DATE: July 10, 2025
SCALE: 1/8" - 1'-0"

TITLE :
IRRIGATION SPECIFICATIONS

SHEET NO.:
LI-4

THE FLORNES RESIDENCE - LANDSCAPE ARCHITECTURE



GENERAL PLANTING NOTES:

1 PRIOR TO ANY FINE GRADING OR PLANTING, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL REPORT AND SOIL AMENDMENT RECOMMENDATIONS PER SPECIFICATIONS, WHICH SHALL SUPERSEDE THOSE WITHIN THE SPECIFICATIONS.

2 LANDSCAPE CONTRACTOR SHALL PURCHASE AND PROVIDE ALL PLANTER FILL NECESSARY TO BRING SOIL LEVEL TO 2" BELOW TOP OF PLANTER WALLS.

3 LANDSCAPE CONTRACTOR SHALL PURCHASE AND PROVIDE ENOUGH WALK-ON BARK MULCH TO PROVIDE A 2" COVERING OF ALL SHRUB PLANTING ARES. SAMPLE TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PURCHASING.

4 LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL NOT LESS THAN 1 WEEK PRIOR TO ANTICIPATED PLANTING DATE.

5 CONTRACTOR TO COORDINATE APPROVALS. CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.

6 LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER TO DRAINAGE INLETS SO AS TO PREVENT STANDING WATER.

7 THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS FOR A PERIOD OF 90 DAYS AFTER "START OF MAINTENANCE" PERIOD.

8 CONTRACTOR SHALL GUARANTEE SHRUBS FOR 6 MONTHS AND TREE/PALM MATERIAL FOR 12 MONTHS (1 YEAR).

9 LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION.

THE FOLLOWING MINIMUM CRITERIA SHALL BE OBSERVED BY THE LANDSCAPE CONTRACTOR:

NO TREES SHALL BE PLANTED CLOSER THAN 5' TO A BUILDING OR ROOF STRUCTURE. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO PAVING OR FREESTANDING WALLS.

TREES OR PALMS SHALL NOT BE PLANTED WHERE FUTURE GROWTH WILL OBVIOUSLY CONFLICT WITH ROOF OVERHANGS.

NO SHRUBS OR TREES SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.

TREES OR PALMS PLANTED IN LANDSCAPE AREAS OF LESS THAN 4' IN WIDTH SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS.

ANY PLANTING SHOWN ON THE PLANS OR EXISTING IN THE FIELD THAT CONTRADICTS THESE CRITERIA IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR TO REMOVE OR RELOCATE PLANT MATERIAL.

LEGEND:

SYMBOL	BOTANICAL & COMMON NAME	SIZE	COMMENTS	PLANT # (FROM ATTACH. B)	CODE (FROM ATTACH. B)	EXPECTED MAX. GROWTH H x W	ALTERNATIVE SPECIES
TREES:							
ARB MAR	ARBUTUS MARINA ARBUTUS	24" BOX	MULTI TRUNK			12' x 12'	*
OLE EUR	OLEA EUROPAEA OLIVE	FIELD GROWN	-			16' x 14'	*
OLE STD	OLEA EUROPAEA 'WILSON FRUITLESS' WILSON FRUITLESS OLIVE	36" BOX	STANDARD FORM			14' x 14'	*
VINES:							
	RHOICISSUS CAPENSIS EVERGREEN GRAPE IVY	5 GAL	STAKED				*
GROUNDCOVERS:							
	DYMONDIA MARGARETAE DYMONDIA	FROM FLATS	PLANTED @ 6" O.C.			3" x 18"	*
NO SYMBOL	SOIL DRESSING (EX. FOREST FLOOR SHREDDED MULCH)	-	2" THICK LAYER MIN. SUBMIT SAMPLE FOR APPROVAL			-	

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
2976
MICHAEL C. DILLEY
SIGNATURE
DATE
CALIFORNIA, USA

PROJECT:
Flornes Residence
1100 EMERALD BAY
LAGUNA BEACH, CA 92651

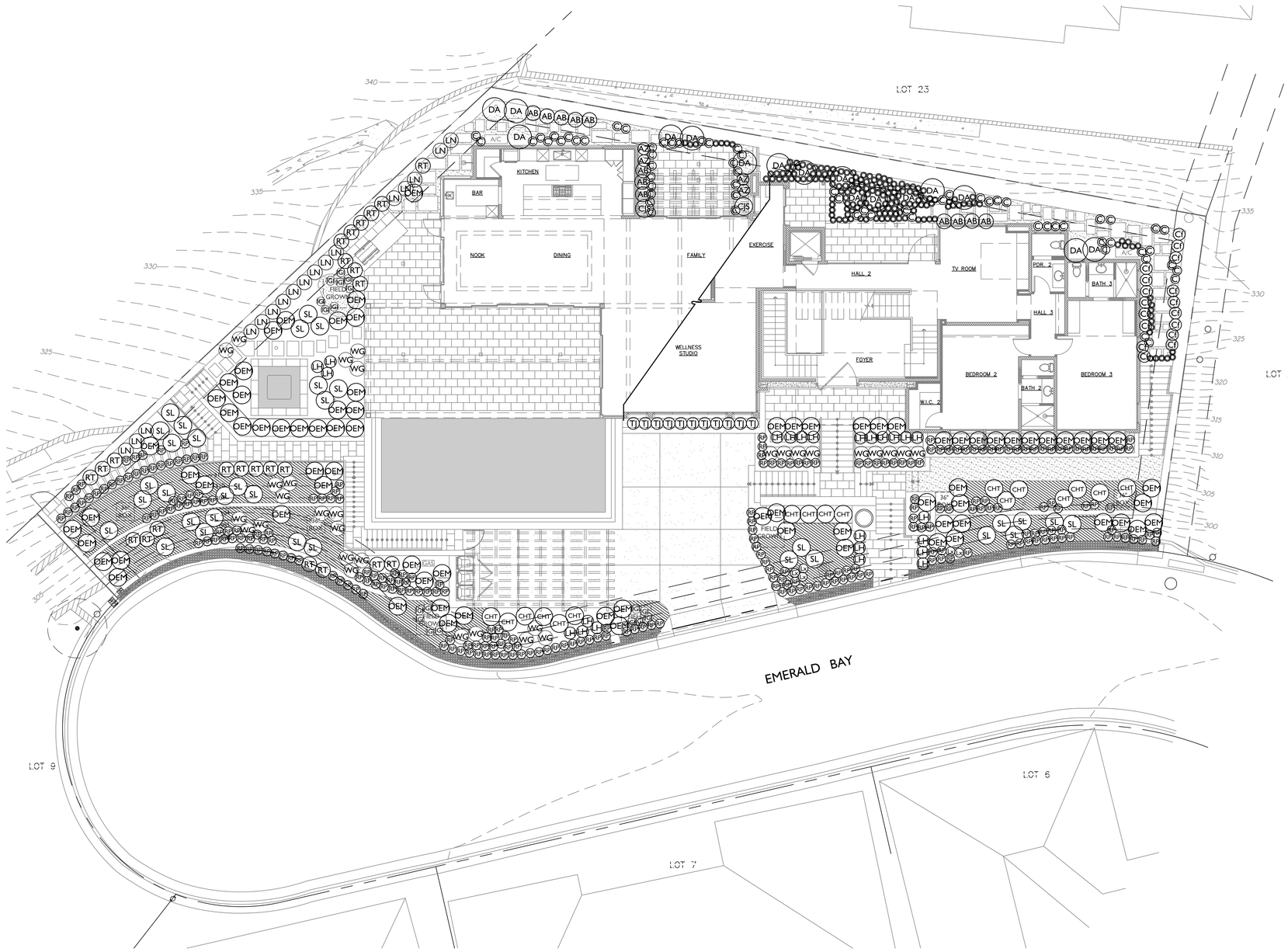
REVISIONS
1
2
3
4
5

JOB NO.:
DRAWN BY: SH
CHECKED BY: MD
DATE: July 10, 2025
SCALE: 1/8" = 1'-0"

TITLE :
TREE, VINE and GROUNDCOVER PLANTING PLAN

SHEET NO.:
LP-1

THE FLORNES RESIDENCE - LANDSCAPE ARCHITECTURE



SHRUB LEGEND:

SYMBOL	NAME	SIZE	COMMENTS	HEIGHT x SPREAD at 5 YRS. / MATURITY
AB	ASPLENIUM BULBIFERUM MOTHER FERN	5 GAL.	-	3' x 2'
AZ	AZALEA 'ALASKA' SOUTHERN INDICA AZALEA	5 GAL.	-	4' x 4'
CJS	CAMELLIA JAPONICA 'SILVER WAVES' CAMELLIA	7 GAL.	FROM MONROVIA NURSERIES	5' x 5'
CHT	CHONDROPETALUM TECTORUM SMALL CAPE RUSH	5 GAL.	-	3' x 3'
CI	CYRTOMIUM FALCATUM JAPANESE HOLLY FERN	1 GAL.	-	2' x 2'
©	CLIVIA MINIATA KAFFIR LILY	5 GAL.	-	2' x 2'
DA	DICKSONIA ANTARCTICA TASMANIAN TREE FERN	15 GAL.	-	15' x 7'
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	FROM FLATS	PLANTED @ 6" O.C.	18" x 3'
IGI	IRIS GERMANICA 'IMMORTALITY' WHITE BEARDED IRIS	1 GAL.	-	18" x 2'
LN	LAURUS NOBILIS SWEET BAY	15 GAL.	HEDGE	MAINTAINED as 6' HIGH FORMAL HEDGE
LH	LAVANDULA HETEROPHYLLA SWEET LAVENDER	5 GAL.	-	3' x 3'
LX	LEUCANTHEMUM x SUPERBUM SHASTA DAISY	1 GAL.	-	18" x 18"
OEM	OLEA EUROPAEA 'MONTRA' 'LITTLE OLLIE' DWARF OLIVE	5 GAL.	-	5' x 5'
	OPHIOPOGON JAPONICUS MONDO GRASS	1 GAL.	-	8" x 12"
RP	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL.	-	18" x 4'
RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' UPRIGHT ROSEMARY	5 GAL.	-	6' x 3'
SL	SALVIA LEUCANTHA MEXICAN SAGE	5 GAL.	-	4' x 4'
TJ	TRACHELOSPERMUM JASMINIOIDES STAR JASMINE	1 GAL.	-	2' x 4'
WG	WESTRINGIA FRUITICOSA 'GREY BOX' DWARF COAST ROSEMARY	5 GAL.	-	3' x 3'
ALL SHRUB AREAS	2" THICK WALK-ON BARK MULCH SUBMIT SAMPLE FOR APPROVAL			

FOR PLANTING NOTES SEE SHEET LP-1
FOR PLANTING DETAILS SEE SHEET LP-3
FOR PLANTING SPECIFICATIONS SEE SHEET LP-4

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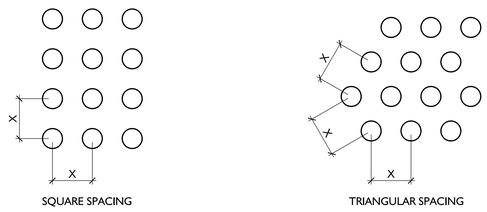
REVISIONS
1
2
3
4
5

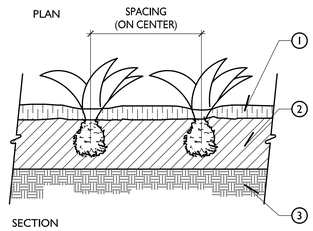
JOB NO.:
DRAWN BY: SH
CHECKED BY: MD
DATE: July 10, 2025
SCALE: 1/8" = 1'-0"

TITLE :
SHRUB PLANTING PLAN

SHEET NO.:
LP-2

THE FLORNES RESIDENCE - LANDSCAPE ARCHITECTURE





LEGEND:

1. MULCH
2. PREPARED PLANT SOIL
3. SUBGRADE

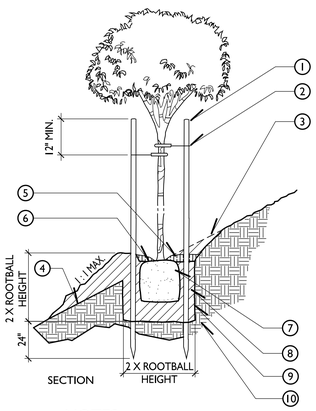
NOTES:

1. REFER TO SPECS FOR PREPARED PLANT SOIL DEPTH & PREPARATION
2. REFER TO PLANS FOR SQUARE OR TRIANGULAR SPACING

F GROUNDCOVER PLANTING

Scale: N.T.S.

PLT-GRD



LEGEND:

1. (2) 2 1/2" DIA. WOOD STAKE CLEAR OF ROOTBALL
2. TREE TIE AT PIE @ POINT OF DEFLECTION
3. GRADE LINE PRIOR TO PLANTING
4. FINISH GRADE
5. WATER BASIN BERM
6. MULCH - TAPER @ TRUNK
7. ROOTBALL
8. AMENDED BACKFILL
9. ROUGHENED PIT SIDES
10. SUBGRADE

NOTES:

1. REFER TO SPECIFICATIONS FOR MULCH, PLANT PIT and AMENDMENT REQUIREMENTS.
2. TOP OF STAKES SHALL NOT COME IN CONTACT W/ BRANCHES.

C TREE PLANTING ON SLOPE

Scale: N.T.S.

PLT-SLOT

LEGEND:

1. WATER BASIN FORMED BY 3" HIGH BERM
2. FINISH GRADE (ROOT BALL 1/2" ABOVE FINISH GRADE AFTER SETTLEMENT)
3. ROOTBALL
4. BACKFILL MIX SHALL CONSIST OF 75% NATIVE SOIL, 25% TYPE I SOIL AMENDMENT

NOTE:

1. PLANT HOLE SHALL BE LARGER if NECESSARY to PERMIT HANDLING and PLANTING without INJURY or BREAKAGE of the ROOT BALL and ROOT SYSTEM
2. PLANT HOLE SIZE SHALL BE TWICE THE CONTAINER DIAMETER
3. NITROLIZED WOOD SHAVINGS

D SHRUB PLANTING

Scale: N.T.S.

PLT-SHR

LEGEND:

1. STEEL WIRE - FLAG W/ 3/8" WHITE PVC/ABS TUBE
2. STEEL TURNBUCKLE - 1 PER GUY WIRE
3. MULCH
4. TEMPORARY WATER BASIN BERM REMOVE PRIOR TO HYDROSEEDING OR SODDING
5. FINISH GRADE
6. ROOT BALL
7. AMENDED BACKFILL
8. ROUGHENED
9. CABLE ANCHOR
10. SUBGRADE
11. TREE TIE

NOTE:

DELETE GUYS IN FIELD AS DIRECTED BY LANDSCAPE ARCHITECT

(36" BOX & LARGER)

A TREE PLANTING (GUYING)

Scale: N.T.S.

PLT-GUY

NOTE:
REFER TO SPECIFICATIONS FOR MULCH, PLANT PIT and AMENDMENT REQUIREMENTS.

LEGEND:

1. GRADE LINE PRIOR TO PLANTING
2. FINISH GRADE
3. WATER BASIN BERM
4. MULCH - TAPER @ TRUNK
5. ROOTBALL
6. AMENDED BACKFILL
7. ROUGHENED PIT SIDES
8. COMPACTED AMENDED BACKFILL
9. SUBGRADE

E SHRUB PLANTING ON SLOPE

Scale: N.T.S.

PLT-SLOT

LEGEND:

1. TREE STAKES (2 PER TREE)
2. TREE TRUNK
3. 3" MIN. DEPTH MULCH
4. LODGE POLE PINE TREE STAKES TREATED W/ COPPER NAPTHANATE. 2" CUT OFF BELOW CANOPY
5. RUBBER/VINYL CINCH TIE OR APPROVED EQUAL NAILED TO STAKE. LOCATE AT DEFLECTION POINT (4 PER TREE)
6. TEMPORARY WATER BASIN BERM REMOVE PRIOR TO HYDROSEEDING OR SODDING
7. MULCH (3" MINIMUM DEPTH)
8. FINISH GRADE
9. ROOT BALL
10. 18" X 6'-0" ROOT BARRIER INSTALL @ ALL TREES PLANTED 5' FROM WALLS, HARDSCAPE, ETC. MANUFACTURER BY CENTURY ROOT BARRIERS (800) 480-8084 OR APPROVED EQUAL
11. AMENDED BACKFILL
12. SUB-GRADE

NOTE:

1. TOP OF STAKES SHALL NOT COME IN CONTACT W/ BRANCHES.
2. REFER TO SPECIFICATIONS FOR MULCH, PLANT PIT AND AMENDMENT REQUIREMENTS
3. ALL TREES PLANTED IN TURF SHALL RECEIVE PLASTIC ARBOR GUARDS

(15 GAL. & 24" BOX)

Scale: N.T.S.

B TREE PLANTING (DBL. STAKING)

PLT-DST

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MICHAEL C. DILLEY
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DATE
CALIFORNIA, USA

PROJECT

Flornes Residence
1100 EMERALD BAY
LAGUNA BEACH, CA 92651

REVISIONS

JOB NO.:
DRAWN BY: MD
CHECKED BY: MD
DATE: July 10, 2025
SCALE: SEE DETAIL

TITLE :

PLANTING DETAILS

SHEET NO.:

LP-3

THE FLORNES RESIDENCE - LANDSCAPE ARCHITECTURE

A. GENERAL NOTES

1. BIDDING: IT SHALL BE THE OWNER'S RESPONSIBILITY IN INVITING AND OBTAINING BIDS, SETTING ITS PROVISIONS AND INSTRUCTIONS TO BIDDERS, SECURING THEIR BONDS AND WORKERS COMPENSATION INSURANCE CERTIFICATES, ETC. TO FULLY ENSURE THE QUALITY AND TIMELY COMPLETION OF THE PROJECT.

2. SCOPE OF WORK: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE ALL LANDSCAPING PER THE DRAWINGS AND SPECIFIED WITHIN.

3. PLAN VERIFICATION: THESE DOCUMENTS MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY UPON ANY SUCH DISCOVERY OF DISCREPANCY. GOVERNING CODES SHALL THEN APPLY.

4. LICENSE: THE CONTRACTOR SHALL BE A C-27 CALIFORNIA STATE LICENSED LANDSCAPE CONTRACTOR.

5. ORDINANCES AND REGULATIONS : ALL LANDSCAPE PLANTING WITHIN THESE DRAWINGS AND SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES (LOCAL, COUNTY & STATE).

6. PERMITS AND INSPECTIONS : THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

7. FIELD VERIFICATION: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ANY DISCOVERY OF DISCREPANCIES. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

8. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

9. METHODS OF CONSTRUCTION: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, SEQUENCES, PROCEDURES AND TECHNIQUES. THE LANDSCAPE ARCHITECTURAL FIRM IS NOT LIABLE FOR CONSTRUCTION METHODS.

10. SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS DURING CONSTRUCTION.

11. UTILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, ELECTRICAL CABLES, CONDUITS, AND IRRIGATION LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS.

12. INSURANCE: THE CONTRACTOR SHALL OBTAIN (AND KEEP IN FORCE DURING THE PERIOD OF THE CONTRACT) PUBLIC LIABILITY, WORKMAN'S COMPENSATION AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY ALL APPLICABLE CODES AND REGULATIONS.

13. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS OPERATIONS TO UTILITIES, EXISTING PLANTING, CONSTRUCTION, PERSONS, PROPERTY, ETC. AND SHALL PROVIDE PROTECTIVE MEANS TO GUARD AGAINST DAMAGE.

14. COORDINATION: CONTRACTOR SHALL COORDINATE ALL LANDSCAPE CONSTRUCTION WITH APPROPRIATE TRADES THROUGH THE OWNER BEFORE STARTING WORK.

15. PLANTING PLANS: THE PLANTING PLANS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS DURING INSTALLATION TO AVOID CONFLICTS BETWEEN, EXISTING IRRIGATION, EXISTING PLANTING, ARCHITECTURAL FEATURES AND UTILITIES.

16. DIMENSIONS: ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS ON DETAILS AND PLANS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

17. PLANTING NOTES: SEE GENERAL NOTES ON THE DRAWINGS FOR ADDITIONAL WORK REQUIRED, BUT NOT SPECIFICALLY MENTIONED IN THESE SPECIFICATIONS. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS AND/OR DETAILS.

18. MATERIALS: ALL MATERIALS AND EQUIPMENT SPECIFIED IN THESE DRAWINGS SHALL BE NEW AND IN PERFECT CONDITION OR THE BEST GRADE OF THEIR RESPECTIVE KINDS WHERE INSTALLED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

19. SUBSTITUTIONS: DESIGN, MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. WRITTEN APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL CONFORM TO LOCAL CODES AND ORDINANCES. ANY EQUIPMENT OR MATERIALS INSTALLED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT MAY BE REJECTED AND REMOVED AT CONTRACTOR'S EXPENSE.

20. NOTICE OF COMPLETION: THE COMPLETION OF THE CONTRACT SHALL BE ACCEPTED, AND NOTICE OF COMPLETION RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

21. SITE MAINTENANCE: CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.

22. MAINTENANCE INSTRUCTIONS: AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE ON HOW TO PROPERLY MAINTAIN AND CARE FOR LANDSCAPE PLANTINGS.

23. GUARANTEE: THE ENTIRE LANDSCAPE INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE IN PERFECT WORKING ORDER FOR 90 DAYS FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. TREES SHALL BE GUARANTEED FOR ONE (1) YEAR. ALL MATERIALS USED SHALL CARRY A MANUFACTURER'S GUARANTEE OF MINIMUM ONE (1) YEAR. ANY SETTLING OF TREE/SHRUB WELLS WHICH MAY OCCUR DURING THE 90 DAY PERIOD FINAL ACCEPTANCE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER -INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

B. FIELD OBSERVATIONS

1. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE MDZA LANDSCAPE ARCHITECTURE TO PROVIDE "FULL" CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE MDZA LANDSCAPE ARCHITECTURE TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE MISINTERPRETATION OF THE INTENT OF THE DESIGN. ANY UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS CAN BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT MDZA LANDSCAPE ARCHITECTURE IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND MDZA LANDSCAPE ARCHITECTURE AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

C. MATERIAL NOTES

1. GENERAL: THE FOLLOWING LIST COMPRISES THE PRINCIPLE MATERIALS BUT DOES NOT SET THE LIMITATION FOR MATERIALS REQUIRED. IT SHALL BE UP TO THE CONTRACTOR TO SHOW THAT AMPLE QUANTITIES OF THE REQUIRED MATERIALS WERE USED AND INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

2. SCOPE OF WORK: WORK SHALL CONSIST OF FURNISHING ALL MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETELY INSTALL ALL LANDSCAPE WORK AS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED.

3. PLANT MATERIALS: ALL PLANTS SHALL BE HEALTHY, WELL ESTABLISHED NURSERY STOCK, FREE FROM INSECTS AND THEIR EGGS AND DISEASES. PLANTS SHALL BE FURNISHED IN THE QUANTITIES REQUIRED TO COMPLETE THE WORK AS INDICATED ON THE DRAWINGS AND SHALL BE OF THE SPECIES AND SIZES INDICATED ON THE PLANT LIST. ALL PLANTS SHALL BE INSPECTED AND APPROVED PRIOR TO PLANTING.

4. REJECTION OF PLANT MATERIAL: THE OWNER OR LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME AT NO ADDITIONAL COST TO THE OWNER.

5. HANDLING/STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WIND BURN, VANDALISM OR ANY OTHER INJURY.

6. TREE TAGGING: ALL TREES CALLED OUT ON PLAN TO BE TAGGED / SHALL BE SELECTED BY LANDSCAPE ARCHITECT.

7. TREE STAKES AND GUYS: TREE STAKES SHALL BE LODGE POLE PINE OR CONSTRUCTION HEART REDWOOD. FURNISH AND INSTALL AS INDICATED ON DETAILS.

8. TREE TIES: SHALL BE FLEXIBLE NON-DETERIORATING SELF-FASTENING BLACK VINYL TREE TIES OF THE SIZES REQUIRED TO PROPERLY SUPPORT TREES, "CINCH TIES" OR EQUAL.

9. ROOT BARRIERS: CONTRACTOR SHALL INSTALL APPROVED ROOT BARRIERS ON ALL TREES WITHIN FIVE (5) FEET OF HARDSCAPE, STRUCTURES, ETC.

10. SOD: SOD VARIETY SHALL BE PER PLANS. SOD SHALL BE SUPPLIED BY PACIFIC SOD OR APPROVED EQUAL, PURCHASED FROM A RECOGNIZED TURF NURSERY, FIRST QUALITY, FRESH AND CLEAN.

11. AGRIFORM PLANTING TABLETS: SHALL BE 20-10-5 ANALYSIS PROLONGED RELEASE NITROGEN. 1 PER 1 GALLON, 2 PER 5 GALLON, 4 PER 15 GALLON, AND 6 PER BOX FOR SPECIMENS LARGER THAN 15 GALLON OR PER DRAWINGS.

12. COMMERICAL FERTILIZER: SHALL BEAR THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE CONTROLLED RELEASE TYPE FERTILIZER WITH THE FOLLOWING MINIMUM REQUIREMENTS:

16% NITROGEN - 7% PHOSPHORIC ACID - 12% POTASH (+ IRON)

13. REDWOOD SHAVINGS: SHALL BE PURE REDWOOD SAWDUST AND SHAVINGS OR NITROGEN FORTIFIED FIR RESULTING FROM MILLING OPERATIONS AND SHALL NOT CONTAIN ANY STICKS, BLOCKS OF WOOD, OR OTHER FOREIGN MATTER. SOURCES OF SHAVINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

14. SOIL SULFUR: STANDARD COMMERCIAL BRAND, GUARANTEED ANALYSIS OF 99% SULFUR (EXPRESSED AS ELEMENTAL) SUPPLIED IN UNOPENED BAGS WITH ANALYSIS ATTACHED.

15. BONE MEAL: SHALL BE FINE GROUND, STEAMED, DRY MATERIAL WITH A MINIMUM ANALYSIS OF 1% NITROGEN - 30% PHOSPHORIC ACID - 69.5% UNDILUTED BONE.

16. SAMPLES: SAMPLES OF REDWOOD SHAVINGS, STEER MANURE, FERTILIZER AND SEED SHALL BE SUBMITTED FOR APPROVAL AND SHALL BE STORED ON THE SITE UNTIL FURNISHING OF MATERIALS IS COMPLETED.

17. CERTIFICATES: CERTIFICATES FOR EACH DELIVERY OF BULK MATERIAL SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT BY THE CONTRACTOR. CERTIFICATES SHALL STATE THE SOURCE, QUANTITY AND TYPE OF MATERIAL AND DATE AND ADDRESS OF THE LOCATIONS IT WAS DELIVERED TO.

D. LANDSCAPE GRADING NOTES

1. SITE PREPARATION: THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.

2. SOIL PREPARATION: ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT TO BE PROVIDED AND PAID FOR BY THE OWNER. SOILS REPORT SHALL CONTAIN FULL SOIL AMENDMENT RECOMMENDATIONS. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION.

3. SOIL AMENDMENTS: THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE OWNER SHALL PROVIDE FOR A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.

4. CULTIVATION DEPTH: ALL LANDSCAPE AREAS SHALL BE CULTIVATED TO A DEPTH OF 6".

5. AMENDMENT MIX: INCORPORATE THE FOLLOWING SOIL AMENDMENTS, OR PER SOILS REPORT, IN THE UPPER 6" OF ALL TILLING OR DISKING UNTIL ALL POCKETS AND LAYERS OF SOIL AND SOIL CONDITIONERS ARE ELIMINATED.

REDWOOD SHAVINGS	6 YARDS PER 1000 SQ. FT.
COMMERCIAL FERTILIZER	20 LBS. PER 1000 SQ. FT.
GYPSUM	100 LBS. PER 1000 SQ. FT.

6. FINISH GRADE: FINISH GRADES SHALL BE THOSE INDICATED ON THE DRAWINGS OR AS MAY BE CONTROLLED BY EXISTING INSTALLATIONS. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM. STRAIGHT LEVELS BETWEEN POINTS WHERE ELEVATIONS ARE DETERMINED. FINISH GRADES SHALL BE SMOOTH AND EVEN OF A UNIFORM PLANE WITH AN ABRUPT CHANGES IN THE SURFACE. MINOR MODELING OF THE GROUND SURFACE MAY BE REQUIRED. GRADES SHALL PROVIDE FOR THE NATURAL RUN-OFF OF WATER WITHOUT LOW SPOTS OR POCKETS. FLOW LINES SHALL BE SET BY INSTRUMENT AND SHALL BE THE MAXIMUM GRADIENT POSSIBLE.

7. DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS AND SPECIFICATIONS OR AS SPECIFIED BY THE OWNER.

8. FINISH GRADE AT TURF AREAS: FINISH GRADE OF ALL TURF AREAS SHALL BE ONE INCH BELOW THE GRADE OF ADJACENT WALKS, PAVEMENTS, CURBS, ETC.

9. FINISH GRADE AT SHRUB AREAS: FINISH GRADE OF ALL SHRUBBERY AND GROUND COVER AREAS SHALL BE TWO INCHES BELOW THE GRADE OF ADJACENT WALKS, PAVEMENTS, CURBS, ETC., EXCEPT WHERE WATER FLOWS ACROSS SAME.

E. TREE AND SHRUB PLANTING NOTES

1. PLANT DEPTH: PLANT ALL PLANTS AT THEIR NATURAL GROWING DEPTH PER DETAIL, IN THE LOCATIONS SHOWN ON THE DRAWINGS.

2. EXCAVATED PITS: EXCAVATE PITS WITH SQUARE AND VERTICAL SIDES, 2 TIMES THE DIAMETER, AND 12" GREATER IN DEPTH THAN THE SIZE OF THE PLANT CONTAINER.

3. BACKFILL MIXTURE: BACKFILL TO BOTTOM OF ROOT BALL WITH PREPARED BACKFILL MIXTURE, TAP FIRMLY, SET PLANT IN CENTER OF PIT IN A VERTICAL POSITION, GROWN LEVEL WITH FINISH GRADE. BACKFILL BALANCE OF PIT WITH THE FOLLOWING PREPARED MIXTURE OR PER SOILS REPORT:

10 PARTS TOP SOIL
5 PARTS REDWOOD SHAVINGS
1/4 LB. BONE MEAL
AGRIFORM PLANT TABLETS, 1 PER GALLON, 2 PER 5 GALLON, 4 PER 15 GALLON, AND 6 PER BOX FOR SPECIMENS LARGER THAN 15 GALLON.

4. TREE LOCATIONS: TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES, CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY.

5. WATER BASIN: CONSTRUCT A SIX INCH DEEP WATER BASIN, MULCH WITH A TWO INCH LAYER OF REDWOOD SHAVINGS, AND WATER THOROUGHLY, BACKFILLING WITH ADDITIONAL MIX WHERE VOIDS APPEAR.

6. TREE STAKES: ALL NURSERY STAKES SHALL BE REMOVED AND ALL TREES SHALL BE INSTALLED WITH LODGE POLE STAKES DRIVEN 3 FEET INTO THE GROUND. TREE STAKES SHALL NOT PIERCE THE ROOTBALL AND NOT INJURE TREE ROOTS. SEE TREE PLANTING DETAILS.

7. TREE TIES: TREE TIES SHALL BE FASTENED TO THE TREE AND STAKE BY LOOPING THE TIES IN FIGURE 8'S WITH THE INSIDE OF THE TREE TRUNK. FASTEN TIE TO THE STAKE WITH ONE GALVANIZED ROOFING NAIL.

8. DEFECTS: ALL DEFECTS IN TREE AND SHRUB PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

F. VINE PLANTING NOTES

1. GENERAL: ALL VINES SHALL BE PLANTED PER THE VINE PLANTING DETAIL, AND THE WOOD SUPPORT STAKE SHALL BE CAREFULLY REMOVED WITHOUT DAMAGE TO THE ROOTBALL.

2. WOOD FENCES: VINES ATTACHED TO WOOD FENCES SHALL BE SECURED WITH GALVANIZED NAILS OR GALVANIZED EYE SCREWS AND HEAVY DUTY VINE TIES.

3. MASONRY WALLS: ON MASONRY WALLS ATTACH WITH ADHESIVE TYPE VINE SUPPORTS WITH SILICONE ADHESIVE OR GALVANIZED EYE SCREWS AND WIRE (PER DETAIL). ATTACH VINE WITH HEAVY DUTY VINE TIES

G. GROUNDCOVER PLANTING NOTES

1. GENERAL: ALL GROUNDCOVER AREAS NOTED ON PLANS SHALL BE PLANTED WITH ROOTED CUTTING FROM FLATS. PLANT CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED PER PLANS

2. SPACING: INSTALL PLANS IN AREAS AND TO SPACING AS SHOWN ON THE DRAWINGS IN EVENLY TRIANGULAR SPACED ROWS.

3. EXCAVATE PITS: EXCAVATE PITS A MINIMUM 3" x 4" WITH SUFFICIENT DEPTH TO ALLOW ROOT SYSTEM TO HANG FREE IN PIT. PLACE EACH PLANT AT ITS NATURAL GROWING DEPTH AND FIRM SOIL AROUND BASE OF PLANT WITHOUT PILING AT CROWN.

4. WATERING: WATER THOROUGHLY AFTER SUFFICIENT AREA HAS BEEN PLANTED. ANY PLANTINGS SHOWING EVIDENCE OF DRYING OUT OR BADLY WILTING WILL NOT BE ACCEPTED.

5. PRE-EMERGENT: APPLY TREFLAN OR APPROVED PRE-EMERGENT IMMEDIATELY AFTER PLANTING TO ALL GROUNDCOVER AREAS. HYDROSEEDED AREAS NOT INCLUDED.

6. DEFECTS: ALL DEFECTS IN GROUNDCOVER PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

H. SODDING NOTES

1. FINISH GRADE: SOIL SHALL BE LEFT 1 - 1/2" BELOW FINISH GRADE AS THE SOD WILL BRING THE LEVEL UP TO THE PROPER HEIGHT.

2. SITE PREPARATION: AFTER PREPARATION OF SOIL, THE AREA MUST BE PRE-IRRIGATED TO WET IT TO A DEPTH OF FOUR INCHES. IT SHALL BE DAMP BUT NOT MUDDY AND WITHOUT DEPRESSIONS.

3. HANDLING: INITIAL PLACEMENT OF SOD SHALL BE LAID WITHIN TWO DAYS AFTER IT IS DELIVERED. IT SHALL NOT BE LEFT IN THE HOT SUN, IN ROLLS, OR STACKED OVERNIGHT.

4. FERTILIZER: PRIOR TO PLACING OF SOD, BROADCAST 16-20-0 FERTILIZER AT A RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET OVER SURFACE.

5. LAYOUT: SOD SHALL BE UNROLLED AND PLACED CAREFULLY IN A STAGGERED PATTERN. A PIECE OF 2 X 4 SHALL BE USED TO TAMP EACH ROLL AGAINST THE STRIPS TO ELIMINATE JOINTS AND EDGES.

6. INSTALLATION: AFTER LAYING SOD, IRRIGATE MODERATELY TO INSURE MOISTURE PENETRATION, THEN ROLL WITH A RYAN TYPE SOD ROLLER. SOD SHALL BE FLUSH WITH GRADES OF ADJACENT SIDEWALKS, CURBS AND HEADERBOARDS. WATER AND ROLL AGAIN IF GRADE DOES NOT MEET THESE CONDITIONS.

7. WATERING: AFTER ROLLING THE SOD, THE AREAS SHALL BE THOROUGHLY WATERED TO A DEPTH OF 6" AND KEPT CONTINUALLY MOIST FOR A PERIOD OF TEN DAYS.

8. DEFECTS: ALL DEFECTS IN SOD PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

I. BROADCAST SEEDED TURF NOTES

1. SOIL PREPARATION: ALL ROCKS SHALL BE REMOVED OVER 1/2" AND SHALL BE RAKED TO FINISH GRADE. (1" BELOW CONCRETE).

2. SITE PREPARATION: AFTER PREPARATION OF SOIL, THE AREA MUST BE PRE-IRRIGATED TO WET IT TO A DEPTH OF FOUR INCHES. IT SHALL BE DAMP BUT NOT MUDDY AND WITHOUT DEPRESSIONS.

3. SEED PACKAGING: ALL SEED SHALL BE DELIVERED TO THE SITE IN SEALED BAGS. EACH SEED MIX SHALL BE PACKAGED SUCH THAT EACH SEED TYPE IS BAGGED SEPARATELY AND IN THE CORRECT PRE-WEIGHTED PROPORTIONS FOR THE SEED MIX.

4. SEED MIX: SEED AT RECOMMENDED RATES, SEED MIX, SPECIES PER PLANS, SHALL BE EVENLY APPLIED AND WITH GOOD COVERAGE.

SEED MIX SHALL CONTAIN:

FERTILIZER (12-12-12)	10 LBS./1000 SQ. FT.
MULCH	1800 LBS./ACRE

5. WATERING: AFTER HYDROSEEDING, IRRIGATE MODERATELY TO ENSURE MOISTURE PENETRATION.

6. PROTECTION: AT ALL TIMES ADEQUATE PROTECTION SHALL BE FURNISHED FOR ALL PLANTED AREAS AGAINST DAMAGE OF ANY AND, UNTIL FINAL ACCEPTANCE OF WORK.

7. CERTIFICATION: CERTIFICATES FOR EACH DELIVERY OF BULK MATERIAL SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT BY THE CONTRACTOR. CERTIFICATES SHALL STATE THE SOURCE, QUANTITY AND TYPE OF MATERIAL AND DATE AND ADDRESS OF THE LOCATIONS IT WAS DELIVERED TO.

J. SLOPE PLANTING NOTES

1. GENERAL: THE OWNER SHALL HAVE A SOIL ANALYSIS MADE AFTER COMPLETION OF THE ROUGH GRADING. THE CONTRACTOR SHALL INCORPORATE ALL SOIL AMENDMENTS AND FERTILIZERS PRESCRIBED PER SOIL AGRONOMY REPORT. THE SOIL PREPARATION SPECIFIED BELOW SHALL BE ADJUSTED ACCORDINGLY TO THE ANALYSIS.

2. SLOPE TEXTURING (CUT SLOPES): THESE SURFACES SHALL BE ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS.

3. SLOPE TEXTURING (FILL SLOPES): THESE SURFACES SHALL BE COMPACTED AND FINISHED AND ALSO ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPES. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS.

4. WEED ERADICATION PROCEDURES:

A. MANUALLY REMOVE ALL EXISTING VEGETATION AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER.

B. FERTILIZE ALL PLANTING AREAS WITH FERTILIZER BASED ON SOIL LAB'S RECOMMENDATIONS. (SEE PLANTING DETAIL SHEET). ADD ANY AND ALL SOIL AMENDMENTS AS REQUIRED, PER THE SOIL ANALYSIS. BEGIN WATERING PROCESS TO ACTIVATE FERTILIZER AND ADDITIVE CHEMICALS.

C. WATER ALL PLANTING AREAS THOROUGHLY AND CONTINUOUSLY FOR A PERIOD OF TWO (2) CONSECUTIVE WEEKS. THE LANDSCAPE ARCHITECT SHALL APPROVE SPECIFIC WATERING DURATION AND FREQUENCY PROGRAM DESIGNED TO GERMINATE ALL RESIDUAL WEED SEEDS.

D. DISCONTINUE WATERING PROCESS FOR TWO (2) DAYS, THEN APPLY "ROUND-UP" OR EQUAL PER THE PEST CONTROL ADVISOR'S RECOMMENDATIONS. NO WATER SHALL BE APPLIED FOR A MINIMUM OF FOUR (4) DAYS FOLLOWING APPLICATION OF CONTACT WEED KILLER.

E. ALLOW SUFFICIENT PERIOD OF TIME TO ENSURE THAT ALL WEEDS ARE DEAD. REPEAT THE ABOVE PROCEDURE AS MANY TIMES AS NECESSARY TO ACHIEVE A WEED-FREE CONDITION.

F. CLEAR ALL DESICCATED WEEDS FROM THE SLOPES TO THE FINISHED GRADE.

5. WATERING: WATER ALL PLANTING AREAS THOROUGHLY AND CONTINUOUSLY FOR THREE (3) CONSECUTIVE DAYS TO SATURATE UPPER LAYERS OF SOIL PRIOR TO PLANTING.

6. PLANTING: PLANT TREES AND SHRUBS AS CALLED FOR WHERE INDICATED ON PLANTING PLAN AND AS DETAILED ON PLANTING DETAIL SHEET. SUBSTITUTIONS OF PLANTS WILL NOT BE ACCEPTED UNLESS APPROVED BY LANDSCAPE ARCHITECT. INSTALL AGRI-FORM PLANTING TABLETS AS CALLED FOR IN LEGEND. PLANT ALL CONTAINER GROWN PLANTS IN PLANTING PITS TWO (2) TIMES WIDER AND TWO (2) TIMES DEEPER THAN THE CONTAINER. THOROUGHLY MIX THE SPECIFIED MATERIALS FOUND IN THE SOIL ANALYSIS REPORT AND THOSE SPECIFIED ON THE PLANTING DETAIL SHEET, WITH THE SITE SOIL, PRIOR TO BACKFILLING OF PLANTING PITS.

7. DEFECTS: ALL DEFECTS IN SLOPE PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

K. HYDROSEEDING NOTES

1. SEED PACKAGING: ALL SEED SHALL BE DELIVERED TO THE SITE IN SEALED BAGS. EACH SEED MIX SHALL BE PACKAGED SUCH THAT EACH SEED TYPE IS BAGGED SEPARATELY AND IN THE CORRECT PRE-WEIGHTED PROPORTIONS FOR THE SEED MIX.

2. HYDROSEED MIX: HYDROSEED MIX AND MULCH SHALL BE AMENDED TO SUIT SPECIFIC SITE CONDITIONS. VERIFY HYDROSEED MIX WITH THE LANDSCAPE ARCHITECT, UPON RESULTS OF THE SOIL ANALYSIS. THE MIX SHALL BE APPLIED TO ALL SLOPE AREAS DIRECTLY AFTER THE INSTALLATION OF ALL PLANT MATERIALS AS FINAL DRESSING. SEE PLANTING DETAIL SHEET FOR TYPE AND QUANTITY OF SEED MIX, FERTILIZER AND ADDITIONAL AMENDMENTS.

3. WATERING: WATER ALL PLANTING AREAS THOROUGHLY AND CONTINUOUSLY FOR THREE (3) CONSECUTIVE DAYS TO SATURATE UPPER LAYERS OF SOIL PRIOR TO THE HYDROSEEDING OPERATION. THEN ALLOW PLANTING AREA SOIL SURFACE TO DRY OUT FOR ONE (1) DAY ONLY, PRIOR TO THE HYDROSEEDING APPLICATION. CARE MUST BE TAKEN NOT TO ALLOW THE SOLID SURFACE TO SUPER-SATURATE WITH WATER PRIOR TO THE HYDROSEEDING INSTALLATION. AT THE SAME TIME, THE SOIL SURFACE SHOULD NOT BE BONE DRY. THERE SHOULD BE SOME RESIDUAL MOISTURE WITHIN THE FIRST 1/2" OF SOIL SURFACE.

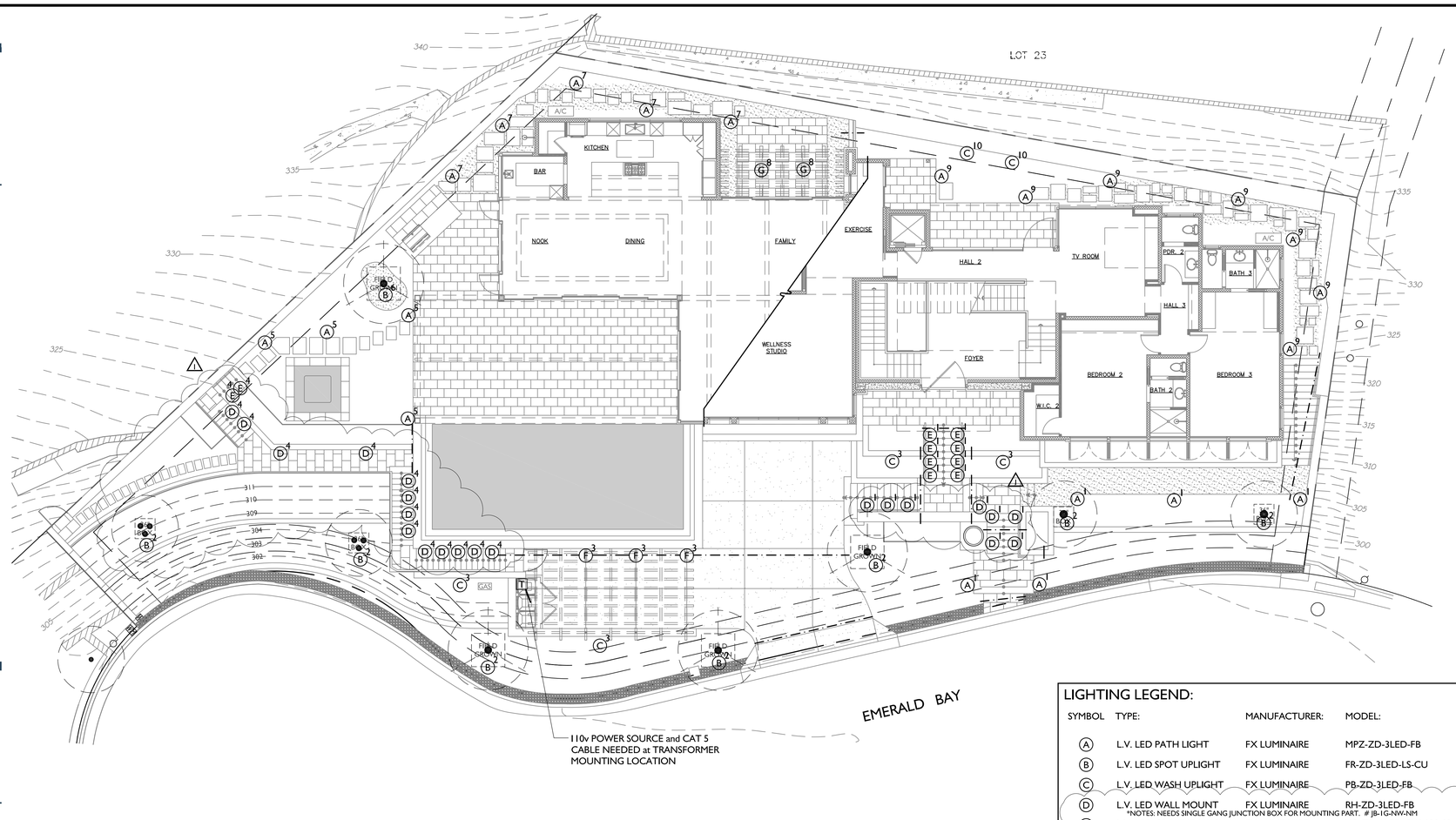
4. EQUIPMENT: HYDRAULIC EQUIPMENT USED FOR THE APPLICATION OF THE FERTILIZER, SEED AND FIBER MULCH, SHALL BE OF THE "SUPER HYDROSEEDER" TYPE, AS APPROVED BY THE LANDSCAPE ARCHITECT. THIS EQUIPMENT SHALL HAVE A BUILT-IN AGITATOR SYSTEM AND OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND, AND HOMOGENEOUSLY MIX A SLURRY CONTAINING NOT LESS THAN 40 LBS. OF FIBER MULCH PLUS A COMBINATION OF 7 LBS. OF FERTILIZER SOLIDS FOR EACH 100 GALLONS OF WATER. THE SLURRY DISTRIBUTION LINES SHALL BE LARGE ENOUGH TO PREVENT STOPPAGE AND SHALL BE EQUIPPED WITH A SET OF HYDRAULIC SPRAY NOZZLES WHICH SHALL PLACE THE SLURRY TANK AND SPRAY NOZZLE WITHIN SUFFICIENT PROXIMITY TO THE AREAS TO BE SEEDED.

5. PREPARATION: THE SLURRY PREPARATION SHALL TAKE PLACE AT THE SITE OF WORK AND SHALL BEGIN BY ADDING WATER TO THE TANK WHEN THE ENGINE IS AT 1/2 THROTTLE. WHEN THE WATER LEVEL HAS REACHED HEIGHTS OF THE AGITATOR SHAFT, GOOD CIRCULATION SHALL BE ESTABLISHED AND AT THIS TIME THE SEED SHALL BE ADDED. FERTILIZER SHALL THEN BE ADDED, FOLLOWED BY THE FIBER MULCH. THE FIBER MULCH SHALL ONLY BE ADDED TO THE MIXTURE AFTER THE SEED AND WHEN THE TANK IS AT LEAST 1/3 FILLED WITH WATER. ALL FIBER MULCH SHALL BE ADDED BY THE TIME THE TANK IS 2/3 TO 3/4 FULL. SPRAYING SHALL COMMENCE IMMEDIATELY WHEN THE TANK IS FULL.

6. APPLICATION: WHEN HYDRAULICALLY SPRAYED ON THE SOIL SURFACE, THE HYDRO-MULCHING SHALL FORM A BLOTTER-LIKE GROUND COVER IMPREGNATED UNIFORMLY WITH SSED AND FERTILIZER AND SHALL ALLOW THE ABSORPTION OF MOISTURE AND RAINFALL PERCOLATE TO THE UNDERLYING SOIL. REMOVE ALL FIBER APPLIED TO DRAIN GUTTERS, STREETS, WALLS AND OTHER CONSTRUCTION. LEAVE SITE BROOM-CLEAN.

7. GERMINATION: THE LANDSCAPE ARCHITECT SHALL CERTIFY THAT HYDROSEEDED AREAS HAVE ACHIEVED EVEN GERMINATION. UNEVEN GERMINATED AREAS SHALL BE RESEEDED UNTIL EVEN GERMINATION HAS BEEN ACHIEVED.

8. CERTIFICATION: CERTIFICATES FOR EACH



LIGHTING LEGEND:

SYMBOL	TYPE:	MANUFACTURER:	MODEL:	FINISH:	LUMENS:	WATTAGE:
A	L.V. LED PATH LIGHT	FX LUMINAIRE	MPZ-ZD-3LED-FB	BLACK	113	4.2
B	L.V. LED SPOT UPLIGHT	FX LUMINAIRE	FR-ZD-3LED-LS-CU	COPPER	167	4.2
C	L.V. LED WASH UPLIGHT	FX LUMINAIRE	PB-ZD-3LED-FB	BLACK	151	4.2 ⚠1
D	L.V. LED WALL MOUNT	FX LUMINAIRE	RH-ZD-3LED-FB *NOTES: NEEDS SINGLE GANG JUNCTION BOX FOR MOUNTING PART. # JB-1G-NW-NM	BLACK	86	4.0
E	L.V. LED GROUND WASH	FX LUMINAIRE	VO-ZD-1LED-GW-180-SS *NOTES: INSTALL WITH GROUND MOUNT KIT (PART # VO-KITGRD) AND CONDUIT PRIOR TO STEP POUR	STAINLESS STEEL	10	3.1
F	L.V. LED WELL LIGHT	FX LUMINAIRE	VO-ZD-1LED-ST-SS *NOTES: INSTALL WITH GROUND MOUNT KIT (PART # VO-KITGRD) AND CONDUIT PRIOR TO STEP POUR	STAINLESS STEEL	10	3.1
G	L.V. DOWNLIGHT	FX LUMINAIRE	VE-ZD-3LED-PS-CU	COPPER	209	4.5
T	OUTDOOR MOUNTED 12V TRANSFORMER *With TIMER SYSTEM or CONNECT to HOUSE CONTROL SYSTEM	FX LUMINAIRE	LUX-300-SS & LAM & LANMOD or WIFIMOD. LUXOR 300W TRANSFORMER with WIFIMOD (WI-FI MODULE) if NO CAT5/ ETHERNET CABLE RUN to TRANSFORMER LOCATION	STAINLESS STEEL		
NO SYMBOL	12/2 DIRECT BURIAL SINGLE CIRCUIT CABLE. ALL CABLE TO BE SLEEVED UNDER ALL PAVING AREAS.					
- - · - · -	APPROXIMATE SLEEVE LOCATION FOR LIGHTING CABLE. 1 1/2" SCH. 40 PVC PIPE MIN. UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT					
●	PROPOSED TREE, PALM OR SPECIMEN SHRUB LOCATION					

LOW VOLTAGE LIGHTING NOTES:

1. CONTRACTOR TO USE 12/2 DIRECT BURIAL SINGLE CIRCUIT CABLE. ALL 120V WIRE IN CONDUIT AND LOW VOLTAGE WIRE SHALL BE INSTALLED AT A MINIMUM OF 12' BELOW FINISH GRADE.
2. ALL CABLE TO BE SLEEVED UNDER ALL PAVING AREAS. CONTRACTOR SHALL COORDINATE ANY NECESSARY PVC SLEEVING UNDER PAVEMENT WITH CONCRETE CONTRACTOR.
3. CONTRACTOR SHALL INSTALL LIGHTS PER MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE AGENCY CODES.
4. LOW VOLTAGE LIGHTING SUB-CONTRACTOR SHALL COORDINATE TRANSFORMER POWER, ETHERNET CABLE RUN AND ANY SWITCHING WITH GENERAL CONTRACTOR.
5. UPLIGHTS ARE TO BE LOCATED TO ILLUMINATE SELECTED TREES. SEE PLANTING PLAN.
6. NO EXTERIOR LIGHTING SHALL BE PLACED OR MAINTAINED UPON ANY LOT SO AS TO CAUSE AN UNREASONABLE AMOUNT OF GLARE OR ILLUMINATION UPON A PROPERTY OUTSIDE OF THE OWNER'S LOT.
7. CONTRACTOR SHALL SECURE ANY/ALL REQUIRED PERMITS AND ARRANGE FOR ANY REQUIRED INSPECTIONS.
8. POOL AND SPA LIGHTING UNDER SEPARATE PERMIT.

LIGHTING SYMBOL KEY:

A — *PROGRAM NUMBER*

LIGHT FIXTURE SYMBOL (SEE LEGEND)

FXLuminaire

LED Path Lights

PROJECT
CATALOG #
TYPE
NOTES

M-PZ Path Light DESIGNER PLUS

Engineered with highly durable die-cast aluminum, the versatile M-PZ path light is a perfect addition to modern lighting designs.

3.5" (84 mm)

20.1" (508 mm)

Quick Facts

- Tungsten-resistant fixtures
- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15 V

Suits M/R-11 lamp accessories (hex baffle, spread lens, etc.)

M-PZ Path Light SPECIFICATIONS

Lamp	1 LED	3 LED	ZDC
Total Lumens*	43	132	80
Input Voltage	10 to 15V	10 to 15V	9 to 15V
Input Power (W)	2.1	4.2	6.0
VA Total	2.4	4.5	7.2
Lumens per Watt (Efficacy)	22	27	10
CRI (Ra)	80+	80+	80+
Max Candela	41	121	63
Dimming	PWM, Phase	PWM, Phase	---
RGBW Available	No	No	Yes
Luxor Compatibility			
Default	Zoning	Zoning	---
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming/Color
ZDC Option	---	---	Zoning/Dimming/Color
Minimum Rated Life (L70)	50,000 hrs	50,000 hrs	50,000 hrs

*Measured using the 2.3K/W CCT lens. Multipliers for other CCTs include 0.81 (2, 700K), 0.83 (3, 500K), and 0.85 (5, 2K/4K).

FX Luminaire
FX Luminaire's an industry leading manufacturer of landscape and architectural lighting products with a full range of applications of LED technology and digital lighting control with Luxor®. Our LED fixtures and attachment capacities. We offer a full spectrum of lighting products and LED fixtures that can be utilized to create elegant, cutting-edge lighting designs and control systems for commercial, residential and hospitality. Our products are available through a network of quality professional distributor networks.

Materials
Die-cast A360 aluminum body with stainless steel hardware.

Gasket contains Monsoshield™ technology to prevent moisture from wicking into cable from wire feature.

Wiring
Gasket contains Monsoshield™ technology to prevent moisture from wicking into cable from wire feature.

Lamp
Integrated module with Cree LEDs. Gold-plated contacts and conformal coating for maximum corrosion and moisture resistance. Proprietary reduced-intelligent driver with integrated surge and temperature regulation, maximizing LED life.

Optics
Tungsten-resistant fixtures are rated to 50,000 hrs. Maximum allow current: 1 A.

Optics
Polycarbonate color temperature adjustment lenses included with fixture (3,000K (extra warm), 3,500K (neutral white), 4,100K, and 5,200K (cool white)) and accessories for 10°, 20°, 30°, 60°, or 90° distributions available separately. Available in Color temperature and beam angle lenses field changeable. Accessories: wire filters, spread lenses, hex baffles, etc. Just M/R-11 lamp accessories.

Manufacturing
ISO 9001:2015 certified facility.

Wiring
Power: Input 10-15 VAC / VDC, 50/60 Hz. Class 2 transformer required (specify separately).

Housing
Die-cast A360 aluminum body with rugged, fully potted construction (IP67 / NEMA 6). 3000K 10° standard.

Finishes
Two-layer powder coat with cross-hatched pattern. Salt spray tested to ASTM B117 standards.

Finish
Two-layer protective UV powder coat finish with cross-hatched pattern. Salt spray tested to ASTM B117 standards.

Manufacturing
ISO 9001:2015 certified facility.

Hardware
Stainless steel hardware with 1/2"-14 NPT x 1.5" (38 mm) length of 1" (25 mm) conduit for mounting.

Ambient Operating Temperature
-31°F to 122°F (-35°C to 50°C)

Control
ZD or ZDC utilizes Luxor technology to zone fixtures in up to 250 groups, dim each group to 1%, and control forward (cool) 50%, or change to one of 10,000 colors with RGBW ZDC fixtures. Ideal for easy 0-10V dimming or ZDC for zoning/dimming/color. Luxor Commander is available with Luxor.

Installation Requirements
Must be installed according to the Underwriters Laboratories Standard 1 and IEC 60598-2-7 by a qualified "e" option trusted facility.

Warranty
5 year limited warranty.

Listings
cULus, CE, RoHS, IP67

Installation Requirements
Must be installed according to the Underwriters Laboratories Standard 1 and IEC 60598-2-7 by a qualified "e" option trusted facility.

International Compliance
Compliant per EU 2019/1784 1 and IEC 62560-2-7 by qualified "e" option trusted facility.

Warranty
5 year limited warranty.

Listings
cULus, CE, RoHS, IP67

FXLuminaire

Up Lights

PROJECT
CATALOG #
TYPE
NOTES

Optional Long Shroud

FR Up Light DESIGNER PREMIUM

The FR reflects the elegance and performance of precious metals. As a close extension of the exterior NR fixture, the FR's smaller size ensures up to a 3LED output, with all the color filters, beam angles, and other features associated with FX Luminaire integrated LEDs.

Quick Facts

- Machined brass and extruded copper
- 10° (3 m) lead
- ½" (12 mm) MPS thread
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Input voltage: 10-15V
- Suits M/R-11 lens accessories (hex baffle, spread lens, etc.)

FR Up Light SPECIFICATIONS

Output	1LED	3LED	3LEDT	ZDC
Total Lumens †	65	197	105	113
Input Voltage	10 to 15V	10 to 15V	10 to 15V	9 to 15V
Input Power (W)	2.0	4.2	4.2	6.0
VA	2.4	4.5	4.5	7.2
Efficacy (Lumens/Watt)	32	46	25	19
Color Rendering Index (CRI)	73	71		63
Center Beam Candlepower*	291	779	498	220
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM, Phase**
RGBW Available	No	No	No	No
Luxor Compatibility				
Default	Zoning	Zoning	---	Zoning
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming
ZDC Option	---	---	---	Zoning/Dimming/Color
Minimum Rated Life (L70)	50,000 hrs	50,000 hrs	50,000 hrs	50,000 hrs

† Dimensions are available for Primary Wheat Flood
* For optimal performance, use a flood or wide, whose vail distance is 3 times the mounting height. For wheat 10 ft. mounted, 30 ft. wide.

FX Luminaire
FX Luminaire's an industry leading manufacturer of landscape and architectural lighting products with a full range of applications of LED technology and digital lighting control with Luxor®. Our LED fixtures and attachment capacities. We offer a full spectrum of lighting products and LED fixtures that can be utilized to create elegant, cutting-edge lighting designs and control systems for commercial, residential and hospitality. Our products are available through a network of quality professional distributor networks.

Materials
Machined brass with cross-hatched pattern. Salt spray tested to ASTM B117 standards.

Lens
Tempered glass lens with black resistance and high tolerance for thermal shock and impact stress.

Finish
Options of natural brass / copper finish with cross-hatched pattern. Salt spray tested to ASTM B117 standards.

Optics
Tungsten-resistant fixtures are rated to 50,000 hrs. Maximum allow current: 1 A.

Optics
Polycarbonate color temperature adjustment lenses included with fixture (3,000K (extra warm), 3,500K (neutral white), 4,100K, and 5,200K (cool white)) and accessories for 10°, 20°, 30°, 60°, or 90° distributions available separately. Available in Color temperature and beam angle lenses field changeable. Accessories: wire filters, spread lenses, hex baffles, etc. Just M/R-11 lamp accessories.

Manufacturing
ISO 9001:2015 certified facility.

Wiring
Power: Input 10-15 VAC / VDC, 50/60 Hz. Class 2 transformer required (specify separately).

Housing
Machined brass housing with cross-hatched pattern. Salt spray tested to ASTM B117 standards. Extruded copper shroud with 10° tunnel (standard) or 30° flood (optional). Drainage hole feature on 30°, not necessary on angled shroud.

Lens
Tempered glass lens with black resistance and high tolerance for thermal shock and impact stress.

Finish
Options of natural brass / copper finish with cross-hatched pattern. Salt spray tested to ASTM B117 standards.

Ambient Operating Temperature
-31°F to 122°F (-35°C to 50°C)

Control
ZD or ZDC utilizes Luxor technology to zone fixtures in up to 250 groups, dim each group to 1%, and control forward (cool) 50%, or change to one of 10,000 colors with RGBW ZDC fixtures. Ideal for easy 0-10V dimming or ZDC for zoning/dimming/color. Luxor Commander is available with Luxor.

Hardware
Brass angle lock screws with 1/2"-14 NPT x 1.5" (38 mm) length of 1" (25 mm) conduit for mounting. Stainless steel locking screw included.

Weight
1.4 lbs. (0.6 kg)

Sustainability
Incorporates many sustainable design features, including conservation in the design and manufacturing of our products. Efficient LED products provide high-quality light with low energy efficiency, lifespan, and durability.

Finishes
Machined brass models are PVD coated for MPSF finishes. Composite and cast finishes present any scratches or surface damage, objectionably over 220' of service life.

Warranty
5 year limited warranty.

Lighting Facts
Available with cutoff to minimize skyglow. Dark-sky friendly when LEDs.

Warranty
5 year limited warranty.

FXLuminaire

LED Up Lights

The PB is a compact LED wall wash lighting solution. Available in 1 or 3 LED with full color lens options of frosted, clear, amber, and green included. *The wider angle of the PB allows a broader lighting option for longer structures and spaces. Engineered with solid construction, yet petite in size.*

PB: Up Light

NUMBER OF LEDS:	1	3
WILLOUGH LUMEN OUTPUT (EQUIVALENT):	10 Watt	20 Watt
USEFUL LIFE (UP TO):	50,000 hrs avg.	50,000 hrs avg.
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY):	24	37
MAX LUMENS:	75	150
CCT (Kk):	67.3	67

3.9" (9.8 cm)

4.5" (11.4 cm)

ORDERING INFORMATION — LED:

PB: Up Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	PB
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED, 3LED (30,000 avg. life hours)
4	FINISH	AB*, AT, NP, NT, BS, MS, PB, SL, SC, SN, VT, YB, FB

EXAMPLE: **PB-ZD-3LED-AT + PB - ZD Option - 3LED Board - Antique Tumbled Finish**

FIELD INSTALLED OPTIONS: Order Individually

Mounting Options	
Long Dirt Spike (10001060000) (7" x 9")	Included ✓
Super Dirt Spike (10001062) (7" x 9")	+
Stake Box (24-MPS) (2.25" x 9")	+
Post Mount (PP-MPS) (9" x 9")	+

EXAMPLE: **10001062 = Super Dirt Spike**

PHOTOMETRICS:

Beam angle is calculated using 10% Threshold for CCL Luminance.
Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum.

INSTALL

- AB – Antique Bronze*
- AT – Antique Tumbled*
- NP – Nickel Plate*
- NT – Natural Brass
- BS – Bronze Metallic
- MS – Mineral
- SC – Bronze Metallic
- SN – Sandstone
- VT – Verde Tumble
- SB – Solid Brass
- PB – Flat Black

The PB includes choice of LED board, choice of finish, if # board wire and Long Dirt Spike.

IP67 up lights come standard with Gasket Protect Mate.

*May require longer lead time.

**Extended Model code

ORDERING INFORMATION — LED:

CC: Up Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4 (optional) + 5

Step	Description	Code
1	FIXTURE	CC
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED, 3LED (30,000 avg. life hours)
4	OPTIONAL SHIELD (10 facing shield)	
5	FINISH	AB*, AT, NP, NT, BS

EXAMPLE: **CC-ZD-1LED-AB + CC - ZD Option - 1LED Board - Antique Bronze Finish**

FIELD INSTALLED OPTIONS: Order Individually

Mounting	Beam Angle Lenses
Long Dirt Spike (Included) (10001060000) (7.5" x 9")	LENS OPTIONS: 1LED / 3LED
Super Dirt Spike (10001062) (7" x 9")	Diffuser (Standard) TT0000
Super Flare (24-MPS) (7.25" x 9")	FlowerLens 10 (20° Crowd) 1LEDFLLENS / 3LEDFLLENS
Post Mount (PP-MPS) (9" x 9")	Wide Flood Lens (Standard) 1LEDWFLLENS / 3LEDWFLLENS

EXAMPLE: **TT0000 = Super Dirt Spike**

PHOTOMETRICS:

Beam angle is calculated using 10% Threshold for CCL Luminance.
Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum.

INSTALL

- AB – Antique Bronze*
- AT – Antique Tumbled*
- NP – Nickel Plate*
- NT – Natural Brass

The CC includes choice of LED board, choice of finish, if # board wire and Long Dirt Spike.

IP67 up lights come standard with Gasket Protect Mate.

*May require longer lead time.

**Extended Model code

FXLuminaire

RH Recessed Wall/Step Light DESIGNER PLUS

PROJECT
CATALOG #
TYPE
NOTES

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and risers. The fixtures are available with 1LED, 3LED, and ZDC configurations. The recessed integrated LED light sources are diffused for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully potted with robust mechanical sealing and compatible with standardized single-gang junction boxes, the RH fixture is ideal for near-grade installations.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Compatible with standardized single-gang junction boxes
- Luxor®-compatible integrated LEDs.
- Compatible with Luxor® technology
- Phase dimmable
- Input voltage: 10-15 V

RH Recessed Wall/Step Light SPECIFICATIONS

Output	1LED	3LED	ZDC
Total Lumens †	36	96	58
Input Voltage	10 to 15V	10 to 15V	10 to 15V
Input Power	1.5 W	4.0 W	6.0 W
Power Consumption (VA)	2.2 W	6.4 W	7.2 W
Efficacy (Lumens/Watt)	24	24	10
Color Rendering Index (CRI)	84	84	80+
Max Candela	23	60	56
RGBW Available	No	No	Yes
Luxor Compatibility			
Default	Zoning	Zoning	---
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming/Color
Minimum Rated Life (L70 (Hrs))	75,000	75,000	50,000

† For optimal performance, use a step wedge, please cut dimmer.
* Measured using the 2.700K CCT option

FXLuminaire

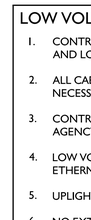
VO Wall Light DESIGNER PREMIUM

PROJECT
CATALOG #
TYPE
NOTES

The VO In-Grade/Wall Light includes a sturdy installation sleeve ideal for landscape applications. Premium stainless steel construction ensures long-lasting performance in a range of settings, from concrete hardscapes to subterranean environments.

Quick Facts

- 316 marine-grade stainless steel
- Four faceplate options for maximum design flexibility
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15 V



VO Wall Light SPECIFICATIONS

Output	1LED (ST)	1LED (PZ)	1LED (LWG80)	1LED (LW360)
Total Lumens †	58	58	50	20
Input Voltage	10 to 15V	10 to 15V	10 to 15V	10 to 15V
Input Power	1.5	1.5	1.5	1.5
VA	4.3	4.3	4.3	4.3
Efficacy (Lumens/Watt)	44	44	4	4
Color Rendering Index (CRI)	80+	80+	80+	80+
Center Beam Candlepower	425	380	---	---
CCT	2,700K	2,700K	3,000K	2,700K
Max Candela	34	31	---	10
RGBW Available	No	No	No	No
Dimming	PWM, Phase	PWM, Phase	PWM, Phase	PWM, Phase
Luxor Compatibility				
Default	---	---	---	---
ZD Option (default)	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming
ZDC Option	---	---	---	---
Minimum Rated Life (L70 (Hrs))	50,000 hrs	50,000 hrs	50,000 hrs	50,000 hrs

† For optimal performance, use a step wedge, please cut dimmer.
* Measured using the 2.700K CCT option

LIGHTING SYMBOL KEY:

A — *PROGRAM NUMBER*

LIGHT FIXTURE SYMBOL (SEE LEGEND)

MDZA

LANDSCAPE ARCHITECTURE
PLANNING DESIGN

2320 SECOND AVENUE CORONA DEL MAR, CA. 92625
LIC# 2976 PH. 949.673.0800
FAX 949.673.0806

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
2976
MICHAEL C. DILLEY
SIGNATURE
DATE
CALIFORNIA - USA

PROJECT

Flornes Residence
1100 EMERALD BAY
LAGUNA BEACH, CA 92651

REVISIONS

⚠1

JOB NO.:
DRAWN BY: SH
CHECKED BY: MD
DATE: July 10, 2025
SCALE: 1/8" = 1'-0"

TITLE :

LANDSCAPE LIGHTING PLAN

SHEET NO.:

LL-1

THE FLORNES RESIDENCE - LANDSCAPE ARCHITECTURE

MAILBOX DETAIL

FLOR2301-EXT-MAILBOX-02

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NOTE: ALL MATERIALS, FINISHES, AND ASSEMBLIES SHALL BE INSTALLED PER THE MANUFACTURER'S APPROVED PUBLISHED DIRECTIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

2
1-1/2" = 1'-0"

MAILBOX ELEVATION

FLOR2301-EXT-MAILBOX-01

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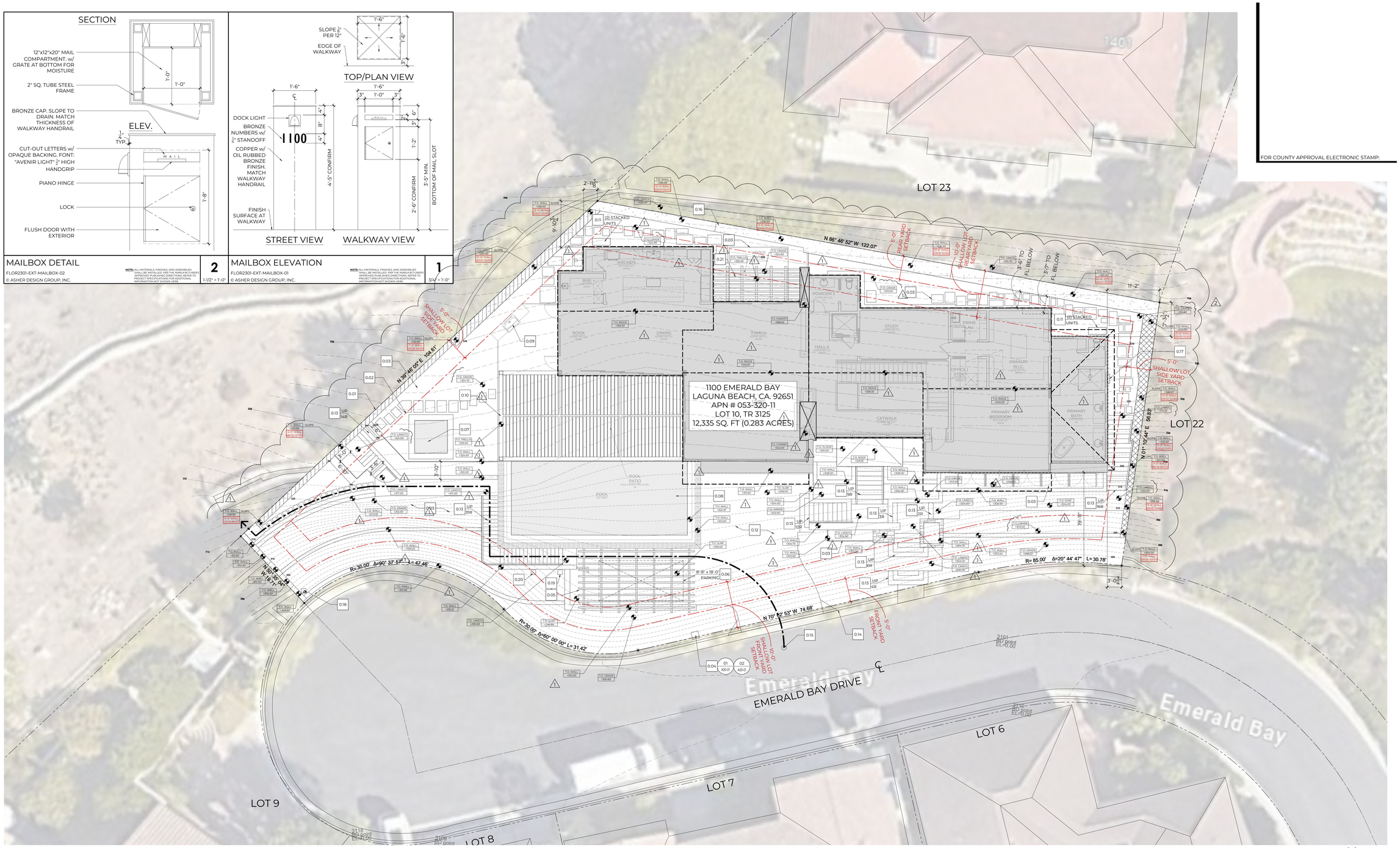
NOTE: ALL MATERIALS, FINISHES, AND ASSEMBLIES SHALL BE INSTALLED PER THE MANUFACTURER'S APPROVED PUBLISHED DIRECTIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

1
3/4" = 1'-0"



N

ARCHITECTURAL SITE PLAN

1/8" = 1/-0"

SITE PLAN GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. THIS ARCHITECTURAL SITE PLAN IS GENERATED FOR ARCHITECTURAL NOTATION AND REFERENCE ONLY. THE CONTRACTOR SHALL REFER TO ALL CIVIL ENGINEERING AND LANDSCAPE ARCHITECT'S DRAWINGS FOR ADDITIONAL INFORMATION PRIOR TO STARTING ANY SITE WORK. ANY DISCREPANCY WITH CIVIL AND LANDSCAPE DRAWINGS SHALL BE BROUGHT TO THE CIVIL ENGINEER, LANDSCAPE ARCHITECT, ARCHITECT AND OWNER'S ATTENTION IMMEDIATELY.
4. FINISH GRADE WITHIN 10 FEET OF THE NEW STRUCTURE/ADDITION SHALL BE SLOPED A MIN. 2% AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.
5. ALL DRAINAGE SHALL BE MAINTAINED AND IN ACCORDANCE WITH THE CURRENT BUILDING CODE ADOPTED BY THE GOVERNING JURISDICTION.
6. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
7. NO MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOFTOP

SITE PLAN SYMBOL LEGEND

- XX — KEYNOTE
- XX / A00.XX — DETAIL REFERENCE
- DENOTES SPOT ELEVATION DATUM
- DENOTES DOWNSPOUT LOCATION. TIE INTO SITE DRAINAGE PER CIVIL
- CONCRETE RETAINING/SHORING WALL AT NORTH PROPERTY LINE w/ STEPPED GRADE BEAM (BETWEEN LOT 23). REFER TO CIVIL & STRUCTURAL DRAWINGS. (2)
- CONCRETE RETAINING/SHORING WALL AT WEST PROPERTY LINE w/ SLOPING GRADE BEAM +12" ABOVE ADJACENT GRADE AT OPEN SPACE. REFER TO CIVIL & STRUCTURAL DRAWINGS. (2)
- CONCRETE RETAINING/SHORING WALL AT EAST PROPERTY LINE w/ SLOPING GRADE BEAM +6" ABOVE ADJACENT GRADE AT LOT 22. REFER TO CIVIL & STRUCTURAL DRAWINGS. (2)

SITE PLAN NOTES

VERIFY W/ CIVIL AND LANDSCAPE DRAWINGS

0.01 PROPERTY LINE
0.02 SETBACK LINE
0.03 HARDSCAPE / PLANTING PER LANDSCAPE DRAWINGS.
0.04 MAILBOX LOCATION.
0.05 TRASH ENCLOSURE AREA. SEE FLOOR PLANS
0.06 REGULAR ONE-CAR OFF-STREET PARKING AREA w/ TRELLIS COVER ABOVE. SEE FLOOR PLANS.
0.07 SPA/HOT TUB LOCATION. SEE LANDSCAPE DRAWINGS.
0.08 POOL AREA BY POOL CONTRACTOR
0.09 BBQ AREA. SEE LANDSCAPE DRAWINGS.
0.10 STEEL & WOOD TRELLIS SYSTEM. SEE ELEVATIONS.
0.11 A/C CONDENSER UNIT LOCATION
0.12 DRIVEWAY. 10% MAX SLOPE. SEE CIVIL DRAWINGS. FINISH MATERIAL PER LANDSCAPE DRAWINGS.
0.13 STAIRS/STEPS. SEE LANDSCAPE DRAWINGS.
0.14 CURB AND GUTTER ALONG STREET FRONTAGE TO BE COMPLETELY REPLACED PER THE EMERALD BAY SERVICE DISTRICT.
0.15 SERVICE DISTRICT ACCESS ROUTE.
0.16 PROPERTY LINE SHORING WALL. 24" (MIN) CAISSONS WITHIN WALL. 6'-0" O.C. TYP. REFER TO CIVIL AND STRUCTURAL DRAWINGS.
0.17 400 AMP MAIN SWITCH GEAR PANEL. REFER TO ELECTRICAL DRAWINGS.
0.18 EXISTING WATER METER LOCATION TO REMAIN.
0.19 PROPOSED GAS METER LOCATION. REFER TO PLUMBING DRAWINGS.
0.20 PROPOSED BACKFLOW PREVENTER LOCATION. REFER TO PLUMBING DRAWINGS.
0.21 WOOD TRELLIS SYSTEM. SEE ELEVATIONS.

FOR COUNTY APPROVAL ELECTRONIC STAMP:

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
2 08 | 11 | 2025 - OCPW PLAN CHECK

SHEET TITLE:

ARCHITECTURAL SITE PLAN

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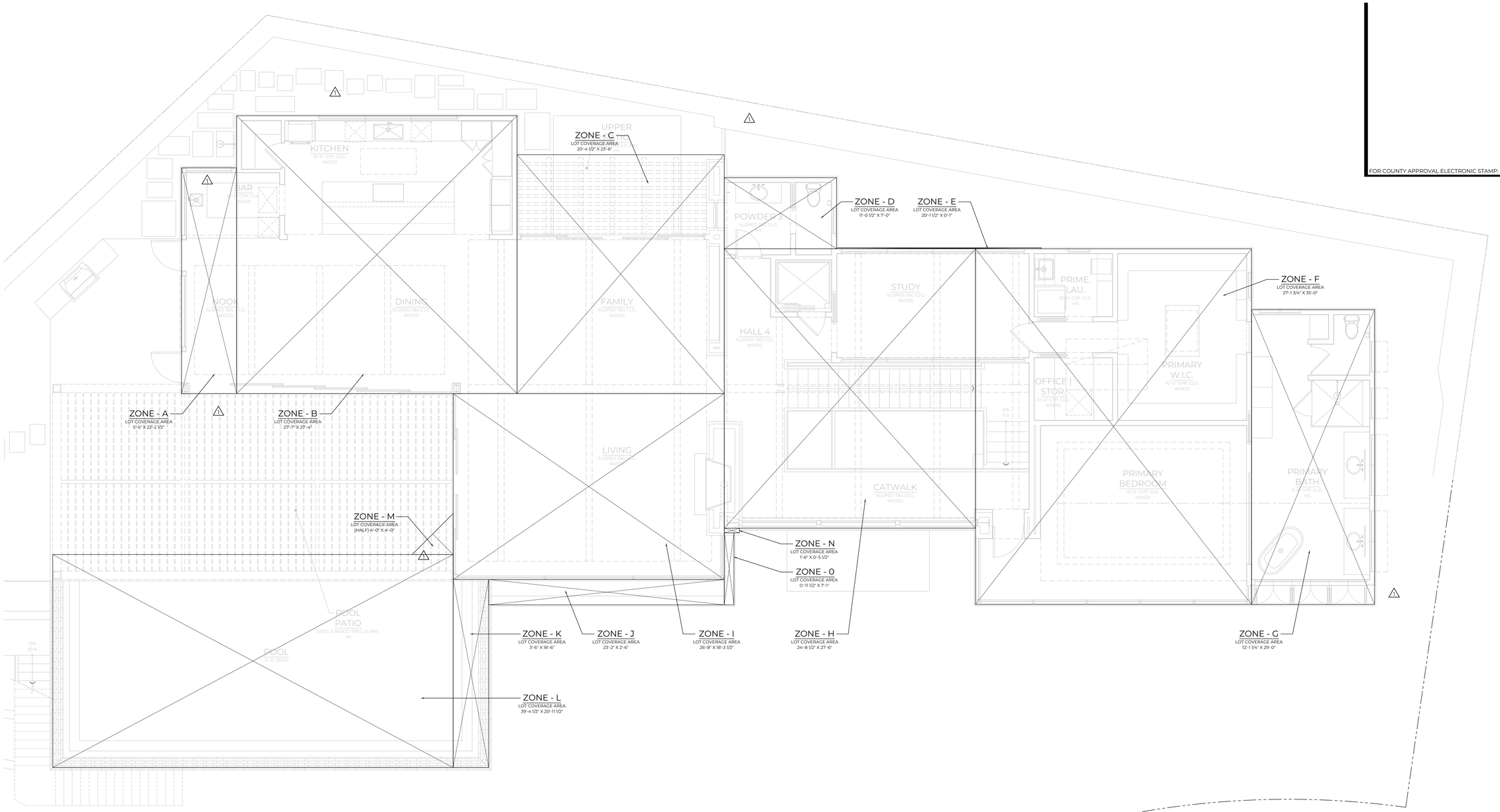
SHEET NO.:

A00-01

PLOT REFERENCE DATE:

08 | 11 | 2025



AREA CALCULATIONS - LOT COVERAGE

1/4" = 1/-0"

ZONE AREA FOOTAGES

LOT COVERAGE CALCULATION

ZONE - A	=	120.30 SQ. FT.
ZONE - B	=	753.94 SQ. FT.
ZONE - C	=	478.81 SQ. FT.
ZONE - D	=	77.29 SQ. FT.
ZONE - E	=	1.68 SQ. FT.
ZONE - F	=	950.10 SQ. FT.
ZONE - G	=	351.02 SQ. FT.
ZONE - H	=	679.48 SQ. FT.
ZONE - I	=	487.78 SQ. FT.
ZONE - J	=	57.92 SQ. FT.
ZONE - K	=	64.75 SQ. FT.
ZONE - L	=	825.23 SQ. FT.
ZONE - M	=	8.12 SQ. FT.
ZONE - N	=	0.69 SQ. FT.
ZONE - O	=	6.79 SQ. FT.
TOTAL:	**=**	**4,863.90 SQ. FT.**

LOT COVERAGE CALCULATION

LOT COVERAGE ALLOWABLE (40%): 4,934.00 SQ. FT.
LOT COVERAGE PROPOSED (39.4%): 4,863.90 SQ. FT.

FOR COUNTY APPROVAL ELECTRONIC STAMP:

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

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92651
APN # 053-320-11

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PROJECT TEAM:
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PROJECT NUMBER:
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11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
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REVISIONS:

SHEET TITLE:

AREA CALCULATIONS LOT COVERAGE

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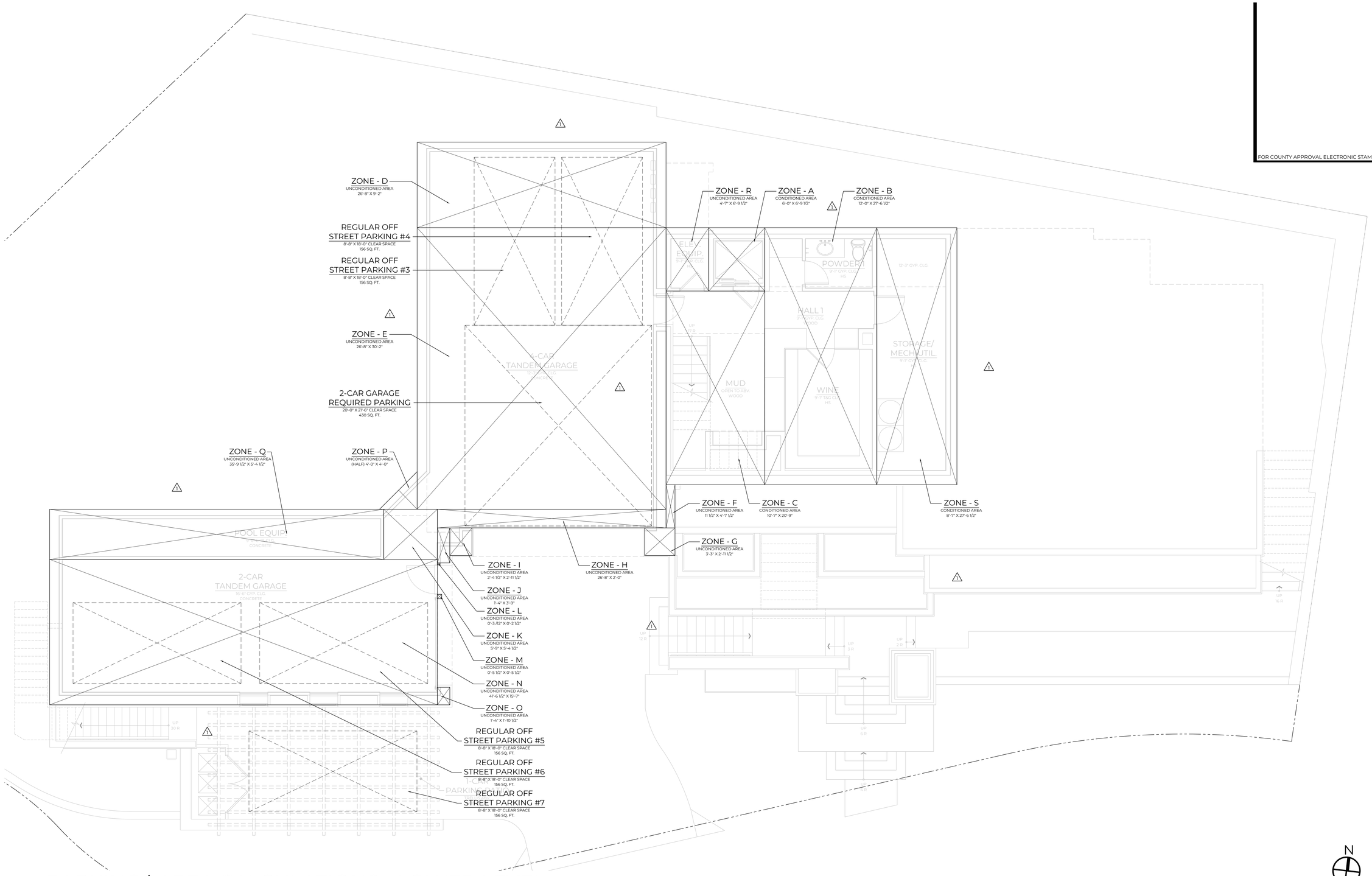
SHEET NO:

A00-02

PLOT REFERENCE DATE:
05 | 21 | 2025



PARKING | AREA CALCULATIONS - LOWER LEVEL

1/4" = 1/-0"

ZONE AREA FOOTAGES		
LOWER LEVEL - UNCONDITIONED		
STORAGE | MECHANICAL | UTILITY AREA CALCULATION		
ZONE - S	=	236.40 SQ. FT.
TOTAL:	=	**236.40 SQ. FT.**

ZONE AREA FOOTAGES		
LOWER LEVEL - UNCONDITIONED		
POOL EQUIPMENT & ELEVATOR EQUIPMENT ADJACENT TO GARAGE AREA CALCULATION		
ZONE - Q (POOL)	=	192.38 SQ. FT.
ZONE - R (ELEVATOR)	=	31.13 SQ. FT.
TOTAL:	=	**223.51 SQ. FT.**

ZONE AREA FOOTAGES		
LOWER LEVEL - UNCONDITIONED		
GARAGE AREA CALCULATION		
ZONE - D	=	244.44 SQ. FT.
ZONE - E	=	804.44 SQ. FT.
ZONE - F	=	4.43 SQ. FT.
ZONE - G	=	9.61 SQ. FT.
ZONE - H	=	49.00 SQ. FT.
ZONE - I	=	7.03 SQ. FT.
ZONE - J	=	5.00 SQ. FT.
ZONE - K	=	30.91 SQ. FT.
ZONE - L	=	0.06 SQ. FT.
ZONE - M	=	0.21 SQ. FT.
ZONE - N	=	647.36 SQ. FT.
ZONE - O	=	2.50 SQ. FT.
ZONE - P	=	8.12 SQ. FT.
TOTAL:	=	**1,813.12 SQ. FT.**

ZONE AREA FOOTAGES		
LOWER LEVEL - CONDITIONED		
LIVABLE AREA CALCULATION		
ZONE - A	=	40.75 SQ. FT.
ZONE - B	=	330.50 SQ. FT.
ZONE - C	=	219.60 SQ. FT.
TOTAL:	=	**590.85 SQ. FT.**

LIVABLE AREA SQUARE FOOTAGE

LOWER (BASEMENT) LEVEL:	590.85 SQ. FT
MIDDLE LEVEL:	2,820.29 SQ. FT
UPPER LEVEL:	3,445.63 SQ. FT.
TOTAL LIVABLE:	6,856.77 SQ. FT.

UNCONDITIONED AREA SQUARE FOOTAGE

GARAGE AREA:	1,813.12 SQ. FT.
POOL EQUIPMENT AREA:	192.38 SQ. FT.
ELEVATOR EQUIPMENT AREA:	31.13 SQ. FT.
STORAGE | MECHANICAL | UTILITY AREA:	236.40 SQ. FT.
TOTAL UNCONDITIONED	2,273.03 SQ. FT.

PARKING CALCULATION

TOTAL STRUCTURAL AREA
(TOTAL LIVABLE + TOTAL UNCONDITIONED)
(6,856.77 SQ. FT. + 2,273.03 SQ. FT.): 9,129.80 SQ. FT.

TOTAL STRUCTURAL AREA LESS GARAGE
(TOTAL STRUCTURAL AREA - REQUIRED ENCLOSED PARKING)
(9,129.80 SQ. FT. - 1,054.00 SQ. FT.): 8,075.80 SQ. FT.

LESS POOL EQUIPMENT & ELEVATOR EQUIPMENT AREA ADJACENT TO GARAGE: 200.00 SQ. FT. MAX.

TOTAL AREA FOR PARKING CALCULATION
(8,075.80 SQ. FT. - 200.00 SQ. FT.) 7,875.80 SQ. FT.

REQUIRED PARKING SPACES:
7 REGULAR PARKING SPACES
PROVIDED PARKING SPACES:
7 REGULAR PARKING SPACES (6 IN GARAGE)

FOR COUNTY APPROVAL ELECTRONIC STAMP:

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:
PARKING | AREA CALCULATIONS LOWER LEVEL

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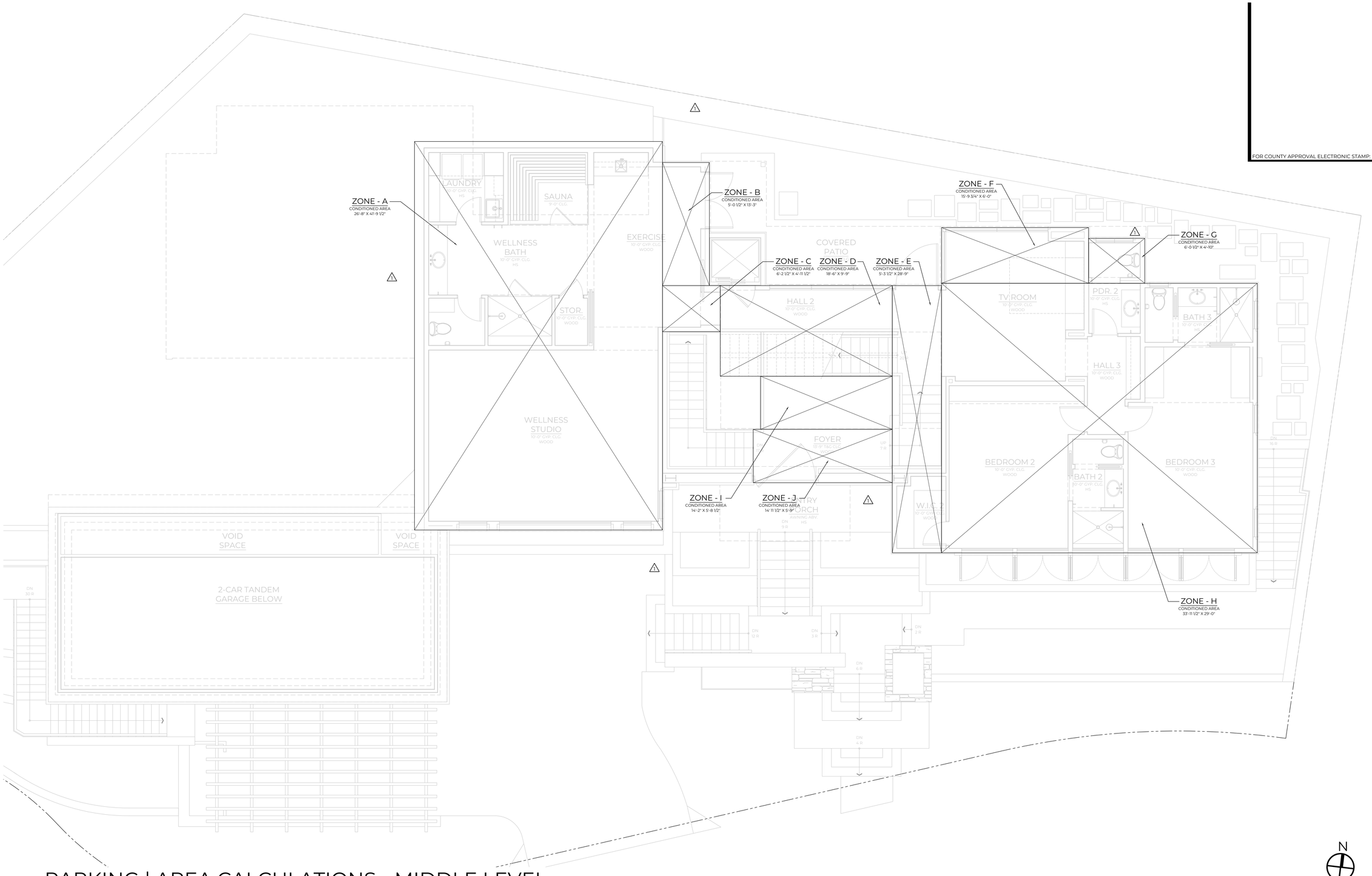
SHEET NO:
A00-03

PLOT REFERENCE DATE:
05 | 21 | 2025



PARKING | AREA CALCULATIONS - MIDDLE LEVEL

1/4" = 1/-0"

ZONE AREA FOOTAGES		
MIDDLE LEVEL - CONDITIONED		
LIVABLE AREA CALCULATION		
ZONE - A	=	1114.44 SQ. FT.
ZONE - B	=	66.80 SQ. FT.
ZONE - C	=	30.78 SQ. FT.
ZONE - D	=	180.38 SQ. FT.
ZONE - E	=	152.14 SQ. FT.
ZONE - F	=	94.87 SQ. FT.
ZONE - G	=	29.20 SQ. FT.
ZONE - H	=	984.79 SQ. FT.
ZONE - I	=	80.87 SQ. FT.
ZONE - J	=	86.01 SQ. FT.
TOTAL:	**=**	**2,820.29 SQ. FT.**

LIVABLE AREA SQUARE FOOTAGE

LOWER (BASEMENT) LEVEL:	590.85 SQ. FT
MIDDLE LEVEL:	2,820.29 SQ. FT
UPPER LEVEL:	3,445.63 SQ. FT.
TOTAL LIVABLE:	6,856.77 SQ. FT.

UNCONDITIONED AREA SQUARE FOOTAGE

GARAGE AREA:	1,813.12 SQ. FT.
POOL EQUIPMENT AREA:	192.38 SQ. FT.
ELEVATOR EQUIPMENT AREA:	31.13 SQ. FT.
STORAGE | MECHANICAL | UTILITY AREA:	236.40 SQ. FT.
TOTAL UNCONDITIONED	2,273.03 SQ. FT.

PARKING CALCULATION

TOTAL STRUCTURAL AREA
(TOTAL LIVABLE + TOTAL UNCONDITIONED)
(6,856.77 SQ. FT. + 2,273.03 SQ. FT.): 9,129.80 SQ. FT.

TOTAL STRUCTURAL AREA LESS GARAGE
(TOTAL STRUCTURAL AREA - REQUIRED ENCLOSED PARKING)
(9,129.80 SQ. FT. - 1,054.00 SQ. FT.): 8,075.80 SQ. FT.

LESS POOL EQUIPMENT & ELEVATOR EQUIPMENT AREA ADJACENT TO GARAGE: 200.00 SQ. FT. MAX.

TOTAL AREA FOR PARKING CALCULATION
(8,075.80 SQ. FT. - 200.00 SQ. FT.) 7,875.80 SQ. FT.

REQUIRED PARKING SPACES:
7 REGULAR PARKING SPACES
PROVIDED PARKING SPACES:
7 REGULAR PARKING SPACES (6 IN GARAGE)

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:
LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:
PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:
11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:
PARKING | AREA CALCULATIONS MIDDLE LEVEL

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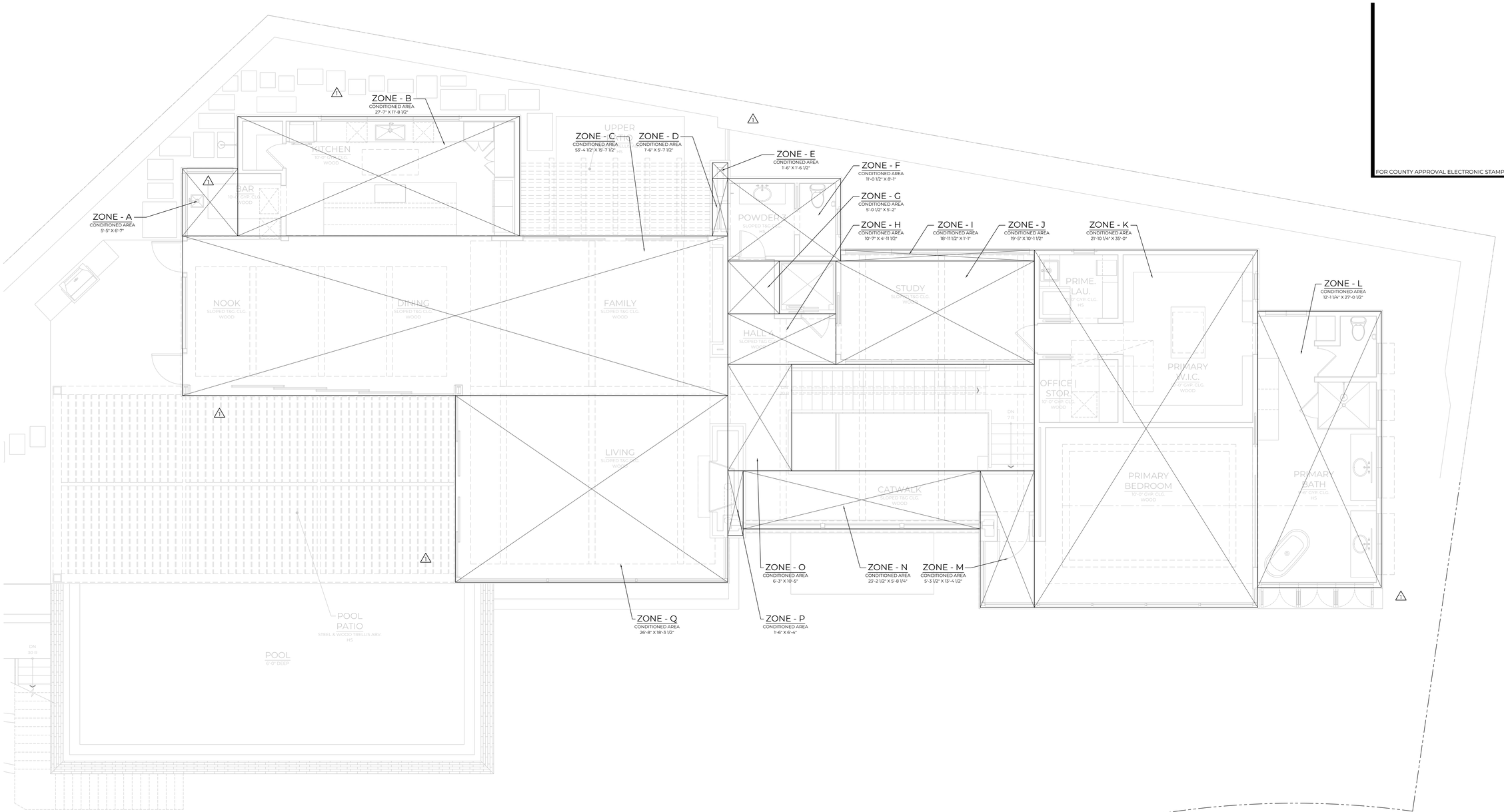
SHEET NO:
A00-04

PLOT REFERENCE DATE:
05 | 21 | 2025



PARKING | AREA CALCULATIONS - UPPER LEVEL

1/4" = 1/-0"

ZONE AREA FOOTAGES		
UPPER LEVEL - CONDITIONED		
LIVABLE AREA CALCULATION		
ZONE - A	=	35.66 SQ. FT.
ZONE - B	=	322.95 SQ. FT.
ZONE - C	=	833.98 SQ. FT.
ZONE - D	=	8.44 SQ. FT.
ZONE - E	=	2.31 SQ. FT.
ZONE - F	=	89.25 SQ. FT.
ZONE - G	=	26.05 SQ. FT.
ZONE - H	=	52.48 SQ. FT.
ZONE - I	=	20.54 SQ. FT.
ZONE - J	=	196.59 SQ. FT.
ZONE - K	=	764.90 SQ. FT.
ZONE - L	=	327.32 SQ. FT.
ZONE - M	=	70.78 SQ. FT.
ZONE - N	=	132.00 SQ. FT.
ZONE - O	=	65.10 SQ. FT.
ZONE - P	=	9.50 SQ. FT.
ZONE - Q	=	487.78 SQ. FT.
TOTAL:	**=**	**3,445.63 SQ. FT.**

LIVABLE AREA SQUARE FOOTAGE

LOWER (BASEMENT) LEVEL:	590.85 SQ. FT
MIDDLE LEVEL:	2,820.29 SQ. FT
UPPER LEVEL:	3,445.63 SQ. FT.
TOTAL LIVABLE:	6,856.77 SQ. FT.

UNCONDITIONED AREA SQUARE FOOTAGE

GARAGE AREA:	1,813.12 SQ. FT.
POOL EQUIPMENT AREA:	192.38 SQ. FT.
ELEVATOR EQUIPMENT AREA:	31.13 SQ. FT.
STORAGE | MECHANICAL | UTILITY AREA:	236.40 SQ. FT.
TOTAL UNCONDITIONED	2,273.03 SQ. FT.

PARKING CALCULATION

TOTAL STRUCTURAL AREA
(TOTAL LIVABLE + TOTAL UNCONDITIONED)
(6,856.77 SQ. FT. + 2,273.03 SQ. FT.): 9,129.80 SQ. FT.

TOTAL STRUCTURAL AREA LESS GARAGE
(TOTAL STRUCTURAL AREA - REQUIRED ENCLOSED PARKING)
(9,129.80 SQ. FT. - 1,054.00 SQ. FT.): 8,075.80 SQ. FT.

LESS POOL EQUIPMENT & ELEVATOR EQUIPMENT AREA ADJACENT TO GARAGE: 200.00 SQ. FT. MAX.

TOTAL AREA FOR PARKING CALCULATION
(8,075.80 SQ. FT. - 200.00 SQ. FT.) 7,875.80 SQ. FT.

REQUIRED PARKING SPACES:
7 REGULAR PARKING SPACES
PROVIDED PARKING SPACES:
7 REGULAR PARKING SPACES (6 IN GARAGE)

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4 NECTAR COURT
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[P] 714.351.6654

FOR COUNTY APPROVAL ELECTRONIC STAMP:

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LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

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1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

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PROJECT TEAM:
DBA
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FLOR-2301

BLDG. DEPT. SUB.:

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REVISIONS:

SHEET TITLE:

PARKING | AREA CALCULATIONS UPPER LEVEL

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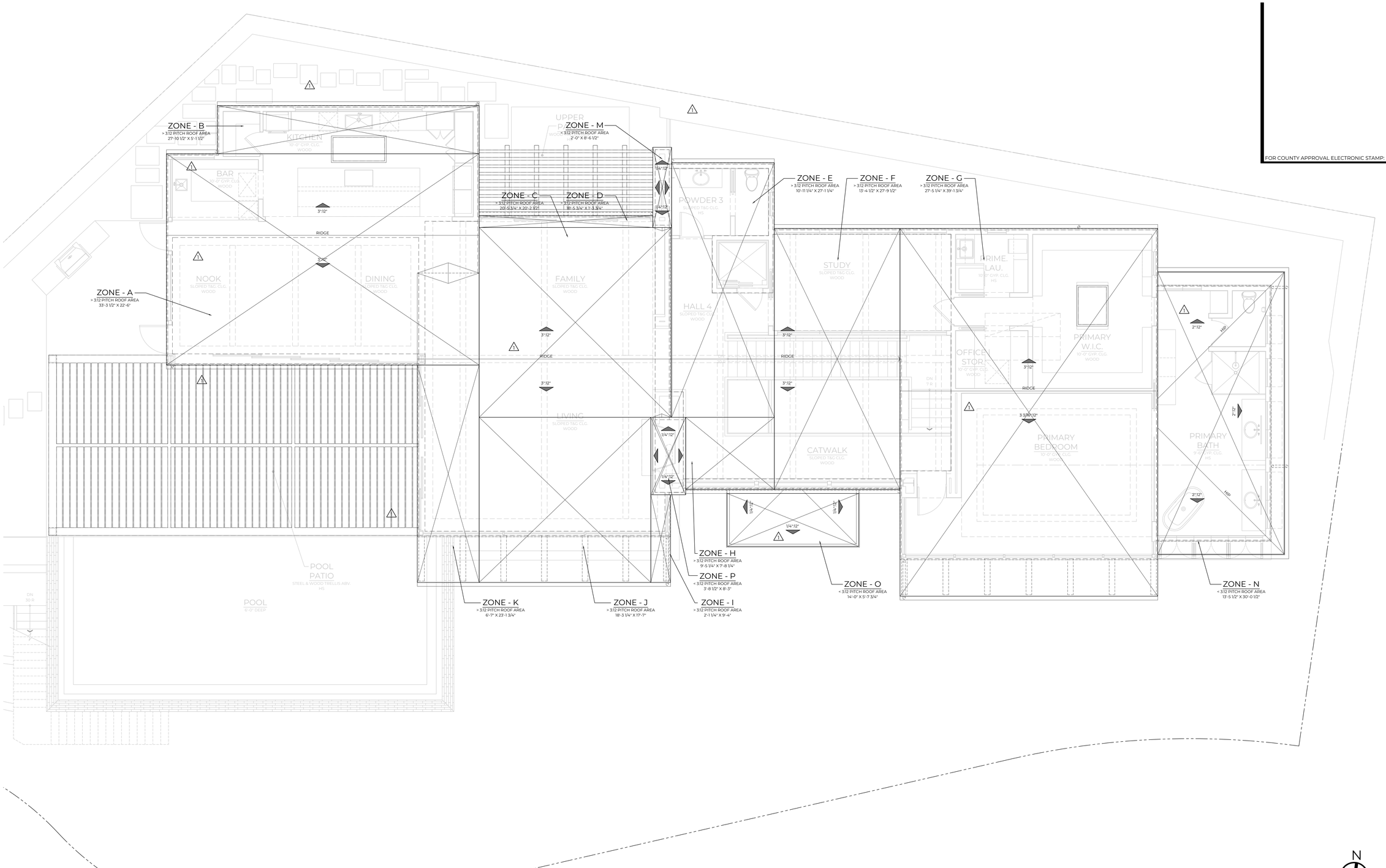
SHEET NO:

A00-05

PLOT REFERENCE DATE:
05 | 21 | 2025



AREA CALCULATIONS - ROOF

1/4" = 1/-0"

N

ZONE AREA FOOTAGES

ROOF AREA CALCULATION

> 3:12 PITCH ROOF AREAS

ZONE - A	=	749.06 SQ. FT.
ZONE - B	=	142.86 SQ. FT.
ZONE - C	=	413.85 SQ. FT.
ZONE - D	=	23.48 SQ. FT.
ZONE - E	=	296.45 SQ. FT.
ZONE - F	=	371.71 SQ. FT.
ZONE - G	=	1074.06 SQ. FT.
ZONE - H	=	72.55 SQ. FT.
ZONE - I	=	19.64 SQ. FT.
ZONE - J	=	321.26 SQ. FT.
ZONE - K	=	152.38 SQ. FT.
TOTAL:	**=**	**3,637.31** SQ. FT.

< 3:12 PITCH ROOF AREAS

ZONE - M	=	17.08 SQ. FT.
ZONE - N	=	404.31 SQ. FT.
ZONE - O	=	79.04 SQ. FT.
ZONE - P	=	30.59 SQ. FT.
TOTAL:	**=**	**531.03 SQ. FT.**
(15% MAX.)		**14.60%**

ADG
ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
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FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

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JUSTIN BLAKE ASHER
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08/31/2027
RENEWAL DATE
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PROJECT NUMBER:
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BLDG. DEPT. SUB.:

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PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1
2

SHEET TITLE:

AREA CALCULATIONS ROOF

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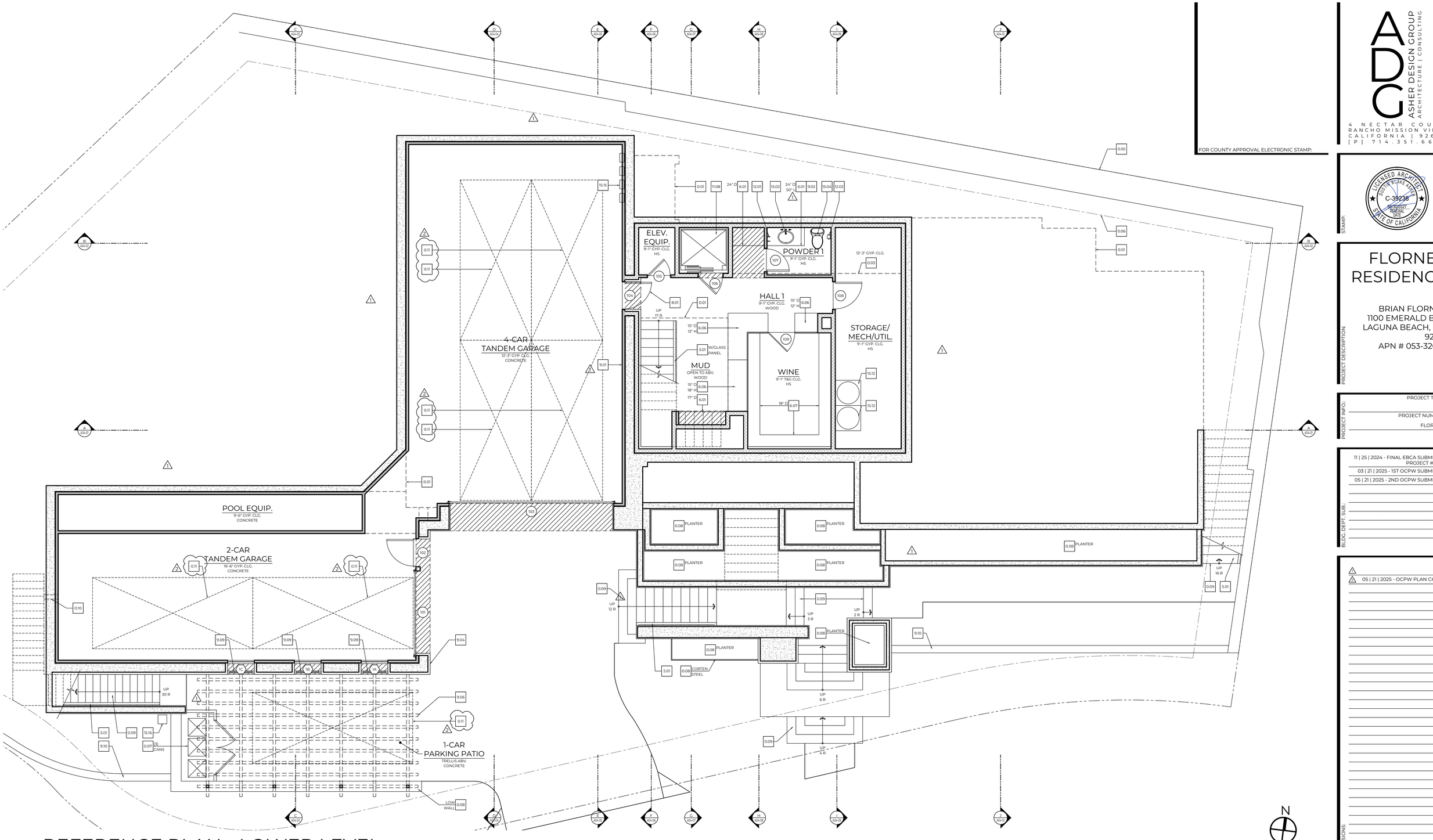
SHEET NO:

A00-06

PLOT REFERENCE DATE:
05 | 21 | 2025



REFERENCE PLAN - LOWER LEVEL

1/4" = 1/-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. INTERIOR WALL FINISH WILL BE PER THE INTERIOR DESIGNER'S SPECIFICATIONS.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. ALL FIXED APPLIANCES AND EQUIPMENT ARE REQUIRED TO BE SECURELY FASTENED IN PLACE.
11. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
12. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZE FOR WINDOWS AND DOORS WITH MANUFACTURER'S APPROVED WRITTEN RECOMMENDATIONS OR REQUIREMENTS.
13. WINDOWS/DOORS TO HAVE LABEL INDICATING U-VALUE AND SHGC PER ENERGY CALCS.
14. ALL EXTERIOR DOORS TO CONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED.
15. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6. TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
16. ALL GLAZING SHALL COMPLY WITH SECTION R308.
17. ALL GLAZING SHALL BE DUAL PANE INSULATED GLASS UNLESS NOTED OTHERWISE.
18. WINDOW FALL PROTECTION SHALL BE PROVIDED PER SECTION R312.
19. PROVIDE THE FOLLOWING AT EGRESS WINDOWS PER R310.2.2: ESCAPE & RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING SHALL BE NOT LESS THAN 24" HIGH AND 20" WIDE. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" A.F.F. THESE WINDOWS & ANY BARS, GRILLS GRATES OR OTHER SIMILAR DEVICES SHALL BE OPERATIONAL FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS OR TOOLS. IF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" A.F.F. OF THE ROOM IN WHICH THE WINDOW IS LOCATED.
20. EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE MEANS OF EGRESS BY DOOR OR WINDOW.
21. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
22. ALL GLASS SHOWER AND TUB/SHOWER DOORS SHALL BE TEMPERED.
23. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. VALVES SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES FAHRENHEIT.
24. SINGLE SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI
25. MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
26. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF THE WATER CLOSET TO ANY SIDE WALL AND 21" CLEAR SPACE IN FRONT.
27. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
28. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

FLOOR PLAN LEGEND

- XX — KEYNOTE
- XX / XX.XX — DETAIL REFERENCE
- XX — DOOR REFERENCE. SEE DOOR SCHEDULE
- XX — WINDOW REFERENCE. SEE WINDOW SCHEDULE
- 2X4 STUD WALL. REFER TO STRUCTURAL DRAWINGS.
- 2X6 STUD WALL. REFER TO STRUCTURAL DRAWINGS.
- 2X STUD LOW WALL - HEIGHT AS INDICATED PER PLAN. REFER TO STRUCTURAL DRAWINGS.
- FLAT SOFFIT . REFER TO REFLECTED CEILING PLAN FOR HEIGHT.
- CONCRETE RETAINING/SHORING WALL REFER TO STRUCTURAL DRAWINGS.

FLOOR PLAN REFERENCE NOTES

0. SPATIAL
   - 0.01 LINE OF FLOOR, DECK, AND/OR WALL ABOVE.
   - 0.02 LINE OF FLOOR AND/OR WALL BELOW.
   - 0.03 LINE OF CEILING CHANGE ABOVE.
   - 0.04 LINE OF SOFFIT/COFFER ABOVE.
   - 0.05 PROPERTY LINE
   - 0.06 SETBACK LINE
   - 0.07 TRASH AREA (SCREEN AS REQUIRED)
   - 0.08 LOW WALL / SHELF OR PLANTER. SEE ELEVATIONS.
   - 0.09 STEPS/STAIRS. SEE LANDSCAPE DRAWINGS.
   - 0.10 ~~WINDOWS THAT SCREEN A CONDENSER~~
   - 0.11 9'-0" x 18'-0" CLEAR SPACE FOR GARAGE PARKING
5. METALS
   - 5.01 METAL HANDRAIL AT 34-38" ABOVE NOSING.
   - 5.02 METAL GUARD AT 42" A.F.F. W/ TEMPERED GLASS PANELS
   - 5.03 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS.
6. WOOD
   - 6.01 WOOD CABINETRY - LOWER CABINET.
   - 6.02 WOOD CABINETRY - UPPER CABINET.
   - 6.03 WOOD CABINETRY - SHELVES.
   - 6.04 WOOD CABINETRY - FULL HEIGHT CABINET.
   - 6.05 WOOD CABINETRY - FULL HEIGHT BUILT-IN CLOSET CABINET / WARDROBE.
   - 6.06 WOOD CABINETRY - BENCH WITH DRAWERS
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   - 6.08 WOOD CABINETRY - MURPHY BED CABINET SYSTEM
   - 6.09 WOOD CABINETRY - SLATTED WOOD BENCH & WALL PANELS TREATED FOR USE AT SAUNA. REFER TO INTERIOR DESIGNER.
   - 6.11 WOOD CABINETRY - BROOM CLOSET
8. OPENINGS
   - 8.01 SELF-CLOSING, SELF-LATCHING, TIGHT FITTING, SOLID WOOD 1 3/8" MINIMUM THICK DOOR OR 20 MINUTE DOOR AT OPENINGS FROM DWELLING TO GARAGE.
   - 8.02 ATTIC ACCESS PANEL. SEE PLAN FOR SIZE (NOT TO BE LOCATED OVER ANY SHELF OR POLE) MAINTAIN 30"X30" CLEAR SPACE TO FLOOR BELOW OPENING. PROVIDE WEATHER STRIPPING TO PREVENT DRAFT.
9. FINISHES
   - 9.01 ⅝" GYP. BOARD (½" MIN.) AT GARAGE SIDE TO RESIDENCE & AT ATTIC (PER TABLE R302.6).
   - 9.02 COUNTERTOP - FINISH PER INT. DESIGNER.
   - 9.03 DECORATIVE WOOD CEILING FALSE BEAMS - SEE REFLECTED CEILING PLAN
   - 9.04 LINE OF ADHERED BRICK VENEER FINISH.
   - 9.05 NON-COMBUSTIBLE FLOATING FIREPLACE HEARTH & MANTEL - PER INT. DESIGNER.
   - 9.06 EXPOSED WOOD TRELLIS. SEE ELEVATIONS.
   - 9.07 STEEL & WOOD TRELLIS SYSTEM. SEE ELEVATIONS.
   - 9.08 CANTILEVERED AWNING. SEE ELEVATIONS.
   - 9.09 WOOD SHUTTER. SEE ELEVATIONS.
   - 9.10 LOW WALL/LANDSCAPE WALL. SEE ELEVATIONS.
10. SPECIALTIES
    - 10.01 MUDSET CERAMIC TILED SHAMPOO NICHE, 24"X20" P.O. AT 48" A.F.F.
    - 10.02 GAS FIREPLACE - SEE SPECS ON SHEET GN-3.
11. EQUIPMENT - INSTALL PER MANUF. APPROVED REQ.
    - 11.01 36" INDUCTION COOKTOP
    - 11.02 30" REFRIGERATOR SPACE.
    - 11.03 24" DISHWASHER.
    - 11.04 COUNTERTOP VENTING EXHAUST. VENT TO OUTSIDE AIR.
    - 11.05 30" BUILT-IN DOUBLE OVEN / MICROWAVE WALL UNIT W/ 33" TRIM KIT.
    - 11.06 24" UNDER-COUNTER REFRIGERATOR.
    - 11.07 30" FREEZER SPACE.
    - 11.08 PERSONAL ELEVATOR & HOISTWAY
    - 11.09 18" ELECTRIC CLOTHES STEAMER
12. FURNISHINGS
    - 12.01 TOWEL BAR/HOOK AT 54" A.F.F. PROVIDE BLOCKING AT WALL.
    - 12.02 TOILET PAPER HOLDER AT 26" A.F.F. PROVIDE BLOCKING AT WALL.
    - 12.03 SUSPENDED OR CEILING MOUNTED GLASS MIRROR AT SINKS
15. MECHANICAL / PLUMBING / ELECTRICAL - INSTALL PER MANUF. APPROVED REQ.
    - 15.01 KITCHEN SINK W/ GARBAGE DISPOSAL
    - 15.02 LAVATORY SINK
    - 15.03 LAUNDRY OR UTILITY/BAR SINK
    - 15.04 WATER CLOSET. CENTERED MIN. 30" WIDTH CLEAR SPACE, 24" FRONT CLEAR SPACE.
    - 15.05 WASHER SPACE. (PROVIDE "SMITTY" PAN UNDER W/ DRAIN TO OUTSIDE AT FLOORS ABOVE GRADE.) PROVIDE RECESSED WATER & WASTE CONNECTIONS. INSTALL ON LEFT SIDE OF DRYER (IF STACKED PROVIDE AS BOTTOM UNIT)
    - 15.06 DRYER SPACE. ROUTE VENT DUCT TO OUTSIDE AIR. INSTALL ON RIGHT SIDE OF WASHER. (IF STACKED, PROVIDE AS TOP UNIT)
    - 15.07 BARRIER-FREE HOT MOPPED SHOWER (RECESS INTO FLOOR 2" MIN.) W/ SHATTER RESISTANT GLASS SHOWER ENCLOSURE. PROVIDE NONABSORBENT AT ALL SURFACES (MIN. 70" ABV. FLOOR DRAIN INLET) IN SHOWER / WET AREAS. PROVIDE SHOWER SEAT 20" A.F.F. SLOPED ¼"-12" TO DRAIN, WHEN OCCURS. UPON COMPLETION OF HOT-MOPPING, SHOWER PAN SHALL BE FILLED W/ WATER FOR INSPECTION.
    - 15.08 SHATTER RESISTANT GLASS DOOR & WALLS/ENCLOSURE
    - 15.09 SHOWER HEAD AT 82" A.F.F.
    - 15.10 FREE-STANDING TUB W/FLOOR MOUNTED FILLER
    - 15.11 FORCED AIR UNIT IN ATTIC. PROVIDE FUEL GAS, LIGHT & SWITCH. SEE MECHANICAL DRAWINGS.
    - 15.12 TANKED WATER HEATER. SEE PLUMB. DWGS.
    - 15.13 A/C CONDENSER UNITS. SEE MECH. DWGS.CLOSE
    - 15.14 ELECTRICAL MAIN PANEL. PER ELEC. DWGS.
    - 15.15 ELECTRICAL SUB-PANEL(S). PER ELEC. DWGS.
    - 15.16 GAS METER LOCATION. SEE CIVIL DRAWINGS.

ADG
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RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
AUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO.:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK

SHEET TITLE:

REFERENCE PLAN
LOWER LEVEL

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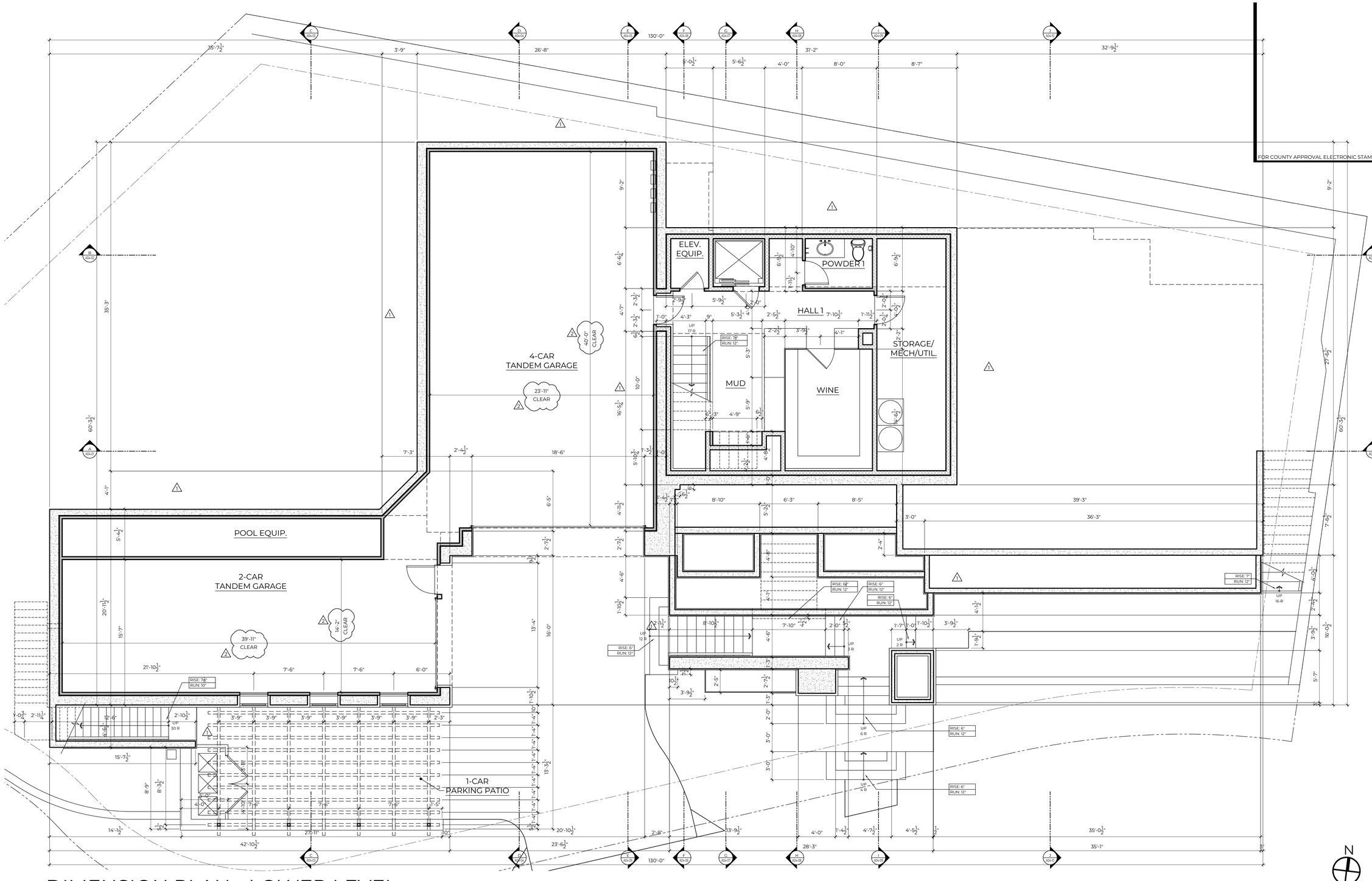
SHEET NO:

A02-00

PLOT REFERENCE DATE:
05 | 21 | 2025


ELEV. EQUIP.
POWDER 1
HALL 1
STORAGE/ MECH/UTIL.
MUD
WINE
4-CAR TANDEM GARAGE
40'-0" CLEAR
23'-11" CLEAR
POOL EQUIP.
2-CAR TANDEM GARAGE
39'-11" CLEAR
14'-2" CLEAR
1-CAR PARKING PATIO
RISE: 7¾" RUN: 10"
RISE: 7" RUN: 12"
RISE: 6¾" RUN: 12"
RISE: 6" RUN: 12"
UP 17 R
UP 12 R
UP 3 R
UP 2 R
UP 6 R
UP 4 R
UP 30 R
UP 16 R
130'-0"
35'-7½"
3'-9"
26'-8"
5'-0½"
5'-6½"
4'-0"
8'-0"
8'-7"
31'-2"
32'-9½"
39'-3"
36'-3"
3'-0"
35'-0½"
35'-1"
60'-3¼"
60'-3½"
42'-10½"
27'-11"
14'-1½"
20'-10½"
23'-6½"
28'-3"
2'-8"
13'-9½"
18'-6"
7'-3"
2'-4½"
21'-10½"
15'-7½"
12'-6"
7'-6"
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39'-11"
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13'-4"
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16'-5¼"
13'-9½"
5'-4½"
20'-11½"
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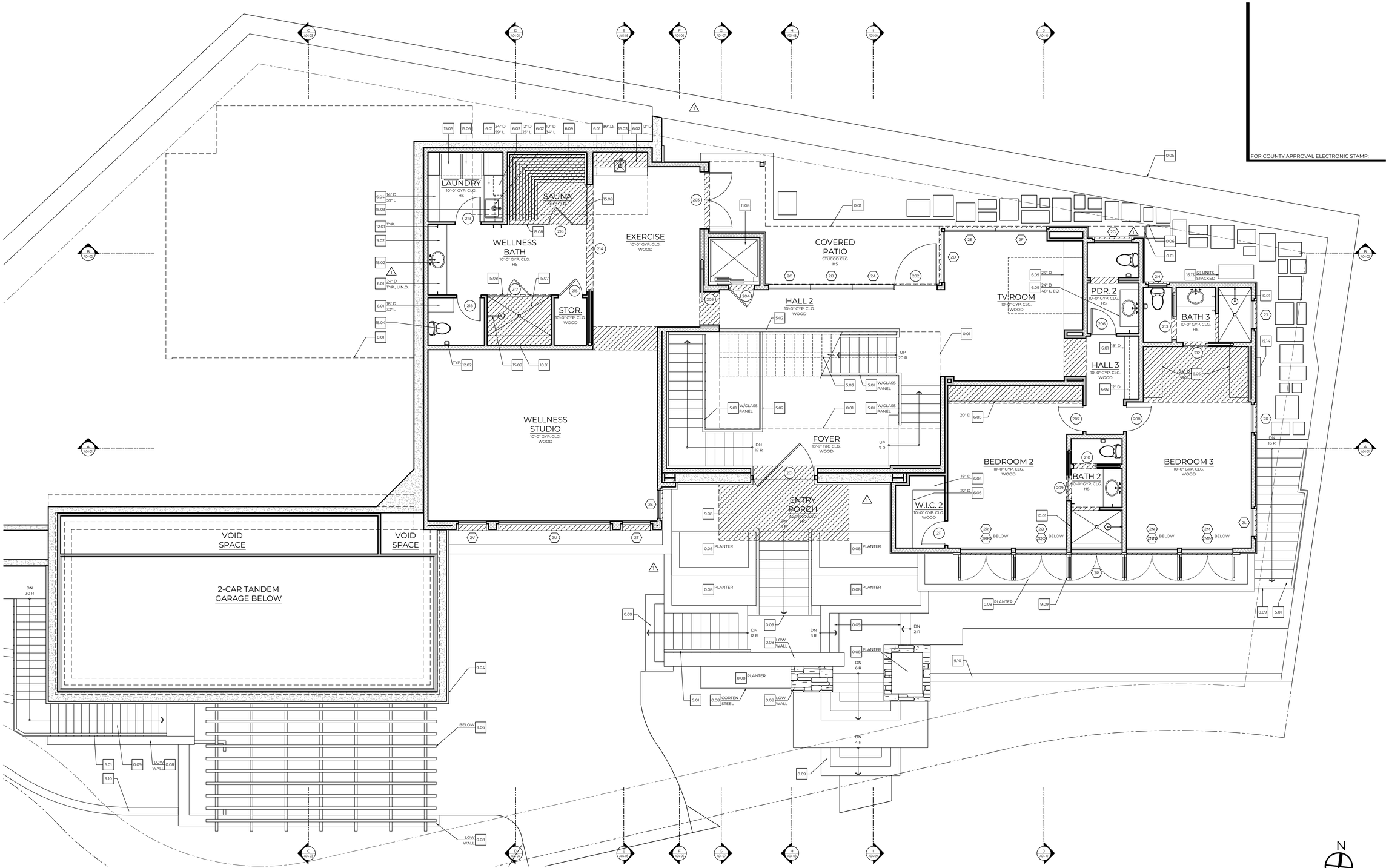
1'-4"
1'-4



REFERENCE PLAN - MIDDLE LEVEL

1/4" = 1/-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. INTERIOR WALL FINISH WILL BE PER THE INTERIOR DESIGNER'S SPECIFICATIONS.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. ALL FIXED APPLIANCES AND EQUIPMENT ARE REQUIRED TO BE SECURELY FASTENED IN PLACE.
11. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
12. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZE FOR WINDOWS AND DOORS WITH MANUFACTURER'S APPROVED WRITTEN RECOMMENDATIONS OR REQUIREMENTS.
13. WINDOWS/DOORS TO HAVE LABEL INDICATING U-VALUE AND SHGC PER ENERGY CALCS.
14. ALL EXTERIOR DOORS TO CONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED.
15. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6. TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
16. ALL GLAZING SHALL COMPLY WITH SECTION R308.
17. ALL GLAZING SHALL BE DUAL PANE INSULATED GLASS UNLESS NOTED OTHERWISE.
18. WINDOW FALL PROTECTION SHALL BE PROVIDED PER SECTION R312.
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- 9.01 ⅝" GYP. BOARD (⅝" MIN.) AT GARAGE SIDE TO RESIDENCE & AT ATTIC (PER TABLE R302.6).
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- 11.05 30" BUILT-IN DOUBLE OVEN / MICROWAVE WALL UNIT W/ 33" TRIM KIT.
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12. FURNISHINGS
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- 12.02 TOILET PAPER HOLDER AT 26" A.F.F. PROVIDE BLOCKING AT WALL.
- 12.03 SUSPENDED OR CEILING MOUNTED GLASS MIRROR AT SINKS

15. MECHANICAL / PLUMBING / ELECTRICAL - INSTALL PER MANUF. APPROVED REQ.
- 15.01 KITCHEN SINK W/ GARBAGE DISPOSAL
- 15.02 LAVATORY SINK
- 15.03 LAUNDRY OR UTILITY/BAR SINK
- 15.04 WATER CLOSET. CENTERED MIN. 30" WIDTH CLEAR SPACE, 24" FRONT CLEAR SPACE.
- 15.05 WASHER SPACE. (PROVIDE "SMITTY" PAN UNDER W/ DRAIN TO OUTSIDE AT FLOORS ABOVE GRADE.) PROVIDE RECESSED WATER & WASTE CONNECTIONS. INSTALL ON LEFT SIDE OF DRYER (IF STACKED PROVIDE AS BOTTOM UNIT)
- 15.06 DRYER SPACE. ROUTE VENT DUCT TO OUTSIDE AIR. INSTALL ON RIGHT SIDE OF WASHER. (IF STACKED, PROVIDE AS TOP UNIT)
- 15.07 BARRIER-FREE HOT MOPPED SHOWER (RECESS INTO FLOOR 2" MIN.) W/ SHATTER RESISTANT GLASS SHOWER ENCLOSURE. PROVIDE NONABSORBENT AT ALL SURFACES (MIN. 70" ABV. FLOOR DRAIN INLET) IN SHOWER / WET AREAS. PROVIDE SHOWER SEAT 20" A.F.F. SLOPED ¼":12" TO DRAIN, WHEN OCCURS. UPON COMPLETION OF HOT-MOPPING, SHOWER PAN SHALL BE FILLED W/ WATER FOR INSPECTION.
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- 15.15 ELECTRICAL SUB-PANEL(S). PER ELEC. DWGS.
- 15.16 GAS METER LOCATION. SEE CIVIL DRAWINGS.

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FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:

REFERENCE PLAN MIDDLE LEVEL

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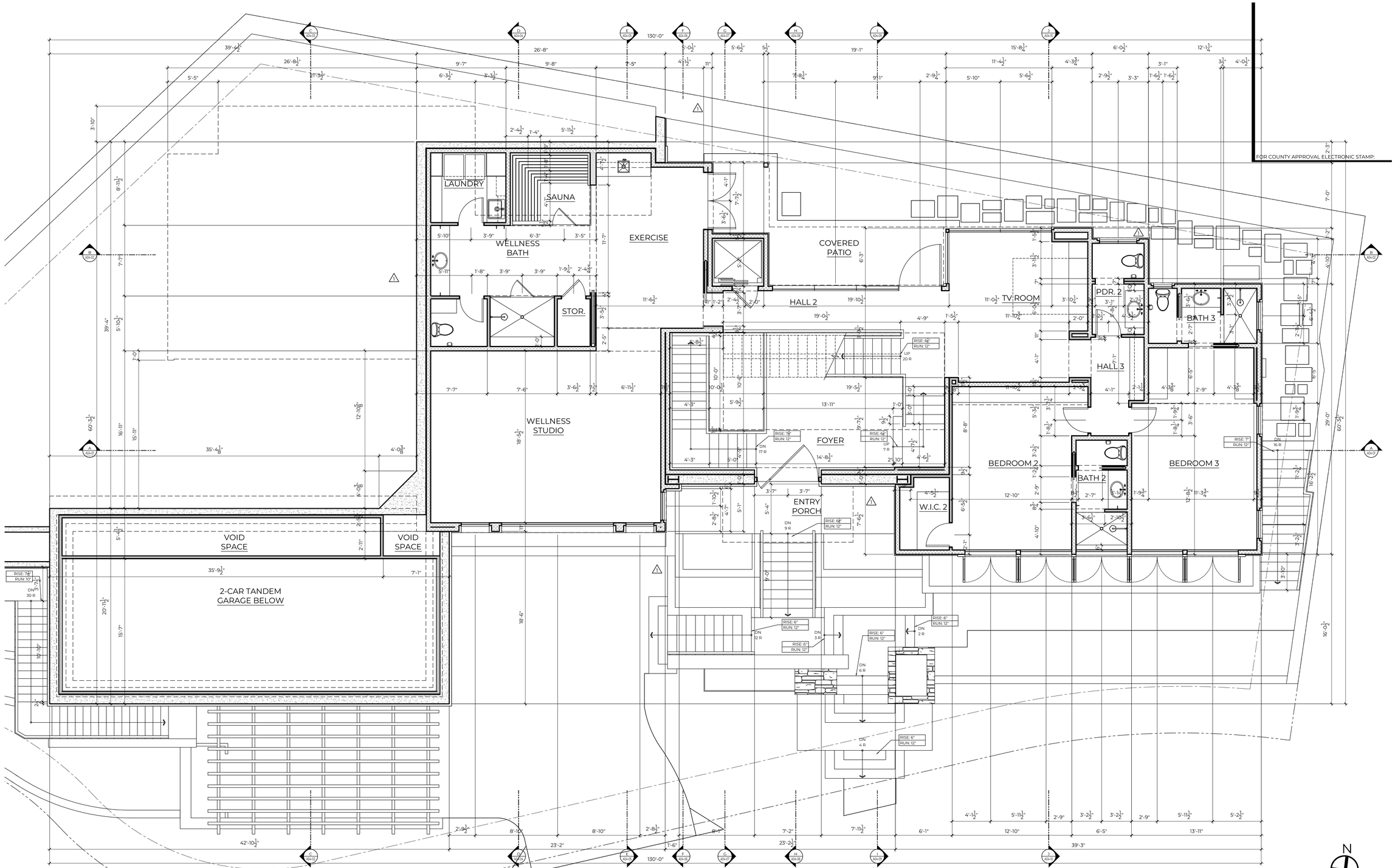

DIMENSION PLAN - MIDDLE LEVEL

1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

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14. ALL EXTERIOR DOORS TO CONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED.
15. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6, TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
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20. EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE MEANS OF EGRESS BY DOOR OR WINDOW.
21. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
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    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.

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DIMENSION PLAN
MIDDLE LEVEL

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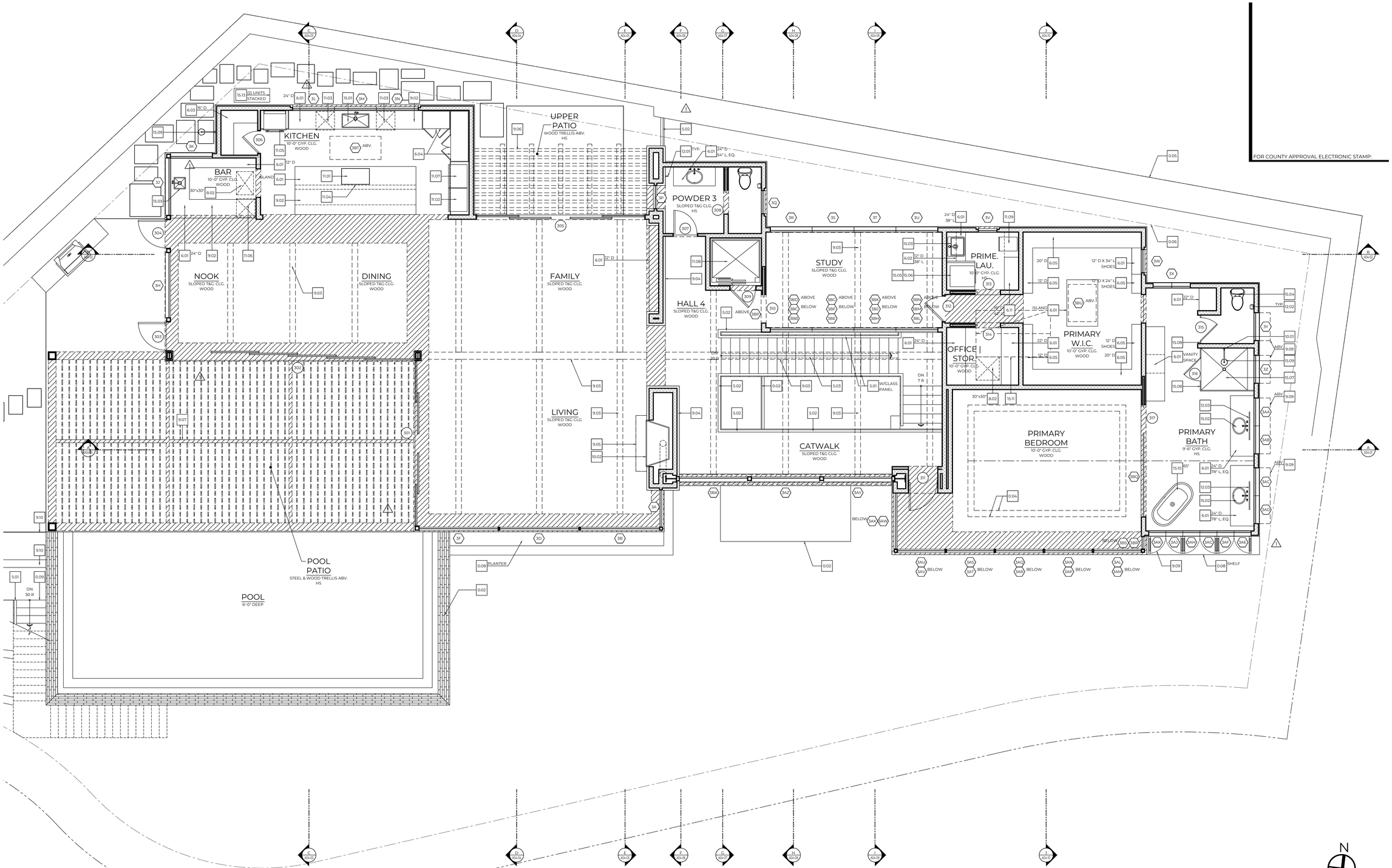

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28. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

FLOOR PLAN LEGEND

- XX — KEYNOTE
- XX / (XX.V) — DETAIL REFERENCE
- XX — DOOR REFERENCE. SEE DOOR SCHEDULE
- XX — WINDOW REFERENCE. SEE WINDOW SCHEDULE
- 2X4 STUD WALL. REFER TO STRUCTURAL DRAWINGS.
- 2X6 STUD WALL. REFER TO STRUCTURAL DRAWINGS.
- 2X STUD LOW WALL - HEIGHT AS INDICATED PER PLAN. REFER TO STRUCTURAL DRAWINGS.
- FLAT SOFFIT . REFER TO REFLECTED CEILING PLAN FOR HEIGHT.
- CONCRETE RETAINING/SHORING WALL REFER TO STRUCTURAL DRAWINGS.

FLOOR PLAN REFERENCE NOTES

0. SPATIAL
   - 0.01 LINE OF FLOOR, DECK, AND/OR WALL ABOVE.
   - 0.02 LINE OF FLOOR AND/OR WALL BELOW.
   - 0.03 LINE OF CEILING CHANGE ABOVE.
   - 0.04 LINE OF SOFFIT/COFFER ABOVE.
   - 0.05 PROPERTY LINE
   - 0.06 SETBACK LINE
   - 0.07 TRASH AREA (SCREEN AS REQUIRED)
   - 0.08 LOW WALL / SHELF OR PLANTER. SEE ELEVATIONS.
   - 0.09 STEPS/STAIRS. SEE LANDSCAPE DRAWINGS.
   - 0.10 PROVIDE VENT TO OUTSIDE AT GARAGE.
   - 0.11 9'-0" x 18'-0" CLEAR SPACE FOR GARAGE PARKING
5. METALS
   - 5.01 METAL HANDRAIL AT 34-38" ABOVE NOSING.
   - 5.02 METAL GUARD AT 42" A.F.F. W/ TEMPERED GLASS PANELS
   - 5.03 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS.
6. WOOD
   - 6.01 WOOD CABINETRY - LOWER CABINET.
   - 6.02 WOOD CABINETRY - UPPER CABINET.
   - 6.03 WOOD CABINETRY - SHELVES.
   - 6.04 WOOD CABINETRY - FULL HEIGHT CABINET.
   - 6.05 WOOD CABINETRY - FULL HEIGHT BUILT-IN CLOSET CABINET / WARDROBE.
   - 6.06 WOOD CABINETRY - BENCH WITH DRAWERS
   - 6.07 WOOD CABINETRY - WINE BOTTLE SHELVING
   - 6.08 WOOD CABINETRY - MURPHY BED CABINET SYSTEM
   - 6.09 WOOD CABINETRY - SLATTED WOOD BENCH & WALL PANELS TREATED FOR USE AT SAUNA. REFER TO INTERIOR DESIGNER.
   - 6.11 WOOD CABINETRY - BROOM CLOSET
8. OPENINGS
   - 8.01 SELF-CLOSING, SELF-LATCHING, TIGHT FITTING, SOLID WOOD 1 3/8" MINIMUM THICK DOOR OR 20 MINUTE DOOR AT OPENINGS FROM DWELLING TO GARAGE.
   - 8.02 ATTIC ACCESS PANEL. SEE PLAN FOR SIZE (NOT TO BE LOCATED OVER ANY SHELF OR POLE) MAINTAIN 30"X30" CLEAR SPACE TO FLOOR BELOW OPENING. PROVIDE WEATHER STRIPPING TO PREVENT DRAFT.
9. FINISHES
   - 9.01 $\frac{5}{8}$" GYP. BOARD ($\frac{1}{2}$" MIN.) AT GARAGE SIDE TO RESIDENCE & AT ATTIC (PER TABLE R302.6).
   - 9.02 COUNTERTOP - FINISH PER INT. DESIGNER.
   - 9.03 DECORATIVE WOOD CEILING FALSE BEAMS - SEE REFLECTED CEILING PLAN
   - 9.04 LINE OF ADHERED BRICK VENEER FINISH.
   - 9.05 NON-COMBUSTIBLE FLOATING FIREPLACE HEARTH & MANTEL - PER INT. DESIGNER.
   - 9.06 EXPOSED WOOD TRELLIS. SEE ELEVATIONS.
   - 9.07 STEEL & WOOD TRELLIS SYSTEM. SEE ELEVATIONS.
   - 9.08 CANTILEVERED AWNING. SEE ELEVATIONS.
   - 9.09 WOOD SHUTTER. SEE ELEVATIONS.
   - 9.10 LOW WALL/LANDSCAPE WALL. SEE ELEVATIONS.
10. SPECIALTIES
    - 10.01 MUDSET CERAMIC TILED SHAMPOO NICHE, 24"X20" R.O. AT 48" A.F.F.
    - 10.02 GAS FIREPLACE - SEE SPECS ON SHEET GN-3.
11. EQUIPMENT - INSTALL PER MANUF. APPROVED REQ.
    - 11.01 36" INDUCTION COOKTOP
    - 11.02 30" REFRIGERATOR SPACE.
    - 11.03 24" DISHWASHER.
    - 11.04 COUNTERTOP VENTING EXHAUST. VENT TO OUTSIDE AIR.
    - 11.05 30" BUILT-IN DOUBLE OVEN / MICROWAVE WALL UNIT W/ 33" TRIM KIT.
    - 11.06 24" UNDER-COUNTER REFRIGERATOR.
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    - 11.08 PERSONAL ELEVATOR & HOISTWAY
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    - 15.07 BARRIER-FREE HOT MOPPED SHOWER (RECESS INTO FLOOR 2" MIN.) W/ SHATTER RESISTANT GLASS SHOWER ENCLOSURE. PROVIDE NONABSORBENT AT ALL SURFACES (MIN. 70" ABV. FLOOR DRAIN INLET) IN SHOWER / WET AREAS. PROVIDE SHOWER SEAT 20" A.F.F. SLOPED $\frac{1}{4}$"-12" TO DRAIN, WHEN OCCURS. UPON COMPLETION OF HOT-MOPPING, SHOWER PAN SHALL BE FILLED W/ WATER FOR INSPECTION.
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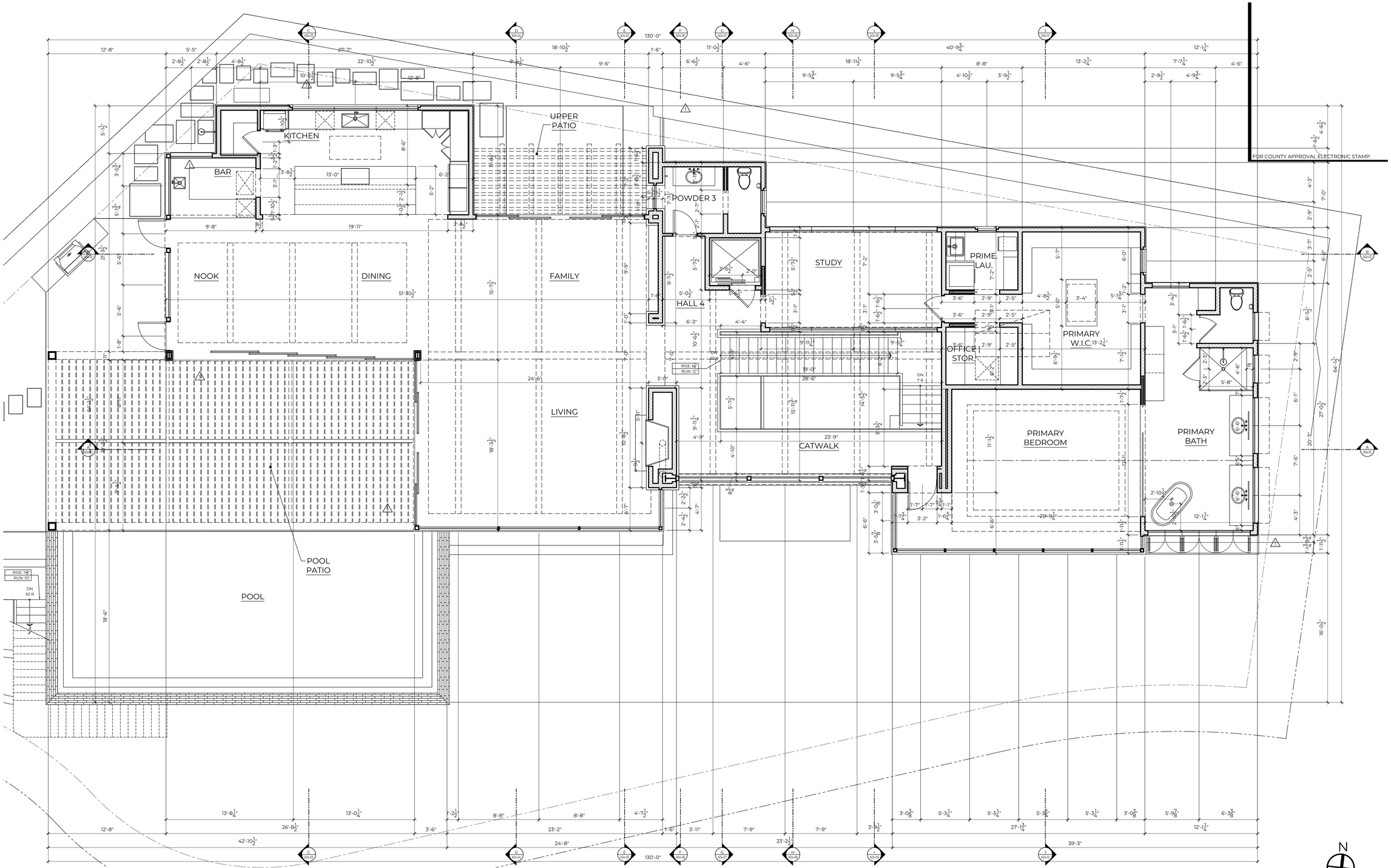

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1/4" = 1/-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. INTERIOR WALL FINISH WILL BE PER THE INTERIOR DESIGNER'S SPECIFICATIONS.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. ALL FIXED APPLIANCES AND EQUIPMENT ARE REQUIRED TO BE SECURELY FASTENED IN PLACE.
11. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
12. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZE FOR WINDOWS AND DOORS WITH MANUFACTURER'S APPROVED WRITTEN RECOMMENDATIONS OR REQUIREMENTS.
13. WINDOWS/DOORS TO HAVE LABEL INDICATING U-VALUE AND SHGC PER ENERGY CALCS.
14. ALL EXTERIOR DOORS TO CONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED.
15. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6, TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
16. ALL GLAZING SHALL COMPLY WITH SECTION R308.
17. ALL GLAZING SHALL BE DUAL PANE INSULATED GLASS UNLESS NOTED OTHERWISE.
18. WINDOW FALL PROTECTION SHALL BE PROVIDED PER SECTION R312.
19. PROVIDE THE FOLLOWING AT EGRESS WINDOWS PER R310.2.2: ESCAPE & RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING SHALL BE NOT LESS THAN 24" HIGH AND 20" WIDE. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" A.F.F. THESE WINDOWS & ANY BARS, GRILLS GRATES OR OTHER SIMILAR DEVICES SHALL BE OPERATIONAL FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS OR TOOLS. IF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" A.F.F. OF THE ROOM IN WHICH THE WINDOW IS LOCATED.
20. EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE MEANS OF EGRESS BY DOOR OR WINDOW.
21. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
22. ALL GLASS SHOWER AND TUB/SHOWER DOORS SHALL BE TEMPERED.
23. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. VALVES SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES FAHRENHEIT.
24. SINGLE SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI.
25. MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
26. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF THE WATER CLOSET TO ANY SIDE WALL AND 21" CLEAR SPACE IN FRONT.
27. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.

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FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

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APN # 053-320-11

PROJECT INFO.:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:

DIMENSION PLAN
UPPER LEVEL

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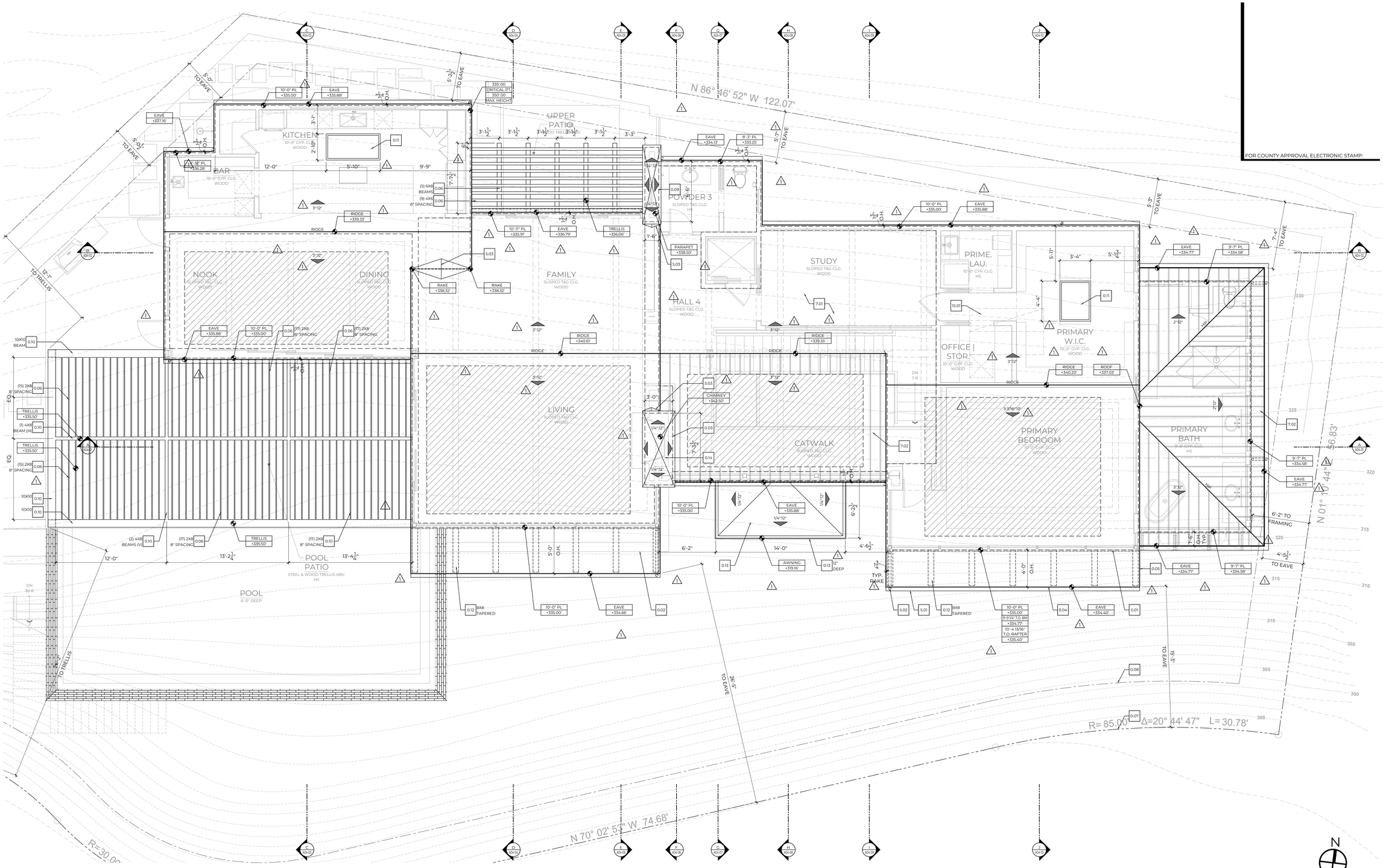
SHEET NO:

A02-21

PLOT REFERENCE DATE:

05 | 21 | 2025



ROOF PLAN

1/4" = 1/-0"

ROOF PLAN GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
4. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
5. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
6. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
7. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
8. ALL ROOFING TO BE A MINIMUM CLASS A (REFLECTANCE = 0.10 & EMISSIVITY = 0.85)
9. PLUMBING VENTS, EXHAUST VENTS OR SIMILAR TERMINATION ACCESSORIES SHALL BE ROUTED TO A PLANE ON THE ROOF THAT IS LEAST VISIBLE FROM PUBLIC VIEW AND GROUPED TOGETHER WHEN POSSIBLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO INSTALLATION AND CONFIRM LOCATION.
10. ALL EXPOSED METAL ON ROOF SHALL BE CORROSION RESISTANT UN-TREATED COPPER METAL INCLUDING ALL VALLEYS AND WHERE ROOF PITCHES CHANGE.
11. ALL PENETRATIONS IN VALLEYS SHALL BE LOCATED 18" MIN. OUTSIDE VALLEY WATERWAYS, AND 18" MIN. FROM OTHER PENETRATIONS OR PROJECTIONS, SUCH AS PIPES, WALLS, CURBS, ETC. ALL PENETRATIONS SHALL BE OFFSET 18" MIN. FROM WATERWAY TERMINATIONS SUCH AS VALLEY ENDS AND TILE PAN ENDS, ETC. ALL PENETRATIONS SHALL BE VERTICALLY PLUMB THROUGH ROOF SHEATHING AND EXTEND 12" MIN. ABOVE SHEATHING. 26 GA. MIN. CORROSION RESISTANT UN-TREATED COPPER METAL FLASHING. FRAMER TO PROVIDE VENTILATION TO AREAS OF ATTIC ISOLATED BY OVER-FRAMING, PROVIDE A 22"X30" ACCESS WAY AT OVER-FRAMING THAT IS OVER 30" CLEAR IN HEIGHT.
12. THE TRUSS MANUFACTURER SHALL ALLOW FOR SERVICE ACCESS TO THE ATTIC MOUNTED FORCED AIR UNITS. (WHERE APPLICABLE)
13. THE SHEET METAL CONTRACTOR RESPONSIBLE FOR FABRICATION & INSTALLATION OF GUTTERS & DOWNSPOUTS SHALL SUBMIT SHOP DRAWINGS CONSISTING OF ROOF PLANS, ELEVATIONS & DETAILS OUTLINING THE ENTIRE GUTTER & DOWNSPOUT SYSTEM TO THE BUILDER/CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. GUTTERS DOWNSPOUTS ARE REQUIRED AND SHALL BE TIED INTO AREA DRAINS, SEE PRECISE GRADING PLAN.
15. REQUIRED VENTILATION OPENING SHALL OPEN DIRECTLY TO THE OUTSIDE AIR SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.
16. PLUMBING VENTS AND B-VENTS TO BE LOCATED OUTSIDE OF SOLAR ZONE. FIELD VERIFY LOCATION BEFORE INSTALLATION
17. UN-VENTED HIGH PERFORMANCE ATTICS OR ENCLOSED RAFTER ASSEMBLIES SHALL HAVE AIR-IMPERMEABLE INSULATION APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. INSULATION AND ASSEMBLIES SHALL COMPLY WITH R806.5. UNLESS NOTED OTHERWISE, SPRAY POLYURETHANE FOAM INSULATION OR APPROVED EQUAL SHALL BE USED. INSTALL PER THE MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS WITH REQUIRED THERMAL & IGNITION BARRIERS. THE INSTALLER SHOULD BE CERTIFIED BY THE SPRAY POLYURETHANE FOAM ALLIANCE OR APPROVED EQUAL.
18. REFER TO STRUCTURAL DRAWINGS FOR ROOF SHEATHING SPECIFICATIONS.
19. NOT MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF.
20. NO PLUMBING VENTS OR SIMILAR ROOF PENETRATIONS ARE TO BE LOCATED FACING COURTYARDS,, TYP.
21. PLATE & WALL HEIGHTS ARE CALLED OUT FROM THE UPPER LEVEL FINISHED FLOOR U.N.O.
22. SOLAR SPACE REQUIREMENTS (PER CEC 110.10(B)):
    - 22.1. DESIGNATED SOLAR ZONES SHALL HAVE A MINIMUM DIMENSION OF FIVE FEET ON ALL SIDES.
    - 22.2. THE DESIGNATED SOLAR ZONE SHALL BE UNSHADED, UN-PENETRATED AND FREE OF ANY OBSTRUCTIONS
23. SOLAR DOCUMENTATION (PER CEC 110.10(D)):
    - 23.1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING A DESIGNED SOLAR ZONE AND INTERCONNECTION PATHWAY INFORMATION SHALL BE PROVIDED TO THE OCCUPANT.
24. MAIN ELECTRICAL SERVICE PANEL (PER CEC 110.10(E)):
    - 24.1. MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
    - 24.2. MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION FOR A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FOR THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"

ROOF PLAN SYMBOL LEGEND

- XX — KEYNOTE
- XX (D01.01) — DETAIL REFERENCE
- XX:12 — ROOF PITCH:
  - a. ARROW POINTS TOWARDS DOWNSLOPE.
  - b. FIRST NUMBER IS VERTICAL RISE
  - c. SECOND NUMBER IS HORIZONTAL RUN.
- EXTENT OF STANDING SEAM C.R. METAL UN-TREATED COPPER ROOF. SEE ELEVATIONS.
- MIN. 250 SQ. FT. OF SOLAR READY ZONE FOR FUTURE INSTALLATION. (DEFERRED SUBMITTAL) PROVIDE LOCATION FOR INVERTERS AND METERING EQUIPMENT FOR FUTURE SYSTEMS ALONG W/ A PATHWAY FOR ROUTING CONDUIT FROM THE SOLAR ZONES TO THE POINT OF INTERCONNECTIONS W/ THE ELECTRICAL SERVICE AND PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM. SOLAR PANELS SHALL BE INTEGRATED INTO ROOF. FRAME TO BE BRONZE ANODIZED AT MATCH ROOF COLOR

ROOF PLAN NOTES

0. SPATIAL - SEE SHEET GN-03 FOR SPECS
- 0.01 LINE OF EXTERIOR FACE OF FRAMING / STRUCTURE BELOW.
- 0.02 LINE OF FLOOR AND/OR WALL BELOW.
- 0.03 LINE CHIMNEY.
- 0.04 LINE OF EAVE OVERHANG.
- 0.05 LINE OF RAKE OVERHANG.
- 0.06 LINE OF WOOD TRELLIS MEMBERS. SPACED 50% MIN. OPEN. PROVIDE UN-TREATED COPPER METAL FLASHING AT TOP OF ALL EXPOSED WOOD, TYP.
- 0.07 PROPERTY LINE
- 0.08 SETBACK LINE
- 0.09 LINE OF PARAPET/PILASTER ELEMENT W/ PRECAST CAP, SLOPE TOP TO DRAIN.
- 0.10 LINE OF STEEL TRELLIS SYSTEM, SPACED 50% MIN. OPEN. TOP FLUSH ALL MEMBERS. PROVIDE STEEL LEDGER AT WALL CONNECTION.
- 0.11 LOW PROFILE SKYLIGHTS, TO BE NON-REFLECTIVE, CLEAR, OR SOLAR BRONZE
- 0.12 LINE OF WOOD RAFTER TAILS BELOW.
- 0.13 LINE OF AWNING BELOW w/ STEEL I-BEAM FASCIA w/ CONCEALED PERIMETER COPPER GUTTER & DOWNSPOUT. SEE STRUCTURAL DRAWINGS.
- 0.14 PRECAST CHIMNEY CAP, SLOPE TOP TO DRAIN.

5. METALS- SEE SHEET GN-03 FOR SPECS
- 5.01 LINE OF 5" HALF-ROUND UN-TREATED COPPER METAL GUTTER.
- 5.02 3" DIA. ROUND UN-TREATED COPPER METAL DOWNSPOUT BELOW. TIE INTO STORM DRAIN SYSTEM.
- 5.03 UN-TREATED COPPER METAL CRICKET/SADDLE FLASHING.
- 5.04 UN-TREATED COPPER METAL VALLEY / INTERSECTION FLASHING.

7. THERMAL PROTECTION- SEE SHEET GN-03 FOR SPECS
- 7.01 LOW PROFILE CLASS "A" STONE SLATE ROOF
- 7.02 CLASS "A" UN-TREATED COPPER METAL STANDING SEAM ROOF
- 7.03 CLASS "A" THERMOPLASTIC POLYOLEFIN (TPO) SINGLE PLY ROOFING MEMBRANE. SEE ROOF PLAN GENERAL NOTE #17.

15. MECHANICAL - INSTALL PER MANUF. APP'D REQ.
- 15.01 MECHANICAL UNIT IN ATTIC

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C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

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APN # 053-320-11

PROJECT INFO:
PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:
11 | 25 | 2024 - FINAL EBCA SUBMITTAL
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03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:
ROOF PLAN

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SHEET NO:
A03-01

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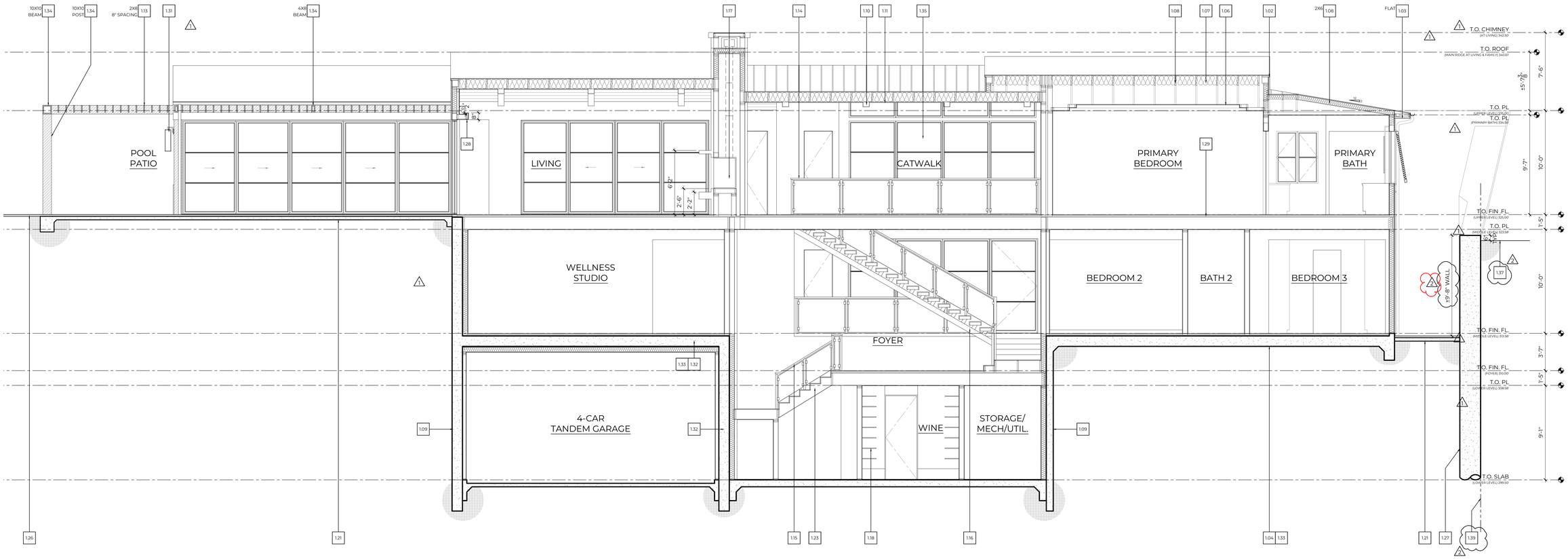

SECTION A-A

1/4" = 1'-0"

SECTION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. REFER TO STRUCTURAL DRAWINGS FOR FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, FLOOR & ROOF SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. LOWER LEVEL DIMENSIONS ARE FROM THE TOP OF BUILDING SLAB.
11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
13. FOUNDATION SHALL BE A COMBINATION OF POST-TENSIONED CONCRETE MAT SLAB ON GRADE SYSTEM, CAISSONS AND RETAINING WALLS. DESIGNED BY OTHERS.
14. SILL/SOLE PLATES SHALL BE PRESSURE AND PRESERVATIVE TREATED WOOD.
15. TO INSURE LOADING WILL BE AS DESIGNED, PROVIDE ½" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.
16. A DUCT PENETRATING A WALL OR CEILING IN A RESIDENTIAL GARAGE SHALL HAVE NO OPENINGS INTO THE GARAGE AND BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE SHEET STEEL PER R302.5.2.
17. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SIMILAR ITEMS AT EACH FLOOR CEILING LEVEL ARE REQUIRED TO BE FIRE-STOPPED WITH MATERIAL THAT RESISTS THE PASSAGE OF FLAME AND GAS IN THE ANNULAR SPACES. SPRAY APPLIED FOAM IS NOT ALLOWED AS IT IS COMBUSTIBLE IN BOTH ITS WET AND DRY STATES. PER R302.5.3 & R320.11.
18. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTIONS AT CONCEALED HORIZONTAL AND VERTICAL SPACES & OPENINGS, BETWEEN FLOORS, CONCEALED SPACES AT STAIR STRINGERS, OPENINGS AROUND PIPES, CONDUITS, DUCTS AND WIRES AT CEILING AND FLOOR LEVELS, CHIMNEYS, FIREPLACES AND BETWEEN THE TOP STORY AND AN ATTIC OR ROOF. PER R320.11.
19. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SILL/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE RODENTS BY CLOSING SUCH OPENINGS. PER R602.3.4.1.
20. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6. TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
21. DWELLING / GARAGE SEPARATION SHALL COMPLY AS FOLLOWS PER TABLE R302.6:
    a. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT APPLIED ON THE GARAGE SIDE FOR SEPARATION FROM THE RESIDENCE AND ATTICS.
    b. NOT LESS THAN ⅝" TYPE 'X' GYPSUM BOARD OR EQUIVALENT FOR SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT.
    c. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT FOR SEPARATION AT STRUCTURE(S) SUPPORTING FLOOR / CEILING ASSEMBLIES AS REQUIRED BY THIS SECTION.
22. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD. PER R302.7.
23. THE MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREAD AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
24. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
25. PLANS SHALL COMPLY WITH THE FOLLOWING ATTIC FURNACES & COOLING EQUIPMENT REQUIREMENTS (WHEN OCCURS):
    a. HAVE A 22"X30" MIN. (OR 30"X30" WHERE APPLICABLE) ATTIC ACCESS WITHIN 20 FT. OF THE EQUIPMENT. (WHERE APPLICABLE)
    b. OPENING SHALL BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
    c. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO AND HAVE 30" DEEP LEVEL WORKING PLATFORM W/ NON-COMBUSTIBLE FINISH AT CONTROL SIDE.
    d. CONDENSATE DRAIN SHALL TERMINATE AT AN APPROVED PLUMBING FIXTURE.
    e. HAVE ELECTRICAL OUTLET & LIGHT FIXTURE CONTROLLED BY A SWITCH AT THE ACCESS POINT AT THE FURNACE.
26. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

SECTION SYMBOL LEGEND

XX — KEYNOTE

XX / X01.01 — DETAIL REFERENCE

SECTION PLAN NOTES

1.01 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5". SCABBED TO ROOF RAFTER/JOISTS. SEE STRUCTURAL DWGS.

1.02 EXPOSED STAIN GRADE 2"x12" WOOD FASCIA. SEE STRUCTURAL DRAWINGS.

1.03 EXPOSED STAIN GRADE 2x6 WOOD T&G STARTER BOARDS BY "LOCK-DECK ROOFING". SEE STRUCTURAL DRAWINGS.

1.04 MAT SLAB ON GRADE FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.05 GYPSUM BOARD SOFFIT.

1.06 FURRED/STEPPED CEILING.

1.07 INSULATION PER ENERGY CALCS.

1.08 CONVENTIONALLY FRAMED 2x12 (U.N.O.) WOOD ROOF RAFTER/JOIST. SEE STRUCT. DRAWINGS.

1.09 CONCRETE RETAINING WALL FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.10 DECORATIVE STAIN GRADE 8x6 WD. BEAMS AT CEILING.

1.11 DECORATIVE STAIN GRADE 1x6 WD. T&G CEILING.

1.12 DECORATIVE STAIN GRADE 10x12 WOOD RIDGE BEAM AT CEILING.

1.13 EXPOSED STAIN GRADE WOOD TRELLIS. PROVIDE UN-TREATED COPPER METAL FLASHING ON ALL EXPOSED TOPS. SEE STRUCTURAL DRAWINGS.

1.14 METAL GUARD w/ TEMPERED GLASS PANELS. +42" A.F.F. DESIGN PER INTERIOR DESIGNER.

1.15 CONTINUOUS METAL HANDRAIL SECURELY FASTENED SECURELY TO WALL BETWEEN +34" MIN. - +38" MAX. ABOVE NOSING OF TREAD. DESIGN PER INTERIOR DESIGNER.

1.16 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS. BY OTHERS. REFER TO STRUCTURAL DRAWINGS ADDITIONAL INFORMATION.

1.17 PRE-BUILT GAS FIREPLACE WITH METAL FLUE. PROVIDE MIN. CODE CLEARANCES AT B-VENT TERMINATION CAP. PROVIDE NON-COMBUSTIBLE FLOATING MANTEL AND HEARTH PER INTERIOR DESIGNER.

1.18 WINE RACKING/SHELVES PER INT. DESIGNER.

1.19 POOL DESIGN / FOUNDATION AND WEATHER/WATERPROOFING DESIGNED BY OTHERS. NOT A PART OF THIS SCOPE.

1.20 LINE OF NATURAL GRADE PER 1959 CONTOUR MAP

1.21 HARDSCAPE BY LANDSCAPE ARCHITECT.

1.22 BUILT-IN PLANTING AREAS. REFER TO LANDSCAPE ARCHITECT. WATERPROOFING BY OTHERS.

1.23 TYPICAL WOOD FRAMED STAIRS AND LANDING. SEE STRUCTURAL DRAWINGS.

1.24 HOLD FLOOR FRAMING OFF EXTERIOR WALL AT GLASS WALL. PROVIDE FINISH FOR CATWALK BETWEEN GLASS WALL BEFORE WINDOW INSTALLATION. DESIGN PER INTERIOR DESIGNER.

1.25 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PERIMETER COPPER GUTTER & DOWNSPOUT.

1.26 LINE OF FINISHED GRADE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.27 SHORING / CAISSON WALLS / FOUNDATION FOR SITE SLOPE. PER CIVIL AND STRUCT. ENGINEER.

1.28 WOOD FRAMED SOFFIT LIGHT TRAY W/ SHADE POCKET (WHEN OCCURS)

1.29 WOOD FRAMED FLOOR SYSTEM: (TOP TO BOTTOM) SEE STRUCTURAL DRAWINGS
- ¾" FINISHED WOOD FLOOR (U.N.O.)
- ACOUSTI-MAT ½ SOUND CONTROL MAT UNDERLAYMENT
- ¾" WOOD SUBSTRATE
- 1⅛" PLYWOOD T&G FLOOR SHEATHING
- 14" TJI FLOOR JOISTS
- 5/8" GYPSUM BOARD CEILING (TYPICAL, U.N.O.)

1.30 WOOD TRIM/ WALL FINISH

1.31 DOWN-LIT OR SHIELDED LIGHT FIXTURE.

1.32 CONCRETE FLOOR/WALL SYSTEM. SEE STRUCTURAL DRAWINGS.

1.33 CONTINUE FINISHED FLOOR SYSTEM, SOUND CONTROL MAT, WOOD SUBSTRATE AND FLOOR SHEATHING O/ CONCRETE FLOOR SYSTEM OR MAT SLAB FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.34 STEEL TRELLIS SYSTEM.

1.35 STEEL DOOR/WINDOW SYSTEMS. SEE SCHEDULES

1.36 PERSONAL ELEVATOR HOISTWAY. PROVIDE RATED WALL & CEILING ASSEMBLIES PER CODE.

1.37 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.38 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.

1.39 PROPERTY LINE.

ENERGY REQUIREMENTS

NOTE: REFER AND VERIFY WITH APPROVED ENERGY COMPLIANCE CALCULATIONS & DOCUMENTS.

EXTERIOR WALLS (2X4):	N/A
EXTERIOR WALLS (2X6):	R-21
FLOOR (o/GARAGE OR EXT.):	R-30
CEILING (CATHEDRAL):	R-30** (UN-VENTED*)
ROOF (BELOW ROOF DECK):	R-30** (UN-VENTED*)
ROOF (BTWN. ATTIC & HOUSE):	N/A
UNDER FAU PLATFORM:	N/A
GLAZING WDW. U-FACTOR:	PER WDW. SCHEDULE
GLAZING DR. U-FACTOR:	PER DR. SCHEDULE
GLAZING WDW. SHGC:	PER WDW. SCHEDULE
GLAZING DR. SHGC:	PER DR. SCHEDULE
SOLAR PV SYSTEM (MIN.):	6.80 kWdc

*ALL ROOF OR ATTIC SPACE SHALL BE PROVIDED WITH AN AIR-IMPERMEABLE INSULATION DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.5 (NO VENTING REQUIRED).

**ROOF AREAS SHALL BE TREATED AS AN UN-VENTED HIGH PERFORMANCE ATTIC WITH SPRAY POLYURETHANE FOAM INSULATION AT THE UNDERSIDE OF THE ROOF DECK.

FOR COUNTY APPROVAL ELECTRONIC STAMP:

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ASHER DESIGN GROUP
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4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

STAMP:

LICENSED ARCHITECT
AUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO.:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
2 08 | 11 | 2025 - OCPW PLAN CHECK

SHEET TITLE:

BUILDING SECTIONS

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SHEET NO:

A04-01

PLOT REFERENCE DATE:

08 | 11 | 2025

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FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
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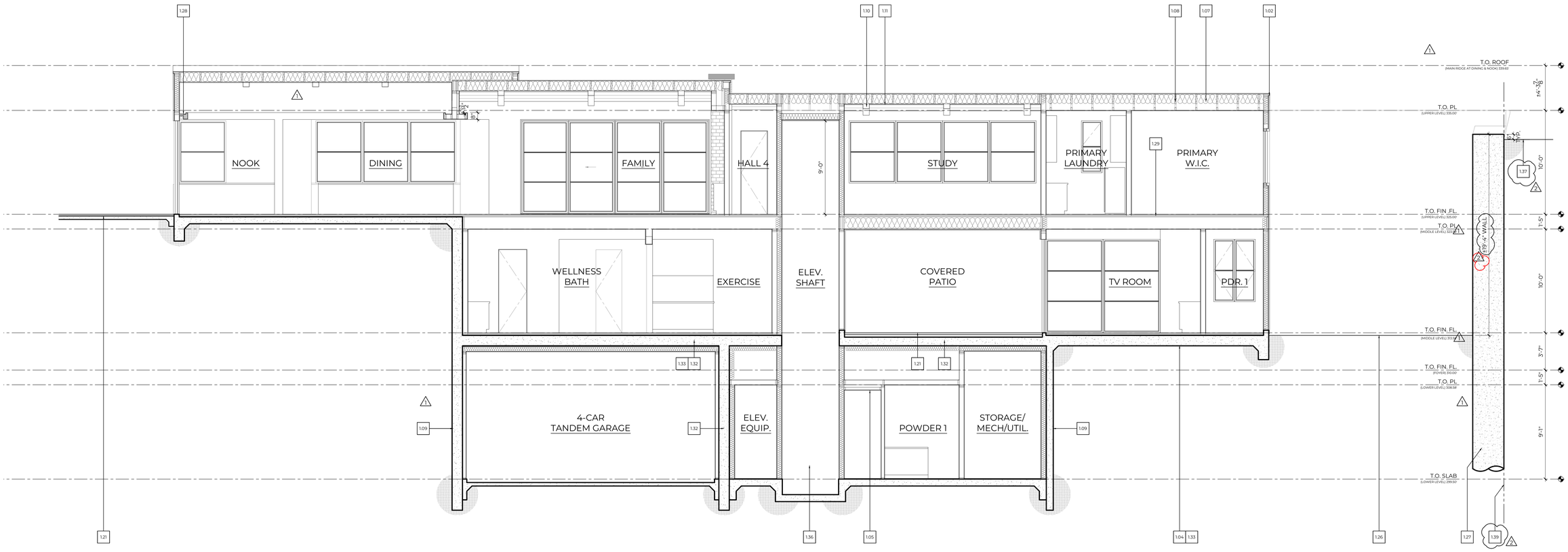
REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
1 08 | 11 | 2025 - OCPW PLAN CHECK



SECTION B-B

1/4" = 1/-0"

SECTION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. REFER TO STRUCTURAL DRAWINGS FOR FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, FLOOR & ROOF SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. LOWER LEVEL DIMENSIONS ARE FROM THE TOP OF BUILDING SLAB.
11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
13. FOUNDATION SHALL BE A COMBINATION OF POST-TENSIONED CONCRETE MAT SLAB ON GRADE SYSTEM, CAISSONS AND RETAINING WALLS. DESIGNED BY OTHERS.
14. SILL/SOLE PLATES SHALL BE PRESSURE AND PRESERVATIVE TREATED WOOD.
15. TO INSURE LOADING WILL BE AS DESIGNED, PROVIDE $\frac{1}{2}$" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.
16. A DUCT PENETRATING A WALL OR CEILING IN A RESIDENTIAL GARAGE SHALL HAVE NO OPENINGS INTO THE GARAGE AND BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE SHEET STEEL PER R302.5.2.
17. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SIMILAR ITEMS AT EACH FLOOR CEILING LEVEL ARE REQUIRED TO BE FIRE-STOPPED WITH MATERIAL THAT RESISTS THE PASSAGE OF FLAME AND GAS IN THE ANNULAR SPACES. SPRAY APPLIED FOAM IS NOT ALLOWED AS IT IS COMBUSTIBLE IN BOTH ITS WET AND DRY STATES. PER R302.5.3 & R320.11.
18. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTIONS AT CONCEALED HORIZONTAL AND VERTICAL SPACES & OPENINGS, BETWEEN FLOORS, CONCEALED SPACES AT STAIR STRINGERS, OPENINGS AROUND PIPES, CONDUITS, DUCTS AND WIRES AT CEILING AND FLOOR LEVELS, CHIMNEYS, FIREPLACES AND BETWEEN THE TOP STORY AND AN ATTIC OR ROOF. PER R320.11.
19. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SILL/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE RODENTS BY CLOSING SUCH OPENINGS. PER R602.3.4.1.
20. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6. TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
21. DWELLING / GARAGE SEPARATION SHALL COMPLY AS FOLLOWS PER TABLE R302.6:
    a. NOT LESS THAN $\frac{5}{8}$" GYPSUM BOARD OR EQUIVALENT APPLIED ON THE GARAGE SIDE FOR SEPARATION FROM THE RESIDENCE AND ATTICS.
    b. NOT LESS THAN $\frac{5}{8}$" TYPE 'X' GYPSUM BOARD OR EQUIVALENT FOR SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT.
    c. NOT LESS THAN $\frac{1}{2}$" GYPSUM BOARD OR EQUIVALENT FOR SEPARATION AT STRUCTURE(S) SUPPORTING FLOOR / CEILING ASSEMBLIES AS REQUIRED BY THIS SECTION.
22. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH $\frac{1}{2}$" GYPSUM BOARD. PER R302.7.
23. THE MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREAD AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
24. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
25. PLANS SHALL COMPLY WITH THE FOLLOWING ATTIC FURNACES & COOLING EQUIPMENT REQUIREMENTS (WHEN OCCURS):
    a. HAVE A 22"X30" MIN. (OR 30"X30" WHERE APPLICABLE) ATTIC ACCESS WITHIN 20 FT. OF THE EQUIPMENT. (WHERE APPLICABLE)
    b. OPENING SHALL BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
    c. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO AND HAVE 30" DEEP LEVEL WORKING PLATFORM W/ NON-COMBUSTIBLE FINISH AT CONTROL SIDE.
    d. CONDENSATE DRAIN SHALL TERMINATE AT AN APPROVED PLUMBING FIXTURE.
    e. HAVE ELECTRICAL OUTLET & LIGHT FIXTURE CONTROLLED BY A SWITCH AT THE ACCESS POINT AT THE FURNACE.
26. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

SECTION SYMBOL LEGEND

XX — KEYNOTE

XX / X0X.XX — DETAIL REFERENCE

SECTION PLAN NOTES

1.01 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5". SCABBED TO ROOF RAFTER/JOISTS. SEE STRUCTURAL DWGS.

1.02 EXPOSED STAIN GRADE $2\frac{1}{2}$"x12" WOOD FASCIA. SEE STRUCTURAL DRAWINGS.

1.03 EXPOSED STAIN GRADE 2x6 WOOD T&G STARTER BOARDS BY "LOCK-DECK ROOFING". SEE STRUCTURAL DRAWINGS.

1.04 MAT SLAB ON GRADE FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.05 GYPSUM BOARD SOFFIT.

1.06 FURRED/STEPPED CEILING.

1.07 INSULATION PER ENERGY CALCS.

1.08 CONVENTIONALLY FRAMED 2x12 (U.N.O.) WOOD ROOF RAFTER/JOIST. SEE STRUCT. DRAWINGS.

1.09 CONCRETE RETAINING WALL FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.10 DECORATIVE STAIN GRADE 8x6 WD. BEAMS AT CEILING.

1.11 DECORATIVE STAIN GRADE 1x6 WD. T&G CEILING.

1.12 DECORATIVE STAIN GRADE 10x12 WOOD RIDGE BEAM AT CEILING.

1.13 EXPOSED STAIN GRADE WOOD TRELLIS. PROVIDE UN-TREATED COPPER METAL FLASHING ON ALL EXPOSED TOPS. SEE STRUCTURAL DRAWINGS.

1.14 METAL GUARD w/ TEMPERED GLASS PANELS. +42" A.F.F. DESIGN PER INTERIOR DESIGNER.

1.15 CONTINUOUS METAL HANDRAIL SECURELY FASTENED SECURELY TO WALL BETWEEN +34" MIN. - +38" MAX. ABOVE NOSING OF TREAD. DESIGN PER INTERIOR DESIGNER.

1.16 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS. BY OTHERS. REFER TO STRUCTURAL DRAWINGS ADDITIONAL INFORMATION.

1.17 PRE-BUILT GAS FIREPLACE WITH METAL FLUE. PROVIDE MIN. CODE CLEARANCES AT B-VENT TERMINATION CAP. PROVIDE NON-COMBUSTIBLE FLOATING MANTEL AND HEARTH PER INTERIOR DESIGNER.

1.18 WINE RACKING/SHELVES PER INT. DESIGNER.

1.19 POOL DESIGN / FOUNDATION AND WEATHER/WATERPROOFING DESIGNED BY OTHERS. NOT A PART OF THIS SCOPE.

1.20 LINE OF NATURAL GRADE PER 1959 CONTOUR MAP

1.21 HARDSCAPE BY LANDSCAPE ARCHITECT.

1.22 BUILT-IN PLANTING AREAS. REFER TO LANDSCAPE ARCHITECT. WATERPROOFING BY OTHERS.

1.23 TYPICAL WOOD FRAMED STAIRS AND LANDING. SEE STRUCTURAL DRAWINGS.

1.24 HOLD FLOOR FRAMING OFF EXTERIOR WALL AT GLASS WALL. PROVIDE FINISH FOR CATWALK BETWEEN GLASS WALL BEFORE WINDOW INSTALLATION. DESIGN PER INTERIOR DESIGNER.

1.25 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PERIMETER COPPER GUTTER & DOWNSPOUT.

1.26 LINE OF FINISHED GRADE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.27 SHORING / CAISSON WALLS / FOUNDATION FOR SITE SLOPE. PER CIVIL AND STRUCT. ENGINEER.

1.28 WOOD FRAMED SOFFIT LIGHT TRAY W/ SHADE POCKET (WHEN OCCURS)

1.29 WOOD FRAMED FLOOR SYSTEM: (TOP TO BOTTOM) SEE STRUCTURAL DRAWINGS
- $\frac{3}{4}$" FINISHED WOOD FLOOR (U.N.O.)
- ACOUSTI-MAT $\frac{1}{4}$" SOUND CONTROL MAT UNDERLAYMENT
- $\frac{3}{4}$" WOOD SUBSTRATE
- $1\frac{1}{8}$" PLYWOOD T&G FLOOR SHEATHING
- 14" TJI FLOOR JOISTS
- 5/8" GYPSUM BOARD CEILING (TYPICAL, U.N.O.)

1.30 WOOD TRIM/ WALL FINISH

1.31 DOWN-LIT OR SHIELDED LIGHT FIXTURE.

1.32 CONCRETE FLOOR/WALL SYSTEM. SEE STRUCTURAL DRAWINGS.

1.33 CONTINUE FINISHED FLOOR SYSTEM, SOUND CONTROL MAT, WOOD SUBSTRATE AND FLOOR SHEATHING O/ CONCRETE FLOOR SYSTEM OR MAT SLAB FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.34 STEEL TRELLIS SYSTEM.

1.35 STEEL DOOR/WINDOW SYSTEMS. SEE SCHEDULES

1.36 PERSONAL ELEVATOR HOISTWAY. PROVIDE RATED WALL & CEILING ASSEMBLIES PER CODE.

1.37 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.38 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.

1.39 PROPERTY LINE.

ENERGY REQUIREMENTS

NOTE: REFER AND VERIFY WITH APPROVED ENERGY COMPLIANCE CALCULATIONS & DOCUMENTS.

EXTERIOR WALLS (2X4):	N/A
EXTERIOR WALLS (2X6):	R-21
FLOOR (o/GARAGE OR EXT.):	R-30
CEILING (CATHEDRAL):	R-30** (UN-VENTED*)
ROOF (BELOW ROOF DECK):	R-30** (UN-VENTED*)
ROOF (BTWN. ATTIC & HOUSE):	N/A
UNDER FAU PLATFORM:	N/A
GLAZING WDW. U-FACTOR:	PER WDW. SCHEDULE
GLAZING DR. U-FACTOR:	PER DR. SCHEDULE
GLAZING WDW. SHGC:	PER WDW. SCHEDULE
GLAZING DR. SHGC:	PER DR. SCHEDULE
SOLAR PV SYSTEM (MIN.):	6.80 kWdc

*ALL ROOF OR ATTIC SPACE SHALL BE PROVIDED WITH AN AIR-IMPERMEABLE INSULATION DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.5 (NO VENTING REQUIRED).

**ROOF AREAS SHALL BE TREATED AS AN UN-VENTED HIGH PERFORMANCE ATTIC WITH SPRAY POLYURETHANE FOAM INSULATION AT THE UNDERSIDE OF THE ROOF DECK.

SHEET TITLE:

BUILDING SECTIONS

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SHEET NO:

A04-02

PLOT REFERENCE DATE:

08 | 11 | 2025

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FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

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92651
APN # 053-320-11

PROJECT INFO:

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DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

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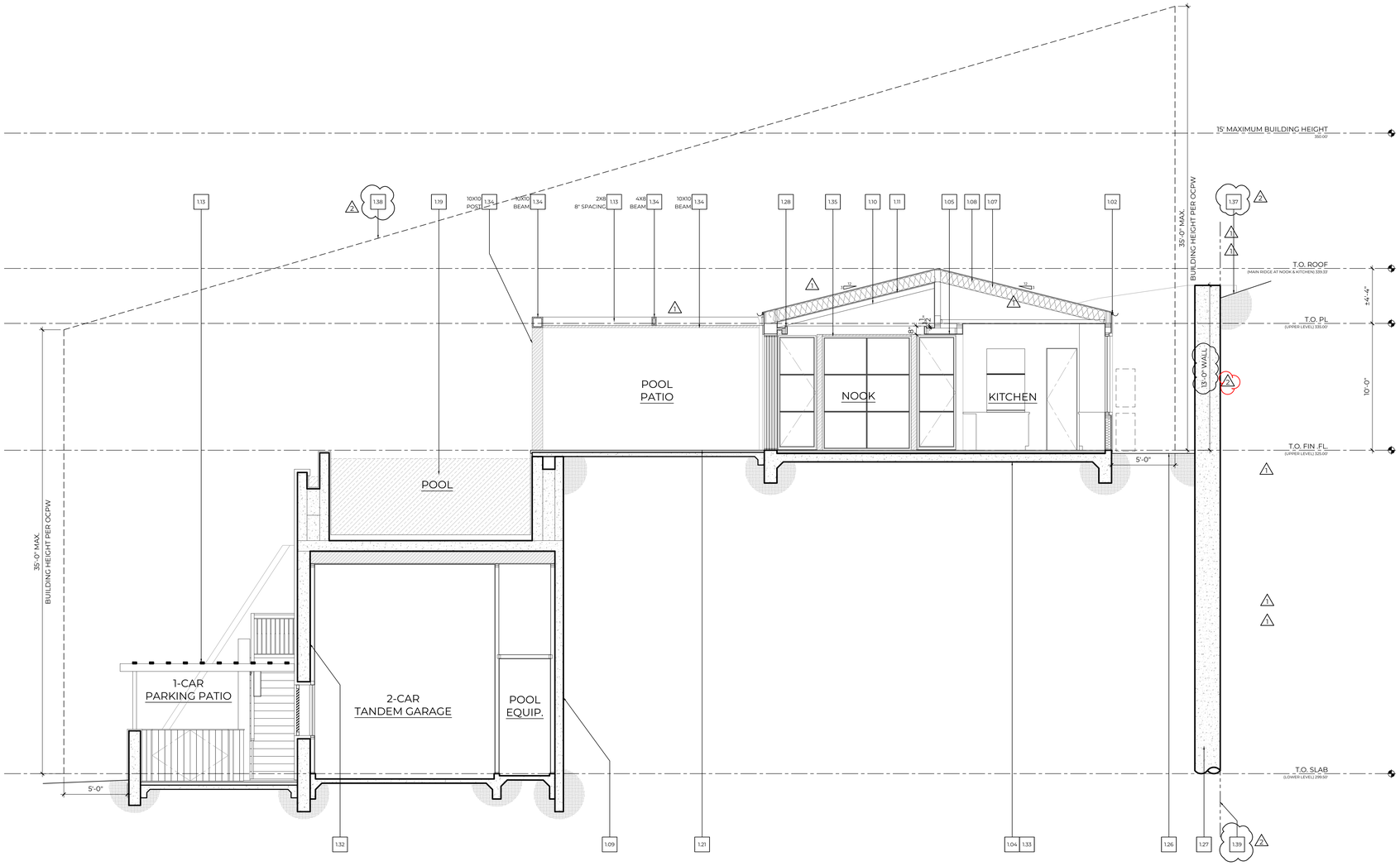
09 | 03 | 2025 - 1ST BLDG. DEPT. SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
1 08 | 11 | 2025 - OCPW PLAN CHECK



SECTION C-C

1/4" = 1'-0"

SECTION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
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5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. REFER TO STRUCTURAL DRAWINGS FOR FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, FLOOR & ROOF SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. LOWER LEVEL DIMENSIONS ARE FROM THE TOP OF BUILDING SLAB.
11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
13. FOUNDATION SHALL BE A COMBINATION OF POST-TENSIONED CONCRETE MAT SLAB ON GRADE SYSTEM, CAISSONS AND RETAINING WALLS. DESIGNED BY OTHERS.
14. SILL/SOLE PLATES SHALL BE PRESSURE AND PRESERVATIVE TREATED WOOD.
15. TO INSURE LOADING WILL BE AS DESIGNED, PROVIDE 4" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.
16. A DUCT PENETRATING A WALL OR CEILING IN A RESIDENTIAL GARAGE SHALL HAVE NO OPENINGS INTO THE GARAGE AND BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE SHEET STEEL PER R302.5.2.
17. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SIMILAR ITEMS AT EACH FLOOR CEILING LEVEL ARE REQUIRED TO BE FIRE-STOPPED WITH MATERIAL THAT RESISTS THE PASSAGE OF FLAME AND GAS IN THE ANNULAR SPACES. SPRAY APPLIED FOAM IS NOT ALLOWED AS IT IS COMBUSTIBLE IN BOTH ITS WET AND DRY STATES. PER R302.5.3 & R320.11.
18. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTIONS AT CONCEALED HORIZONTAL AND VERTICAL SPACES & OPENINGS, BETWEEN FLOORS, CONCEALED SPACES AT STAIR STRINGERS, OPENINGS AROUND PIPES, CONDUITS, DUCTS AND WIRES AT CEILING AND FLOOR LEVELS, CHIMNEYS, FIREPLACES AND BETWEEN THE TOP STORY AND AN ATTIC OR ROOF. PER R320.11.
19. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SILL/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE RODENTS BY CLOSING SUCH OPENINGS. PER R602.3.4.1.
20. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6, TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
21. DWELLING / GARAGE SEPARATION SHALL COMPLY AS FOLLOWS PER TABLE R302.6:
    a. NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIVALENT APPLIED ON THE GARAGE SIDE FOR SEPARATION FROM THE RESIDENCE AND ATTICS.
    b. NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT FOR SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT.
    c. NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT FOR SEPARATION AT STRUCTURE(S) SUPPORTING FLOOR / CEILING ASSEMBLIES AS REQUIRED BY THIS SECTION.
22. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. PER R302.7.
23. THE MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREAD AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
24. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
25. PLANS SHALL COMPLY WITH THE FOLLOWING ATTIC FURNACES & COOLING EQUIPMENT REQUIREMENTS (WHEN OCCURS):
    a. HAVE A 22"X30" MIN. (OR 30"X30" WHERE APPLICABLE) ATTIC ACCESS WITHIN 20 FT. OF THE EQUIPMENT. (WHERE APPLICABLE)
    b. OPENING SHALL BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
    c. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO AND HAVE 30" DEEP LEVEL WORKING PLATFORM W/ NON-COMBUSTIBLE FINISH AT CONTROL SIDE.
    d. CONDENSATE DRAIN SHALL TERMINATE AT AN APPROVED PLUMBING FIXTURE.
    e. HAVE ELECTRICAL OUTLET & LIGHT FIXTURE CONTROLLED BY A SWITCH AT THE ACCESS POINT AT THE FURNACE.
26. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

SECTION SYMBOL LEGEND

XX — KEYNOTE

XX (XX'-XX") — DETAIL REFERENCE

SECTION PLAN NOTES

1.01 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5°. SCABBED TO ROOF RAFTER/JOISTS. SEE STRUCTURAL DWGS.
1.02 EXPOSED STAIN GRADE 2"x12" WOOD FASCIA. SEE STRUCTURAL DRAWINGS.
1.03 EXPOSED STAIN GRADE 2x6 WOOD T&G STARTER BOARDS BY "LOCK-DECK ROOFING". SEE STRUCTURAL DRAWINGS.
1.04 MAT SLAB ON GRADE FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.05 GYPSUM BOARD SOFFIT.
1.06 FURRED/STEPPED CEILING.
1.07 INSULATION PER ENERGY CALCS.
1.08 CONVENTIONALLY FRAMED 2x12 (U.N.O.) WOOD ROOF RAFTER/JOIST. SEE STRUCT. DRAWINGS.
1.09 CONCRETE RETAINING WALL FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.10 DECORATIVE STAIN GRADE 8x6 WD. BEAMS AT CEILING.
1.11 DECORATIVE STAIN GRADE 1x6 WD. T&G CEILING.
1.12 DECORATIVE STAIN GRADE 10x12 WOOD RIDGE BEAM AT CEILING.
1.13 EXPOSED STAIN GRADE WOOD TRELLIS. PROVIDE UN-TREATED COPPER METAL FLASHING ON ALL EXPOSED TOPS. SEE STRUCTURAL DRAWINGS.
1.14 METAL GUARD w/ TEMPERED GLASS PANELS. +42" A.F.F. DESIGN PER INTERIOR DESIGNER.
1.15 CONTINUOUS METAL HANDRAIL SECURELY FASTENED SECURELY TO WALL BETWEEN +34" MIN. - +38" MAX. ABOVE NOSING OF TREAD. DESIGN PER INTERIOR DESIGNER.
1.16 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS. BY OTHERS. REFER TO STRUCTURAL DRAWINGS ADDITIONAL INFORMATION.
1.17 PRE-BUILT GAS FIREPLACE WITH METAL FLUE. PROVIDE MIN. CODE CLEARANCES AT B-VENT TERMINATION CAP. PROVIDE NON-COMBUSTIBLE FLOATING MANTEL AND HEARTH PER INTERIOR DESIGNER.
1.18 WINE RACKING/SHELVES PER INT. DESIGNER.
1.19 POOL DESIGN / FOUNDATION AND WEATHER/WATERPROOFING DESIGNED BY OTHERS. NOT A PART OF THIS SCOPE.
1.20 LINE OF NATURAL GRADE PER 1959 CONTOUR MAP
1.21 HARDSCAPE BY LANDSCAPE ARCHITECT.
1.22 BUILT-IN PLANTING AREAS. REFER TO LANDSCAPE ARCHITECT. WATERPROOFING BY OTHERS.
1.23 TYPICAL WOOD FRAMED STAIRS AND LANDING. SEE STRUCTURAL DRAWINGS.
1.24 HOLD FLOOR FRAMING OFF EXTERIOR WALL AT GLASS WALL. PROVIDE FINISH FOR CATWALK BETWEEN GLASS WALL BEFORE WINDOW INSTALLATION. DESIGN PER INTERIOR DESIGNER.
1.25 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PERIMETER COPPER GUTTER & DOWNSPOUT.
1.26 LINE OF FINISHED GRADE. REFER TO CIVIL & LANDSCAPE DRAWINGS.
1.27 SHORING / CAISSON WALLS / FOUNDATION FOR SITE SLOPE. PER CIVIL AND STRUCT. ENGINEER.
1.28 WOOD FRAMED SOFFIT LIGHT TRAY W/ SHADE POCKET (WHEN OCCURS)
1.29 WOOD FRAMED FLOOR SYSTEM: (TOP TO BOTTOM) SEE STRUCTURAL DRAWINGS
- 3/4" FINISHED WOOD FLOOR (U.N.O.)
- ACOUSTI-MAT 1/4 SOUND CONTROL MAT UNDERLAYMENT
- 3/4" WOOD SUBSTRATE
- 1-1/8" PLYWOOD T&G FLOOR SHEATHING
- 14" TJI FLOOR JOISTS
- 5/8" GYPSUM BOARD CEILING (TYPICAL, U.N.O.)

1.30 WOOD TRIM/ WALL FINISH
1.31 DOWN-LIT OR SHIELDED LIGHT FIXTURE.
1.32 CONCRETE FLOOR/WALL SYSTEM. SEE STRUCTURAL DRAWINGS.
1.33 CONTINUE FINISHED FLOOR SYSTEM, SOUND CONTROL MAT, WOOD SUBSTRATE AND FLOOR SHEATHING O/ CONCRETE FLOOR SYSTEM OR MAT SLAB FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.34 STEEL TRELLIS SYSTEM.
1.35 STEEL DOOR/WINDOW SYSTEMS. SEE SCHEDULES
1.36 PERSONAL ELEVATOR HOISTWAY. PROVIDE ~~24"X30" ATTIC ACCESS~~ PER CRC CODE.
1.37 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.
1.38 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.
1.39 PROPERTY LINE.

ENERGY REQUIREMENTS

NOTE: REFER AND VERIFY WITH APPROVED ENERGY COMPLIANCE CALCULATIONS & DOCUMENTS.

EXTERIOR WALLS (2X4):	N/A
EXTERIOR WALLS (2X6):	R-21
FLOOR (o/GARAGE OR EXT.):	R-30
CEILING (CATHEDRAL):	R-30** (UN-VENTED*)
ROOF (BELOW ROOF DECK):	R-30** (UN-VENTED*)
ROOF (BTWN. ATTIC & HOUSE):	N/A
UNDER FAU PLATFORM:	N/A
GLAZING WDW. U-FACTOR:	PER WDW. SCHEDULE
GLAZING DR. U-FACTOR:	PER DR. SCHEDULE
GLAZING WDW. SHGC:	PER WDW. SCHEDULE
GLAZING DR. SHGC:	PER DR. SCHEDULE
SOLAR PV SYSTEM (MIN.):	6.80 kW-dc

*ALL ROOF OR ATTIC SPACE SHALL BE PROVIDED WITH AN AIR-IMPERMEABLE INSULATION DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.5 (NO VENTING REQUIRED).

**ROOF AREAS SHALL BE TREATED AS AN UN-VENTED HIGH PERFORMANCE ATTIC WITH SPRAY POLYURETHANE FOAM INSULATION AT THE UNDERSIDE OF THE ROOF DECK.

SHEET TITLE:

BUILDING SECTIONS

DISCLAIMER:
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SHEET NO:

A04-03

PLOT REFERENCE DATE:
09 | 03 | 2025

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO.:

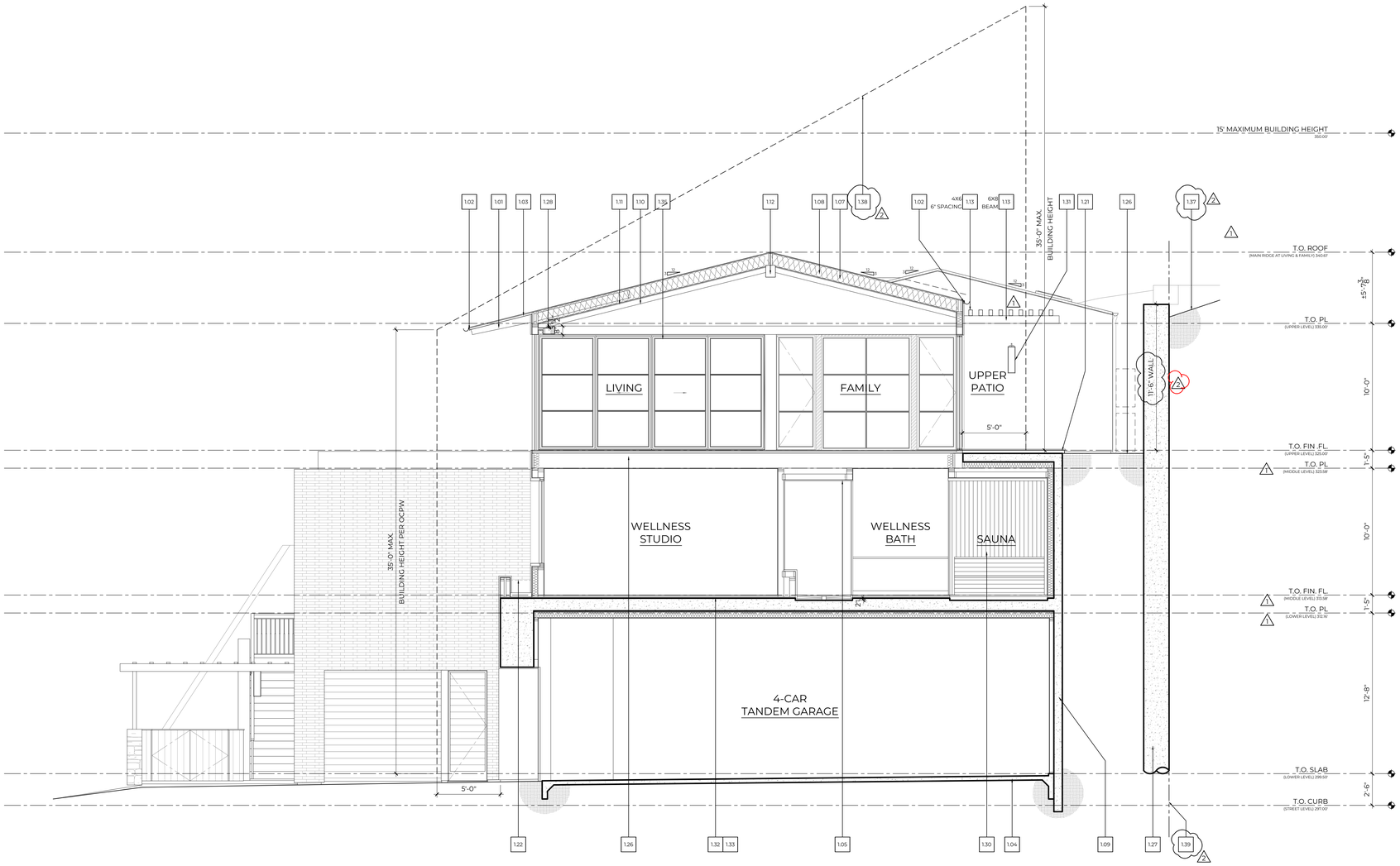
PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
2 08 | 11 | 2025 - OCPW PLAN CHECK



SECTION D-D

1/4" = 1/-0"

SECTION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. REFER TO STRUCTURAL DRAWINGS FOR FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, FLOOR & ROOF SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANTS DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. LOWER LEVEL DIMENSIONS ARE FROM THE TOP OF BUILDING SLAB.
11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
13. FOUNDATION SHALL BE A COMBINATION OF POST-TENSIONED CONCRETE MAT SLAB ON GRADE SYSTEM, CAISSONS AND RETAINING WALLS. DESIGNED BY OTHERS.
14. SILL/SOLE PLATES SHALL BE PRESSURE AND PRESERVATIVE TREATED WOOD.
15. TO INSURE LOADING WILL BE AS DESIGNED, PROVIDE 1" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.
16. A DUCT PENETRATING A WALL OR CEILING IN A RESIDENTIAL GARAGE SHALL HAVE NO OPENINGS INTO THE GARAGE AND BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE SHEET STEEL PER R302.5.2.
17. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SIMILAR ITEMS AT EACH FLOOR CEILING LEVEL ARE REQUIRED TO BE FIRE-STOPPED WITH MATERIAL THAT RESISTS THE PASSAGE OF FLAME AND GAS IN THE ANNULAR SPACES. SPRAY APPLIED FOAM IS NOT ALLOWED AS IT IS COMBUSTIBLE IN BOTH ITS WET AND DRY STATES. PER R302.5.3 & R320.11.
18. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTIONS AT CONCEALED HORIZONTAL AND VERTICAL SPACES & OPENINGS, BETWEEN FLOORS, CONCEALED SPACES AT STAIR STRINGERS, OPENINGS AROUND PIPES, CONDUITS, DUCTS AND WIRES AT CEILING AND FLOOR LEVELS, CHIMNEYS, FIREPLACES AND BETWEEN THE TOP STORY AND AN ATTIC OR ROOF. PER R320.11.
19. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SILL/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE RODENTS BY CLOSING SUCH OPENINGS. PER R602.3.4.1.
20. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6. TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
21. DWELLING / GARAGE SEPARATION SHALL COMPLY AS FOLLOWS PER TABLE R302.6:
    a. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT APPLIED ON THE GARAGE SIDE FOR SEPARATION FROM THE RESIDENCE AND ATTICS.
    b. NOT LESS THAN ⅝" TYPE 'X' GYPSUM BOARD OR EQUIVALENT FOR SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT.
    c. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT FOR SEPARATION AT STRUCTURE(S) SUPPORTING FLOOR / CEILING ASSEMBLIES AS REQUIRED BY THIS SECTION.
22. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD. PER R302.7.
23. THE MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREAD AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
24. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
25. PLANS SHALL COMPLY WITH THE FOLLOWING ATTIC FURNACES & COOLING EQUIPMENT REQUIREMENTS (WHEN OCCURS):
    a. HAVE A 22"X30" MIN. (OR 30"X30" WHERE APPLICABLE) ATTIC ACCESS WITHIN 20 FT. OF THE EQUIPMENT. (WHERE APPLICABLE)
    b. OPENING SHALL BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
    c. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO AND HAVE 30" DEEP LEVEL WORKING PLATFORM W/ NON-COMBUSTIBLE FINISH AT CONTROL SIDE.
    d. CONDENSATE DRAIN SHALL TERMINATE AT AN APPROVED PLUMBING FIXTURE.
    e. HAVE ELECTRICAL OUTLET & LIGHT FIXTURE CONTROLLED BY A SWITCH AT THE ACCESS POINT AT THE FURNACE.
26. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

SECTION SYMBOL LEGEND

XX — KEYNOTE

XX / (XX).0 — DETAIL REFERENCE

SECTION PLAN NOTES

1.01 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5". SCABBED TO ROOF RAFTER/JOISTS. SEE STRUCTURAL DWGS.
1.02 EXPOSED STAIN GRADE 2"x12" WOOD FASCIA. SEE STRUCTURAL DRAWINGS.
1.03 EXPOSED STAIN GRADE 2x6 WOOD T&G STARTER BOARDS BY "LOCK-DECK ROOFING". SEE STRUCTURAL DRAWINGS.
1.04 MAT SLAB ON GRADE FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.05 GYPSUM BOARD SOFFIT.
1.06 FURRED/STEPPED CEILING.
1.07 INSULATION PER ENERGY CALCS.
1.08 CONVENTIONALLY FRAMED 2x12 (U.N.O.) WOOD ROOF RAFTER/JOIST. SEE STRUCT. DRAWINGS.
1.09 CONCRETE RETAINING WALL FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.10 DECORATIVE STAIN GRADE 8x6 WD. BEAMS AT CEILING.
1.11 DECORATIVE STAIN GRADE 1x6 WD. T&G CEILING.
1.12 DECORATIVE STAIN GRADE 10x12 WOOD RIDGE BEAM AT CEILING.
1.13 EXPOSED STAIN GRADE WOOD TRELLIS. PROVIDE UN-TREATED COPPER METAL FLASHING ON ALL EXPOSED TOPS. SEE STRUCTURAL DRAWINGS.
1.14 METAL GUARD w/ TEMPERED GLASS PANELS. +42" A.F.F. DESIGN PER INTERIOR DESIGNER.
1.15 CONTINUOUS METAL HANDRAIL SECURELY FASTENED SECURELY TO WALL BETWEEN +34" MIN. - +38" MAX. ABOVE NOSING OF TREAD. DESIGN PER INTERIOR DESIGNER.
1.16 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS. BY OTHERS. REFER TO STRUCTURAL DRAWINGS ADDITIONAL INFORMATION.
1.17 PRE-BUILT GAS FIREPLACE WITH METAL FLUE. PROVIDE MIN. CODE CLEARANCES AT B-VENT TERMINATION CAP. PROVIDE NON-COMBUSTIBLE FLOATING MANTEL AND HEARTH PER INTERIOR DESIGNER.
1.18 WINE RACKING/SHELVES PER INT. DESIGNER.
1.19 POOL DESIGN / FOUNDATION AND WEATHER/WATERPROOFING DESIGNED BY OTHERS. NOT A PART OF THIS SCOPE.
1.20 LINE OF NATURAL GRADE PER 1959 CONTOUR MAP
1.21 HARDSCAPE BY LANDSCAPE ARCHITECT.
1.22 BUILT-IN PLANTING AREAS. REFER TO LANDSCAPE ARCHITECT, WATERPROOFING BY OTHERS.
1.23 TYPICAL WOOD FRAMED STAIRS AND LANDING. SEE STRUCTURAL DRAWINGS.
1.24 HOLD FLOOR FRAMING OFF EXTERIOR WALL AT GLASS WALL. PROVIDE FINISH FOR CATWALK BETWEEN GLASS WALL BEFORE WINDOW INSTALLATION. DESIGN PER INTERIOR DESIGNER.
1.25 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PERIMETER COPPER GUTTER & DOWNSPOUT.
1.26 LINE OF FINISHED GRADE. REFER TO CIVIL & LANDSCAPE DRAWINGS.
1.27 SHORING / CAISSON WALLS / FOUNDATION FOR SITE SLOPE. PER CIVIL AND STRUCT. ENGINEER.
1.28 WOOD FRAMED SOFFIT LIGHT TRAY W/ SHADE POCKET (WHEN OCCURS)
1.29 WOOD FRAMED FLOOR SYSTEM: (TOP TO BOTTOM) SEE STRUCTURAL DRAWINGS
- ¾" FINISHED WOOD FLOOR (U.N.O.)
-ACOUSTI-MAT ¼ SOUND CONTROL MAT UNDERLAYMENT
- ¾" WOOD SUBSTRATE
- 1 ⅛" PLYWOOD T&G FLOOR SHEATHING
-14" TJI FLOOR JOISTS
-5/8" GYPSUM BOARD CEILING (TYPICAL, U.N.O.)
1.30 WOOD TRIM/ WALL FINISH
1.31 DOWN-LIT OR SHIELDED LIGHT FIXTURE.
1.32 CONCRETE FLOOR/WALL SYSTEM. SEE STRUCTURAL DRAWINGS.
1.33 CONTINUE FINISHED FLOOR SYSTEM, SOUND CONTROL MAT, WOOD SUBSTRATE AND FLOOR SHEATHING O/ CONCRETE FLOOR SYSTEM OR MAT SLAB FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.34 STEEL TRELLIS SYSTEM.
1.35 STEEL DOOR/WINDOW SYSTEMS. SEE SCHEDULES
1.36 PERSONAL ELEVATOR HOISTWAY. PROVIDE RATED WALL & CEILING ASSEMBLIES PER CODE.
1.37 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.
1.38 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.
1.39 PROPERTY LINE.

ENERGY REQUIREMENTS

NOTE: REFER AND VERIFY WITH APPROVED ENERGY COMPLIANCE CALCULATIONS & DOCUMENTS.

EXTERIOR WALLS (2X4):	N/A
EXTERIOR WALLS (2X6):	R-21
FLOOR (G/GABAGE OR EXT.):	R-30
CEILING (CATHEDRAL):	R-30** (UN-VENTED*)
ROOF (BELOW ROOF DECK):	R-30** (UN-VENTED*)
ROOF (BTWN. ATTIC & HOUSE):	N/A
UNDER FAU PLATFORM:	N/A
GLAZING WDW. U-FACTOR:	PER WDW. SCHEDULE
GLAZING DR. U-FACTOR:	PER DR. SCHEDULE
GLAZING WDW. SHGC:	PER WDW. SCHEDULE
GLAZING DR. SHGC:	PER DR. SCHEDULE
SOLAR PV SYSTEM (MIN.):	6.80 kWdc

*ALL ROOF OR ATTIC SPACE SHALL BE PROVIDED WITH AN AIR-IMPERMEABLE INSULATION DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.5 (NO VENTING REQUIRED).

**ROOF AREAS SHALL BE TREATED AS AN UN-VENTED HIGH PERFORMANCE ATTIC WITH SPRAY POLYURETHANE FOAM INSULATION AT THE UNDERSIDE OF THE ROOF DECK.

SHEET TITLE:

BUILDING SECTIONS

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SHEET NO:

A04-04

PLOT REFERENCE DATE:
08 | 11 | 2025

ASHER DESIGN GROUP
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RANCHO MISSION VIEJO
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[P] 714.351.6654

FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

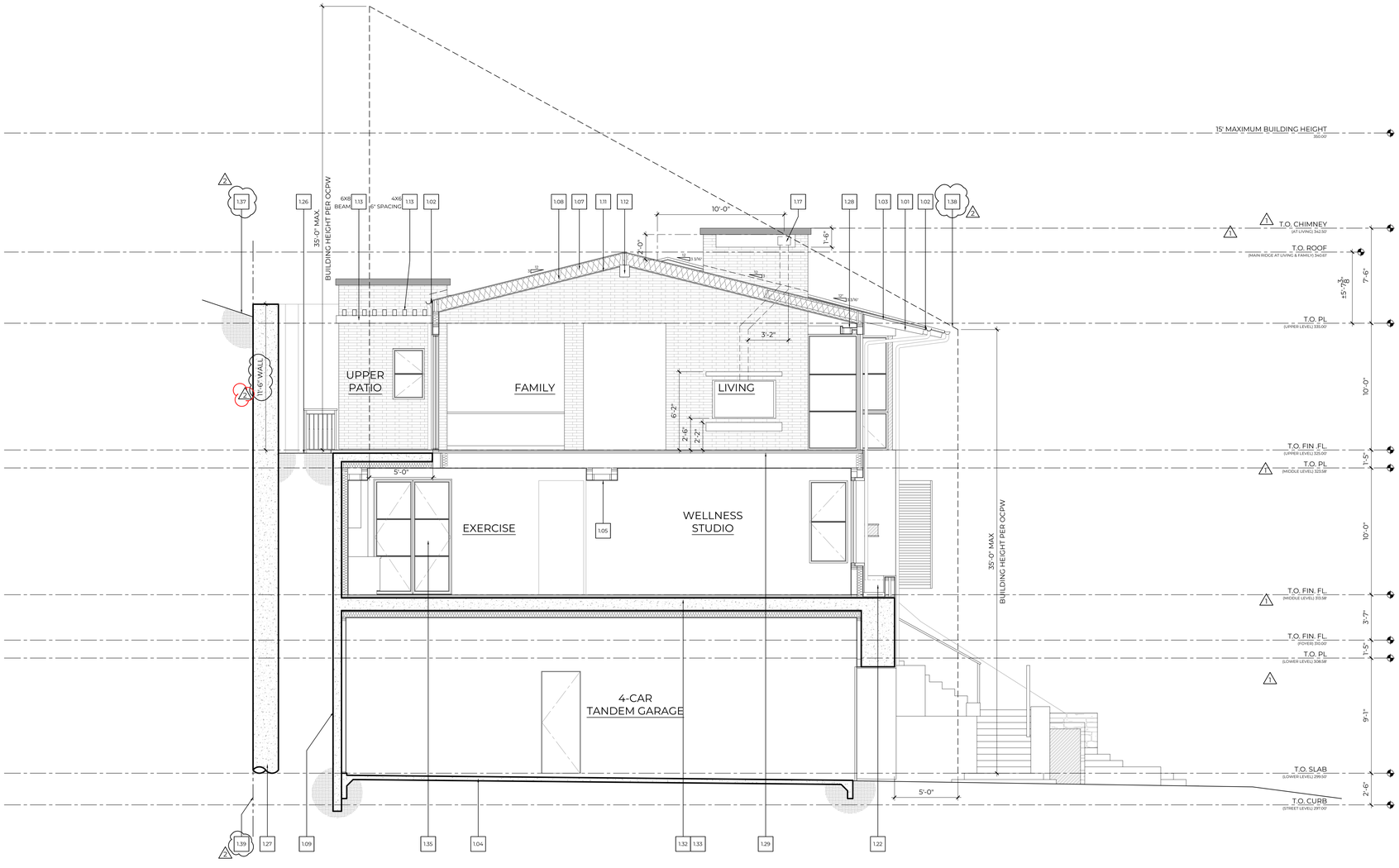
PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
2 08 | 11 | 2025 - OCPW PLAN CHECK



SECTION E-E

1/4" = 1/-0"

SECTION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. REFER TO STRUCTURAL DRAWINGS FOR FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, FLOOR & ROOF SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. LOWER LEVEL DIMENSIONS ARE FROM THE TOP OF BUILDING SLAB.
11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
13. FOUNDATION SHALL BE A COMBINATION OF POST-TENSIONED CONCRETE MAT SLAB ON GRADE SYSTEM, CAISSONS AND RETAINING WALLS. DESIGNED BY OTHERS.
14. SILL/SOLE PLATES SHALL BE PRESSURE AND PRESERVATIVE TREATED WOOD.
15. TO INSURE LOADING WILL BE AS DESIGNED, PROVIDE 1" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.
16. A DUCT PENETRATING A WALL OR CEILING IN A RESIDENTIAL GARAGE SHALL HAVE NO OPENINGS INTO THE GARAGE AND BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE SHEET STEEL PER R302.5.2.
17. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SIMILAR ITEMS AT EACH FLOOR CEILING LEVEL ARE REQUIRED TO BE FIRE-STOPPED WITH MATERIAL THAT RESISTS THE PASSAGE OF FLAME AND GAS IN THE ANNULAR SPACES. SPRAY APPLIED FOAM IS NOT ALLOWED AS IT IS COMBUSTIBLE IN BOTH ITS WET AND DRY STATES. PER R302.5.3 & R320.11.
18. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTIONS AT CONCEALED HORIZONTAL AND VERTICAL SPACES & OPENINGS, BETWEEN FLOORS, CONCEALED SPACES AT STAIR STRINGERS, OPENINGS AROUND PIPES, CONDUITS, DUCTS AND WIRES AT CEILING AND FLOOR LEVELS, CHIMNEYS, FIREPLACES AND BETWEEN THE TOP STORY AND AN ATTIC OR ROOF. PER R320.11.
19. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SILL/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE RODENTS BY CLOSING SUCH OPENINGS. PER R602.3.4.1.
20. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6. TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
21. DWELLING / GARAGE SEPARATION SHALL COMPLY AS FOLLOWS PER TABLE R302.6:
    a. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT APPLIED ON THE GARAGE SIDE FOR SEPARATION FROM THE RESIDENCE AND ATTICS.
    b. NOT LESS THAN ⅝" TYPE 'X' GYPSUM BOARD OR EQUIVALENT FOR SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT.
    c. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT FOR SEPARATION AT STRUCTURE(S) SUPPORTING FLOOR / CEILING ASSEMBLIES AS REQUIRED BY THIS SECTION.
22. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD. PER R302.7.
23. THE MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREAD AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
24. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
25. PLANS SHALL COMPLY WITH THE FOLLOWING ATTIC FURNACES & COOLING EQUIPMENT REQUIREMENTS (WHEN OCCURS):
    a. HAVE A 22"X30" MIN. (OR 30"X30" WHERE APPLICABLE) ATTIC ACCESS WITHIN 20 FT. OF THE EQUIPMENT. (WHERE APPLICABLE)
    b. OPENING SHALL BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
    c. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO AND HAVE 30" DEEP LEVEL WORKING PLATFORM W/ NON-COMBUSTIBLE FINISH AT CONTROL SIDE.
    d. CONDENSATE DRAIN SHALL TERMINATE AT AN APPROVED PLUMBING FIXTURE.
    e. HAVE ELECTRICAL OUTLET & LIGHT FIXTURE CONTROLLED BY A SWITCH AT THE ACCESS POINT AT THE FURNACE.
26. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

SECTION SYMBOL LEGEND

XX — KEYNOTE

XX / (00'-0") — DETAIL REFERENCE

SECTION PLAN NOTES

1.01 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5". SCABBED TO ROOF RAFTER/JOISTS. SEE STRUCTURAL DWGS.
1.02 EXPOSED STAIN GRADE 2"x12" WOOD FASCIA. SEE STRUCTURAL DRAWINGS.
1.03 EXPOSED STAIN GRADE 2x6 WOOD T&G STARTER BOARDS BY "LOCK-DECK ROOFING". SEE STRUCTURAL DRAWINGS.
1.04 MAT SLAB ON GRADE FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.05 GYPSUM BOARD SOFFIT.
1.06 FURRED/STEPPED CEILING.
1.07 INSULATION PER ENERGY CALCS.
1.08 CONVENTIONALLY FRAMED 2x12 (U.N.O.) WOOD ROOF RAFTER/JOIST. SEE STRUCT. DRAWINGS.
1.09 CONCRETE RETAINING WALL FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.10 DECORATIVE STAIN GRADE 8x6 WD. BEAMS AT CEILING.
1.11 DECORATIVE STAIN GRADE 1x6 WD. T&G CEILING.
1.12 DECORATIVE STAIN GRADE 10x12 WOOD RIDGE BEAM AT CEILING.
1.13 EXPOSED STAIN GRADE WOOD TRELLIS. PROVIDE UN-TREATED COPPER METAL FLASHING ON ALL EXPOSED TOPS. SEE STRUCTURAL DRAWINGS.
1.14 METAL GUARD w/ TEMPERED GLASS PANELS. +42" A.F.F. DESIGN PER INTERIOR DESIGNER.
1.15 CONTINUOUS METAL HANDRAIL SECURELY FASTENED SECURELY TO WALL BETWEEN +34" MIN. - +38" MAX. ABOVE NOSING OF TREAD. DESIGN PER INTERIOR DESIGNER.
1.16 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS. BY OTHERS. REFER TO STRUCTURAL DRAWINGS ADDITIONAL INFORMATION.
1.17 PRE-BUILT GAS FIREPLACE WITH METAL FLUE. PROVIDE MIN. CODE CLEARANCES AT B-VENT TERMINATION CAP. PROVIDE NON-COMBUSTIBLE FLOATING MANTEL AND HEARTH PER INTERIOR DESIGNER.
1.18 WINE RACKING/SHELVES PER INT. DESIGNER.
1.19 POOL DESIGN / FOUNDATION AND WEATHER/WATERPROOFING DESIGNED BY OTHERS. NOT A PART OF THIS SCOPE.
1.20 LINE OF NATURAL GRADE PER 1959 CONTOUR MAP
1.21 HARDSCAPE BY LANDSCAPE ARCHITECT.
1.22 BUILT-IN PLANTING AREAS. REFER TO LANDSCAPE ARCHITECT, WATERPROOFING BY OTHERS.
1.23 TYPICAL WOOD FRAMED STAIRS AND LANDING. SEE STRUCTURAL DRAWINGS.
1.24 HOLD FLOOR FRAMING OFF EXTERIOR WALL AT GLASS WALL. PROVIDE FINISH FOR CATWALK BETWEEN GLASS WALL BEFORE WINDOW INSTALLATION. DESIGN PER INTERIOR DESIGNER.
1.25 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PERIMETER COPPER GUTTER & DOWNSPOUT.
1.26 LINE OF FINISHED GRADE. REFER TO CIVIL & LANDSCAPE DRAWINGS.
1.27 SHORING / CAISSON WALLS / FOUNDATION FOR SITE SLOPE. PER CIVIL AND STRUCT. ENGINEER.
1.28 WOOD FRAMED SOFFIT LIGHT TRAY W/ SHADE POCKET (WHEN OCCURS)
1.29 WOOD FRAMED FLOOR SYSTEM: (TOP TO BOTTOM) SEE STRUCTURAL DRAWINGS
- ¾" FINISHED WOOD FLOOR (U.N.O.)
-ACOUSTI-MAT ¼ SOUND CONTROL MAT UNDERLAYMENT
- ¾" WOOD SUBSTRATE
- 1 ⅛" PLYWOOD T&G FLOOR SHEATHING
-14" TJI FLOOR JOISTS
-5/8" GYPSUM BOARD CEILING (TYPICAL, U.N.O.)
1.30 WOOD TRIM/ WALL FINISH
1.31 DOWN-LIT OR SHIELDED LIGHT FIXTURE.
1.32 CONCRETE FLOOR/WALL SYSTEM. SEE STRUCTURAL DRAWINGS.
1.33 CONTINUE FINISHED FLOOR SYSTEM, SOUND CONTROL MAT, WOOD SUBSTRATE AND FLOOR SHEATHING O/ CONCRETE FLOOR SYSTEM OR MAT SLAB FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.34 STEEL TRELLIS SYSTEM.
1.35 STEEL DOOR/WINDOW SYSTEMS. SEE SCHEDULES
1.36 PERSONAL ELEVATOR HOISTWAY. PROVIDE RATED WALL & CEILING ASSEMBLIES PER CODE.
1.37 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.
1.38 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.
1.39 PROPERTY LINE.

ENERGY REQUIREMENTS

NOTE: REFER AND VERIFY WITH APPROVED ENERGY COMPLIANCE CALCULATIONS & DOCUMENTS.

EXTERIOR WALLS (2X4):	N/A
EXTERIOR WALLS (2X6):	R-21
FLOOR (c/GARAGE OR EXT.):	R-30
CEILING (CATHEDRAL):	R-30** (UN-VENTED*)
ROOF (BELOW ROOF DECK):	R-30** (UN-VENTED*)
ROOF (BTWN. ATTIC & HOUSE):	N/A
UNDER FAU PLATFORM:	N/A
GLAZING WDW. U-FACTOR:	PER WDW. SCHEDULE
GLAZING DR. U-FACTOR:	PER DR. SCHEDULE
GLAZING WDW. SHGC:	PER WDW. SCHEDULE
GLAZING DR. SHGC:	PER DR. SCHEDULE
SOLAR PV SYSTEM (MIN.):	6.80 kWdc

*ALL ROOF OR ATTIC SPACE SHALL BE PROVIDED WITH AN AIR-IMPERMEABLE INSULATION DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.5 (NO VENTING REQUIRED).

**ROOF AREAS SHALL BE TREATED AS AN UN-VENTED HIGH PERFORMANCE ATTIC WITH SPRAY POLYURETHANE FOAM INSULATION AT THE UNDERSIDE OF THE ROOF DECK.

SHEET TITLE:

BUILDING SECTIONS

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SHEET NO:

A04-05

PLOT REFERENCE DATE:
08 | 11 | 2025

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
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FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

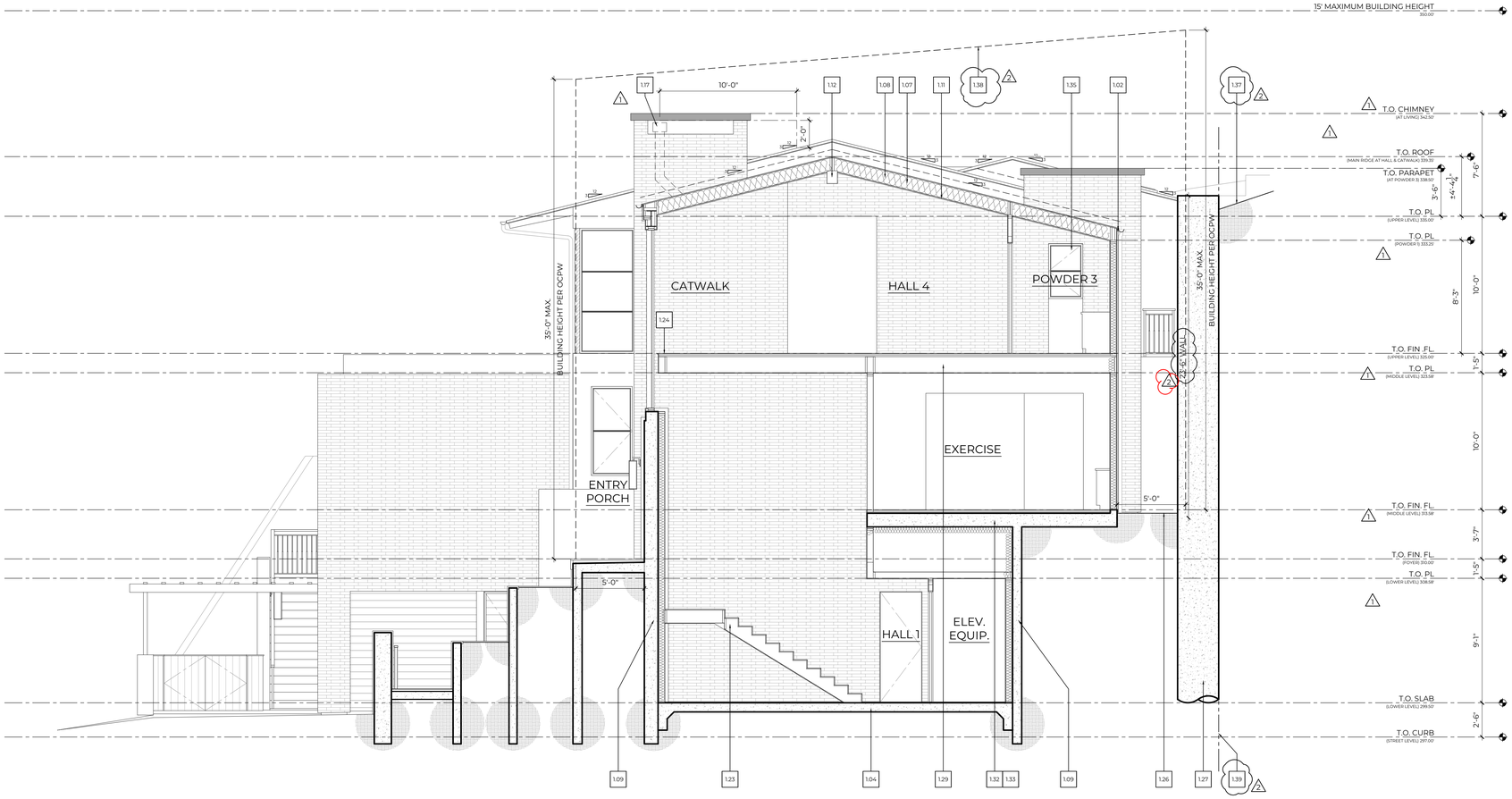
PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
2 08 | 11 | 2025 - OCPW PLAN CHECK



SECTION F-F

1/4" = 1/-0"

SECTION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. REFER TO STRUCTURAL DRAWINGS FOR FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, FLOOR & ROOF SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. LOWER LEVEL DIMENSIONS ARE FROM THE TOP OF BUILDING SLAB.
11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
13. FOUNDATION SHALL BE A COMBINATION OF POST-TENSIONED CONCRETE MAT SLAB ON GRADE SYSTEM, CAISSONS AND RETAINING WALLS. DESIGNED BY OTHERS.
14. SILL/SOLE PLATES SHALL BE PRESSURE AND PRESERVATIVE TREATED WOOD.
15. TO INSURE LOADING WILL BE AS DESIGNED, PROVIDE ½" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.
16. A DUCT PENETRATING A WALL OR CEILING IN A RESIDENTIAL GARAGE SHALL HAVE NO OPENINGS INTO THE GARAGE AND BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE SHEET STEEL PER R302.5.2.
17. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SIMILAR ITEMS AT EACH FLOOR CEILING LEVEL ARE REQUIRED TO BE FIRE-STOPPED WITH MATERIAL THAT RESISTS THE PASSAGE OF FLAME AND GAS AT THE ANNULAR SPACES. SPRAY APPLIED FOAM IS NOT ALLOWED AS IT IS COMBUSTIBLE IN BOTH ITS WET AND DRY STATES. PER R302.5.3 & R320.11.
18. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTIONS AT CONCEALED HORIZONTAL AND VERTICAL SPACES & OPENINGS, BETWEEN FLOORS, CONCEALED SPACES AT STAIR STRINGERS, OPENINGS AROUND PIPES, CONDUITS, DUCTS AND WIRES AT CEILING AND FLOOR LEVELS, CHIMNEYS, FIREPLACES AND BETWEEN THE TOP STORY AND AN ATTIC OR ROOF. PER R320.11.
19. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SILL/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE RODENTS BY CLOSING SUCH OPENINGS. PER R602.3.4.1.
20. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6. TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
21. DWELLING / GARAGE SEPARATION SHALL COMPLY AS FOLLOWS PER TABLE R302.6:
    a. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT APPLIED ON THE GARAGE SIDE FOR SEPARATION FROM THE RESIDENCE AND ATTICS.
    b. NOT LESS THAN ⅝" TYPE 'X' GYPSUM BOARD OR EQUIVALENT FOR SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT.
    c. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT FOR SEPARATION AT STRUCTURE(S) SUPPORTING FLOOR / CEILING ASSEMBLIES AS REQUIRED BY THIS SECTION.
22. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD. PER R302.7.
23. THE MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREAD AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
24. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
25. PLANS SHALL COMPLY WITH THE FOLLOWING ATTIC FURNACES & COOLING EQUIPMENT REQUIREMENTS (WHEN OCCURS):
    a. HAVE A 22"X30" MIN. (OR 30"X30" WHERE APPLICABLE) ATTIC ACCESS WITHIN 20 FT. OF THE EQUIPMENT. (WHERE APPLICABLE)
    b. OPENING SHALL BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
    c. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO AND HAVE 30" DEEP LEVEL WORKING PLATFORM W/ NON-COMBUSTIBLE FINISH AT CONTROL SIDE.
    d. CONDENSATE DRAIN SHALL TERMINATE AT AN APPROVED PLUMBING FIXTURE.
    e. HAVE ELECTRICAL OUTLET & LIGHT FIXTURE CONTROLLED BY A SWITCH AT THE ACCESS POINT AT THE FURNACE.
26. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

SECTION SYMBOL LEGEND

XX — KEYNOTE

XX (XX'-0") — DETAIL REFERENCE

SECTION PLAN NOTES

1.01 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5". SCABBED TO ROOF RAFTER/JOISTS. SEE STRUCTURAL DWGS.

1.02 EXPOSED STAIN GRADE 8"x1½" WOOD FASCIA. SEE STRUCTURAL DRAWINGS.

1.03 EXPOSED STAIN GRADE 2x6 WOOD T&G STARTER BOARDS BY "LOCK-DECK ROOFING". SEE STRUCTURAL DRAWINGS.

1.04 MAT SLAB ON GRADE FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.05 GYPSUM BOARD SOFFIT.

1.06 FURRED/STEPPED CEILING.

1.07 INSULATION PER ENERGY CALCS.

1.08 CONVENTIONALLY FRAMED 2x12 (U.N.O.) WOOD ROOF RAFTER/JOIST. SEE STRUCT. DRAWINGS.

1.09 CONCRETE RETAINING WALL FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.10 DECORATIVE STAIN GRADE 8x6 WD. BEAMS AT CEILING.

1.11 DECORATIVE STAIN GRADE 1x6 WD. T&G CEILING.

1.12 DECORATIVE STAIN GRADE 10x12 WOOD RIDGE BEAM AT CEILING.

1.13 EXPOSED STAIN GRADE WOOD TRELLIS. PROVIDE UN-TREATED COPPER METAL FLASHING ON ALL EXPOSED TOPS. SEE STRUCTURAL DRAWINGS.

1.14 METAL GUARD w/ TEMPERED GLASS PANELS. +42" A.F.F. DESIGN PER INTERIOR DESIGNER.

1.15 CONTINUOUS METAL HANDRAIL SECURELY FASTENED SECURELY TO WALL BETWEEN +34" MIN. - +38" MAX. ABOVE NOSING OF TREAD. DESIGN PER INTERIOR DESIGNER.

1.16 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS. BY OTHERS. REFER TO STRUCTURAL DRAWINGS ADDITIONAL INFORMATION.

1.17 PRE-BUILT GAS FIREPLACE WITH METAL FLUE. PROVIDE MIN. CODE CLEARANCES AT B-VENT TERMINATION CAP. PROVIDE NON-COMBUSTIBLE FLOATING MANTEL AND HEARTH PER INTERIOR DESIGNER.

1.18 WINE RACKING/SHELVES PER INT. DESIGNER.

1.19 POOL DESIGN / FOUNDATION AND WEATHER/WATERPROOFING DESIGNED BY OTHERS. NOT A PART OF THIS SCOPE.

1.20 LINE OF NATURAL GRADE PER 1959 CONTOUR MAP

1.21 HARDSCAPE BY LANDSCAPE ARCHITECT.

1.22 BUILT-IN PLANTING AREAS. REFER TO LANDSCAPE ARCHITECT. WATERPROOFING BY OTHERS.

1.23 TYPICAL WOOD FRAMED STAIRS AND LANDING. SEE STRUCTURAL DRAWINGS.

1.24 HOLD FLOOR FRAMING OFF EXTERIOR WALL AT GLASS WALL. PROVIDE FINISH FOR CATWALK BETWEEN GLASS WALL BEFORE WINDOW INSTALLATION. DESIGN PER INTERIOR DESIGNER.

1.25 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PERIMETER COPPER GUTTER & DOWNSPOUT.

1.26 LINE OF FINISHED GRADE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.27 SHORING / CAISSON WALLS / FOUNDATION FOR SITE SLOPE. PER CIVIL AND STRUCT. ENGINEER.

1.28 WOOD FRAMED SOFFIT LIGHT TRAY W/ SHADE POCKET (WHEN OCCURS)

1.29 WOOD FRAMED FLOOR SYSTEM: (TOP TO BOTTOM) SEE STRUCTURAL DRAWINGS
- ¾" FINISHED WOOD FLOOR (U.N.O.)
- ACOUSTI-MAT ¼ SOUND CONTROL MAT UNDERLAYMENT
- ¾" WOOD SUBSTRATE
- 1 ⅛" PLYWOOD T&G FLOOR SHEATHING
-14" TJI FLOOR JOISTS
-5/8" GYPSUM BOARD CEILING (TYPICAL, U.N.O.)

1.30 WOOD TRIM/ WALL FINISH

1.31 DOWN-LIT OR SHIELDED LIGHT FIXTURE.

1.32 CONCRETE FLOOR/WALL SYSTEM. SEE STRUCTURAL DRAWINGS.

1.33 CONTINUE FINISHED FLOOR SYSTEM, SOUND CONTROL MAT, WOOD SUBSTRATE AND FLOOR SHEATHING O/ CONCRETE FLOOR SYSTEM OR MAT SLAB FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.34 STEEL TRELLIS SYSTEM.

1.35 STEEL DOOR/WINDOW SYSTEMS. SEE SCHEDULES

1.36 PERSONAL ELEVATOR HOISTWAY. PROVIDE RATED WALLS & CEILING PENETRATIONS PER CODE.

1.37 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.38 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.

1.39 PROPERTY LINE.

ENERGY REQUIREMENTS

NOTE: REFER AND VERIFY WITH APPROVED ENERGY COMPLIANCE CALCULATIONS & DOCUMENTS.

EXTERIOR WALLS (2X4):	N/A
EXTERIOR WALLS (2X6):	R-21
FLOOR (o/GARAGE OR EXT.):	R-30
CEILING (CATHEDRAL):	R-30** (UN-VENTED*)
ROOF (BELOW ROOF DECK):	R-30** (UN-VENTED*)
ROOF (BTWN. ATTIC & HOUSE):	N/A
UNDER FAU PLATFORM:	N/A
GLAZING WDW. U-FACTOR:	PER WDW. SCHEDULE
GLAZING DR. U-FACTOR:	PER DR. SCHEDULE
GLAZING WDW. SHGC:	PER WDW. SCHEDULE
GLAZING DR. SHGC:	PER DR. SCHEDULE
SOLAR PV SYSTEM (MIN.):	6.80 kWdc

*ALL ROOF OR ATTIC SPACE SHALL BE PROVIDED WITH AN AIR-IMPERMEABLE INSULATION DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.5 (NO VENTING REQUIRED).

**ROOF AREAS SHALL BE TREATED AS AN UN-VENTED HIGH PERFORMANCE ATTIC WITH SPRAY POLYURETHANE FOAM INSULATION AT THE UNDERSIDE OF THE ROOF DECK.

SHEET TITLE:

BUILDING SECTIONS

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SHEET NO:

A04-06

PLOT REFERENCE DATE:
08 | 11 | 2025

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FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

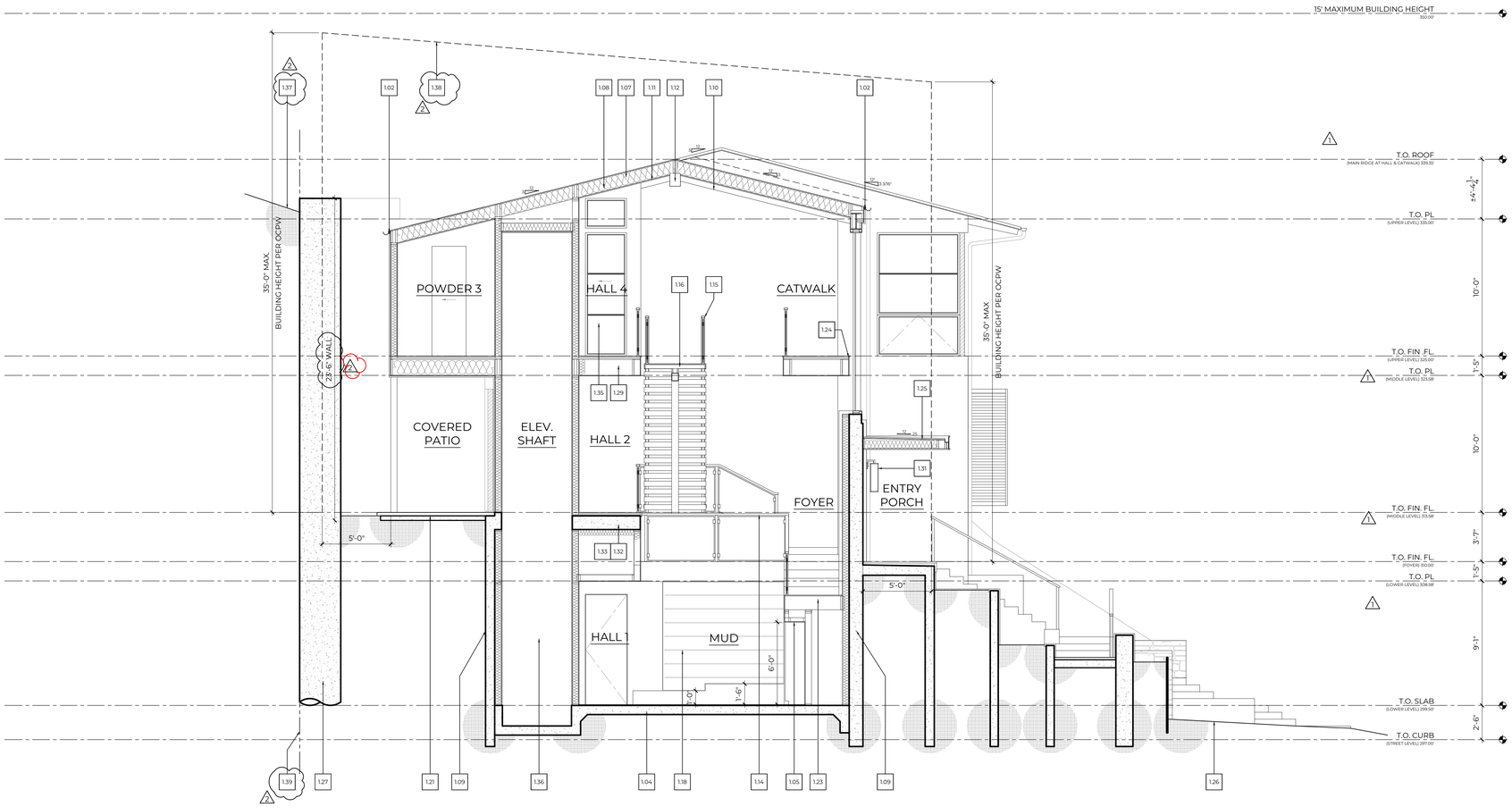
PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1
2 05 | 21 | 2025 - OCPW PLAN CHECK
08 | 11 | 2025 - OCPW PLAN CHECK



SECTION G-G

1/4" = 1/-0"

SECTION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. REFER TO STRUCTURAL DRAWINGS FOR FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, FLOOR & ROOF SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANTS DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. LOWER LEVEL DIMENSIONS ARE FROM THE TOP OF BUILDING SLAB.
11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
13. FOUNDATION SHALL BE A COMBINATION OF POST-TENSIONED CONCRETE MAT SLAB ON GRADE SYSTEM, CAISSONS AND RETAINING WALLS. DESIGNED BY OTHERS.
14. SILL/SOLE PLATES SHALL BE PRESSURE AND PRESERVATIVE TREATED WOOD.
15. TO INSURE LOADING WILL BE AS DESIGNED, PROVIDE 1" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.
16. A DUCT PENETRATING A WALL OR CEILING IN A RESIDENTIAL GARAGE SHALL HAVE NO OPENINGS INTO THE GARAGE AND BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE SHEET STEEL PER R302.5.2.
17. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SIMILAR ITEMS AT EACH FLOOR CEILING LEVEL ARE REQUIRED TO BE FIRE-STOPPED WITH MATERIAL THAT RESISTS THE PASSAGE OF FLAME AND GAS IN THE ANNULAR SPACES. SPRAY APPLIED FOAM IS NOT ALLOWED AS IT IS COMBUSTIBLE IN BOTH ITS WET AND DRY STATES. PER R302.5.3 & R320.11.
18. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTIONS AT CONCEALED HORIZONTAL AND VERTICAL SPACES & OPENINGS, BETWEEN FLOORS, CONCEALED SPACES AT STAIR STRINGERS, OPENINGS AROUND PIPES, CONDUITS, DUCTS AND WIRES AT CEILING AND FLOOR LEVELS, CHIMNEYS, FIREPLACES AND BETWEEN THE TOP STORY AND AN ATTIC OR ROOF. PER R320.11.
19. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SILL/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE RODENTS BY CLOSING SUCH OPENINGS. PER R602.3.4.1.
20. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6. TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
21. DWELLING / GARAGE SEPARATION SHALL COMPLY AS FOLLOWS PER TABLE R302.6:
    a. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT APPLIED ON THE GARAGE SIDE FOR SEPARATION FROM THE RESIDENCE AND ATTICS.
    b. NOT LESS THAN ⅝" TYPE 'X' GYPSUM BOARD OR EQUIVALENT FOR SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT.
    c. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT FOR SEPARATION AT STRUCTURE(S) SUPPORTING FLOOR / CEILING ASSEMBLIES AS REQUIRED BY THIS SECTION.
22. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD. PER R302.7.
23. THE MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREAD AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
24. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
25. PLANS SHALL COMPLY WITH THE FOLLOWING ATTIC FURNACES & COOLING EQUIPMENT REQUIREMENTS (WHEN OCCURS):
    a. HAVE A 22"X30" MIN. (OR 30"X30" WHERE APPLICABLE) ATTIC ACCESS WITHIN 20 FT. OF THE EQUIPMENT. (WHERE APPLICABLE)
    b. OPENING SHALL BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
    c. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO AND HAVE 30" DEEP LEVEL WORKING PLATFORM W/ NON-COMBUSTIBLE FINISH AT CONTROL SIDE.
    d. CONDENSATE DRAIN SHALL TERMINATE AT AN APPROVED PLUMBING FIXTURE.
    e. HAVE ELECTRICAL OUTLET & LIGHT FIXTURE CONTROLLED BY A SWITCH AT THE ACCESS POINT AT THE FURNACE.
26. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

SECTION SYMBOL LEGEND

XX — KEYNOTE

XX / GN1.01 — DETAIL REFERENCE

SECTION PLAN NOTES

1.01 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5". SCABBED TO ROOF RAFTER/JOISTS. SEE STRUCTURAL DWGS.

1.02 EXPOSED STAIN GRADE 2"x12" WOOD FASCIA. SEE STRUCTURAL DRAWINGS.

1.03 EXPOSED STAIN GRADE 2x6 WOOD T&G STARTER BOARDS BY "LOCK-DECK ROOFING". SEE STRUCTURAL DRAWINGS.

1.04 MAT SLAB ON GRADE FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.05 GYPSUM BOARD SOFFIT.

1.06 FURRED/STEPPED CEILING.

1.07 INSULATION PER ENERGY CALCS.

1.08 CONVENTIONALLY FRAMED 2x12 (U.N.O.) WOOD ROOF RAFTER/JOIST. SEE STRUCT. DRAWINGS.

1.09 CONCRETE RETAINING WALL FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.10 DECORATIVE STAIN GRADE 8x6 WD. BEAMS AT CEILING.

1.11 DECORATIVE STAIN GRADE 1x6 WD. T&G CEILING.

1.12 DECORATIVE STAIN GRADE 10x12 WOOD RIDGE BEAM AT CEILING.

1.13 EXPOSED STAIN GRADE WOOD TRELLIS. PROVIDE UN-TREATED COPPER METAL FLASHING ON ALL EXPOSED TOPS. SEE STRUCTURAL DRAWINGS.

1.14 METAL GUARD w/ TEMPERED GLASS PANELS. +42" A.F.F. DESIGN PER INTERIOR DESIGNER.

1.15 CONTINUOUS METAL HANDRAIL SECURELY FASTENED SECURELY TO WALL BETWEEN +34" MIN. - +38" MAX. ABOVE NOSING OF TREAD. DESIGN PER INTERIOR DESIGNER.

1.16 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS. BY OTHERS. REFER TO STRUCTURAL DRAWINGS ADDITIONAL INFORMATION.

1.17 PRE-BUILT GAS FIREPLACE WITH METAL FLUE. PROVIDE MIN. CODE CLEARANCES AT B-VENT TERMINATION CAP. PROVIDE NON-COMBUSTIBLE FLOATING MANTEL AND HEARTH PER INTERIOR DESIGNER.

1.18 WINE RACKING/SHELVES PER INT. DESIGNER.

1.19 POOL DESIGN / FOUNDATION AND WEATHER/WATERPROOFING DESIGNED BY OTHERS. NOT A PART OF THIS SCOPE.

1.20 LINE OF NATURAL GRADE PER 1959 CONTOUR MAP

1.21 HARDSCAPE BY LANDSCAPE ARCHITECT.

1.22 BUILT-IN PLANTING AREAS. REFER TO LANDSCAPE ARCHITECT, WATERPROOFING BY OTHERS.

1.23 TYPICAL WOOD FRAMED STAIRS AND LANDING. SEE STRUCTURAL DRAWINGS.

1.24 HOLD FLOOR FRAMING OFF EXTERIOR WALL AT GLASS WALL. PROVIDE FINISH FOR CATWALK BETWEEN GLASS WALL BEFORE WINDOW INSTALLATION. DESIGN PER INTERIOR DESIGNER.

1.25 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PERIMETER COPPER GUTTER & DOWNSPOUT.

1.26 LINE OF FINISHED GRADE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.27 SHORING / CAISSON WALLS / FOUNDATION FOR SITE SLOPE. PER CIVIL AND STRUCT. ENGINEER.

1.28 WOOD FRAMED SOFFIT LIGHT TRAY W/ SHADE POCKET (WHEN OCCURS)

1.29 WOOD FRAMED FLOOR SYSTEM: (TOP TO BOTTOM) SEE STRUCTURAL DRAWINGS
- ¾" FINISHED WOOD FLOOR (U.N.O.)
-ACOUSTI-MAT ½ SOUND CONTROL MAT UNDERLAYMENT
- ¾" WOOD SUBSTRATE
- 1 ½" PLYWOOD T&G FLOOR SHEATHING
-14" TJI FLOOR JOISTS
-5/8" GYPSUM BOARD CEILING (TYPICAL, U.N.O.)

1.30 WOOD TRIM/ WALL FINISH

1.31 DOWN-LIT OR SHIELDED LIGHT FIXTURE.

1.32 CONCRETE FLOOR/WALL SYSTEM. SEE STRUCTURAL DRAWINGS.

1.33 CONTINUE FINISHED FLOOR SYSTEM, SOUND CONTROL MAT, WOOD SUBSTRATE AND FLOOR SHEATHING O/ CONCRETE FLOOR SYSTEM OR MAT SLAB FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.34 STEEL TRELLIS SYSTEM.

1.35 STEEL DOOR/WINDOW SYSTEMS. SEE SCHEDULES

1.36 PERSONAL ELEVATOR HOISTWAY. PROVIDE RATED WALL & CEILING ASSEMBLIES PER CODE.

1.37 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.38 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.

1.39 PROPERTY LINE.

ENERGY REQUIREMENTS

NOTE: REFER AND VERIFY WITH APPROVED ENERGY COMPLIANCE CALCULATIONS & DOCUMENTS.

EXTERIOR WALLS (2X4):	N/A
EXTERIOR WALLS (2X6):	R-21
FLOOR (c/GARAGE OR EXT.):	R-30
CEILING (CATHEDRAL):	R-30** (UN-VENTED*)
ROOF (BELOW ROOF DECK):	R-30** (UN-VENTED*)
ROOF (BTWN. ATTIC & HOUSE):	N/A
UNDER FAU PLATFORM:	N/A
GLAZING WDW. U-FACTOR:	PER WDW. SCHEDULE
GLAZING DR. U-FACTOR:	PER DR. SCHEDULE
GLAZING WDW. SHGC:	PER WDW. SCHEDULE
GLAZING DR. SHGC:	PER DR. SCHEDULE
SOLAR PV SYSTEM (MIN.):	6.80 kWdc

*ALL ROOF OR ATTIC SPACE SHALL BE PROVIDED WITH AN AIR-IMPERMEABLE INSULATION DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.5 (NO VENTING REQUIRED).

**ROOF AREAS SHALL BE TREATED AS AN UN-VENTED HIGH PERFORMANCE ATTIC WITH SPRAY POLYURETHANE FOAM INSULATION AT THE UNDERSIDE OF THE ROOF DECK.

SHEET TITLE:

BUILDING SECTIONS

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SHEET NO:

A04-07

PLOT REFERENCE DATE:
08 | 11 | 2025

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

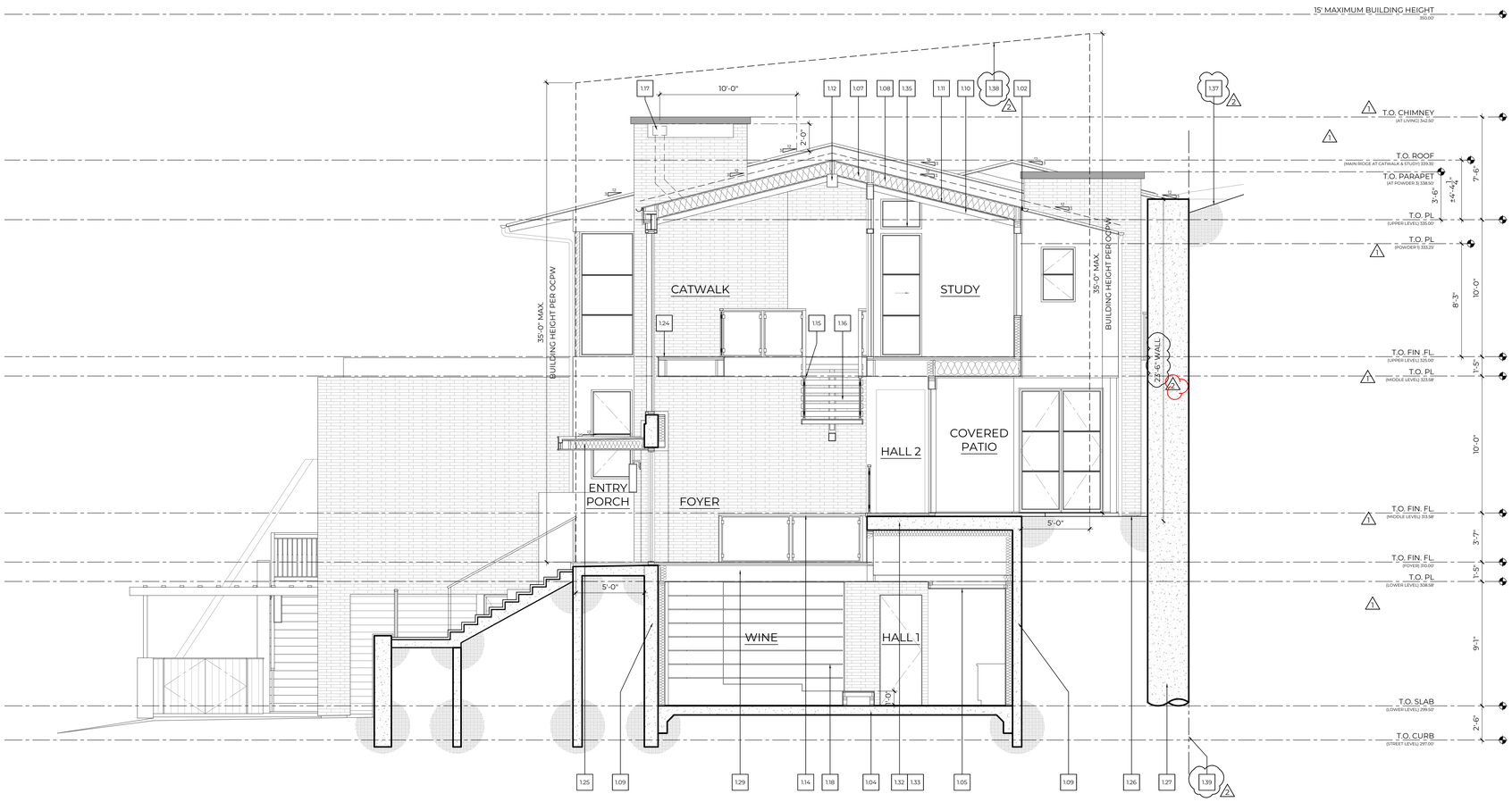
PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
2 08 | 11 | 2025 - OCPW PLAN CHECK



SECTION H-H

1/4" = 1/-0"

SECTION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
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9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. LOWER LEVEL DIMENSIONS ARE FROM THE TOP OF BUILDING SLAB.
11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
13. FOUNDATION SHALL BE A COMBINATION OF POST-TENSIONED CONCRETE MAT SLAB ON GRADE SYSTEM, CAISSONS AND RETAINING WALLS. DESIGNED BY OTHERS.
14. SILL/SOLE PLATES SHALL BE PRESSURE AND PRESERVATIVE TREATED WOOD.
15. TO INSURE LOADING WILL BE AS DESIGNED, PROVIDE 1" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.
16. A DUCT PENETRATING A WALL OR CEILING IN A RESIDENTIAL GARAGE SHALL HAVE NO OPENINGS INTO THE GARAGE AND BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE SHEET STEEL PER R302.5.2.
17. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SIMILAR ITEMS AT EACH FLOOR CEILING LEVEL ARE REQUIRED TO BE FIRE-STOPPED WITH MATERIAL THAT RESISTS THE PASSAGE OF FLAME AND GAS IN THE ANNULAR SPACES. SPRAY APPLIED FOAM IS NOT ALLOWED AS IT IS COMBUSTIBLE IN BOTH ITS WET AND DRY STATES. PER R302.5.3 & R320.11.
18. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTIONS AT CONCEALED HORIZONTAL AND VERTICAL SPACES & OPENINGS, BETWEEN FLOORS, CONCEALED SPACES AT STAIR STRINGERS, OPENINGS AROUND PIPES, CONDUITS, DUCTS AND WIRES AT CEILING AND FLOOR LEVELS, CHIMNEYS, FIREPLACES AND BETWEEN THE TOP STORY AND AN ATTIC OR ROOF. PER R320.11.
19. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SILL/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE RODENTS BY CLOSING SUCH OPENINGS. PER R602.3.4.1.
20. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6, TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
21. DWELLING / GARAGE SEPARATION SHALL COMPLY AS FOLLOWS PER TABLE R302.6:
    a. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT APPLIED ON THE GARAGE SIDE FOR SEPARATION FROM THE RESIDENCE AND ATTICS.
    b. NOT LESS THAN ⅝" TYPE 'X' GYPSUM BOARD OR EQUIVALENT FOR SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT.
    c. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT FOR SEPARATION AT STRUCTURE(S) SUPPORTING FLOOR / CEILING ASSEMBLIES AS REQUIRED BY THIS SECTION.
22. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD. PER R302.7.
23. THE MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREAD AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
24. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
25. PLANS SHALL COMPLY WITH THE FOLLOWING ATTIC FURNACES & COOLING EQUIPMENT REQUIREMENTS (WHEN OCCURS):
    a. HAVE A 22"X30" MIN. (OR 30"X30" WHERE APPLICABLE) ATTIC ACCESS WITHIN 20 FT. OF THE EQUIPMENT. (WHERE APPLICABLE)
    b. OPENING SHALL BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
    c. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO AND HAVE 30" DEEP LEVEL WORKING PLATFORM W/ NON-COMBUSTIBLE FINISH AT CONTROL SIDE.
    d. CONDENSATE DRAIN SHALL TERMINATE AT AN APPROVED PLUMBING FIXTURE.
    e. HAVE ELECTRICAL OUTLET & LIGHT FIXTURE CONTROLLED BY A SWITCH AT THE ACCESS POINT AT THE FURNACE.
26. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

SECTION SYMBOL LEGEND

XX — KEYNOTE

XX (XX'-0") — DETAIL REFERENCE

SECTION PLAN NOTES

1.01 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5". SCABBED TO ROOF RAFTER/JOISTS. SEE STRUCTURAL DWGS.

1.02 EXPOSED STAIN GRADE 2"x12" WOOD FASCIA. SEE STRUCTURAL DRAWINGS.

1.03 EXPOSED STAIN GRADE 2x6 WOOD T&G STARTER BOARDS BY "LOCK-DECK ROOFING". SEE STRUCTURAL DRAWINGS.

1.04 MAT SLAB ON GRADE FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.05 GYPSUM BOARD SOFFIT.

1.06 FURRED/STEPPED CEILING.

1.07 INSULATION PER ENERGY CALCS.

1.08 CONVENTIONALLY FRAMED 2x12 (U.N.O.) WOOD ROOF RAFTER/JOIST. SEE STRUCT. DRAWINGS.

1.09 CONCRETE RETAINING WALL FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.10 DECORATIVE STAIN GRADE 8x6 WD. BEAMS AT CEILING.

1.11 DECORATIVE STAIN GRADE 1x6 WD. T&G CEILING.

1.12 DECORATIVE STAIN GRADE 10x12 WOOD RIDGE BEAM AT CEILING.

1.13 EXPOSED STAIN GRADE WOOD TRELLIS. PROVIDE UN-TREATED COPPER METAL FLASHING ON ALL EXPOSED TOPS. SEE STRUCTURAL DRAWINGS.

1.14 METAL GUARD w/ TEMPERED GLASS PANELS. +42" A.F.F. DESIGN PER INTERIOR DESIGNER.

1.15 CONTINUOUS METAL HANDRAIL SECURELY FASTENED SECURELY TO WALL BETWEEN +34" MIN. - +38" MAX. ABOVE NOSING OF TREAD. DESIGN PER INTERIOR DESIGNER.

1.16 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS. BY OTHERS. REFER TO STRUCTURAL DRAWINGS ADDITIONAL INFORMATION.

1.17 PRE-BUILT GAS FIREPLACE WITH METAL FLUE. PROVIDE MIN. CODE CLEARANCES AT B-VENT TERMINATION CAP. PROVIDE NON-COMBUSTIBLE FLOATING MANTEL AND HEARTH PER INTERIOR DESIGNER.

1.18 WINE RACKING/SHELVES PER INT. DESIGNER.

1.19 POOL DESIGN / FOUNDATION AND WEATHER/WATERPROOFING DESIGNED BY OTHERS. NOT A PART OF THIS SCOPE.

1.20 LINE OF NATURAL GRADE PER 1959 CONTOUR MAP

1.21 HARDSCAPE BY LANDSCAPE ARCHITECT.

1.22 BUILT-IN PLANTING AREAS. REFER TO LANDSCAPE ARCHITECT. WATERPROOFING BY OTHERS.

1.23 TYPICAL WOOD FRAMED STAIRS AND LANDING. SEE STRUCTURAL DRAWINGS.

1.24 HOLD FLOOR FRAMING OFF EXTERIOR WALL AT GLASS WALL PROVIDE FINISH FOR CATWALK BETWEEN GLASS WALL BEFORE WINDOW INSTALLATION. DESIGN PER INTERIOR DESIGNER.

1.25 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PERIMETER COPPER GUTTER & DOWNSPOUT.

1.26 LINE OF FINISHED GRADE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.27 SHORING / CAISSON WALLS / FOUNDATION FOR SITE SLOPE. PER CIVIL AND STRUCT. ENGINEER.

1.28 WOOD FRAMED SOFFIT LIGHT TRAY W/ SHADE POCKET (WHEN OCCURS)

1.29 WOOD FRAMED FLOOR SYSTEM: (TOP TO BOTTOM) SEE STRUCTURAL DRAWINGS
- ¾" FINISHED WOOD FLOOR (U.N.O.)
- ACOUSTI-MAT ½ SOUND CONTROL MAT UNDERLAYMENT
- ¾" WOOD SUBSTRATE
- 1 ⅛" PLYWOOD T&G FLOOR SHEATHING
- 14" TJI FLOOR JOISTS
- 5/8" GYPSUM BOARD CEILING (TYPICAL, U.N.O.)

1.30 WOOD TRIM/ WALL FINISH

1.31 DOWN-LIT OR SHIELDED LIGHT FIXTURE.

1.32 CONCRETE FLOOR/WALL SYSTEM. SEE STRUCTURAL DRAWINGS.

1.33 CONTINUE FINISHED FLOOR SYSTEM, SOUND CONTROL MAT, WOOD SUBSTRATE AND FLOOR SHEATHING O/ CONCRETE FLOOR SYSTEM OR MAT SLAB FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.34 STEEL TRELLIS SYSTEM.

1.35 STEEL DOOR/WINDOW SYSTEMS. SEE SCHEDULES

1.36 PERSONAL ELEVATOR HOISTWAY. PROVIDE ACCESS/VENTILATION/LIGHTING PER CODE.

1.37 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.38 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.

1.39 PROPERTY LINE.

ENERGY REQUIREMENTS

NOTE: REFER AND VERIFY WITH APPROVED ENERGY COMPLIANCE CALCULATIONS & DOCUMENTS.

EXTERIOR WALLS (2X4):	N/A
EXTERIOR WALLS (2X6):	R-21
FLOOR (@GARAGE OR EXT.):	R-30
CEILING (CATHEDRAL):	R-30** (UN-VENTED*)
ROOF (BELOW ROOF DECK):	R-30** (UN-VENTED*)
ROOF (BTWN. ATTIC & HOUSE):	N/A
UNDER FAU PLATFORM:	N/A
GLAZING WDW. U-FACTOR:	PER WDW. SCHEDULE
GLAZING DR. U-FACTOR:	PER DR. SCHEDULE
GLAZING WDW. SHGC:	PER WDW. SCHEDULE
GLAZING DR. SHGC:	PER DR. SCHEDULE
SOLAR PV SYSTEM (MIN.):	6.80 kWdc

*ALL ROOF OR ATTIC SPACE SHALL BE PROVIDED WITH AN AIR-IMPERMEABLE INSULATION DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.5 (NO VENTING REQUIRED).

**ROOF AREAS SHALL BE TREATED AS AN UN-VENTED HIGH PERFORMANCE ATTIC WITH SPRAY POLYURETHANE FOAM INSULATION AT THE UNDERSIDE OF THE ROOF DECK.

SHEET TITLE:

BUILDING SECTIONS

DISCLAIMER:
ASHER DESIGN GROUP INC. 2024 - ALL RIGHTS RESERVED. THE DRAWINGS, DESIGNS, INFORMATION, CONTENT AND PROCEDURES DESCRIBED HEREIN ARE FOR THE EXCLUSIVE USE OF ASHER DESIGN GROUP INC. OR AFFILIATES, AND, AS SUCH, ARE NOT TO BE REPRODUCED IN ANY SUCH FORM OR MEDIA, CURRENT OR FUTURE, OR DISCLOSED TO OTHERS WITHOUT THE EXPRESSED WRITTEN CONSENT OF ASHER DESIGN GROUP INC. DISTRIBUTION OR DUPLICATION OF THESE DOCUMENTS IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THESE RIGHTS. VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET NO:

A04-08

PLOT REFERENCE DATE:
08 | 11 | 2025

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
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[P] 714.351.6654

FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

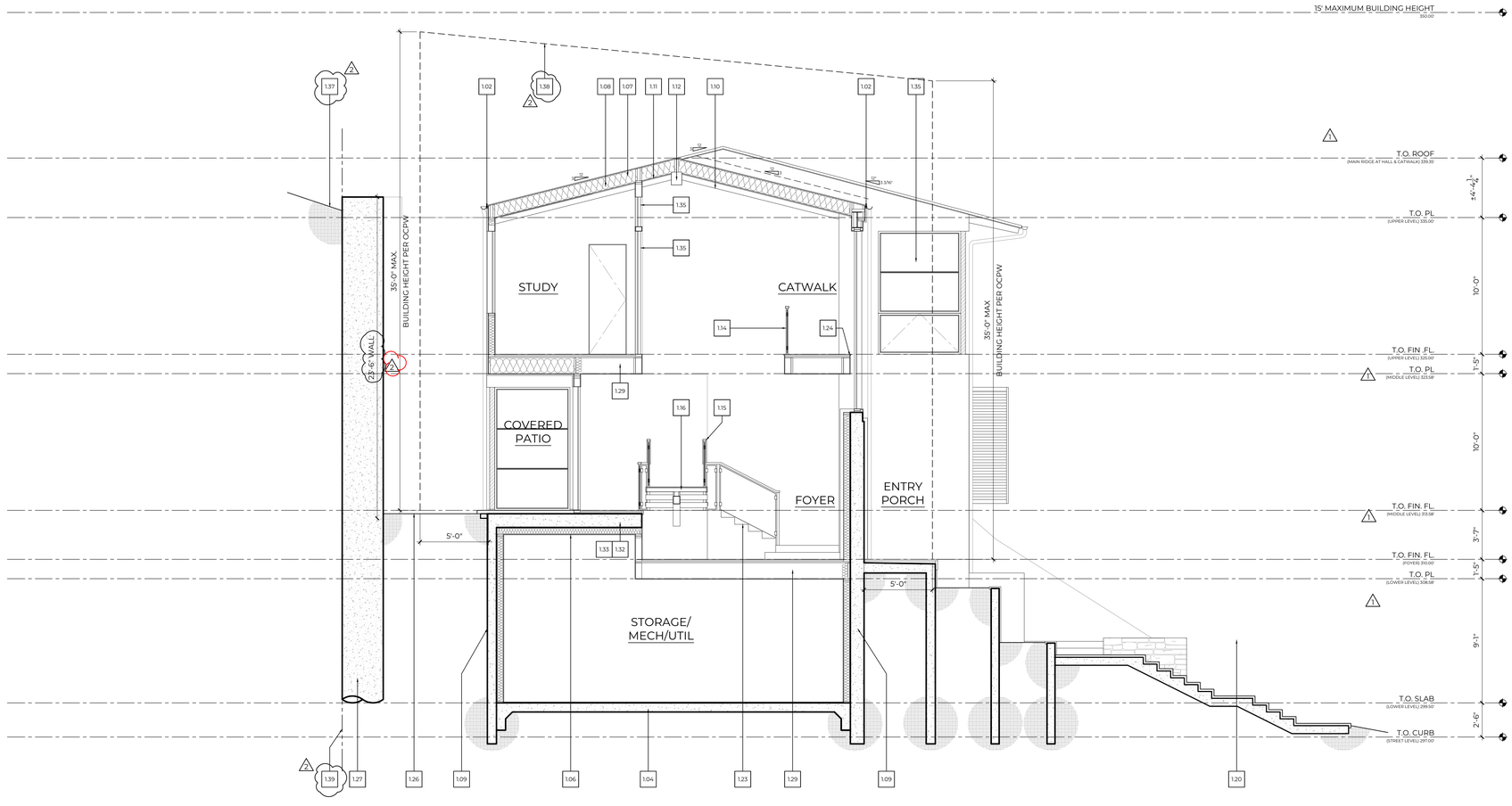
PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
1 08 | 11 | 2025 - OCPW PLAN CHECK



SECTION 1-1

1/4" = 1/-0"

SECTION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. REFER TO STRUCTURAL DRAWINGS FOR FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, FLOOR & ROOF SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. LOWER LEVEL DIMENSIONS ARE FROM THE TOP OF BUILDING SLAB.
11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
13. FOUNDATION SHALL BE A COMBINATION OF POST-TENSIONED CONCRETE MAT SLAB ON GRADE SYSTEM, CAISSONS AND RETAINING WALLS. DESIGNED BY OTHERS.
14. SILL/SOLE PLATES SHALL BE PRESSURE AND PRESERVATIVE TREATED WOOD.
15. TO INSURE LOADING WILL BE AS DESIGNED, PROVIDE ¾" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.
16. A DUCT PENETRATING A WALL OR CEILING IN A RESIDENTIAL GARAGE SHALL HAVE NO OPENINGS INTO THE GARAGE AND BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE SHEET STEEL PER R302.5.2.
17. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SIMILAR ITEMS AT EACH FLOOR CEILING LEVEL ARE REQUIRED TO BE FIRE-STOPPED WITH MATERIAL THAT RESISTS THE PASSAGE OF FLAME AND GAS THE ANNULAR SPACES. SPRAY APPLIED FOAM IS NOT ALLOWED AS IT IS COMBUSTIBLE IN BOTH ITS WET AND DRY STATES. PER R302.5.3 & R320.11.
18. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTIONS AT CONCEALED HORIZONTAL AND VERTICAL SPACES & OPENINGS, BETWEEN FLOORS, CONCEALED SPACES AT STAIR STRINGERS, OPENINGS AROUND PIPES, CONDUITS, DUCTS AND WIRES AT CEILING AND FLOOR LEVELS, CHIMNEYS, FIREPLACES AND BETWEEN THE TOP STORY AND AN ATTIC OR ROOF. PER R320.11.
19. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SILL/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE RODENTS BY CLOSING SUCH OPENINGS. PER R602.3.4.1.
20. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6. TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
21. DWELLING / GARAGE SEPARATION SHALL COMPLY AS FOLLOWS PER TABLE R302.6:
    a. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT APPLIED ON THE GARAGE SIDE FOR SEPARATION FROM THE RESIDENCE AND ATTICS.
    b. NOT LESS THAN ⅝" TYPE 'X' GYPSUM BOARD OR EQUIVALENT FOR SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT.
    c. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT FOR SEPARATION AT STRUCTURE(S) SUPPORTING FLOOR / CEILING ASSEMBLIES AS REQUIRED BY THIS SECTION.
22. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD. PER R302.7.
23. THE MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREAD AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
24. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
25. PLANS SHALL COMPLY WITH THE FOLLOWING ATTIC FURNACES & COOLING EQUIPMENT REQUIREMENTS (WHEN OCCURS):
    a. HAVE A 22"X30" MIN. (OR 30"X30" WHERE APPLICABLE) ATTIC ACCESS WITHIN 20 FT. OF THE EQUIPMENT. (WHERE APPLICABLE)
    b. OPENING SHALL BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
    c. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO AND HAVE 30" DEEP LEVEL WORKING PLATFORM W/ NON-COMBUSTIBLE FINISH AT CONTROL SIDE.
    d. CONDENSATE DRAIN SHALL TERMINATE AT AN APPROVED PLUMBING FIXTURE.
    e. HAVE ELECTRICAL OUTLET & LIGHT FIXTURE CONTROLLED BY A SWITCH AT THE ACCESS POINT AT THE FURNACE.
26. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

SECTION SYMBOL LEGEND

XX — KEYNOTE

XX (XZ30.0) — DETAIL REFERENCE

SECTION PLAN NOTES

1.01 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5". SCABBED TO ROOF RAFTER/JOISTS. SEE STRUCTURAL DWGS.
1.02 EXPOSED STAIN GRADE 8"x3½" WOOD FASCIA. SEE STRUCTURAL DRAWINGS.
1.03 EXPOSED STAIN GRADE 2x6 WOOD T&G STARTER BOARDS BY "LOCK-DECK ROOFING". SEE STRUCTURAL DRAWINGS.
1.04 MAT SLAB ON GRADE FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.05 GYPSUM BOARD SOFFIT.
1.06 FURRED/STEPPED CEILING.
1.07 INSULATION PER ENERGY CALCS.
1.08 CONVENTIONALLY FRAMED 2x12 (U.N.O.) WOOD ROOF RAFTER/JOIST. SEE STRUCT. DRAWINGS.
1.09 CONCRETE RETAINING WALL FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.10 DECORATIVE STAIN GRADE 8x6 WD. BEAMS AT CEILING.
1.11 DECORATIVE STAIN GRADE 1x6 WD. T&G CEILING.
1.12 DECORATIVE STAIN GRADE 10x12 WOOD RIDGE BEAM AT CEILING.
1.13 EXPOSED STAIN GRADE WOOD TRELLIS. PROVIDE UN-TREATED COPPER METAL FLASHING ON ALL EXPOSED TOPS. SEE STRUCTURAL DRAWINGS.
1.14 METAL GUARD w/ TEMPERED GLASS PANELS. +42" A.F.F. DESIGN PER INTERIOR DESIGNER.
1.15 CONTINUOUS METAL HANDRAIL SECURELY FASTENED SECURELY TO WALL BETWEEN +34" MIN. - +38" MAX ABOVE NOSING OF TREAD. DESIGN PER INTERIOR DESIGNER.
1.16 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS. BY OTHERS. REFER TO STRUCTURAL DRAWINGS ADDITIONAL INFORMATION.
1.17 PRE-BUILT GAS FIREPLACE WITH METAL FLUE. PROVIDE MIN. CODE CLEARANCES AT B-VENT TERMINATION CAP. PROVIDE NON-COMBUSTIBLE FLOATING MANTEL AND HEARTH PER INTERIOR DESIGNER.
1.18 WINE RACKING/SHELVES PER INT. DESIGNER.
1.19 POOL DESIGN / FOUNDATION AND WEATHER/WATERPROOFING DESIGNED BY OTHERS. NOT A PART OF THIS SCOPE.
1.20 LINE OF NATURAL GRADE PER 1959 CONTOUR MAP
1.21 HARDSCAPE BY LANDSCAPE ARCHITECT.
1.22 BUILT-IN PLANTING AREAS. REFER TO LANDSCAPE ARCHITECT. WATERPROOFING BY OTHERS.
1.23 TYPICAL WOOD FRAMED STAIRS AND LANDING. SEE STRUCTURAL DRAWINGS.
1.24 HOLD FLOOR FRAMING OFF EXTERIOR WALL AT GLASS WALL. PROVIDE FINISH FOR CATWALK BETWEEN GLASS WALL BEFORE WINDOW INSTALLATION. DESIGN PER INTERIOR DESIGNER.
1.25 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PERIMETER COPPER GUTTER & DOWNSPOUT.
1.26 LINE OF FINISHED GRADE. REFER TO CIVIL & LANDSCAPE DRAWINGS.
1.27 SHORING / CAISSON WALLS / FOUNDATION FOR SITE SLOPE. PER CIVIL AND STRUCT. ENGINEER.
1.28 WOOD FRAMED SOFFIT LIGHT TRAY W/ SHADE POCKET (WHEN OCCURS)
1.29 WOOD FRAMED FLOOR SYSTEM: (TOP TO BOTTOM) SEE STRUCTURAL DRAWINGS
- ¾" FINISHED WOOD FLOOR (U.N.O.)
- ACOUSTI-MAT ½ SOUND CONTROL MAT UNDERLAYMENT
- ¾" WOOD SUBSTRATE
- 1 ¾" PLYWOOD T&G FLOOR SHEATHING
-14" TJI FLOOR JOISTS
-5/8" GYPSUM BOARD CEILING (TYPICAL, U.N.O.)
1.30 WOOD TRIM/ WALL FINISH
1.31 DOWN-LIT OR SHIELDED LIGHT FIXTURE.
1.32 CONCRETE FLOOR/WALL SYSTEM. SEE STRUCTURAL DRAWINGS.
1.33 CONTINUE FINISHED FLOOR SYSTEM, SOUND CONTROL MAT, WOOD SUBSTRATE AND FLOOR SHEATHING O/ CONCRETE FLOOR SYSTEM OR MAT SLAB FOUNDATION. SEE STRUCTURAL DRAWINGS.
1.34 STEEL TRELLIS SYSTEM.
1.35 STEEL DOOR/WINDOW SYSTEMS. SEE SCHEDULES
1.36 PERSONAL ELEVATOR HOISTWAY. PROVIDE PAPER WALL LIGHTING PER NOTES PER CODE.
1.37 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.
1.38 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.
1.39 PROPERTY LINE.

ENERGY REQUIREMENTS

NOTE: REFER AND VERIFY WITH APPROVED ENERGY COMPLIANCE CALCULATIONS & DOCUMENTS.

EXTERIOR WALLS (2X4):	N/A
EXTERIOR WALLS (2X6):	R-21
FLOOR (o/GARAGE OR EXT.):	R-30
CEILING (CATHEDRAL):	R-30** (UN-VENTED*)
ROOF (BELOW ROOF DECK):	R-30** (UN-VENTED*)
ROOF (BTWN. ATTIC & HOUSE):	N/A
UNDER FAU PLATFORM:	N/A
GLAZING WDW. U-FACTOR:	PER WDW. SCHEDULE
GLAZING DR. U-FACTOR:	PER DR. SCHEDULE
GLAZING WDW. SHGC:	PER WDW. SCHEDULE
GLAZING DR. SHGC:	PER DR. SCHEDULE
SOLAR PV SYSTEM (MIN.):	6.80 kWdc

*ALL ROOF OR ATTIC SPACE SHALL BE PROVIDED WITH AN AIR-IMPERMEABLE INSULATION DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.5 (NO VENTING REQUIRED).

**ROOF AREAS SHALL BE TREATED AS AN UN-VENTED HIGH PERFORMANCE ATTIC WITH SPRAY POLYURETHANE FOAM INSULATION AT THE UNDERSIDE OF THE ROOF DECK.

SHEET TITLE:

BUILDING SECTIONS

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SHEET NO:

A04-09

PLOT REFERENCE DATE:
08 | 11 | 2025

ASHER DESIGN GROUP
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[P] 714.351.6654

FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

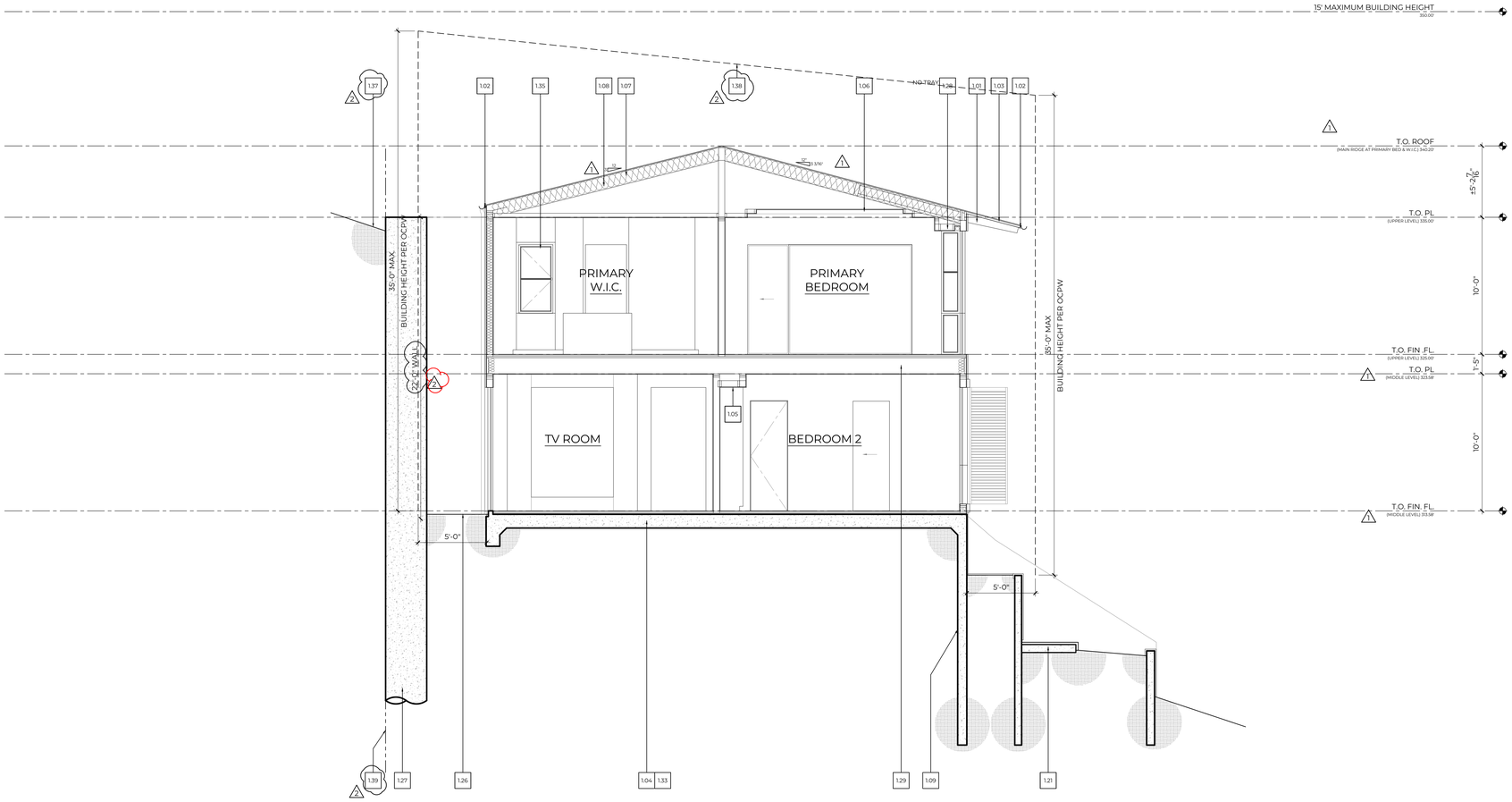
PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
2 08 | 11 | 2025 - OCPW PLAN CHECK



SECTION J-J

1/4" = 1/-0"

SECTION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
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11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE PER ENERGY CALCS.
13. FOUNDATION SHALL BE A COMBINATION OF POST-TENSIONED CONCRETE MAT SLAB ON GRADE SYSTEM, CAISSONS AND RETAINING WALLS. DESIGNED BY OTHERS.
14. SILL/SOLE PLATES SHALL BE PRESSURE AND PRESERVATIVE TREATED WOOD.
15. TO INSURE LOADING WILL BE AS DESIGNED, PROVIDE ½" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.
16. A DUCT PENETRATING A WALL OR CEILING IN A RESIDENTIAL GARAGE SHALL HAVE NO OPENINGS INTO THE GARAGE AND BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE SHEET STEEL PER R302.5.2.
17. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND SIMILAR ITEMS AT EACH FLOOR CEILING LEVEL ARE REQUIRED TO BE FIRE-STOPPED WITH MATERIAL THAT RESISTS THE PASSAGE OF FLAME AND GAS IN THE ANNULAR SPACES. SPRAY APPLIED FOAM IS NOT ALLOWED AS IT IS COMBUSTIBLE IN BOTH ITS WET AND DRY STATES. PER R302.5.3 & R320.11.
18. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTIONS AT CONCEALED HORIZONTAL AND VERTICAL SPACES & OPENINGS, BETWEEN FLOORS, CONCEALED SPACES AT STAIR STRINGERS, OPENINGS AROUND PIPES, CONDUITS, DUCTS AND WIRES AT CEILING AND FLOOR LEVELS, CHIMNEYS, FIREPLACES AND BETWEEN THE TOP STORY AND AN ATTIC OR ROOF. PER R320.11.
19. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SILL/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE RODENTS BY CLOSING SUCH OPENINGS. PER R602.3.4.1.
20. OCCUPANCY SEPARATION SHALL COMPLY WITH SECTION R302.6, TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PER TABLE R702.3.5
21. DWELLING / GARAGE SEPARATION SHALL COMPLY AS FOLLOWS PER TABLE R302.6:
    a. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT APPLIED ON THE GARAGE SIDE FOR SEPARATION FROM THE RESIDENCE AND ATTICS.
    b. NOT LESS THAN ⅝" TYPE 'X' GYPSUM BOARD OR EQUIVALENT FOR SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT.
    c. NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT FOR SEPARATION AT STRUCTURE(S) SUPPORTING FLOOR / CEILING ASSEMBLIES AS REQUIRED BY THIS SECTION.
22. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD. PER R302.7.
23. THE MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREAD AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
24. PLANS SHALL COMPLY WITH THE FOLLOWING FLAME SPREAD INDEX:
    a. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
    b. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
    c. TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.
    d. INSTALLED INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450.
25. PLANS SHALL COMPLY WITH THE FOLLOWING ATTIC FURNACES & COOLING EQUIPMENT REQUIREMENTS (WHEN OCCURS):
    a. HAVE A 22"X30" MIN. (OR 30"X30" WHERE APPLICABLE) ATTIC ACCESS WITHIN 20 FT. OF THE EQUIPMENT. (WHERE APPLICABLE)
    b. OPENING SHALL BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
    c. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO AND HAVE 30" DEEP LEVEL WORKING PLATFORM W/ NON-COMBUSTIBLE FINISH AT CONTROL SIDE.
    d. CONDENSATE DRAIN SHALL TERMINATE AT AN APPROVED PLUMBING FIXTURE.
    e. HAVE ELECTRICAL OUTLET & LIGHT FIXTURE CONTROLLED BY A SWITCH AT THE ACCESS POINT AT THE FURNACE.
26. REFER TO SHEET GN-3 "MISCELLANEOUS" FOR GUARD AND HANDRAIL CODE REQUIREMENTS.

SECTION SYMBOL LEGEND

XX — KEYNOTE

XX / (DIM.)X — DETAIL REFERENCE

SECTION PLAN NOTES

1.01 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5°. SCABBED TO ROOF RAFTER/JOISTS. SEE STRUCTURAL DWGS.

1.02 EXPOSED STAIN GRADE 2"x10" WOOD FASCIA. SEE STRUCTURAL DRAWINGS.

1.03 EXPOSED STAIN GRADE 2x6 WOOD T&G STARTER BOARDS BY "LOCK-DECK ROOFING". SEE STRUCTURAL DRAWINGS.

1.04 MAT SLAB ON GRADE FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.05 GYPSUM BOARD SOFFIT.

1.06 FURRED/STEPPED CEILING.

1.07 INSULATION PER ENERGY CALCS.

1.08 CONVENTIONALLY FRAMED 2x12 (U.N.O.) WOOD ROOF RAFTER/JOIST. SEE STRUCT. DRAWINGS.

1.09 CONCRETE RETAINING WALL FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.10 DECORATIVE STAIN GRADE 8x6 WD. BEAMS AT CEILING.

1.11 DECORATIVE STAIN GRADE 1x6 WD. T&G CEILING.

1.12 DECORATIVE STAIN GRADE 10x12 WOOD RIDGE BEAM AT CEILING.

1.13 EXPOSED STAIN GRADE WOOD TRELLIS. PROVIDE UN-TREATED COPPER METAL FLASHING ON ALL EXPOSED TOPS. SEE STRUCTURAL DRAWINGS.

1.14 METAL GUARD w/ TEMPERED GLASS PANELS. +42" A.F.F. DESIGN PER INTERIOR DESIGNER.

1.15 CONTINUOUS METAL HANDRAIL SECURELY FASTENED SECURELY TO WALL BETWEEN +34" MIN. - +38" MAX. ABOVE NOSING OF TREAD. DESIGN PER INTERIOR DESIGNER.

1.16 PREFAB FLOATING METAL STAIR SYSTEM w/ SOLID WOOD TREADS & OPEN RISERS. BY OTHERS. REFER TO STRUCTURAL DRAWINGS ADDITIONAL INFORMATION.

1.17 PRE-BUILT GAS FIREPLACE WITH METAL FLUE. PROVIDE MIN. CODE CLEARANCES AT B-VENT TERMINATION CAP. PROVIDE NON-COMBUSTIBLE FLOATING MANTEL AND HEARTH PER INTERIOR DESIGNER.

1.18 WINE RACKING/SHELVES PER INT. DESIGNER.

1.19 POOL DESIGN / FOUNDATION AND WEATHER/WATERPROOFING DESIGNED BY OTHERS. NOT A PART OF THIS SCOPE.

1.20 LINE OF NATURAL GRADE PER 1959 CONTOUR MAP

1.21 HARDSCAPE BY LANDSCAPE ARCHITECT.

1.22 BUILT-IN PLANTING AREAS. REFER TO LANDSCAPE ARCHITECT. WATERPROOFING BY OTHERS.

1.23 TYPICAL WOOD FRAMED STAIRS AND LANDING. SEE STRUCTURAL DRAWINGS.

1.24 HOLD FLOOR FRAMING OFF EXTERIOR WALL AT GLASS WALL. PROVIDE FINISH FOR CATWALK BETWEEN GLASS WALL BEFORE WINDOW INSTALLATION. DESIGN PER INTERIOR DESIGNER.

1.25 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PERIMETER COPPER GUTTER & DOWNSPOUT.

1.26 LINE OF FINISHED GRADE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.27 SHORING / CAISSON WALLS / FOUNDATION FOR SITE SLOPE. PER CIVIL AND STRUCT. ENGINEER.

1.28 WOOD FRAMED SOFFIT LIGHT TRAY W/ SHADE POCKET (WHEN OCCURS)

1.29 WOOD FRAMED FLOOR SYSTEM: (TOP TO BOTTOM) SEE STRUCTURAL DRAWINGS
- ¾" FINISHED WOOD FLOOR (U.N.O.)
-ACOUSTI-MAT ¼ SOUND CONTROL MAT UNDERLAYMENT
- ¾" WOOD SUBSTRATE
- 1 ⅛" PLYWOOD T&G FLOOR SHEATHING
-14" TJI FLOOR JOISTS
-5/8" GYPSUM BOARD CEILING (TYPICAL, U.N.O.)

1.30 WOOD TRIM/ WALL FINISH

1.31 DOWN-LIT OR SHIELDED LIGHT FIXTURE.

1.32 CONCRETE FLOOR/WALL SYSTEM. SEE STRUCTURAL DRAWINGS.

1.33 CONTINUE FINISHED FLOOR SYSTEM, SOUND CONTROL MAT, WOOD SUBSTRATE AND FLOOR SHEATHING O/ CONCRETE FLOOR SYSTEM OR MAT SLAB FOUNDATION. SEE STRUCTURAL DRAWINGS.

1.34 STEEL TRELLIS SYSTEM.

1.35 STEEL DOOR/WINDOW SYSTEMS. SEE SCHEDULES

1.36 PERSONAL ELEVATOR HOISTWAY. PROVIDE.

1.37 PATIO WALL EXCEPTIONS PER R105 CODE.

1.38 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.

1.39 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.

1.39 PROPERTY LINE.

ENERGY REQUIREMENTS

NOTE: REFER AND VERIFY WITH APPROVED ENERGY COMPLIANCE CALCULATIONS & DOCUMENTS.

EXTERIOR WALLS (2X4):	N/A
EXTERIOR WALLS (2X6):	R-21
FLOOR (o/GARAGE OR EXT.):	R-30
CEILING (CATHEDRAL):	R-30** (UN-VENTED*)
ROOF (BELOW ROOF DECK):	R-30** (UN-VENTED*)
ROOF (BTWN. ATTIC & HOUSE):	N/A
UNDER FAU PLATFORM:	N/A
GLAZING WDW, U-FACTOR:	PER WDW. SCHEDULE
GLAZING DR. U-FACTOR:	PER DR. SCHEDULE
GLAZING WDW, SHGC:	PER WDW. SCHEDULE
GLAZING DR. SHGC:	PER DR. SCHEDULE
SOLAR PV SYSTEM (MIN.):	6.80 kWdc

*ALL ROOF OR ATTIC SPACE SHALL BE PROVIDED WITH AN AIR-IMPERMEABLE INSULATION DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.5 (NO VENTING REQUIRED).

**ROOF AREAS SHALL BE TREATED AS AN UN-VENTED HIGH PERFORMANCE ATTIC WITH SPRAY POLYURETHANE FOAM INSULATION AT THE UNDERSIDE OF THE ROOF DECK.

SHEET TITLE:

BUILDING SECTIONS

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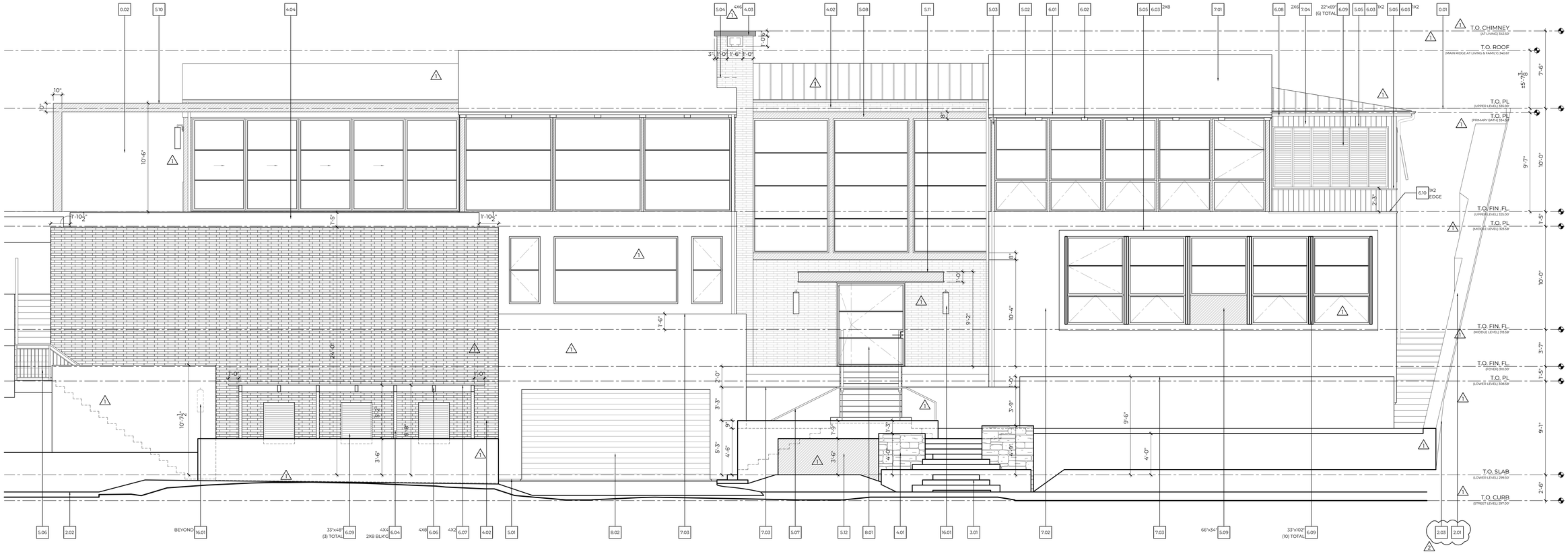
SHEET NO:

A04-10

PLOT REFERENCE DATE:
08 | 11 | 2025


0.02
5.10
4.04
5.04
4X6
6.03
4.02
5.08
5.11
5.03
5.02
6.01
6.02
5.05
6.03
2X8
7.01
6.08
2X6
7.04
22"x69"
(6) TOTAL
6.09
5.05
6.03
1X2
5.05
6.03
1X2
0.01
T.O. CHIMNEY
(AT LIVING) 342.50'
T.O. ROOF
(MAIN RIDGE AT LIVING & FAMILY) 340.67'
T.O. PL
(UPPER LEVEL) 335.00'
T.O. PL
(PRIMARY BATH) 334.89'
6.10
1X2
EDGE
T.O. FIN. FL.
(UPPER LEVEL) 325.00'
T.O. PL
(MIDDLE LEVEL) 323.58'
T.O. FIN. FL.
(MIDDLE LEVEL) 313.58'
T.O. FIN. FL.
(FOYER) 310.00'
T.O. PL
(LOWER LEVEL) 308.58'
T.O. SLAB
(LOWER LEVEL) 299.50'
T.O. CURB
(STREET LEVEL) 297.00'
10"
10"
10'-6"
11'-10½"
5'-5"
11'-10½"
10'-0½"
3'-6"
1'-0"
3'-3"
1'-0"
3'-3"
1'-9"
9'-2"
10'-4"
1'-0"
5'-0"
3'-9"
9'-6"
4'-0"
1'-9"
3'-6"
4'-6"
5'-3"
9"
1'-3"
4'-6"
5'-3"
3'-3"
1'-0"
3'-6"
1'-9"
9"
3'-3"
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4'-6"
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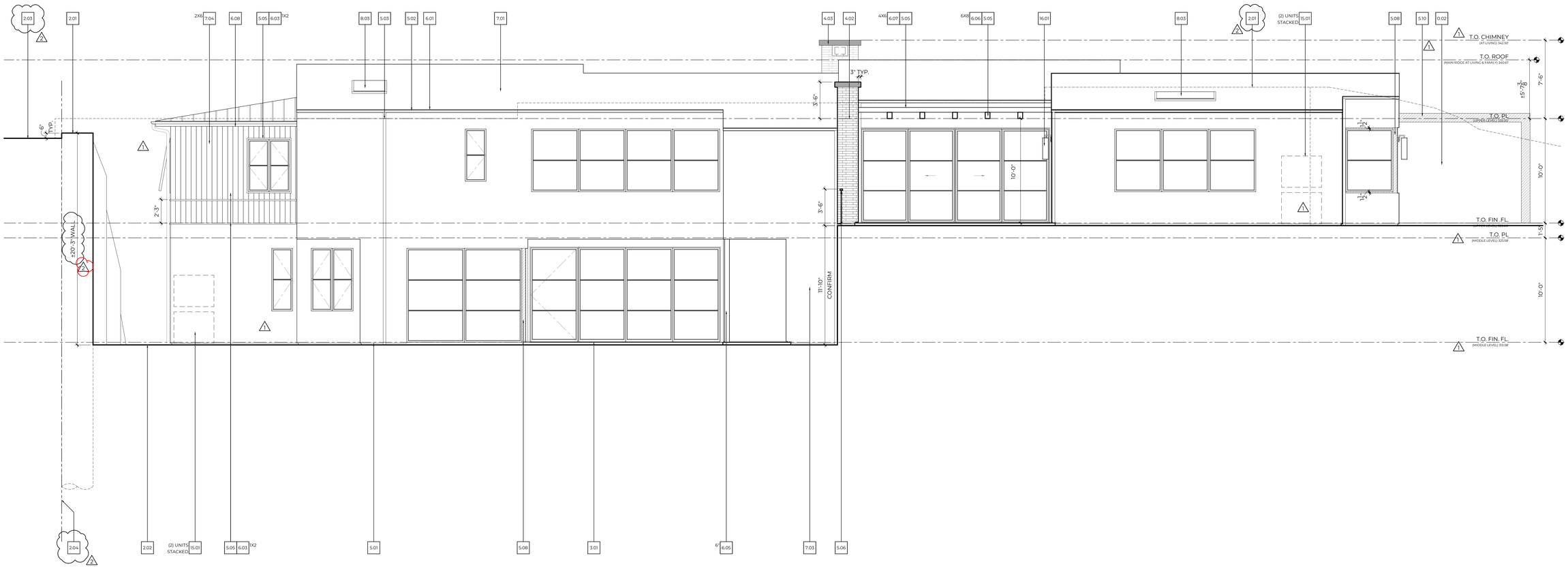
1'-0



NORTH ELEVATION (REAR)

1/4" = 1/-0"

ELEVATION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. REFER TO STRUCTURAL DRAWINGS FOR FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, FLOOR & ROOF SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. LOWER LEVEL DIMENSIONS ARE FROM THE TOP OF BUILDING SLAB.
11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" IN HEIGHT WITH A MINIMUM STROKE OF ½". NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE PLACED IN A POSITION THAT IS PLAINLY VISIBLE FROM THE STREET FRONTING THE PROPERTY. PER R319.1.
13. REFER TO CIVIL DRAWINGS FOR FINAL GRADE AND SITE DRAINAGE.
14. ALL EXTERIOR HARDSCAPE AND SITE DEVELOPMENTS SHOWN ARE FOR REFERENCE ONLY. REFER TO APPROVED DRAWINGS DESIGNED BY OTHERS.
15. REFER TO COLOR AND MATERIAL BOARDS FOR EXTERIOR FINISH COLORS AND SAMPLES (WHEN APPLICABLE).
16. REFER TO SHEET GN-3 FOR EXTERIOR MATERIAL SPECIFICATIONS
17. SPARK ARRESTORS SHALL BE U.L. APPROVED AND SHALL BE INSTALLED PER THE MANUFACTURERS APPROVED WRITTEN DIRECTIONS AND SPECIFICATIONS.

ELEVATION SYMBOL LEGEND

XX — KEYNOTE

XX (DXX.X) — DETAIL REFERENCE

ELEVATION PLAN NOTES

0. SPATIAL
- 0.01 LINE OF WALL BEYOND.
- ~~0.02 CAISSON WALL~~
- 0.03 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.

2. SITE
- 2.01 SITE RETAINING / SHORING / CAISSON WALL. SEE STRUCTURAL & CIVIL DRAWINGS.
- ~~2.02 FINISHED GRADE SEE CIVIL DRAWINGS~~
- 2.03 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.
- 2.04 PROPERTY LINE

~~3. CONCRETE~~
- 3.01 CONCRETE/HARDSCAPE STOOP/LANDING. SEE LANDSCAPE DRAWINGS.

4. MASONRY - SEE SHEET GN-03 FOR SPECS.
- 4.01 ADHERED STONE VENEER.
- 4.02 ADHERED BRICK VENEER.
- 4.03 PRECAST PARAPET / CHIMNEY CAP. SLOPE TOP TO DRAIN.
- 4.04 POOL COPING AND TILE SPILLWAY INFINITY EDGE. SLOPE TOP TO DRAIN. PER POOL CONTRACTOR.

5. METALS- SEE SHEET GN-03 FOR SPECS.
- 5.01 C.R. COPPER METAL STUCCO WEEP SCREED, TYP.
- 5.02 C.R. COPPER METAL GUTTER. 5" HALF ROUND
- 5.03 C.R. COPPER METAL DOWNSPOUT. 3" ROUND - NO ACCORDION CORNERS. TIE INTO SITE DRAINAGE SYSTEM, TYP. PER CIVIL DRAWINGS.
- 5.04 C.R. COPPER METAL FLASHING AT INTERSECTION.
- 5.05 C.R. COPPER METAL FLASHING AT TOP OF ALL EXPOSED WOOD TRIM / WOOD BEAM / WOOD TRELLIS MEMBERS.
- 5.06 C.R. DECORATIVE METAL GUARD / RAILING SYSTEM. +42" A.F.F.
- 5.07 C.R. METAL HANDRAIL. +34"-38" MEASURED VERTICALLY FROM STAIR NOISING.
- 5.08 C.R. BREAK METAL CLADDING AT WINDOWS & DOORS, TYP.
- 5.09 C.R. METAL PANEL TRIM.
- 5.10 STEEL & WOOD TRELLIS SYSTEM. SEE ROOF PLAN FOR SIZES.
- 5.11 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PREIMETER COPPER GUTTER & DOWNSPOUT.
- 5.12 UN-TREATED CORTEN STEEL PLANTER WALLS. SEE LANDSCAPE DRAWINGS

6. WOOD- SEE SHEET GN-03 FOR SPECS.
- 6.01 EXPOSED STAIN GRADE 2"x12" WOOD FASCIA.
- 6.02 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5". SCABBED TO ROOF RAFTER/JOISTS.
- 6.03 STAIN GRADE WOOD TRIM.
- 6.04 STAIN GRADE WOOD POST w/ CONCEALED CONNECTIONS. S.S.D. PROVIDE SOLID WOOD STAIN GRADE BLOCKING BETWEEN POSTS
- 6.05 STRUCTURAL WOOD POST/COLUMN WRAPPED w/ STAIN GRADE TRIM.
- 6.06 STAIN GRADE WOOD BEAM.
- 6.07 STAIN GRADE WOOD TRELLIS MEMBER.
- 6.08 STAIN GRADE WOOD BUILT-UP FLAT EAVE WITH 1X6 FASCIA w/ 2X6 T&G SOFFIT. PROVIDE ¾" DRIP AT FASCIA.
- 6.09 STAIN GRADE WOOD LOUVERED SHUTTER. PROVIDE DECORATIVE OPERABLE HARDWARE PER SPECS.
- 6.10 STAIN GRADE WOOD WALL CAP. SLOPE TOP 1/2" PER 12" TO DRAIN

7. EXTERIOR FINISHES- SEE SHEET GN-03 FOR SPECS.
- 7.01 ROOFING MATERIAL. SEE ROOF PLANS.
- 7.02 EXTERIOR PLASTER/STUCCO SYSTEM WALL FINISH.
- 7.03 PLASTER/STUCCO SILL/SHELF/PLANTER. SLOPE TOP TO DRAIN.
- 7.04 STAIN GRADE VERTICAL WOOD SIDING. NO CORNER TRIM. MITRE ALL CORNERS.

8. OPENINGS
- 8.01 STEEL PIVOT ENTRY DOOR.
- 8.02 STAIN GRADE WOOD CLADDED SECTIONAL ROLL-UP GARAGE DOOR.
- 8.03 SKYLIGHT. LOW-PROFILE. SEE SCHEDULES

15. MECHANICAL
- 15.01 A/C COMPRESSOR LOCATION.

16. ELECTRICAL
- 16.01 DOWNLIT OR SHIELDED LIGHT FIXTURE WALL SCONCE. SEE UTILITY PLAN FOR HEIGHT. REFER TO SHEET GN-6 FOR LIGHT FIXTURE CUT SHEET AND SPECS.

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO.:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
2 08 | 11 | 2025 - OCPW PLAN CHECK

SHEET TITLE:

EXTERIOR ELEVATIONS

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SHEET NO:

A05-02

PLOT REFERENCE DATE:
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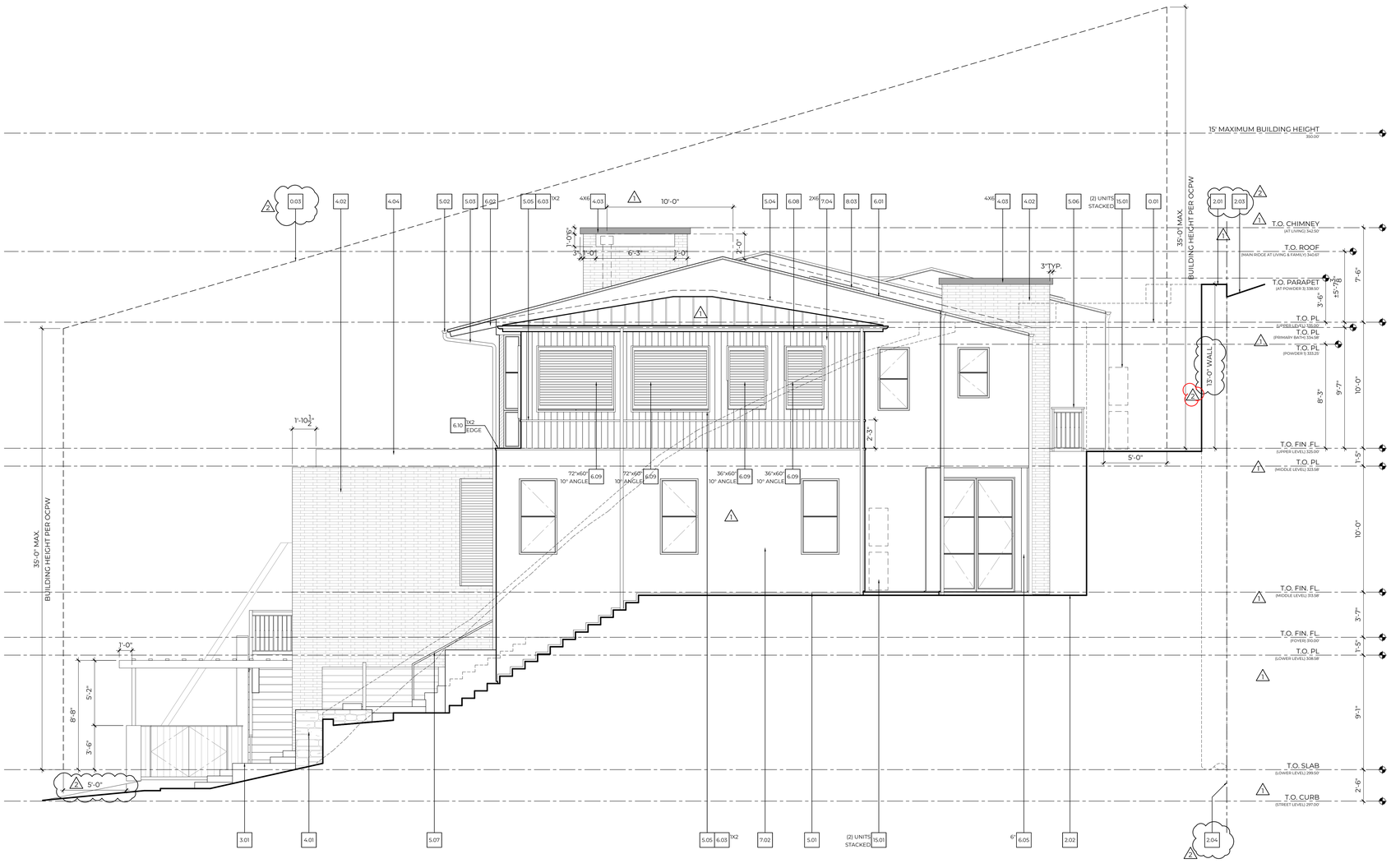

EAST ELEVATION (RIGHT)

1/4" = 1/-0"

ELEVATION GENERAL NOTES

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ELEVATION SYMBOL LEGEND

XX — KEYNOTE

XX (GN1.1) — DETAIL REFERENCE

ELEVATION PLAN NOTES

0. SPATIAL
   - 0.01 LINE OF WALL BEYOND.
   - 0.02 OPENING IN WALL
   - 0.03 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.
2. SITE
   - 2.01 SITE RETAINING / SHORING / CAISSON WALL. SEE STRUCTURAL & CIVIL DRAWINGS.
   - 2.02 FINISHED GRADE. SEE CIVIL DRAWINGS
   - 2.03 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.
   - 2.04 PROPERTY LINE
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16. ELECTRICAL
   - 16.01 DOWN-LIT OR SHIELDED LIGHT FIXTURE WALL SCONCE. SEE UTILITY PLAN FOR HEIGHT. REFER TO SHEET GN-6 FOR LIGHT FIXTURE CUT SHEET AND SPECS.

ASHER DESIGN GROUP
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RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
AUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

1 05 | 21 | 2025 - OCPW PLAN CHECK
1 08 | 11 | 2025 - OCPW PLAN CHECK

SHEET TITLE:

EXTERIOR ELEVATIONS

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SHEET NO:

A05-03

PLOT REFERENCE DATE:
08 | 11 | 2025

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ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
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FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

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REVISIONS:

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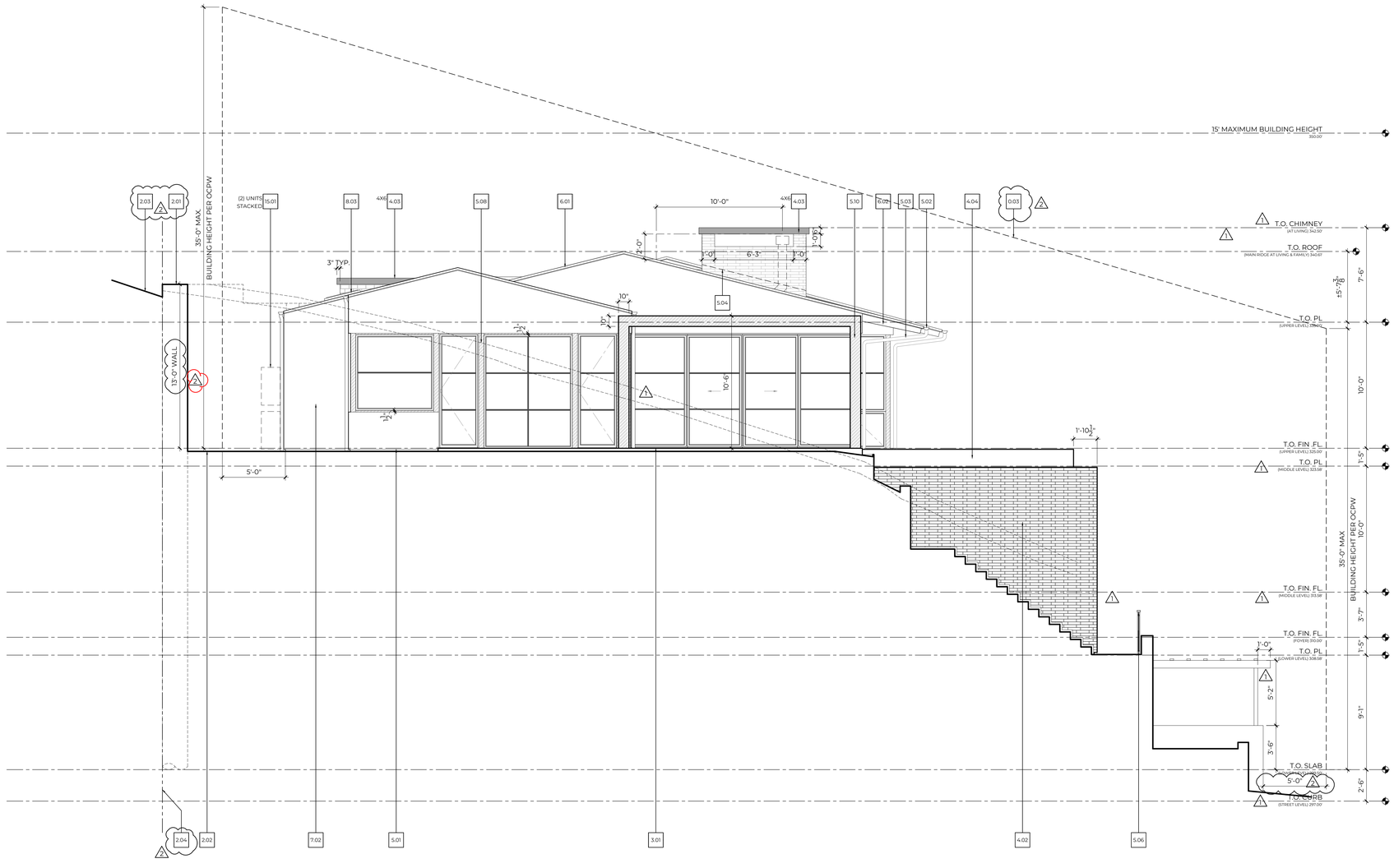
2 08 | 11 | 2025 - OCPW PLAN CHECK



WEST ELEVATION (LEFT)

1/4" = 1/-0"

ELEVATION GENERAL NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR GENERAL CONSTRUCTION CODE REQUIRED INFORMATION AND CONDITIONS.
2. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
3. REFER TO ENERGY CALCULATIONS FOR EQUIPMENT SPECIFICATIONS AND REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
6. REFER TO STRUCTURAL DRAWINGS FOR FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, FLOOR & ROOF SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION.
7. ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
8. CONTRACTOR SHALL COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S APPROVED WRITTEN INSTRUCTIONS.
10. LOWER LEVEL DIMENSIONS ARE FROM THE TOP OF BUILDING SLAB.
11. MIDDLE & UPPER FLOOR DIMENSIONS ARE FROM THE TOP OF THE SUB FLOOR SHEATHING.
12. BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" IN HEIGHT WITH A MINIMUM STROKE OF ½". NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE PLACED IN A POSITION THAT IS PLAINLY VISIBLE FROM THE STREET FRONTING THE PROPERTY. PER R319.1.
13. REFER TO CIVIL DRAWINGS FOR FINAL GRADE AND SITE DRAINAGE.
14. ALL EXTERIOR HARDSCAPE AND SITE DEVELOPMENTS SHOWN ARE FOR REFERENCE ONLY. REFER TO APPROVED DRAWINGS DESIGNED BY OTHERS
15. REFER TO COLOR AND MATERIAL BOARDS FOR EXTERIOR FINISH COLORS AND SAMPLES (WHEN APPLICABLE).
16. REFER TO SHEET GN-3 FOR EXTERIOR MATERIAL SPECIFICATIONS
17. SPARK ARRESTORS SHALL BE U.L. APPROVED AND SHALL BE INSTALLED PER THE MANUFACTURERS APPROVED WRITTEN DIRECTIONS AND SPECIFICATIONS.

ELEVATION SYMBOL LEGEND

XX — KEYNOTE

XX (D3X.X) — DETAIL REFERENCE

ELEVATION PLAN NOTES

0. SPATIAL
- 0.01 LINE OF WALL BEYOND.
- A0.2 SPACING IS WALL
- 0.03 BUILDING ENVELOPE PER OCPW BUILDING HEIGHT STANDARDS.

2. SITE
- 2.01 SITE RETAINING / SHORING / CAISSON WALL. SEE STRUCTURAL & CIVIL DRAWINGS.
- 2.03 FINISHED GRADE. SEE CIVIL DRAWINGS.
- 2.03 LINE OF EXISTING GRADE AT PROPERTY LINE. REFER TO CIVIL & LANDSCAPE DRAWINGS.
- 2.04 PROPERTY LINE

3. CONCRETE
- 3.01 CONCRETE/HARDSCAPE STOOP/LANDING. SEE LANDSCAPE DRAWINGS.

4. MASONRY - SEE SHEET GN-03 FOR SPECS.
- 4.01 ADHERED STONE VENEER.
- 4.02 ADHERED BRICK VENEER.
- 4.03 PRECAST PARAPET / CHIMNEY CAP. SLOPE TOP TO DRAIN.
- 4.04 POOL COPING AND TILE SPILLWAY INFINITY EDGE. SLOPE TOP TO DRAIN. PER POOL CONTRACTOR.

5. METALS- SEE SHEET GN-03 FOR SPECS.
- 5.01 C.R. COPPER METAL STUCCO WEEP SCREED, TYP.
- 5.02 C.R. COPPER METAL GUTTER. 5" HALF ROUND
- 5.03 C.R. COPPER METAL DOWNSPOUT. 3" ROUND - NO ACCORDION CORNERS. TIE INTO SITE DRAINAGE SYSTEM, TYP. PER CIVIL DRAWINGS.
- 5.04 C.R. COPPER METAL FLASHING AT INTERSECTION.
- 5.05 C.R. COPPER METAL FLASHING AT TOP OF ALL EXPOSED WOOD TRIM / WOOD BEAM / WOOD TRELLIS MEMBERS.
- 5.06 C.R. DECORATIVE METAL GUARD / RAILING SYSTEM. +42" A.F.F.
- 5.07 C.R. METAL HANDRAIL. +34"-38" MEASURED VERTICALLY FROM STAIR NOISING.
- 5.08 C.R. BREAK METAL CLADDING AT WINDOWS & DOORS, TYP.
- 5.09 C.R. METAL PANEL TRIM.
- 5.10 STEEL & WOOD TRELLIS SYSTEM. SEE ROOF PLAN FOR SIZES.
- 5.11 LOW SLOPED EXTERIOR CANTILEVERED WOOD FRAMED AWNING W/ STEEL I-BEAM FASCIA AND CONCEALED PREIMETER COPPER GUTTER & DOWNSPOUT.
- 5.12 UN-TREATED CORTEN STEEL PLANTER WALLS. SEE LANDSCAPE DRAWINGS

6. WOOD- SEE SHEET GN-03 FOR SPECS.
- 6.01 EXPOSED STAIN GRADE ¾"x12" WOOD FASCIA.
- 6.02 EXPOSED STAIN GRADE 8x8 WOOD RAFTER TAILS TAPERED FROM WALL TO EDGE 5". SCABBED TO ROOF RAFTER/JOISTS.
- 6.03 STAIN GRADE WOOD TRIM.
- 6.04 STAIN GRADE WOOD POST W/ CONCEALED CONNECTIONS. S.S.D. PROVIDE SOLID WOOD STAIN GRADE BLOCKING BETWEEN POSTS
- 6.05 STRUCTURAL WOOD POST/COLUMN WRAPPED w/ STAIN GRADE TRIM.
- 6.06 STAIN GRADE WOOD BEAM.
- 6.07 STAIN GRADE WOOD TRELLIS MEMBER.
- 6.08 STAIN GRADE WOOD BUILT-UP FLAT EAVE WITH 1X6 FASCIA w/ 2X6 T&G SOFFIT. PROVIDE ¼" DRIP AT FASCIA.
- 6.09 STAIN GRADE WOOD LOUVERED SHUTTER. PROVIDE DECORATIVE OPERABLE HARDWARE PER SPECS.
- 6.10 STAIN GRADE WOOD WALL CAP. SLOPE TOP 1/2" PER 12" TO DRAIN

7. EXTERIOR FINISHES- SEE SHEET GN-03 FOR SPECS.
- 7.01 ROOFING MATERIAL. SEE ROOF PLANS.
- 7.02 EXTERIOR PLASTER/STUCCO SYSTEM WALL FINISH.
- 7.03 PLASTER/STUCCO SILL/SHELF/PLANTER. SLOPE TOP TO DRAIN.
- 7.04 STAIN GRADE VERTICAL WOOD SIDING. NO CORNER TRIM. MITRE ALL CORNERS.

8. OPENINGS
- 8.01 STEEL PIVOT ENTRY DOOR.
- 8.02 STAIN GRADE WOOD CLADDED SECTIONAL ROLL-UP GARAGE DOOR.
- 8.03 SKYLIGHT, LOW-PROFILE. SEE SCHEDULES

15. MECHANICAL
- 15.01 A/C COMPRESSOR LOCATION.

16. ELECTRICAL
- 16.01 DOWN-LIT OR SHIELDED LIGHT FIXTURE WALL SCONCE. SEE UTILITY PLAN FOR HEIGHT. REFER TO SHEET GN-6 FOR LIGHT FIXTURE CUT SHEET AND SPECS.

SHEET TITLE:

EXTERIOR ELEVATIONS

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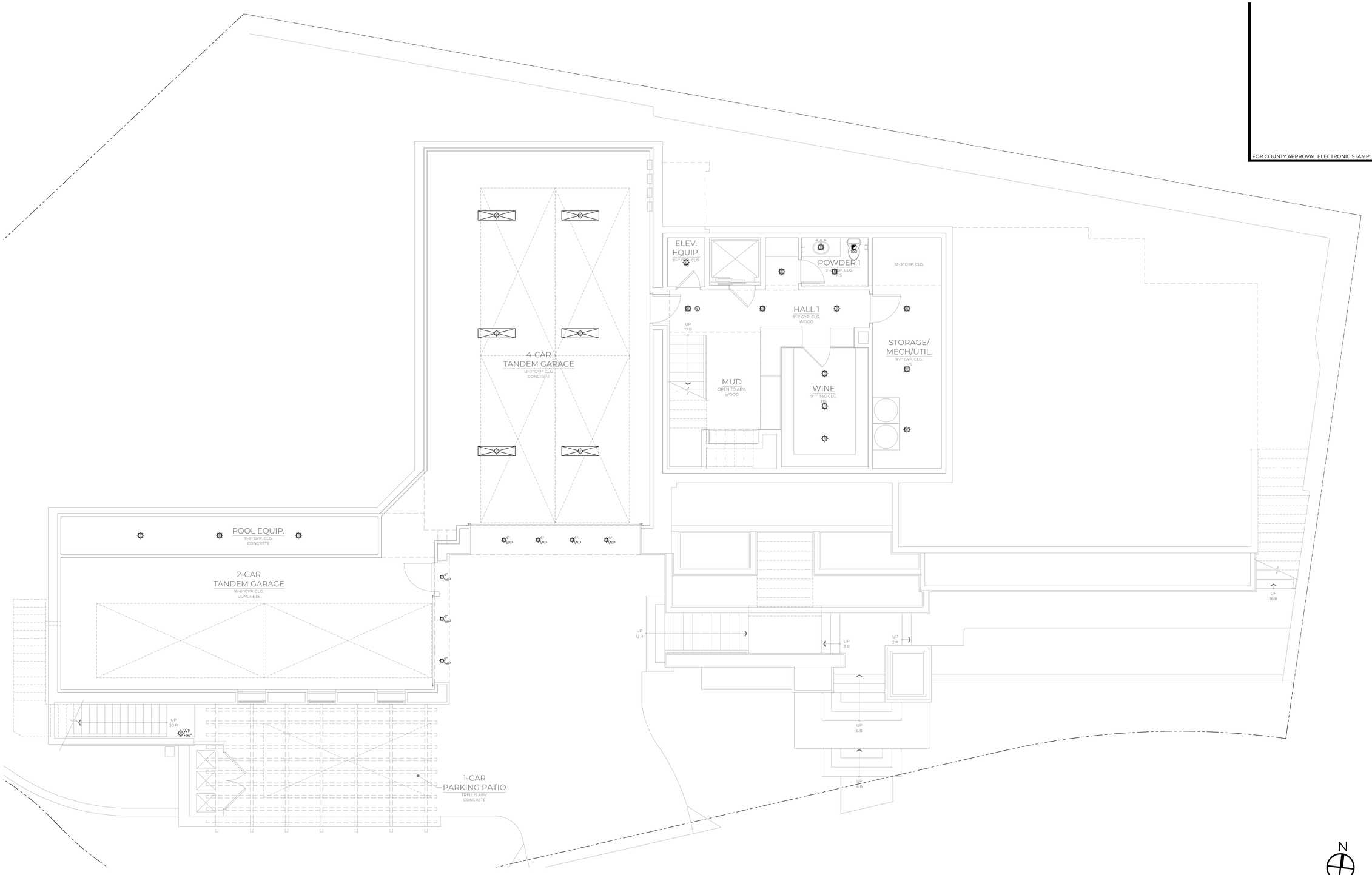
SHEET NO:

A05-04

PLOT REFERENCE DATE:
08 | 11 | 2025



LIGHTING PLAN - LOWER LEVEL

1/4" = 1/-0"

UTILITY GENERAL NOTES

1. ELECTRICAL SWITCHES, OUTLETS, AND LIGHTS, ALONG WITH PLUMBING AND MECHANICAL SYSTEMS ARE SHOWN FOR REFERENCE ONLY. THESE SYSTEMS SHALL BE FULLY DESIGNED AND ENGINEERED BY THE APPROVED CONSULTANT OR CONTRACTOR AND BE RESPONSIBLE COORDINATION CONFORMING TO OWNER, CITY, AND CODE REQUIREMENTS.
2. ELECTRICAL EQUIPMENT SHALL BE LISTED BY AN APPROVED TESTING LAB.
3. ELECTRICAL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN 50 VOLTS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT SERVED.
4. CLOTHES DRYERS TO HAVE 4-WIRE GROUNDED ELECTRICAL OUTLET
5. ELECTRICAL SYSTEM GROUNDING WILL BE PROVIDED PER CURRENT N.E.C. BOND GROUNDING ELECTRODE TO METAL GAS AND WATER PIPING, POINTS OF ATTACHMENT OF THE BONDING JUMPER(S) TO BE ACCESSIBLE
6. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CURRENT N.E.C.
7. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRIES OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. N.E.C. 210.12(A)
8. PROVIDE GFCI PROTECTED OUTLETS AT THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES EXCEPT THOSE THAT ARE NOT READILY ACCESSIBLE, OUTDOORS, CRAWL SPACES LOCATED AT OR BELOW GRADE LEVEL, UNFINISHED BASEMENTS, ALL KITCHEN COUNTERTOPS, AND WITHIN 6'-0" OF LAUNDRY OR WET BAR SINKS
9. RECEPTACLE OUTLETS AT KITCHEN COUNTERTOPS SHALL BE SPACED SO THAT NO PORTION OF THE COUNTERTOP IS FURTHER THAN 24" FROM AN OUTLET.
10. ALL NEW 15 AND 20 AMPERE RECEPTACLES IN DWELLING UNITS SHALL BE LISTED AS "TAMPER RESISTANT RECEPTACLES" PER N.E.C. 406.12.
11. WALL OUTLETS IN HABITABLE ROOMS SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET AND THAT NO WALL 2' OR GREATER DOES NOT HAVE AN OUTLET.
12. PROVIDE ONE ELECTRICAL OUTLET IN HALLWAYS AT LEAST 10'-0" LONG.
13. BATHROOM OUTLETS SHALL BE SERVED BY A SEPARATE 20 AMP CIRCUIT SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS UNLESS THEY ARE IN THE SAME BATHROOM.
14. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER.
15. PROVIDE MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THE LOCATIONS SPECIFIED IN ARTICLE 210.52(B), I.E., KITCHEN AND DINING AREAS PER N.E.C. ARTICLE 210.11(C)1
16. INSTALL TYPICAL DUPLEX RECEPTACLES AND LOW-VOLTAGE RECEPTACLES AT +12" ABOVE FINISH FLOOR OR 8" ABOVE COUNTERTOPS UNLESS NOTED OTHERWISE.
17. WEATHER PROTECT OUTDOOR RECEPTACLE. RECEPTACLES LOCATED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY".
18. PROVIDE SWITCH CONTROLLED LIGHTING AT ALL ROOMS, GARAGE AND OUTDOOR ENTRANCES.
19. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
20. INSTALL LIGHTING CONTROL SWITCHES AT +42" ABOVE FINISHED FLOOR OR 8" ABOVE COUNTERTOPS, UNLESS NOTED OTHERWISE.
21. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH CONTROL REQUIREMENTS OF SECTION 150.0(k) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS.
22. ALL INSTALLED LUMINARIES SHALL BE HIGH-EFFICACY.
23. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." OR "SUITABLE FOR DAMP LOCATIONS." PER N.E.C. 410.10(A)
24. ALL RECESSED LUMINARIES IN CEILINGS SHALL BE U.L. LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) AND HAVE LABEL CERTIFYING LUMINAIRE IS AIRTIGHT AND BE SEALED WITH GASKET OR CAULK BETWEEN HOUSING AND CEILING AND ANY AIR PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACE (NO SCREW BASED SOCKETS ALLOWED).
25. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENTS IN ITEM i AND THE REQUIREMENTS OF EITHER ITEM ii OR iii
   ITEM i: CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS ii OR iii BELOW
   ITEM ii: CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
   ITEM iii: CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
26. OUTLET BOXES FOR CEILING FANS SHALL BE LISTED SPECIFICALLY FOR THAT USE AND BE DESIGNED TO SUPPORT 70 LB PADDLE FANS.
27. BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR.
28. SEE ADDITIONAL UTILITY NOTES ON SHEET GN-03.

UTILITY PLAN LEGEND

XX — KEYNOTE

XX (XXX-XX) — DETAIL REFERENCE

ABBREVIATION LEGEND:

3	=	3-WAY SWITCH
4	=	4-WAY SWITCH
CW	=	COLD WATER FOR REFRIGERATOR
D	=	DIMMER SWITCH
GFCI	=	GROUND FAULT CIRCUIT INTERRUPTER
HE	=	HIGH EFFICACY
LED	=	LIGHT EMITTING DIODE
MM	=	MULTI-MEDIA OUTLET: PHONE (CAT5), TELEVISION COAXIAL (RG6), HIGH SPEED ETHERNET (CAT6)
O	=	OCCUPANCY SENSOR OR SWITCH
VS	=	MANUAL ON VACANCY SENSOR OR SWITCH
VP	=	VAPOR PROOF, SUITABLE FOR WET AREAS
WP	=	WEATHER OR WATER PROOF

OUTLETS:

- 125V DUPLEX RECEPTACLE
- 125V DUPLEX RECEPTACLE IN CEILING
- 125V DUPLEX RECEPTACLE IN FLOOR w/ COVER
- 125V G.F.C.I. DUPLEX RECEPTACLE
- 125V G.F.C.I. WEATHERPROOF DUPLEX RECEPTACLE
- 125V QUADPLEX RECEPTACLE
- 125V DUPLEX RECEPTACLE, SWITCH CONTROLLED ½ HOT.
- 240V SINGLE RECEPTACLE
- 125V G.F.C.I. DUPLEX PLUG MOLD STRIP (UNDER CABINET
- LOW VOLTAGE OUTLET. TYPE AS NOTED.

SWITCHES:

- SINGLE POLE OR DOUBLE POLE SWITCH
- PUSH BUTTON FOR GARAGE DOOR, CHIME OR AIR SWITCH BUTTON ON COUNTERTOP FOR GARBAGE DISPOSAL

LIGHTING:

- CEILING MOUNTED LIGHT FIXTURE - 4" CAN
- CEILING MOUNTED LIGHT FIXTURE - 6" CAN
- RECESSED LIGHT FIXTURE - 4" CAN
- RECESSED LIGHT FIXTURE - 6" CAN
- HANGING LIGHT FIXTURE - 4" CAN
- HANGING LIGHT FIXTURE - 6" CAN
- CEILING MOUNTED JUNCTION BOX - 6" CAN
- WALL MOUNTED LIGHT FIXTURE. HEIGHT AS NOTED
- RECESSED STEP LIGHT
- UNDER CABINET/SHELF MOUNTED STRIP LIGHT
- LED TAPE LIGHT

ELECTRICAL:

- IN WALL JUNCTION BOX w/ COVER OR ADAPTER AS REQUIRED (VOLTAGE AS INDICATED). HEIGHT AS NOTED.
- RECESSED LOCAL EXHAUST FAN COMPLIANT WITH ASHRAE 62.2. MINIMUM 50 CFM MAX. 3 SONE OR EXCEEDS 400 CFM.
- RECESSED CONTINUOUS EXHAUST FAN COMPLIANT WITH ASHRAE 62.2. VENT TO EXTERIOR OUTSIDE AIR WITH 6" MIN. DUCT.
- IN WALL JUNCTION BOX w/ COVER OR ADAPTER AS REQUIRED (VOLTAGE AS INDICATED). HEIGHT AS NOTED.
- RECESSED LOCAL EXHAUST FAN COMPLIANT WITH ASHRAE 62.2. MINIMUM 50 CFM MAX. 3 SONE OR EXCEEDS 400 CFM.
- RECESSED CONTINUOUS EXHAUST FAN COMPLIANT WITH ASHRAE 62.2. VENT TO EXTERIOR OUTSIDE AIR WITH 6" MIN. DUCT.
- SMOKE ALARM. REFER TO LOW VOLTAGE NOTES
- CARBON MONOXIDE ALARM. REFER TO LOW VOLTAGE NOTES.
- COMBINATION SMOKE & CARBON MONOXIDE ALARM. REFER TO LOW VOLTAGE NOTES.
- DOOR CHIMES / BUZZER. HEIGHT AS NOTED.
- PHOTOCELL SENSOR
- PHONE JACK (CAT5). INSTALL 12" ABOVE FINISHED FLOOR OR 8" ABOVE COUNTERTOP (U.N.O.)
- IN-CEILING SPEAKER. VERIFY LOCATION WITH A/V CONSULTANT.
- ILLUMINATED ADDRESS SIGN. HEIGHT AS NOTED.
- LOCATION OF FUTURE ELECTRICAL VEHICLE CHARGING SYSTEM. REFER TO EV CHARGING NOTES.

CLIMATE CONTROLS:

- THERMOSTAT. VERIFY LOCATION w/ HVAC
- HUMIDITY SENSOR OR SWITCH
- 220V CIRCUIT BREAKER FOR A/C COMPRESSOR

UTILITIES:

- FUEL GAS OUTLET
- LOOSE KEY VALVE FOR FUEL GAS OUTLET
- HOSE BIBB w/ APPROVED ANTI-SIPHON DEVICE
- HOSE BIBB w/ SHUT OFF VALVE & APPROVED ANTI-SIPHON DEVICE

UTILITY PLAN NOTES

U.01 TAPE LIGHT MOUNTED ON TOP IN RECESSED FRAMING OF SOFFIT

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
4 NECTAR COURT
RANCHO MISSION VIEJO
CALIFORNIA | 92694
[P] 714.351.6654

FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO.:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:

LIGHTING PLAN
LOWER LEVEL

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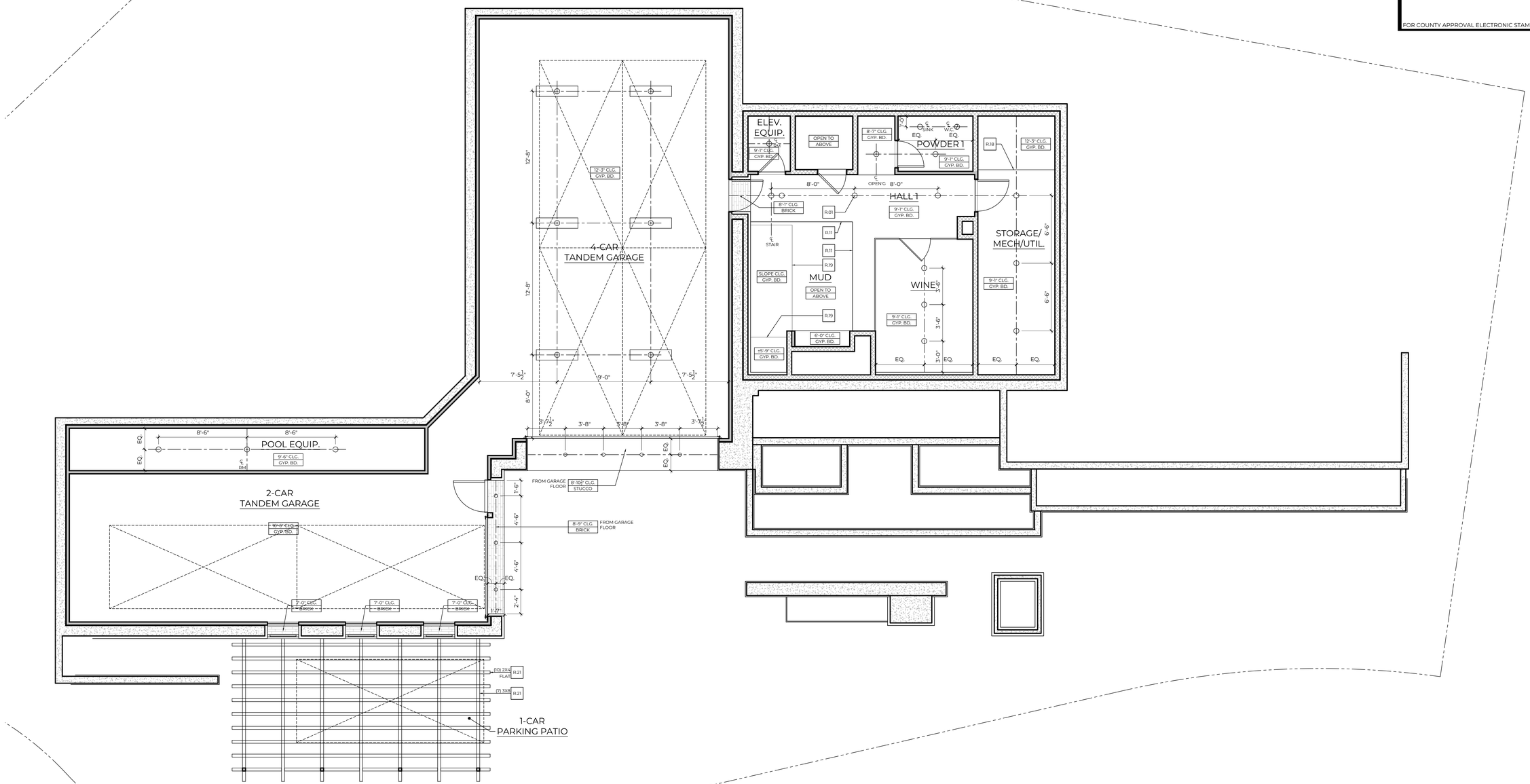
SHEET NO.:

A06-00

PLOT REFERENCE DATE:
05 | 21 | 2025



REFLECTED CEILING PLAN - LOWER LEVEL

1/4" = 1/-0"

REFLECTED CLG. GEN. NOTES

1. ELECTRICAL LIGHT FIXTURES LOW VOLTAGE EQUIPMENT SYSTEMS, ALONG WITH PLUMBING AND MECHANICAL SYSTEMS ARE SHOWN FOR REFERENCE ONLY. THESE SYSTEMS SHALL BE FULLY DESIGNED AND ENGINEERED BY THE APPROVED CONSULTANT OR CONTRACTOR AND BE RESPONSIBLE FOR COORDINATION CONFORMING TO OWNER, CITY, AND CODE REQUIREMENTS.
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5. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
6. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH CONTROL REQUIREMENTS OF SECTION 150.0(k) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS.
7. ALL INSTALLED LUMINARIES SHALL BE HIGH-EFFICACY.
8. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." OR "SUITABLE FOR DAMP LOCATIONS." PER N.E.C. 410.10(A)
9. ALL RECESSED LUMINARIES IN CEILINGS SHALL BE U.L. LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) AND HAVE LABEL CERTIFYING LUMINAIRE IS AIRTIGHT AND BE SEALED WITH GASKET OR CAULK BETWEEN HOUSING AND CEILING AND ANY AIR PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACE (NO SCREW BASED SOCKETS ALLOWED).
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10. OUTLET BOXES FOR CEILING FANS SHALL BE LISTED SPECIFICALLY FOR THAT USE AND BE DESIGNED TO SUPPORT 70 LB PADDLE FANS.
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12. SEE ADDITIONAL UTILITY NOTES ON SHEET GN-03.

REFLECTED CLG. PLAN LEGEND

XX — KEYNOTE

XX / A24-XY — DETAIL REFERENCE

REFLECTED CLG. PLAN NOTES

R.01 ELECTRICAL RECESSED LIGHT FIXTURE/CEILING MOUNTED FIXTURE. SEE UTILITY PLAN FOR MORE INFORMATION.
R.02 MECHANICAL/PLUMBING EQUIPMENT/FIXTURE IN CEILING. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION. REFER TO MECHANICAL OR PLUMBING ENGINEER DRAWINGS.
R.03 WOOD BOX BEAM AT RIDGE
R.04 WOOD BOX BEAM RAFTERS AT SLOPED CEILING
R.05 ATTIC ACCESS. REFER TO FLOOR PLANS.
R.06 TYPE 'X' GYPSUM CEILING FOR RATED ELEVATOR HOISTWAY.
R.07 PREFAB METAL STAIR SYSTEM. REFER TO FLOOR FLOOR PLANS.
R.08 SKYLIGHT. REFER TO FLOOR PLANS
R.09 LINE OF COFFER IN CEILING.
R.10 LINE OF RECESSED SHADE TREATMENT POCKET IN CEILING, SIZE PER MANUF.
R.11 LINE OF FLOOR ABOVE.
R.12 EXPOSED WOOD RAFTER TAILS. REFER TO EXTERIOR ELEVATIONS.
R.13 EXPOSED WOOD T&G AT EAVES. REFER TO EXTERIOR ELEVATIONS.
R.14 STEEL TRELLIS SYSTEM. REFER TO EXTERIOR ELEVATIONS.
R.15 LINE OF METAL GUTTER AND WOOD FASCIA. REFER TO EXTERIOR ELEVATIONS.
R.16 EXPOSED WOOD T&G AT FLAT AWNING.
R.17 SLATTED WOOD CEILING TREATED FOR USE AT SAUNA, REFER TO INTERIOR DESIGNER.
R.18 LINE OF STEP IN CEILING.
R.19 TYPICAL WOOD FRAMED STAIR SYSTEM WITH FINISHED UNDERSIDE. REFER TO FLOOR PLANS
R.20 WOOD FRAMED SOFFIT LIGHT TRAY FRAMED FLAT WITH RECESSED TOP FRAMING STEP.
R.21 EXPOSED WOOD TRELLIS. REFER TO EXTERIOR ELEVATIONS.
R.22 LINE OF METAL DOWNSPOUT. REFER TO EXTERIOR ELEVATIONS.
R.23 LINE OF WOOD LOUVERED HURRICANE SHUTTER. REFER TO EXTERIOR ELEVATIONS.

ASHER DESIGN GROUP
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FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:
LICENSED ARCHITECT
AUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:
FLORNES RESIDENCE
BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:
PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:
11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:
REFLECTED CEILING PLAN
LOWER LEVEL

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SHEET NO:
A06-01

PLOT REFERENCE DATE:
05 | 21 | 2025

LIGHTING PLAN - MIDDLE LEVEL

1/4" = 1/-0"

UTILITY GENERAL NOTES

1. ELECTRICAL SWITCHES, OUTLETS, AND LIGHTS, ALONG WITH PLUMBING AND MECHANICAL SYSTEMS ARE SHOWN FOR REFERENCE ONLY. THESE SYSTEMS SHALL BE FULLY DESIGNED AND ENGINEERED BY THE APPROVED CONSULTANT OR CONTRACTOR AND BE RESPONSIBLE COORDINATION CONFORMING TO OWNER, CITY, AND CODE REQUIREMENTS.
2. ELECTRICAL EQUIPMENT SHALL BE LISTED BY AN APPROVED TESTING LAB.
3. ELECTRICAL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN 50 VOLTS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT SERVED.
4. CLOTHES DRYERS TO HAVE 4-WIRE GROUNDED ELECTRICAL OUTLET
5. ELECTRICAL SYSTEM GROUNDING WILL BE PROVIDED PER CURRENT N.E.C. BOND GROUNDING ELECTRODE TO METAL GAS AND WATER PIPING, POINTS OF ATTACHMENT OF THE BONDING JUMPER(S) TO BE ACCESSIBLE
6. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CURRENT N.E.C.
7. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRIES OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. N.E.C. 210.12(A)
8. PROVIDE GFCI PROTECTED OUTLETS AT THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES EXCEPT THOSE THAT ARE NOT READILY ACCESSIBLE, OUTDOORS, CRAWL SPACES LOCATED AT OR BELOW GRADE LEVEL, UNFINISHED BASEMENTS, ALL KITCHEN COUNTERTOPS, AND WITHIN 6'-0" OF LAUNDRY OR WET BAR SINKS
9. RECEPTACLE OUTLETS AT KITCHEN COUNTERTOPS SHALL BE SPACED SO THAT NO PORTION OF THE COUNTERTOP IS FURTHER THAN 24" FROM AN OUTLET.
10. ALL NEW 15 AND 20 AMPERE RECEPTACLES IN DWELLING UNITS SHALL BE LISTED AS "TAMPER RESISTANT RECEPTACLES" PER N.E.C. 406.12.
11. WALL OUTLETS IN HABITABLE ROOMS SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET AND THAT NO WALL 2' OR GREATER DOES NOT HAVE AN OUTLET.
12. PROVIDE ONE ELECTRICAL OUTLET IN HALLWAYS AT LEAST 10'-0" LONG.
13. BATHROOM OUTLETS SHALL BE SERVED BY A SEPARATE 20 AMP CIRCUIT SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS UNLESS THEY ARE IN THE SAME BATHROOM.
14. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER.
15. PROVIDE MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THE LOCATIONS SPECIFIED IN ARTICLE 210.52(B), I.E., KITCHEN AND DINING AREAS PER N.E.C ARTICLE 210.11(C)1
16. INSTALL TYPICAL DUPLEX RECEPTACLES AND LOW-VOLTAGE RECEPTACLES AT +12" ABOVE FINISH FLOOR OR 8" ABOVE COUNTERTOPS UNLESS NOTED OTHERWISE.
17. WEATHER PROTECT OUTDOOR RECEPTACLE. RECEPTACLES LOCATED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY".
18. PROVIDE SWITCH CONTROLLED LIGHTING AT ALL ROOMS, GARAGE AND OUTDOOR ENTRANCES.
19. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
20. INSTALL LIGHTING CONTROL SWITCHES AT +42" ABOVE FINISHED FLOOR OR 8" ABOVE COUNTERTOPS, UNLESS NOTED OTHERWISE.
21. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH CONTROL REQUIREMENTS OF SECTION 150.0(k) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS.
22. ALL INSTALLED LUMINARIES SHALL BE HIGH-EFFICACY.
23. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." OR "SUITABLE FOR DAMP LOCATIONS." PER N.E.C. 410.10(A)
24. ALL RECESSED LUMINARIES IN CEILINGS SHALL BE U.L. LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) AND HAVE LABEL CERTIFYING LUMINAIRE IS AIRTIGHT AND BE SEALED WITH GASKET OR CAULK BETWEEN HOUSING AND CEILING AND ANY AIR PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACE (NO SCREW BASED SOCKETS ALLOWED).
25. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENTS IN ITEM i AND THE REQUIREMENTS OF EITHER ITEM ii OR iii
ITEM i: CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS ii OR iii BELOW.
ITEM ii: CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
ITEM iii: CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
26. OUTLET BOXES FOR CEILING FANS SHALL BE LISTED SPECIFICALLY FOR THAT USE AND BE DESIGNED TO SUPPORT 70 LB PADDLE FANS.
27. BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR.
28. SEE ADDITIONAL UTILITY NOTES ON SHEET GN-03.

UTILITY PLAN LEGEND

XX — KEYNOTE

XX / XXX-YY — DETAIL REFERENCE

ABBREVIATION LEGEND:

3	=	3-WAY SWITCH
4	=	4-WAY SWITCH
CW	=	COLD WATER FOR REFRIGERATOR
D	=	DIMMER SWITCH
GFCI	=	GROUND FAULT CIRCUIT INTERRUPTER
HE	=	HIGH EFFICACY
LED	=	LIGHT EMITTING DIODE
MM	=	MULTI-MEDIA OUTLET: PHONE (CAT5), TELEVISION COAXIAL (RG6), HIGH SPEED ETHERNET (CAT6)
O	=	OCCUPANCY SENSOR OR SWITCH
VS	=	MANUAL ON VACANCY SENSOR OR SWITCH
VP	=	VAPOR PROOF. SUITABLE FOR WET AREAS
WP	=	WEATHER OR WATER PROOF

OUTLETS:

- 125V DUPLEX RECEPTACLE
- 125V DUPLEX RECEPTACLE IN CEILING
- 125V DUPLEX RECEPTACLE IN FLOOR w/ COVER
- 125V G.F.C.I. DUPLEX RECEPTACLE
- 125V G.F.C.I. WEATHERPROOF DUPLEX RECEPTACLE
- 125V QUADPLEX RECEPTACLE
- 125V DUPLEX RECEPTACLE, SWITCH CONTROLLED HOT.
- 240V SINGLE RECEPTACLE
- 125V G.F.C.I. DUPLEX PLUG MOLD STRIP (UNDER CABINET
- LOW VOLTAGE OUTLET. TYPE AS NOTED.

SWITCHES:

- SINGLE POLE OR DOUBLE POLE SWITCH
- PUSH BUTTON FOR GARAGE DOOR, CHIME OR AIR SWITCH BUTTON ON COUNTERTOP FOR GARBAGE DISPOSAL

LIGHTING:

- CEILING MOUNTED LIGHT FIXTURE - 4" CAN
- CEILING MOUNTED LIGHT FIXTURE - 6" CAN
- RECESSED LIGHT FIXTURE - 4" CAN
- RECESSED LIGHT FIXTURE - 6" CAN
- HANGING LIGHT FIXTURE - 4" CAN
- HANGING LIGHT FIXTURE - 6" CAN
- CEILING MOUNTED JUNCTION BOX - 6" CAN
- WALL MOUNTED LIGHT FIXTURE. HEIGHT AS NOTED
- RECESSED STEP LIGHT
- UNDER CABINET/SHELF MOUNTED STRIP LIGHT
- LED TAPE LIGHT

ELECTRICAL:

- IN WALL JUNCTION BOX w/ COVER OR ADAPTER AS REQUIRED (VOLTAGE AS INDICATED). HEIGHT AS NOTED.
- RECESSED LOCAL EXHAUST FAN COMPLIANT WITH ASHRAE 62.2. MINIMUM 50 CFM MAX. 3 SONE OR EXCEEDS 400 CFM.
- RECESSED CONTINUOUS EXHAUST FAN COMPLIANT WITH ASHRAE 62.2. VENT TO EXTERIOR OUTSIDE AIR WITH 6" MIN. DUCT.
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- SMOKE ALARM. REFER TO LOW VOLTAGE NOTES
- CARBON MONOXIDE ALARM. REFER TO LOW VOLTAGE NOTES.
- COMBINATION SMOKE & CARBON MONOXIDE ALARM. REFER TO LOW VOLTAGE NOTES.
- DOOR CHIMES / BUZZER. HEIGHT AS NOTED.
- PHOTOCELL SENSOR
- PHONE JACK (CAT5). INSTALL 12" ABOVE FINISHED FLOOR OR 8" ABOVE COUNTERTOP (U.N.O.)
- IN-CEILING SPEAKER, VERIFY LOCATION WITH A/V CONSULTANT.
- ILLUMINATED ADDRESS SIGN. HEIGHT AS NOTED.
- LOCATION OF FUTURE ELECTRICAL VEHICLE CHARGING SYSTEM. REFER TO EV CHARGING NOTES.

CLIMATE CONTROLS:

- THERMOSTAT. VERIFY LOCATION w/ HVAC
- HUMIDITY SENSOR OR SWITCH
- 220V CIRCUIT BREAKER FOR A/C COMPRESSOR

UTILITIES:

- FUEL GAS OUTLET
- LOOSE KEY VALVE FOR FUEL GAS OUTLET
- HOSE BIBB w/ APPROVED ANTI-SIPHON DEVICE
- HOSE BIBB w/ SHUT OFF VALVE & APPROVED ANTI-SIPHON DEVICE

UTILITY PLAN NOTES

U.01 TAPE LIGHT MOUNTED ON TOP IN RECESSED FRAMING OF SOFFIT

FOR COUNTY APPROVAL ELECTRONIC STAMP:

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STAMP:

LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:

LIGHTING PLAN
MIDDLE LEVEL

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A06-10

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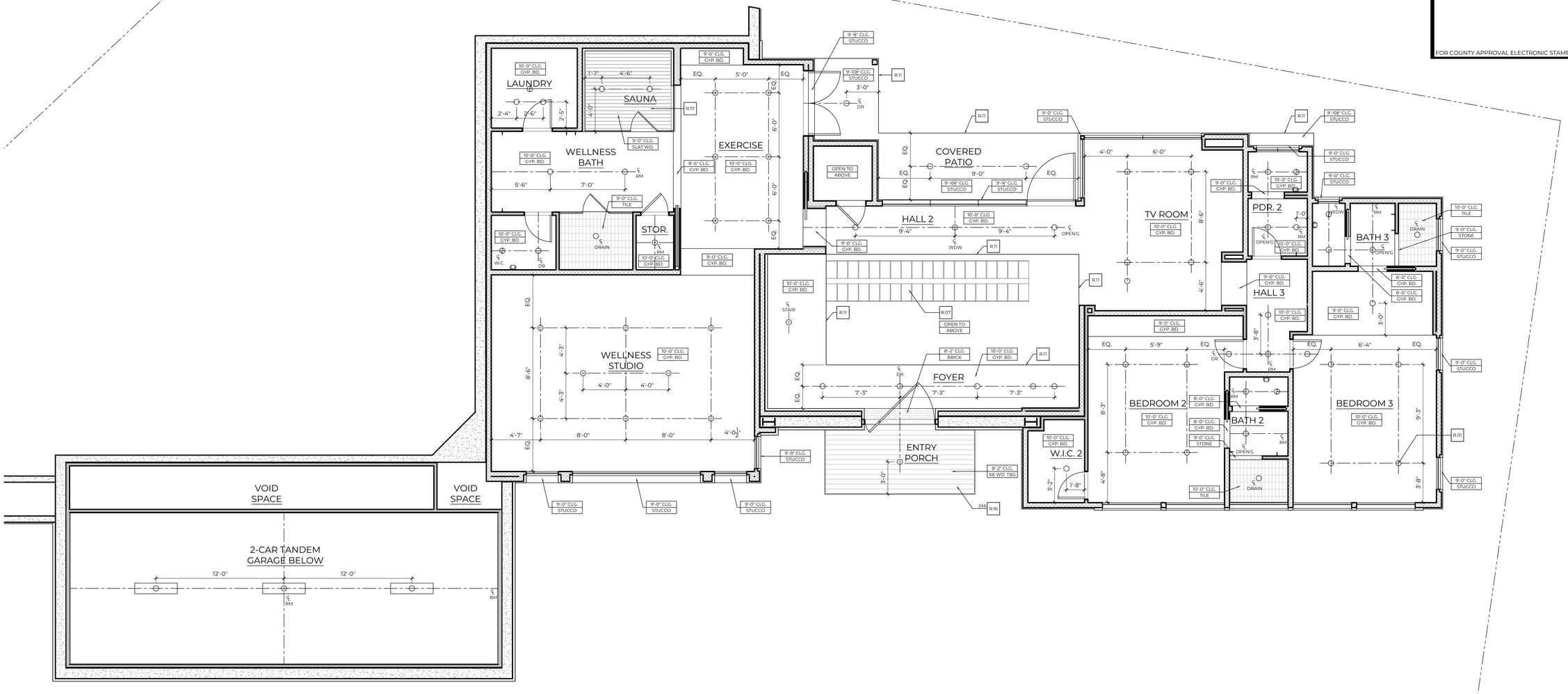

REFLECTED CEILING PLAN - MIDDLE LEVEL

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REFLECTED CLG. PLAN LEGEND

XX — KEYNOTE

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REFLECTED CLG. PLAN NOTES

R.01 ELECTRICAL RECESSED LIGHT FIXTURE/CEILING MOUNTED FIXTURE. SEE UTILITY PLAN FOR MORE INFORMATION.
R.02 MECHANICAL/PLUMBING EQUIPMENT/FIXTURE IN CEILING. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION. REFER TO MECHANICAL OR PLUMBING ENGINEER DRAWINGS.
R.03 WOOD BOX BEAM AT RIDGE
R.04 WOOD BOX BEAM RAFTERS AT SLOPED CEILING
R.05 ATTIC ACCESS. REFER TO FLOOR PLANS.
R.06 TYPE 'X' GYPSUM CEILING FOR RATED ELEVATOR HOISTWAY.
R.07 PREFAB METAL STAIR SYSTEM. REFER TO FLOOR FLOOR PLANS.
R.08 SKYLIGHT. REFER TO FLOOR PLANS
R.09 LINE OF COFFER IN CEILING.
R.10 LINE OF RECESSED SHADE TREATMENT POCKET IN CEILING, SIZE PER MANUF.
R.11 LINE OF FLOOR ABOVE.
R.12 EXPOSED WOOD RAFTER TAILS. REFER TO EXTERIOR ELEVATIONS.
R.13 EXPOSED WOOD T&G AT EAVES. REFER TO EXTERIOR ELEVATIONS.
R.14 STEEL TRELLIS SYSTEM. REFER TO EXTERIOR ELEVATIONS.
R.15 LINE OF METAL GUTTER AND WOOD FASCIA. REFER TO EXTERIOR ELEVATIONS.
R.16 EXPOSED WOOD T&G AT FLAT AWNING.
R.17 SLATTED WOOD CEILING TREATED FOR USE AT SAUNA. REFER TO INTERIOR DESIGNER.
R.18 LINE OF STEP IN CEILING.
R.19 TYPICAL WOOD FRAMED STAIR SYSTEM WITH FINISHED UNDERSIDE. REFER TO FLOOR PLANS
R.20 WOOD FRAMED SOFFIT LIGHT TRAY FRAMED FLAT WITH RECESSED TOP FRAMING STEP.
R.21 EXPOSED WOOD TRELLIS. REFER TO EXTERIOR ELEVATIONS.
R.22 LINE OF METAL DOWNSPOUT. REFER TO EXTERIOR ELEVATIONS.
R.23 LINE OF WOOD LOUVERED HURRICANE SHUTTER. REFER TO EXTERIOR ELEVATIONS.

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REFLECTED CEILING PLAN MIDDLE LEVEL

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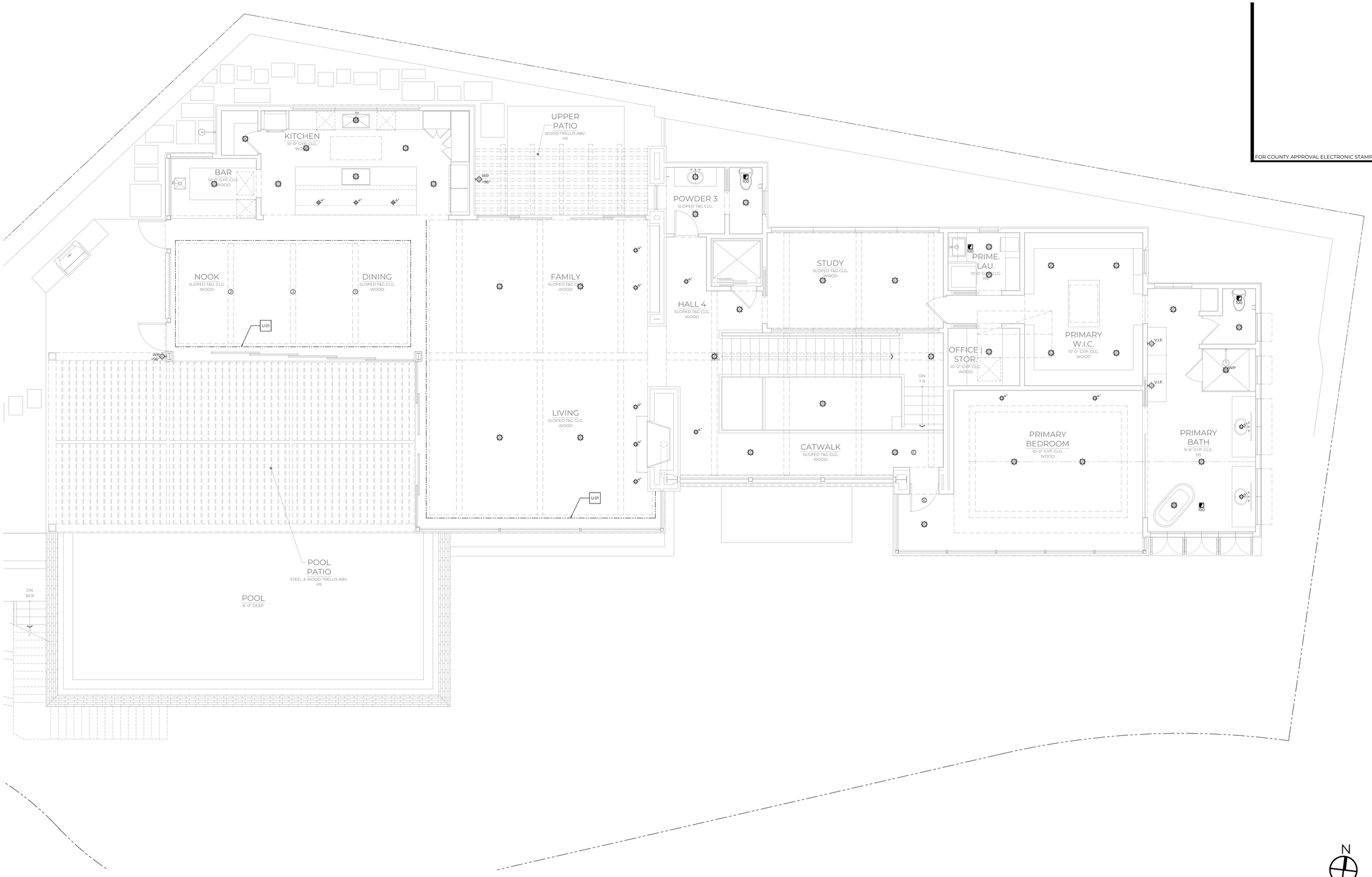

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LIGHTING PLAN
UPPER LEVEL

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SHEET NO:

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PLOT REFERENCE DATE:
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N

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LIGHTING PLAN - UPPER LEVEL

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22. ALL INSTALLED LUMINARIES SHALL BE HIGH-EFFICACY.
23. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." OR "SUITABLE FOR DAMP LOCATIONS." PER N.E.C. 410.10(A)
24. ALL RECESSED LUMINARIES IN CEILINGS SHALL BE U.L. LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) AND HAVE LABEL CERTIFYING LUMINAIRE IS AIRTIGHT AND BE SEALED WITH GASKET OR CAULK BETWEEN HOUSING AND CEILING AND ANY AIR PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACE (NO SCREW BASED SOCKETS ALLOWED).
25. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENTS IN ITEM i AND THE REQUIREMENTS OF EITHER ITEM ii OR iii
ITEM i: CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS ii OR iii BELOW
ITEM ii: CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
ITEM iii: CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL
26. OUTLET BOXES FOR CEILING FANS SHALL BE LISTED SPECIFICALLY FOR THAT USE AND BE DESIGNED TO SUPPORT 70 LB PADDLE FANS.
27. BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR.
28. SEE ADDITIONAL UTILITY NOTES ON SHEET GN-03.

UTILITY PLAN LEGEND

XX — KEYNOTE

XX (OU-1) — DETAIL REFERENCE

ABBREVIATION LEGEND:

3	=	3-WAY SWITCH
4	=	4-WAY SWITCH
CW	=	COLD WATER FOR REFRIGERATOR
D	=	DIMMER SWITCH
GFCI	=	GROUND FAULT CIRCUIT INTERRUPTER
HE	=	HIGH EFFICACY
LED	=	LIGHT EMITTING DIODE
MM	=	MULTI-MEDIA OUTLET: PHONE (CAT5), TELEVISION COAXIAL (RG6), HIGH SPEED ETHERNET (CAT6)
O	=	OCCUPANCY SENSOR OR SWITCH
VS	=	MANUAL ON VACANCY SENSOR OR SWITCH
VP	=	VAPOR PROOF. SUITABLE FOR WET AREAS
WP	=	WEATHER OR WATER PROOF

OUTLETS:

- 125V DUPLEX RECEPTACLE
- 125V DUPLEX RECEPTACLE IN CEILING
- 125V DUPLEX RECEPTACLE IN FLOOR w/ COVER
- 125V G.F.C.I. DUPLEX RECEPTACLE
- 125V G.F.C.I. WEATHERPROOF DUPLEX RECEPTACLE
- 125V QUADPLEX RECEPTACLE
- 125V DUPLEX RECEPTACLE, SWITCH CONTROLLED ½ HOT.
- 240V SINGLE RECEPTACLE
- 125V G.F.C.I. DUPLEX PLUG MOLD STRIP (UNDER CABINET
- LOW VOLTAGE OUTLET. TYPE AS NOTED.

SWITCHES:

- SINGLE POLE OR DOUBLE POLE SWITCH
- PUSH BUTTON FOR GARAGE DOOR, CHIME OR AIR SWITCH BUTTON ON COUNTERTOP FOR GARBAGE DISPOSAL

LIGHTING:

- CEILING MOUNTED LIGHT FIXTURE - 4" CAN
- CEILING MOUNTED LIGHT FIXTURE - 6" CAN
- RECESSED LIGHT FIXTURE - 4" CAN
- RECESSED LIGHT FIXTURE - 6" CAN
- HANGING LIGHT FIXTURE - 4" CAN
- HANGING LIGHT FIXTURE - 6" CAN
- CEILING MOUNTED JUNCTION BOX - 6" CAN
- WALL MOUNTED LIGHT FIXTURE. HEIGHT AS NOTED
- RECESSED STEP LIGHT
- UNDER CABINET/SHELF MOUNTED STRIP LIGHT
- LED TAPE LIGHT

ELECTRICAL:

- IN WALL JUNCTION BOX w/ COVER OR ADAPTER AS REQUIRED (VOLTAGE AS INDICATED). HEIGHT AS NOTED.
- RECESSED LOCAL EXHAUST FAN COMPLIANT WITH ASHRAE 62.2. MINIMUM 50 CFM MAX. 3 SONE OR EXCEEDS 400 CFM.
- RECESSED CONTINUOUS EXHAUST FAN COMPLIANT WITH ASHRAE 62.2. VENT TO EXTERIOR OUTSIDE AIR WITH 6" MIN. DUCT.
- IN WALL JUNCTION BOX w/ COVER OR ADAPTER AS REQUIRED (VOLTAGE AS INDICATED). HEIGHT AS NOTED.
- RECESSED LOCAL EXHAUST FAN COMPLIANT WITH ASHRAE 62.2. MINIMUM 50 CFM MAX. 3 SONE OR EXCEEDS 400 CFM.
- RECESSED CONTINUOUS EXHAUST FAN COMPLIANT WITH ASHRAE 62.2. VENT TO EXTERIOR OUTSIDE AIR WITH 6" MIN. DUCT.
- SMOKE ALARM. REFER TO LOW VOLTAGE NOTES
- CARBON MONOXIDE ALARM. REFER TO LOW VOLTAGE NOTES.
- COMBINATION SMOKE & CARBON MONOXIDE ALARM. REFER TO LOW VOLTAGE NOTES.
- DOOR CHIMES / BUZZER. HEIGHT AS NOTED.
- PHOTOCELL SENSOR
- PHONE JACK (CAT5). INSTALL 12" ABOVE FINISHED FLOOR OR 8" ABOVE COUNTERTOP (U.N.O.)
- IN-CEILING SPEAKER. VERIFY LOCATION WITH A/V CONSULTANT.
- ILLUMINATED ADDRESS SIGN. HEIGHT AS NOTED.
- LOCATION OF FUTURE ELECTRICAL VEHICLE CHARGING SYSTEM. REFER TO EV CHARGING NOTES.

CLIMATE CONTROLS:

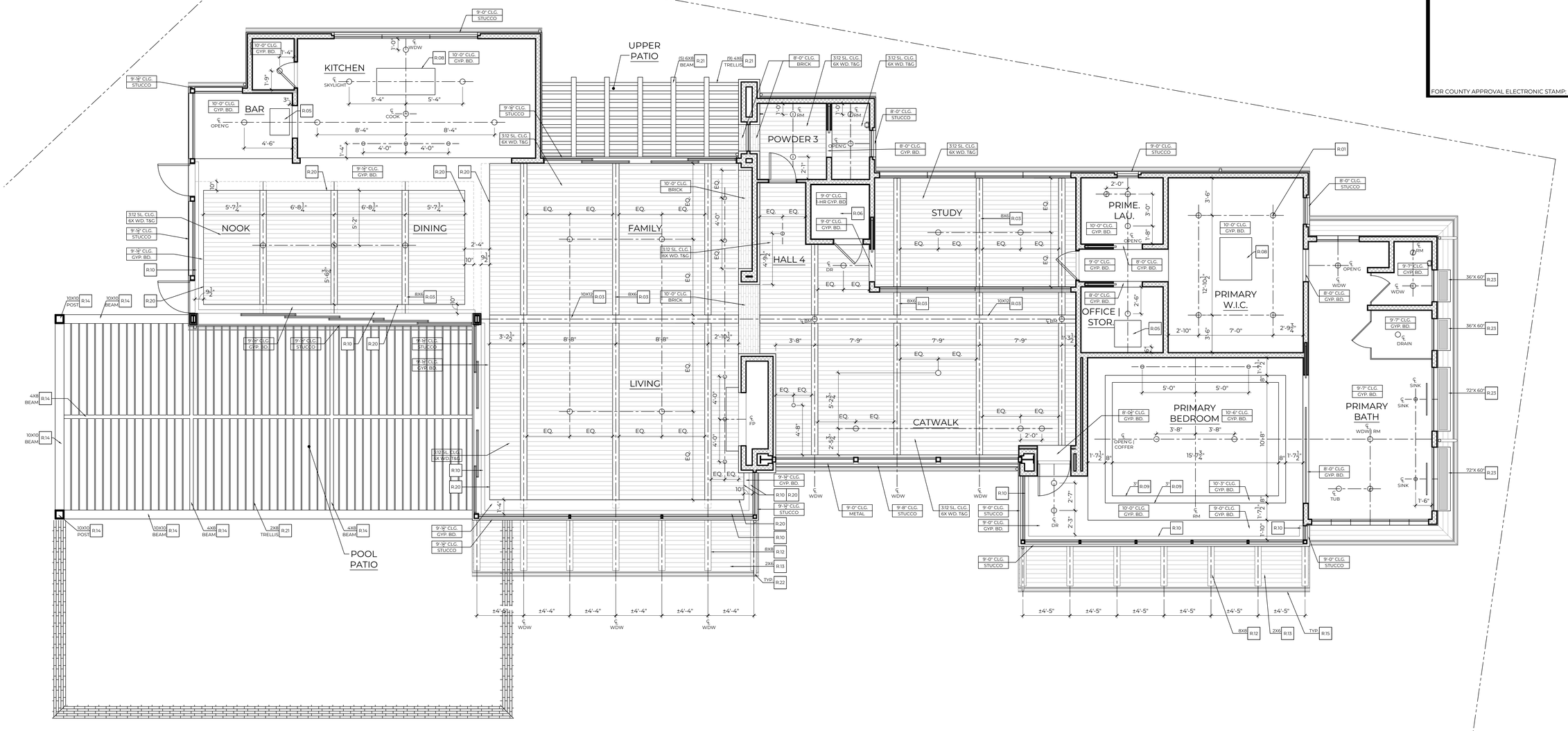
- THERMOSTAT. VERIFY LOCATION w/ HVAC
- HUMIDITY SENSOR OR SWITCH
- 220V CIRCUIT BREAKER FOR A/C COMPRESSOR

UTILITIES:

- FUEL GAS OUTLET
- LOOSE KEY VALVE FOR FUEL GAS OUTLET
- HOSE BIBB w/ APPROVED ANTI-SIPHON DEVICE
- HOSE BIBB w/ SHUT OFF VALVE & APPROVED ANTI-SIPHON DEVICE

UTILITY PLAN NOTES

U.01 TAPE LIGHT MOUNTED ON TOP IN RECESSED FRAMING OF SOFFIT



REFLECTED CEILING PLAN - UPPER LEVEL

1/4" = 1/-0"

REFLECTED CLG. GEN. NOTES

1. ELECTRICAL LIGHT FIXTURES LOW VOLTAGE EQUIPMENT SYSTEMS, ALONG WITH PLUMBING AND MECHANICAL SYSTEMS ARE SHOWN FOR REFERENCE ONLY. THESE SYSTEMS SHALL BE FULLY DESIGNED AND ENGINEERED BY THE APPROVED CONSULTANT OR CONTRACTOR AND BE RESPONSIBLE FOR COORDINATION CONFORMING TO OWNER, CITY, AND CODE REQUIREMENTS.
2. ELECTRICAL EQUIPMENT SHALL BE LISTED BY AN APPROVED TESTING LAB.
3. ELECTRICAL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN 50 VOLTS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT SERVED.
4. PROVIDE SWITCH CONTROLLED LIGHTING AT ALL ROOMS, GARAGE AND OUTDOOR ENTRANCES.
5. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
6. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH CONTROL REQUIREMENTS OF SECTION 150.0(k) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS.
7. ALL INSTALLED LUMINARIES SHALL BE HIGH-EFFICACY.
8. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." OR "SUITABLE FOR DAMP LOCATIONS." PER N.E.C. 410.10(A)
9. ALL RECESSED LUMINARIES IN CEILINGS SHALL BE U.L. LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) AND HAVE LABEL CERTIFYING LUMINAIRE IS AIRTIGHT AND BE SEALED WITH GASKET OR CAULK BETWEEN HOUSING AND CEILING AND ANY AIR PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACE (NO SCREW BASED SOCKETS ALLOWED).
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ITEM iii: CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
10. OUTLET BOXES FOR CEILING FANS SHALL BE LISTED SPECIFICALLY FOR THAT USE AND BE DESIGNED TO SUPPORT 70 LB PADDLE FANS.
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12. SEE ADDITIONAL UTILITY NOTES ON SHEET GN-03.

REFLECTED CLG. PLAN LEGEND

XX — KEYNOTE

XX (E01.1) — DETAIL REFERENCE

REFLECTED CLG. PLAN NOTES

R.01 ELECTRICAL RECESSED LIGHT FIXTURE/CEILING MOUNTED FIXTURE. SEE UTILITY PLAN FOR MORE INFORMATION.
R.02 MECHANICAL/PLUMBING EQUIPMENT/FIXTURE IN CEILING, SEE UTILITY PLAN FOR ADDITIONAL INFORMATION. REFER TO MECHANICAL OR PLUMBING ENGINEER DRAWINGS.
R.03 WOOD BOX BEAM AT RIDGE
R.04 WOOD BOX BEAM RAFTERS AT SLOPED CEILING
R.05 ATTIC ACCESS. REFER TO FLOOR PLANS.
R.06 TYPE 'X' GYPSUM CEILING FOR RATED ELEVATOR HOISTWAY.
R.07 PREFAB METAL STAIR SYSTEM. REFER TO FLOOR PLANS.
R.08 SKYLIGHT. REFER TO FLOOR PLANS
R.09 LINE OF COFFER IN CEILING.
R.10 LINE OF RECESSED SHADE TREATMENT POCKET IN CEILING. SIZE PER MANUF.
R.11 LINE OF FLOOR ABOVE.
R.12 EXPOSED WOOD RAFTER TAILS. REFER TO EXTERIOR ELEVATIONS.
R.13 EXPOSED WOOD T&G AT EAVES. REFER TO EXTERIOR ELEVATIONS.
R.14 STEEL TRELLIS SYSTEM. REFER TO EXTERIOR ELEVATIONS.
R.15 LINE OF METAL GUTTER AND WOOD FASCIA. REFER TO EXTERIOR ELEVATIONS.
R.16 EXPOSED WOOD T&G AT FLAT AWNING.
R.17 SLATTED WOOD CEILING TREATED FOR USE AT SAUNA. REFER TO INTERIOR DESIGNER.
R.18 LINE OF STEP IN CEILING.
R.19 TYPICAL WOOD FRAMED STAIR SYSTEM WITH FINISHED UNDERSIDE. REFER TO FLOOR PLANS
R.20 WOOD FRAMED SOFFIT LIGHT TRAY FRAMED FLAT WITH RECESSED TOP FRAMING STEP.
R.21 EXPOSED WOOD TRELLIS. REFER TO EXTERIOR ELEVATIONS.
R.22 LINE OF METAL DOWNSPOUT. REFER TO EXTERIOR ELEVATIONS.
R.23 LINE OF WOOD LOUVERED HURRICANE SHUTTER. REFER TO EXTERIOR ELEVATIONS.

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FOR COUNTY APPROVAL ELECTRONIC STAMP:

STAMP:
LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:
FLORNES RESIDENCE
BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:
PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:
11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:
REFLECTED CEILING PLAN UPPER LEVEL

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SHEET NO:
A06-21

PLOT REFERENCE DATE:
05 | 21 | 2025

DOOR SCHEDULE

DOOR NO. (XX)	T-24 REF. NO.	LOCATION	WIDTH	HEIGHT	THICK	OPERATION | DESCRIPTION	DOOR TYPE	LEAF QTY.	OPENING AREA	MANUFACTURER (OR APPROVED EQUAL)	MODEL	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	GLAZING	FIRE RATING	U-FACTOR	SHGC	HEAD DETAIL	JAMB DETAIL	THRESHOLD DETAIL	COMMENTS | REMARKS
101	##	2-CAR TANDEM GARAGE	9'-6"	9'-0"	CONFIRM	SECT. GARAGE ROLL-UP	AA	1	116.38 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	0.XX	0.XX	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
102	##	2-CAR TANDEM GARAGE	3'-0"	8'-8"	1-3/4"	HINGED	BB	1	26.00 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	0.XX	0.XX	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	PANELED TO MATCH GAR. DOOR. CONFIRM HEAD HT. WITH GAR. DOOR OPENING SOFFIT HEIGHT.
103	##	4-CAR TANDEM GARAGE	18'-6"	9'-0"	CONFIRM	SECT. GARAGE ROLL-UP	AA	1	166.50 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	0.XX	0.XX	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
104	##	HALL 1	3'-0"	8'-0"	1-3/4"	HINGED	CC	1	24.00 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	20 MIN.	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	SELF CLOSING, SELF-LATCHING, TIGHT FITTING
105	##	ELEV. EQUIP.	2'-6"	8'-0"	1-3/4"	HINGED	CC	1	20.00 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
106	##	ELEVATOR	2'-8"	8'-0"	1-3/4"	HINGED	CC	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	CONFIRM	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	SELF CLOSING, SELF-LATCHING, TIGHT FITTING - CONFIRM
107	##	POWDER 1	2'-6"	8'-0"	1-3/4"	HINGED	CC	1	20.00 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
108	##	STORAGE / MECH./UTIL.	3'-0"	8'-0"	1-3/4"	HINGED	CC	1	24.00 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
109	##	WINE	3'-0"	8'-0"	1"	HINGED	DD	1	24.00 SQ. FT.	NAME	TYPE	GLASS	--	SILICONE GASKET	--	TEMPERED	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
201	##	FOYER	6'-6"	8'-0"	1-3/4"	PIVOT	EE	1	52.00 SQ. FT.	ARCADIA CUSTOM	TSX-7000	STEEL	PRE-FINISHED	STEEL	PRE-FINISHED	DUAL GLAZED / TEMP.	--	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	EGRESS DOOR
202	##	HALL 2	4'-6"	9'-0"	1-3/4"	HINGED	FF	1	40.50 SQ. FT.	ARCADIA CUSTOM	TSX-5000	STEEL	PRE-FINISHED	STEEL	PRE-FINISHED	DUAL GLAZED / TEMP.	--	0.28	0.21	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED TO WINDOW SYSTEM ON LATCH SIDE
203	##	EXERCISE	6'-0"	9'-0"	1-3/4"	PAIR, 3'-0" FRENCH DOORS	GG	2	40.50 SQ. FT.	ARCADIA CUSTOM	TSX-5000	STEEL	PRE-FINISHED	STEEL	PRE-FINISHED	DUAL GLAZED / TEMP.	--	0.28	0.21	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
204	##	ELEVATOR	2'-8"	8'-0"	1-3/4"	HINGED	CC	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	CONFIRM	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	SELF CLOSING, SELF-LATCHING, TIGHT FITTING - CONFIRM
205	##	EXERCISE	3'-6"	9'-0"	1-3/4"	POCKET	HH	1	31.50 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	--	--	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
206	##	POWDER 2	2'-8"	8'-0"	1-3/4"	HINGED	CC	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
207	##	BEDROOM 2	2'-8"	8'-0"	1-3/4"	HINGED	CC	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
208	##	BEDROOM 3	2'-8"	8'-0"	1-3/4"	HINGED	CC	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
209	##	BATH 2	2'-8"	8'-0"	1-3/4"	POCKET	HH	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	--	--	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
210	##	BATH 2	2'-8"	8'-0"	1-3/4"	POCKET	HH	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	--	--	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
211	##	W.I.C. 2	2'-8"	8'-0"	1-3/4"	HINGED	CC	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
212	##	BATH 3	2'-8"	8'-0"	1-3/4"	POCKET	HH	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	--	--	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
213	##	BATH 3	2'-8"	8'-0"	1-3/4"	POCKET	HH	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	--	--	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
214	##	WELLNESS BATH	11'-6"	8'-6"	1-1/2"	POCKET	JJ	2	97.75 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	--	--	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	LOUVERED PANELS
215	##	STORAGE	2'-6"	8'-0"	1-3/4"	HINGED	CC	1	20.00 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
216	##	SAUNA	2'-6"	8'-0"	1"	HINGED	DD	1	20.00 SQ. FT.	NAME	TYPE	GLASS	--	SILICONE GASKET	--	TEMPERED	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
217	##	WELLNESS BATH	2'-6"	8'-0"	1"	HINGED	DD	1	20.00 SQ. FT.	NAME	TYPE	GLASS	--	SILICONE GASKET	--	TEMPERED	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
218	##	WELLNESS BATH	2'-6"	8'-0"	1-3/4"	HINGED	CC	1	20.00 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
219	##	LAUNDRY	2'-8"	8'-0"	1-3/4"	HINGED	CC	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
301	##	LIVING	17'-8"	9'-0"	2-1/4"	CENTER-MEET STACKING	KK	4	159.00 SQ. FT.	ARCADIA CUSTOM	TSX-6000	STEEL	PRE-FINISHED	STEEL	PRE-FINISHED	DUAL GLAZED / TEMP.	--	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
302	##	DINING | NOOK	25'-9 1/2"	9'-0"	2-1/4"	STACKING SLIDER	LL	5	232.12 SQ. FT.	ARCADIA CUSTOM	TSX-6000	STEEL	PRE-FINISHED	STEEL	PRE-FINISHED	DUAL GLAZED / TEMP.	--	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
303	##	NOOK	3'-0"	9'-0"	1-3/4"	FRENCH DOOR	MM	1	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-5000	STEEL	PRE-FINISHED	STEEL	PRE-FINISHED	DUAL GLAZED / TEMP.	--	0.28	0.21	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
304	##	NOOK	3'-0"	9'-0"	1-3/4"	FRENCH DOOR	MM	1	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-5000	STEEL	PRE-FINISHED	STEEL	PRE-FINISHED	DUAL GLAZED / TEMP.	--	0.28	0.21	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
305	##	FAMILY	18'-0"	9'-0"	2-1/4"	CENTER-MEET STACKING	KK	4	162.00 SQ. FT.	ARCADIA CUSTOM	TSX-6000	STEEL	PRE-FINISHED	STEEL	PRE-FINISHED	DUAL GLAZED / TEMP.	--	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
306	##	KITCHEN	2'-4"	8'-0"	1-3/4"	HINGED	CC	1	18.66 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
307	##	POWDER 3	2'-6"	8'-0"	1-3/4"	HINGED	CC	1	20.00 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
308	##	POWDER 3	2'-6"	8'-0"	1-3/4"	POCKET	HH	1	20.00 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	--	--	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
309	##	ELEVATOR	2'-8"	8'-0"	1-3/4"	HINGED	CC	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	CONFIRM	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	SELF CLOSING, SELF-LATCHING, TIGHT FITTING - CONFIRM
310	##	STUDY	3'-0"	9'-0"	1-3/4"	POCKET	NN	1	27.00 SQ. FT.	NAME	TYPE	METAL	PRE-FINISHED	--	--	TEMPERED	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
311	##	PRIMARY BEDROOM	3'-0"	9'-0"	1-3/4"	HINGED	CC	1	27.00 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
312	##	STUDY	2'-8"	8'-0"	1-3/4"	HINGED	CC	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	WOOD	STAIN GRADE	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
313	##	PRIMARY LAUNDRY	2'-8"	8'-0"	1-3/4"	POCKET	HH	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	--	--	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
314	##	OFFICE | STORAGE	2'-8"	8'-0"	1-3/4"	POCKET	HH	1	21.33 SQ. FT.	NAME	TYPE	WD. SOLID CORE	STAIN GRADE	--	--	--	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
315	##	PRIMARY BATH	2'-6"	8'-0"	1"	HINGED	DD	1	20.00 SQ. FT.	NAME	TYPE	GLASS	--	SILICONE GASKET	--	TEMPERED	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
316	##	PRIMARY BATH	2'-6"	8'-0"	1"	HINGED	DD	1	20.00 SQ. FT.	NAME	TYPE	GLASS	--	SILICONE GASKET	--	TEMPERED	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
317	##	PRIMARY BATH	3'-0"	8'-0"	1"	POCKET	PP	1	24.00 SQ. FT.	NAME	TYPE	GLASS	--	SILICONE GASKET	--	TEMPERED	--	--	--	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	

DOOR NOTES:

1. ALL GLAZING IN DOORS SHALL MEET THE SAFETY GLAZING REQUIREMENTS PER CBC 2406 / CRC R308.
2. EGRESS DOORS SHALL MEET THE REQUIREMENTS PER CRC R310.3, R311.2, R311.3.1
3. ALL DOORS SHALL BE WOOD FRAMED, U.N.O.
4. VERIFY ALL DOOR GLAZING THICKNESS REQUIREMENTS WITH GLAZING MANUFACTURER.
5. ALL DOORS SHALL BE SOLID CORE WOOD, U.N.O.
6. ALL EXTERIOR OPENINGS SHALL BE FULLY FLASHED. REFER TO DETAILS XX/ADXX-XX AND XX/ADXX-XX FOR TYPICAL DOOR FLASHING INSTALLATION.
7. ALL DOOR SIZES ARE NOMINAL SIZES AND ARE SUBJECT TO CHANGE UPON FINAL MANUFACTURER SELECTION.
8. CONTRACTORS / SUB-CONTRACTORS SHALL PROVIDE CUT SHEETS AND SHOP DRAWINGS FOR ARCHITECT TO APPROVE FOR DESIGN INTENT ONLY PRIOR TO ORDERING. ARCHITECT SHALL NOT MAKE ANY GUARANTEE THE ACCURACY OF THE SIZES PER THE CUT SHEETS OR SHOP DRAWINGS WILL MEET CONSTRUCTION MEANS AND METHODS OF INSTALLATION OR COORDINATION OF FINISH MATERIALS AND OTHER CONSULTANTS DRAWINGS OR SPECIFICATIONS.
9. CONTRACTORS / SUB-CONTRACTORS SHALL FIELD VERIFY ALL ROUGH OPENING SIZES WITH VARIOUS EXTERIOR AND INTERIOR FINISH MATERIAL THICKNESS AND REQUIREMENTS AND MAKE APPROPRIATE REVISIONS PRIOR TO ORDERING.
10. ALL EXTERIOR GLAZING U-FACTOR AND SHGC SHALL BE PER THE ENERGY COMPLIANCE DOCUMENTS AND CALCULATIONS.
11. ALL FENETRATIONS MUST HAVE PERMANENT AND TEMPORARY LABELS.

FOR COUNTY APPROVAL ELECTRONIC STAMP:

ASHER DESIGN GROUP
ARCHITECTURE | CONSULTING
4 NECTAR COURT
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LICENSED ARCHITECT
JUSTIN BLAKE ASHER
C-39238
06/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT DESCRIPTION:

FLORNES RESIDENCE

BRIAN FLORNES
1100 EMERALD BAY
LAGUNA BEACH, CA.
92651
APN # 053-320-11

PROJECT INFO:

PROJECT TEAM:
DBA
PROJECT NUMBER:
FLOR-2301

BLDG. DEPT. SUB.:

11 | 25 | 2024 - FINAL EBCA SUBMITTAL
PROJECT # 2855
03 | 21 | 2025 - 1ST OCPW SUBMITTAL
05 | 21 | 2025 - 2ND OCPW SUBMITTAL

REVISIONS:

SHEET TITLE:

DOOR SCHEDULE

DISCLAIMER:

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SHEET NO.:

A08-01

PLOT REFERENCE DATE:

05 | 21 | 2025

WINDOW SCHEDULE

WINDOW NO. (XX)	T-24 REF. NO.	LOCATION	WIDTH	HEIGHT	HEAD HEIGHT	OPERATION | DESCRIPTION	WINDOW TYPE	OPENING AREA	MANUFACTURER (OR APPROVED EQUAL)	MODEL	GLASS TYPE	GLAZING	FRAME MATERIAL	FRAME FINISH	U-FACTOR	SHGC	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	COMMENTS | REMARKS
1A	##	2-CAR TANDEM GARAGE	3'-0"	4'-0"	7'-0"	FIXED	100	12.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	WOOD SHUTTER IN RECESS (IN FRONT)
1B	##	2-CAR TANDEM GARAGE	3'-0"	4'-0"	7'-0"	FIXED	100	12.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	WOOD SHUTTER IN RECESS (IN FRONT)
1C	##	2-CAR TANDEM GARAGE	3'-0"	4'-0"	7'-0"	FIXED	100	12.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	WOOD SHUTTER IN RECESS (IN FRONT)
2A	##	HALL 2	4'-6"	9'-0"	9'-0"	FIXED	101	40.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 2B AND DOOR 202 ON LATCH SIDE
2B	##	HALL 2	4'-6"	9'-0"	9'-0"	FIXED	101	40.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 2A & 2C
2C	##	HALL 2	4'-6"	9'-0"	9'-0"	FIXED	101	40.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 2B
2D	##	TV ROOM	5'-6"	9'-0"	9'-0"	FIXED	101	49.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
2E	##	TV ROOM	5'-6"	9'-0"	9'-0"	FIXED	101	49.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 2F
2F	##	TV ROOM	5'-6"	9'-0"	9'-0"	FIXED	101	49.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 2E
2G	##	POWDER 2	4'-0"	6'-0"	9'-0"	DOUBLE CASEMENT	102	24.00 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
2H	##	BATH 3	2'-0"	6'-0"	9'-0"	CASEMENT	103	12.00 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
2J	##	BATH 3	3'-0"	6'-0"	9'-0"	FIXED	101	18.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
2K	##	BEDROOM 3	3'-0"	6'-0"	9'-0"	CASEMENT	103	18.00 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	EGRESS WINDOW
2L	##	BEDROOM 3	3'-0"	6'-0"	9'-0"	CASEMENT	103	18.00 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
2M	##	BEDROOM 3	5'-6"	5'-8"	9'-0"	FIXED	104	31.16 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW BELOW (2MM)
2MM	##	BEDROOM 3	5'-6"	2'-10"	--	AWNING	104	15.58 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW ABOVE (2M)
2N	##	BEDROOM 3	5'-6"	5'-8"	9'-0"	FIXED	104	31.16 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW BELOW (2NN)
2NN	##	BEDROOM 3	5'-6"	2'-10"	--	AWNING	104	15.58 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW ABOVE (2N)
2P	##	BATH 2	5'-6"	5'-8"	9'-0"	FIXED	105	31.16 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
2Q	##	BEDROOM 2	5'-6"	5'-8"	9'-0"	FIXED	104	31.16 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW BELOW (2QQ)
2QQ	##	BEDROOM 2	5'-6"	2'-10"	--	AWNING	104	15.58 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW ABOVE (2Q)
2R	##	BEDROOM 2	5'-6"	5'-8"	9'-0"	CASEMENT	104	31.16 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMPERED	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	EGRESS WINDOW. MULLED WITH WINDOW BELOW (2RR)
2RR	##	BEDROOM 2	5'-6"	2'-10"	--	AWNING	104	15.58 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW ABOVE (2R)
2S	##	WELLNESS STUDIO	3'-0"	6'-6"	9'-0"	CASEMENT	103	19.50 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
2T	##	WELLNESS STUDIO	3'-0"	6'-6"	9'-0"	CASEMENT	103	19.50 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
2U	##	WELLNESS STUDIO	12'-0"	6'-6"	9'-0"	FIXED	101.1	78.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
2V	##	WELLNESS STUDIO	3'-0"	6'-6"	9'-0"	CASEMENT	103	19.50 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3A	##	LIVING	4'-0"	9'-1 1/2"	9'-1 1/2"	FIXED	101	36.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3B	##	LIVING	8'-6"	9'-1 1/2"	9'-1 1/2"	FIXED	101	77.56 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3D	##	LIVING	8'-6"	9'-1 1/2"	9'-1 1/2"	FIXED	101	77.56 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3F	##	LIVING	8'-6"	9'-1 1/2"	9'-1 1/2"	FIXED	101	77.56 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3H	##	NOOK	7'-0"	9'-0"	9'-0"	FIXED	106	63.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3J	##	BAR	6'-2"	6'-0"	9'-0"	FIXED	101	37.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3K	##	BAR	4'-6"	6'-0"	9'-0"	FIXED	101	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3L	##	KITCHEN	4'-6"	6'-0"	9'-0"	FIXED	101	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3M
3M	##	KITCHEN	4'-6"	6'-0"	9'-0"	FIXED	101	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3L & 3N
3N	##	KITCHEN	4'-6"	6'-0"	9'-0"	FIXED	101	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3M
3P	##	POWDER 3	2'-6"	4'-0"	8'-0"	CASEMENT	103	10.00 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3Q	##	POWDER 3	2'-6"	4'-0"	8'-0"	CASEMENT	103	10.00 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3R	##	STUDY	4'-6"	6'-0"	9'-0"	FIXED	101	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3S
3S	##	STUDY	4'-6"	6'-0"	9'-0"	FIXED	101	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3R & 3T
3T	##	STUDY	4'-6"	6'-0"	9'-0"	FIXED	101	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3S & 3U
3U	##	STUDY	4'-6"	6'-0"	9'-0"	FIXED	101	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3T
3V	##	PRIMARY LAUNDRY	2'-0"	5'-0"	9'-0"	CASEMENT	103	10.00 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3W	##	PRIMARY W.I.C.	2'-6"	5'-0"	8'-0"	CASEMENT	103	12.50 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3X	##	PRIMARY BATH	4'-0"	5'-0"	8'-0"	DOUBLE CASEMENT	103	12.50 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3Y	##	PRIMARY BATH	3'-0"	2'-6"	8'-0"	FIXED	101	7.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3Z	##	PRIMARY BATH	3'-0"	2'-6"	8'-0"	FIXED	101	7.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMP. (R337.8.2.1)	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3AA	##	PRIMARY BATH	3'-0"	5'-0"	8'-0"	FIXED	101	15.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3AB
3AB	##	PRIMARY BATH	3'-0"	5'-0"	8'-0"	FIXED	101	15.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3AA
3AC	##	PRIMARY BATH	3'-0"	5'-0"	8'-0"	FIXED	101	15.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3AD
3AD	##	PRIMARY BATH	3'-0"	5'-0"	8'-0"	FIXED	101	15.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3AC
3AE	##	PRIMARY BATH	1'-10"	5'-9"	8'-1 1/2"	FIXED	101	10.54 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3AF
3AF	##	PRIMARY BATH	1'-10"	5'-9"	8'-1 1/2"	FIXED	101	10.54 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3AE & 3AG
3AG	##	PRIMARY BATH	1'-10"	5'-9"	8'-1 1/2"	FIXED	101	10.54 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3AF & 3AH
3AH	##	PRIMARY BATH	1'-10"	5'-9"	8'-1 1/2"	FIXED	101	10.54 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3AG & 3AJ
3AJ	##	PRIMARY BATH	1'-10"	5'-9"	8'-1 1/2"	FIXED	101	10.54 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3AH & 3AK
3AK	##	PRIMARY BATH	1'-10"	5'-9"	8'-1 1/2"	FIXED	101	10.54 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW 3AJ
3AL	##	PRIMARY BEDROOM	5'-1 1/4"	6'-0"	9'-0"	CASEMENT	104	30.62 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMPERED	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	EGRESS WINDOW. MULLED WITH WINDOW BELOW (3AM)
3AM	##	PRIMARY BEDROOM	5'-1 1/4"	3'-0"	--	AWNING	104	15.31 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMPERED	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW ABOVE (3AL)
3AN	##	PRIMARY BEDROOM	5'-1 1/4"	6'-0"	9'-0"	FIXED	104	30.62 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW BELOW (3AP)
3AP	##	PRIMARY BEDROOM	5'-1 1/4"	3'-0"	--	AWNING	104	15.31 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMPERED	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW ABOVE (3AN)
3AQ	##	PRIMARY BEDROOM	5'-1 1/4"	6'-0"	9'-0"	FIXED	104	30.62 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW BELOW (3AR)
3AR	##	PRIMARY BEDROOM	5'-1 1/4"	3'-0"	--	AWNING	104	15.31 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMPERED	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW ABOVE (3AQ)
3AS	##	PRIMARY BEDROOM	5'-1 1/4"	6'-0"	9'-0"	FIXED	104	30.62 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW BELOW (3AT)
3AT	##	PRIMARY BEDROOM	5'-1 1/4"	3'-0"	--	AWNING	104	15.31 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMPERED	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW ABOVE (3AS)
3AU	##	PRIMARY BEDROOM	5'-1 1/4"	6'-0"	9'-0"	FIXED	104	30.62 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW BELOW (3AV)
3AV	##	PRIMARY BEDROOM	5'-1 1/4"	3'-0"	--	AWNING	104	15.31 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMPERED	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW ABOVE (3AU)
3AW	##	PRIMARY BEDROOM	6'-0 1/4"	6'-0"	9'-0"	FIXED	104	36.12 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW BELOW (3AX)
3AX	##	PRIMARY BEDROOM	6'-0 1/4"	3'-0"	--	AWNING	104	18.06 SQ. FT.	ARCADIA CUSTOM	TSX-3000	DUAL PANE	TEMPERED	STEEL	STEEL	0.31	0.19	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW ABOVE (3AW)
3AY	##	CATWALK	7'-4"	13'-0"	9'-0"	FIXED	107	95.33 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3AZ	##	CATWALK	7'-4"	13'-0"	9'-0"	FIXED	107	95.33 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3BA	##	CATWALK	7'-4"	13'-0"	9'-0"	FIXED	107	95.33 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	
3BB	##	STUDY	4'-6"	6'-0"	9'-0"	FIXED	108	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BE & WINDOW BELOW (3BC)
3BC	##	STUDY	4'-6"	3'-0"	--	FIXED	108	13.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BF & WINDOW ABOVE (3BB)
3BD	##	STUDY	4'-6"	2'-2"	11'-6"	FIXED	109	9.75 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BG
3BE	##	STUDY	4'-6"	6'-0"	9'-0"	FIXED	108	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BB, 3BH & WINDOW BELOW (3BF)
3BF	##	STUDY	4'-6"	3'-0"	--	FIXED	108	13.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BC, 3BJ & WINDOW ABOVE (3BE)
3BG	##	STUDY	4'-6"	2'-2"	11'-6"	FIXED	109	9.75 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BD, 3BK
3BH	##	STUDY	4'-6"	6'-0"	9'-0"	FIXED	108	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BE, 3BL & WINDOW BELOW (3BJ)
3BJ	##	STUDY	4'-6"	3'-0"	--	FIXED	108	13.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BF, 3BM & WINDOW ABOVE (3BH)
3BK	##	STUDY	4'-6"	2'-2"	11'-6"	FIXED	109	9.75 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BG, 3BN
3BL	##	STUDY	4'-6"	6'-0"	9'-0"	FIXED	108	27.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BH & WINDOW BELOW (3BM)
3BM	##	STUDY	4'-6"	3'-0"	--	FIXED	108	13.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BJ & WINDOW ABOVE (3BL)
3BN	##	STUDY	4'-6"	2'-2"	11'-6"	FIXED	109	9.75 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW. MULLED WITH WINDOW 3BK
3BP	##	STUDY	3'-0"	2'-2"	11'-6"	FIXED	109	6.50 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	--	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW
3BQ	##	PRIMARY BATH	9'-0"	8'-0"	8'-0"	FIXED	110	72.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	INTERIOR WINDOW AT GLASS POCKET DOOR
3BR	##	PRIMARY BEDROOM	1'-4"	6'-0"	9'-0"	FIXED	104	8.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW BELOW (3BS)
3BS	##	PRIMARY BEDROOM	1'-4"	3'-0"	--	FIXED	104	4.00 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	MULLED WITH WINDOW ABOVE (3BR)
3BT	##	KITCHEN	5'-6" (LONG)	2'-6" (WIDE)	ON ROOF	FIXED SKYLIGHT	111	13.75 SQ. FT.	ARCADIA CUSTOM	TSX-1000	DUAL PANE	TEMPERED	STEEL	STEEL	0.25	0.23	XX/ADXX-XX	XX/ADXX-XX	XX/ADXX-XX	NON-REFLECTIVE, CLEAR, OR SOLAR BRONZE
3BU	##	PRIMARY W.I.C.	3'-0" (LONG)	4'-0" (WIDE)	ON ROOF	FIXED SKYLIGHT	111	12.00 SQ. FT.	ARC