
OC DEVELOPMENT SERVICES REPORT

DATE: December 5, 2019

TO: Orange County Zoning Administrator

FROM: OC Development Services / Planning Division

SUBJECT: Public Hearing on Planning Application PA19-0170 and PA19-0171 for a Use Permits.

PROPOSAL: Use Permit to the Zoning Administrator to establish two remainder lots as legal building sites per Section 7-9-126.2 of the Zoning Code and allow for the future development a new single-family dwelling on each lot.

ZONING: R1 "Single Family Residence"

GENERAL PLAN: 1B "Suburban Residential"

LOCATION: The project is located at 10971 and 10972 Huber Street, Anaheim within the Fourth (4th) Supervisorial District. (APN: 127-583-29 and 127-583-30 respectively)

APPLICANT: 920 North Grand Avenue LLC, Property Owner
Julie Delgado, Applicant

STAFF CONTACT: Ilene Lundfelt, Associate Planner
Email: Ilene.Lundfelt@ocpw.ocgov.com
Phone: (714) 667-9697

RECOMMENDED ACTIONS:

Staff recommends the Zoning Administrator's approval of Planning Applications PA19-0170 and PA19-0171 for a Use Permit to establish two remainder lots as legal building sites and allow for the future development of a new single family dwelling on each lot, subject to the attached Findings and Conditions of Approval.

OC Development Services/Planning recommends the Zoning Administrator:

- a) Receive staff report and public testimony as appropriate; and

- b) Find that the project is Categorically Exempt Class 3 (new construction or conversion of small structures) from the provisions of CEQA for further environmental impact documentation pursuant to Section 15303 of the CEQA Guidelines; and
- c) Approve Planning Application PA19-0170 and PA19-0171 for a Use Permit subject to the attached Findings and Conditions of Approval.

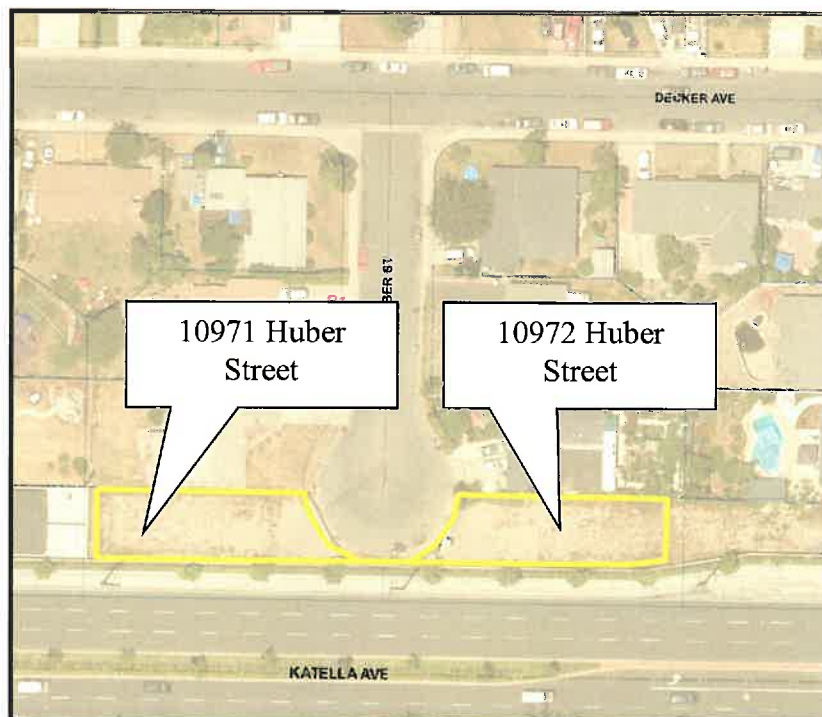
BACKGROUND AND EXISTING CONDITIONS

The subject properties, 10971 Huber Street and 10972 Huber Street, lots 74 and 75 respectively of Tract Map 2111, are located in the R1 “Single Family Residence” District within the Anaheim area of unincorporated Orange County. The subject properties, which previously contained single-family dwellings, was acquired and demolished by the County of Orange as part of the Katella Avenue Smart Street Project to allow for the widening of the existing public right of way. Upon completion of project in 2012, portions of several properties were left unused and were considered surplus. The project site is currently vacant and similar remnant lots to the west and east have since been developed into single-family dwellings.

PROPOSED PROJECT:

The applicant is requesting a Use Permit to establish two vacant remainder lots as building sites per Zoning Code section 7-9-126.2 “Building site reduced by acquisition for public use”. The applicant is proposing in the future to develop each site with a new, single-family dwelling, which is not part of this application. Plans depicting the future homes are included in attachment #6 for reference purposes only. Any future development would need to comply with the established development standards for each building site at the time it is proposed.

AERIAL PHOTO OF PROJECT SITE



SURROUNDING LAND USE:

The subject site and the directly adjacent surrounding properties are zoned R1 “Single-Family Residence” District and are developed with single-family dwellings. The properties on the south side of Katella Avenue are within the City of Anaheim jurisdiction. The zoning and existing land use for the project site and surrounding properties are as follows:

Direction	Land Use Designation/Zoning	Existing Land Use
Project Site	R1 “Single-Family Residence” District	Vacant Land
North	R1 “Single-Family Residence” District	Single-Family Dwelling
South	City of Anaheim	Commercial and Single-Family Dwellings
East	R1 “Single-Family Residence” District	Single-Family Dwelling
West	R1 “Single-Family Residence” District	Single-Family Dwelling

DISCUSSION/ANALYSIS:

Below is a table comparing the development standards for R1 Zoning District with the proposed project:

STANDARD	PERMITTED	PA19-0170 10971 HUBER ST	PA19-0171 10972 HUBER ST
Building Site Area	7,200 square feet minimum	4987 square feet*	4943 square feet*
Structural Front Setback	20’	20’	20’
Structural Side Setback	3’10” (10% of average width based on narrow building site standards)	3’10” (10% of average width based on narrow building site standards)	3’10” (10% of average width based on narrow building site standards)
Structural Rear Setback	25’	25’	25’
Maximum Building Height	35’ max.	35’	35’
Parking	2 covered spaces minimum	2 covered spaces minimum	2 covered spaces minimum
Percentage of building site remaining after public acquisition	Use Permit required if such remainder has less than eighty (80) percent but no less than fifty (50) percent of required area, width or both	69.3%	68.7%

*Indicates deviation from Site Development Standard

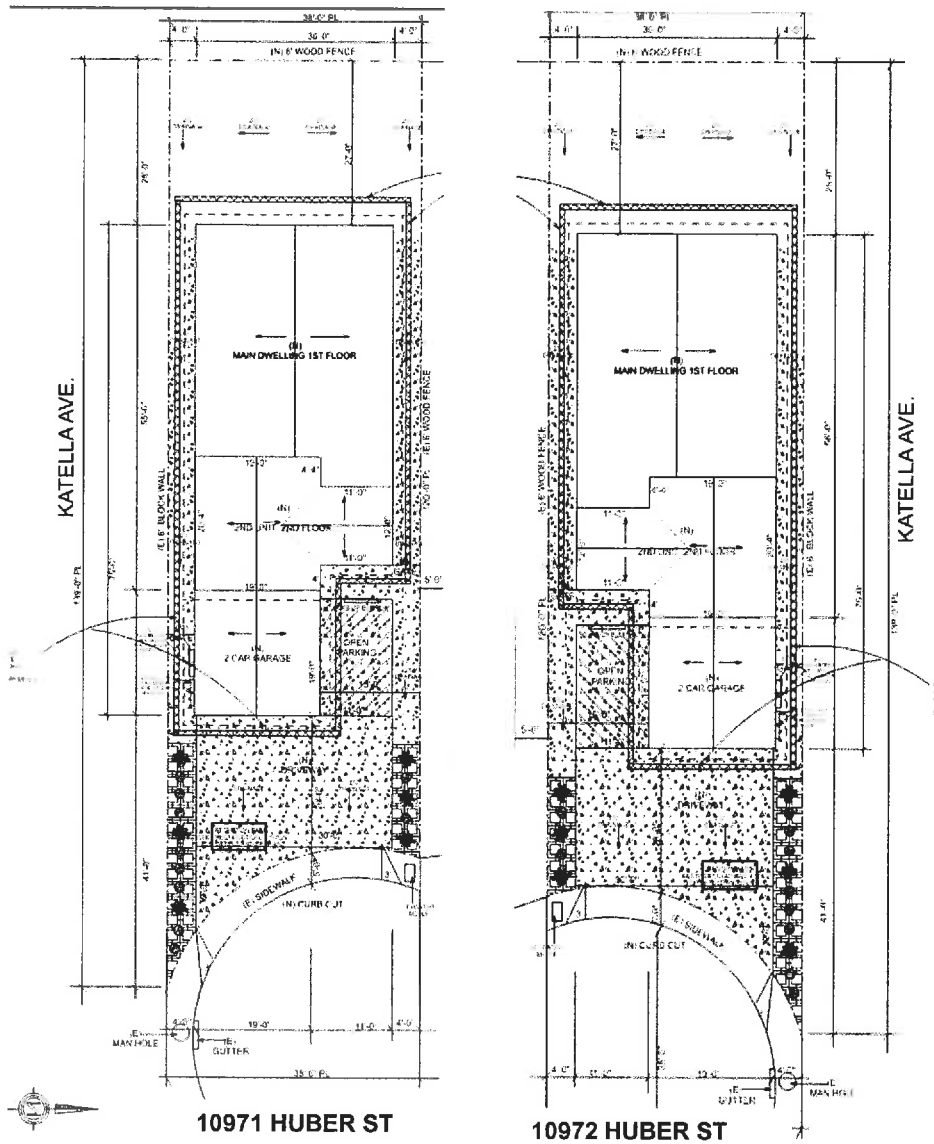
Per Zoning Code Section 7-9-126.2 “Building site reduced by acquisition for public use”, *If a portion of a building site containing no structures is acquired for public use by condemnation, dedication, purchase or other means, the status of the remainder of the building site shall be determined as follows:*

- 1) If such a remainder has eighty (80) percent or more of the area and width required by the district regulations at the time of acquisition, such remainder shall constitute a building site.*
- 2) If such remainder has less than eighty (80) percent but not less than fifty (50) percent of the required area or width, or both, but otherwise meets all of the requirements for a building site, the public agency concerned may file an application for a use permit, whether or not the acquisition has been completed, to establish if such remainder shall constitute a building site.*
- 3) A property owner may apply for a use permit at any time to establish the status of such remainder.*

The R1 “Single-Family Residence” District allows for the development and maintenance of medium density single-family detached residential neighborhoods and requires a minimum lot size of 7,200 square feet for all building sites. The original properties were created and recorded as an 8,490 square foot building site in 1954 for 10971 Huber St. and 8,481 square foot building site in 1954 for 10972 Huber St. After being acquired for public use and the completion of the Katella Smart Street Project, the lots retained 69.3% for 10971 Huber St. and 68.7% for 10972 Huber St. of the required minimum lot size. As the properties have retained over fifty (50) percent of the required minimum lot size, the proposal seeks approval to establish legal building sites through Use Permits. Furthermore, the each project site once contained an existing home prior to the implementation of the road widening project.

If approved, the owner intends to develop two new two-story single-family residences with attached two-car garages each with an attached accessory dwelling unit. The proposed developments of the homes are intended to meet the current zoning districts regulation. The buildings that are proposed on site plan (Attachment 6) are conceptual in nature and are not components of this use permit. The applicant will be required to submit for building permits and if the structures do not comply with the zoning districts regulation; they will be subject to Planning Applications at that time.

CONCEPTUAL SITE PLAN



REFERRAL FOR COMMENT AND PUBLIC NOTICE

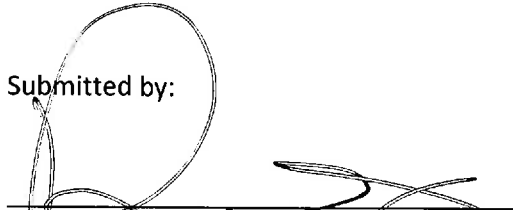
A copy of the planning applications and the proposed site plans were distributed for review and comment to appropriate County divisions. Staff has reviewed all comments received, and where appropriate, has addressed the comments through recommended Conditions of Approval, which are provided as Attachment 2. Public notices were mailed to all owners of record within 300 feet of the subject property, and posted in front of the project site, the Orange County Hall of Administration at 333 W. Santa Ana Blvd., and in the lobby at the County Administration South building located at 601 N. Ross Street, at least ten days prior to this public hearing, as required by established public hearing posting procedures. As of the writing of this staff report, no comments raising issues with the project have been received from OCFA or other County divisions.


CEQA COMPLIANCE:

The proposed project is recommended to be found to be categorically exempt (Classes 3, new construction or conversion of small structures) from the provisions of CEQA for further environmental impact documentation pursuant to Section 15303 of the CEQA Guidelines. That determination are attached for consideration (Attachment 4) and must be approved prior to project approval.

CONCLUSION:

Staff has closely reviewed the applicant’s two Use Permit requests and found them to be compliant with the intent of the R1 “Single-Family Residence” District regulations. The properties once contained single-family dwellings prior to the implementation of the Katella Smart Street Project. Staff recommends Zoning Administrator approval of Planning Applications PA19-0170 and PA19-0171 for Use Permits to establish the remainder building sites as legal building sites to allow for the future development of single-family dwellings subject to attached Findings and Conditions of Approval.

Submitted by:

Richard Vuong, Planning Division Manager
OC Development Services/Planning

Concurred by,

Colby Cataldi, Deputy Director
OC Public Works/OC Development Services

ATTACHMENTS:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Environmental Documentation NOE PA19-0170 and PA19-0171
4. Site Photos
5. Conceptual Site Plan 10971 Huber St
6. Conceptual Site Plan 10972 Hubert St

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500 filed at the County Administrator South, 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services / Planning.



Attachment 1
Findings
PA19-0170 and PA19-0171

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- | | | |
|---|---------------------|--------------------------------|
| 1 | GENERAL PLAN | PA19-0170 and PA19-0171 |
| That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law. | | |
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- | | | |
|--|---------------|--------------------------------|
| 2 | ZONING | PA19-0170 and PA19-0171 |
| That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property. | | |
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|--|----------------------|--------------------------------|
| 3 | COMPATIBILITY | PA19-0170 and PA19-0171 |
| That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity. | | |
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- | | | |
|---|------------------------|--------------------------------|
| 4 | GENERAL WELFARE | PA19-0170 and PA19-0171 |
| That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare. | | |
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- | | | |
|--|-----------------------------|--------------------------------|
| 5 | CATEGORICALLY EXEMPT | PA19-0170 and PA19-0171 |
| That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 3 (new construction or conversion of small structures pursuant to Section 15303. | | |
-
- | | | |
|--|--------------------------|--------------------------------|
| 6 | PUBLIC FACILITIES | PA19-0170 and PA19-0171 |
| That the approval of the permit application is in compliance with Codified Ordinances Section 7-9-711. | | |



Attachment 2
Conditions of Approval
 PA19-0172

1 **BASIC/ZONING REGULATIONS** **PA19-0170 and PA19-0171**

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

2 **BASIC/TIME LIMIT** **PA19-0170 and PA19-0171**

This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

3 **BASIC/LAND USE PLAN** **PA19-0170 and PA19-0171**

Except as otherwise provided herein, this permit is approved as a land use plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

4 **BASIC/COMPLIANCE** **PA19-0170 and PA19-0171**

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

5 **INDEMNIFICATION** **PA19-0170 and PA19-0171**

Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Deputy Director of OC Development Services Planning concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorneys fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

6 BASIC/APPEAL EXACTIONS PA19-0170 and PA19-0171

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

7 CONSTRUCTION NOISE PA19-0170 and PA19-0171

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Permit Services, that:

(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.

(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).

(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.

8 EROSION AND SEDIMENT CONTROL PLAN PA19-0170 and PA19-0171

Prior to the issuance of any grading or building permit, the applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building and Safety Division, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.



CEQA NOTICE OF EXEMPTION

To: County Clerk, County of Orange

From: County of Orange
OC Public Works, Development Services/Planning

Planning Application Number (PA): PA19-0170 and PA19-0171

Project Title: 10971 Huber St and 10972 Huber St

Project Location(s): 10971 and 10972 Huber Street, Anaheim within the Fourth (4th) Supervisorial District. (APN: 127-583-29 and 127-583-30 respectively)

Project Description: Use Permit to the Zoning Administrator to establish two remainder lots as legal building sites per Section 7-9-126.2 of the Zoning Code and allow for the future development a new single-family dwelling on each lot.

Name of Public Agency Approving Project: OC Public Works, Development Services/Planning

Name of Applicant Carrying-Out Project: Julie Delgado, Applicant

Address of Applicant: 190 W. 3rd Street Santa Ana, CA 92701

Exempt Status:

- Ministerial (Guidelines Section No. 15268)
- Emergency Project (Guidelines Section No. 15269)
- Common Sense (Guidelines Section No. 15061(b)(3))
- Statutory Exemption: State Code number:
- Categorical Exemption: Class 3 (Section 15303)
- Other Exemption:

Reason(s) why project is exempt: The Orange County Local CEQA Procedures Manual and the State CEQA Guidelines provides a Class 3 exemption for new construction and conversion of small structures that includes single-family residences.

Date of Decision: December 5, 2019, Orange County Zoning Administrator

CEQA Contact Person: Kevin Shannon, Consultant Environmental Planner

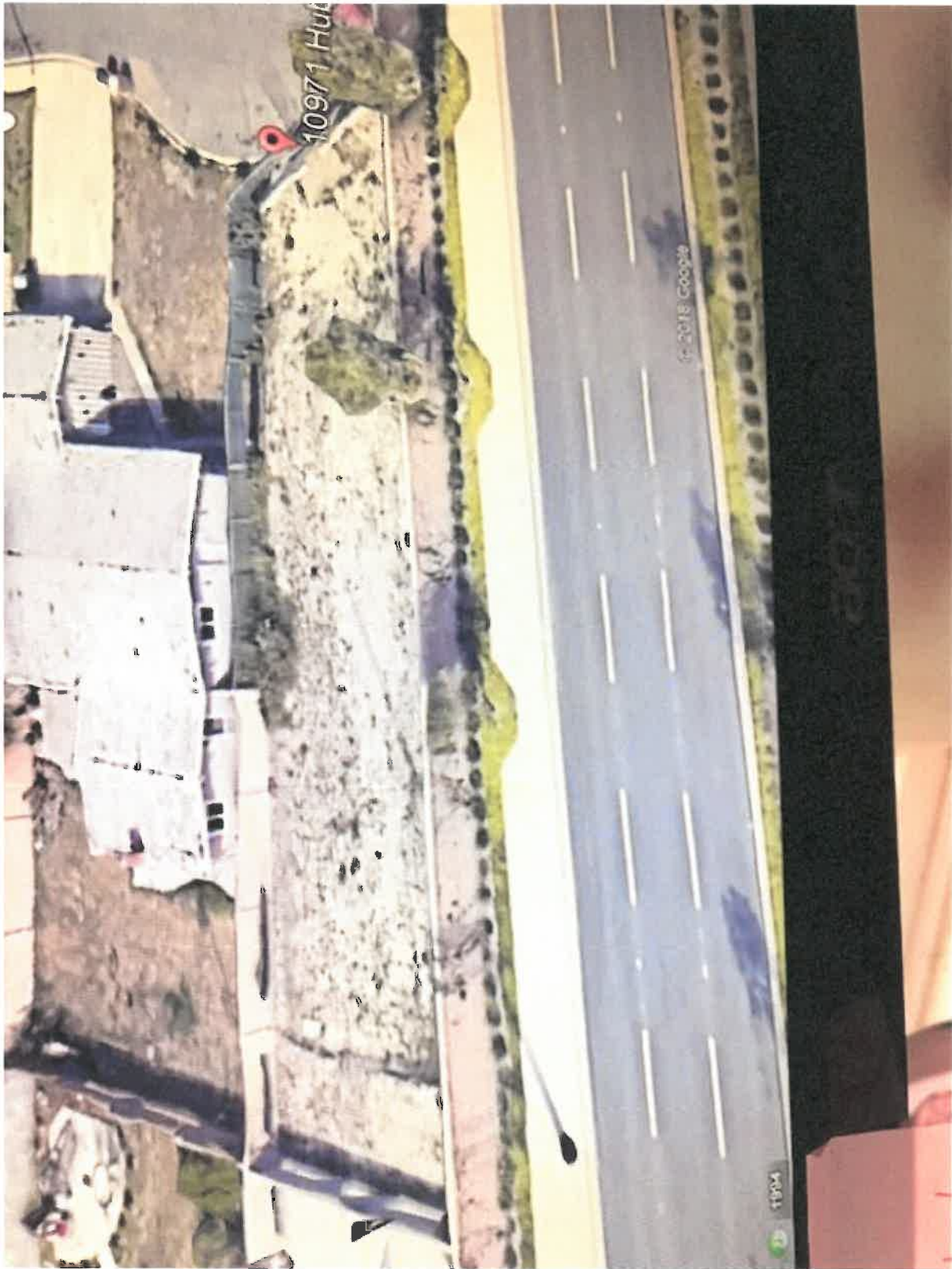
Project Manager Signature: _____

Name: Ilene Lundfelt

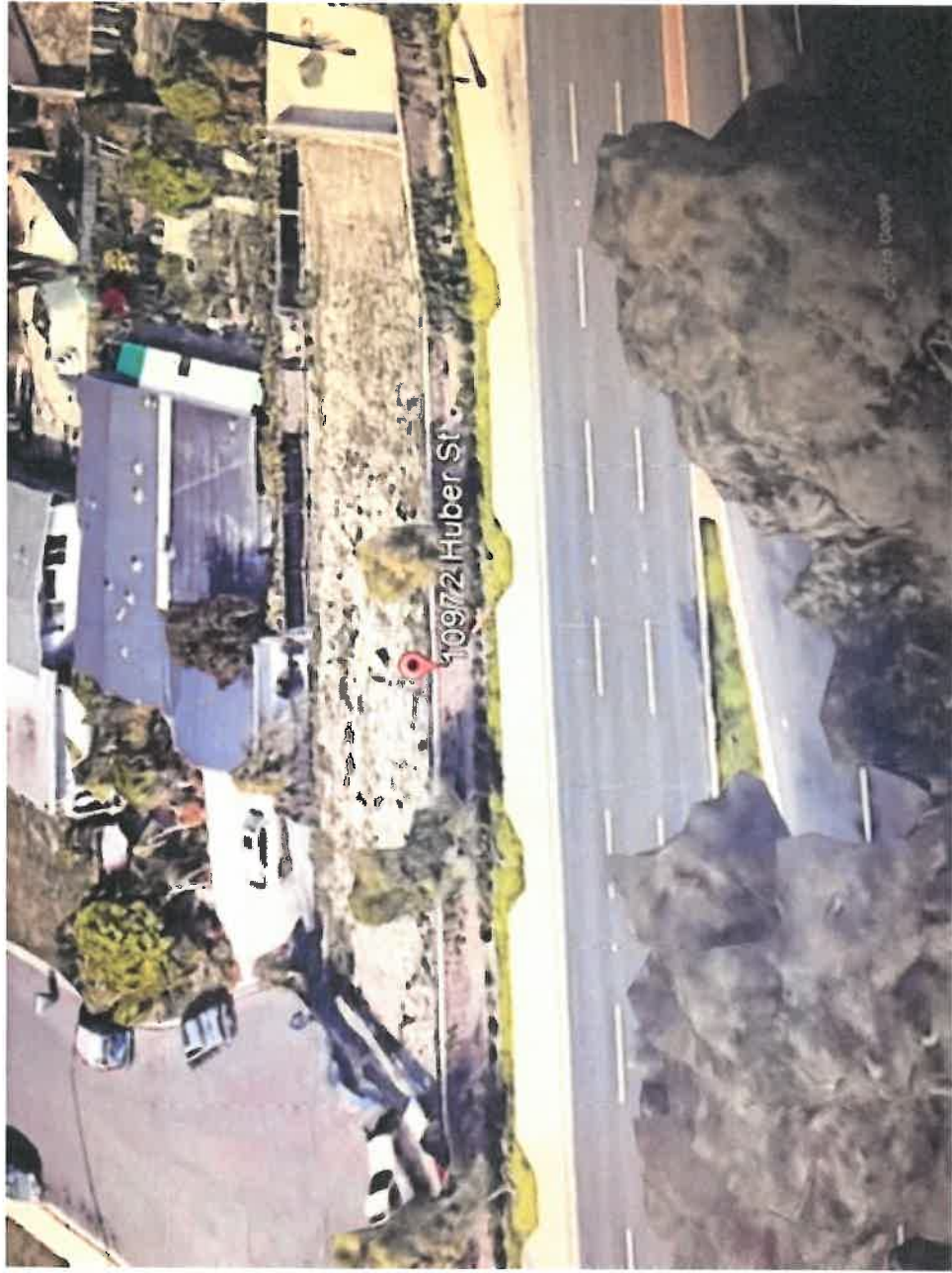
Title: Associate Planner

Fish & Game Fees: Pursuant to Section 711.4 (c) (2)(A) of the California Fish and Game Code, this project is exempt from the required fees, as it is exempt from CEQA.

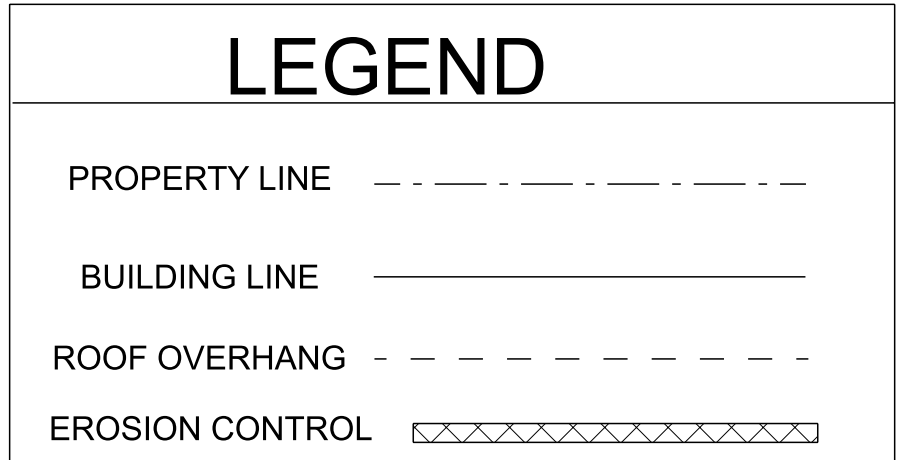
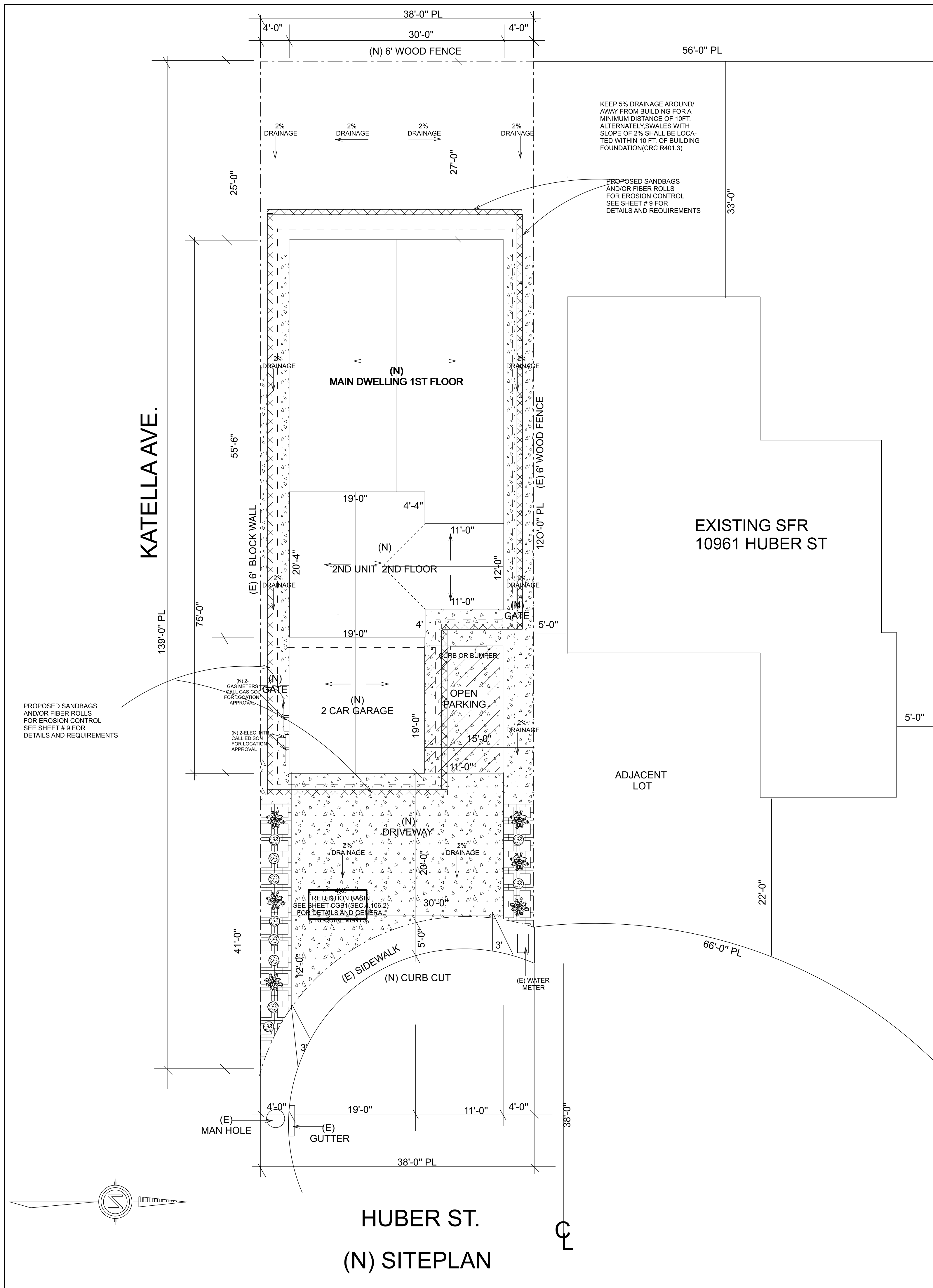
Form Rev. 10.22.19



10971 Huber Street



10972 Huber Street

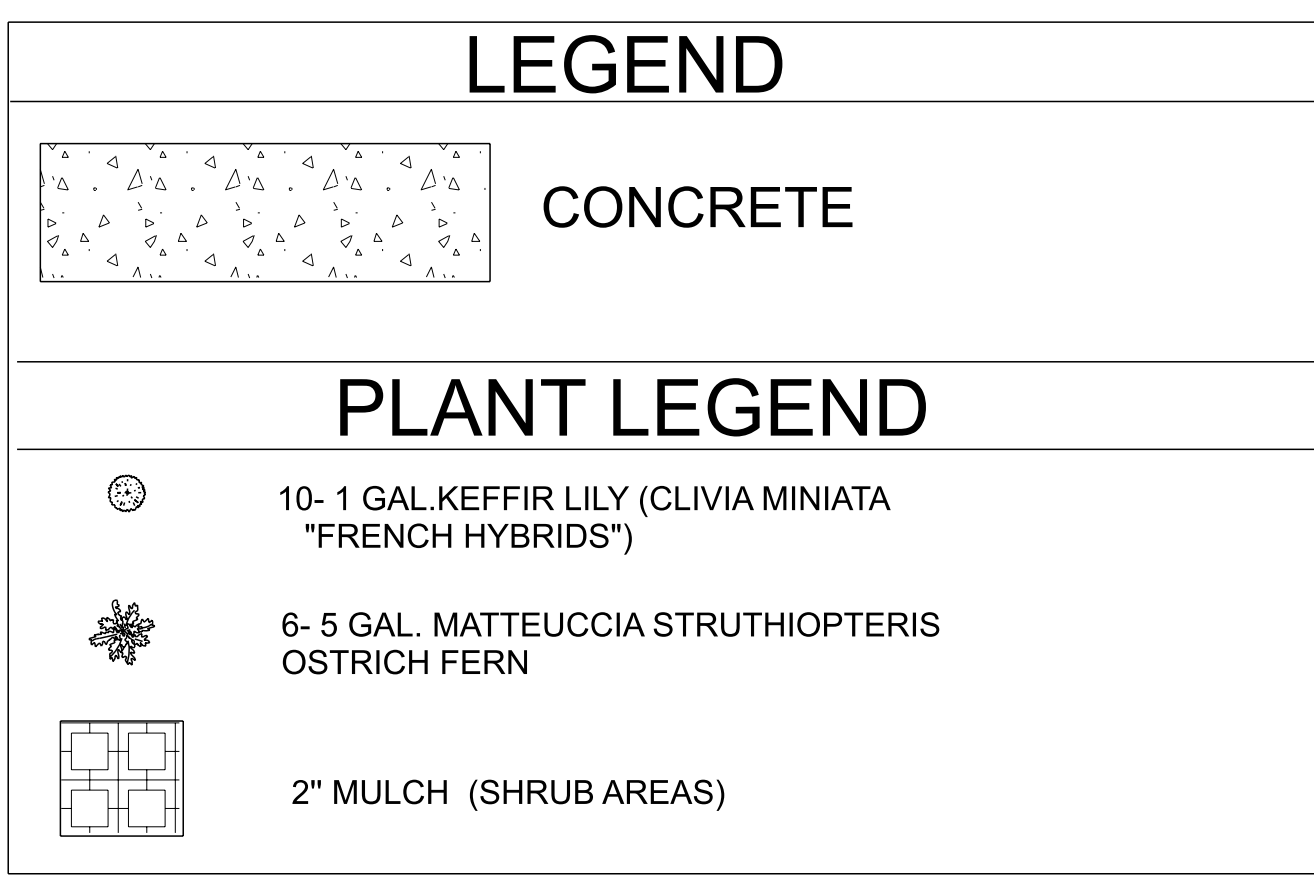


NATIONAL POLLUTANT DISCHARGE ELEMINATION SYSTEM (NPDES) NOTES

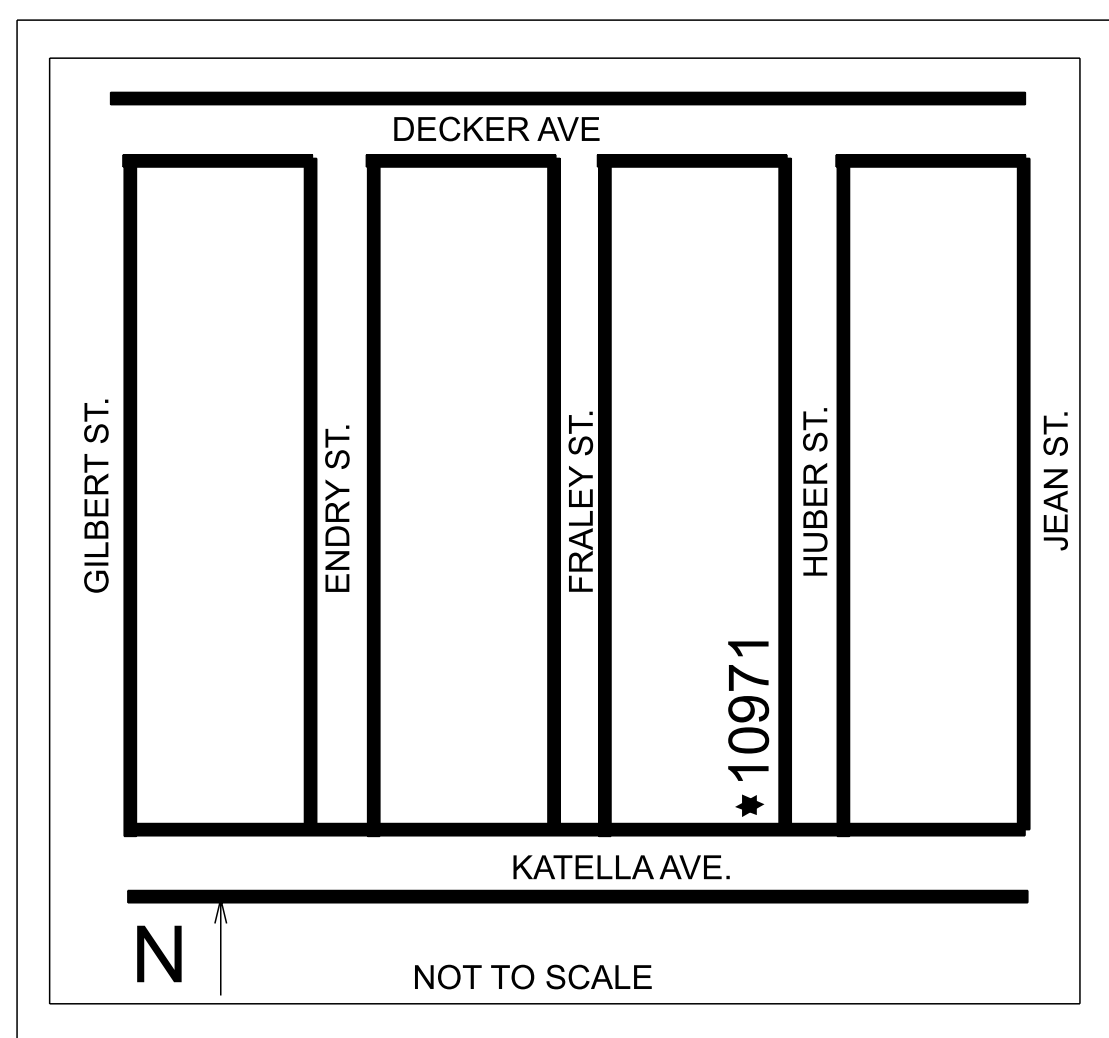
- 1.-IN THE CASE OF EMERGENCY, CALL SAUL DELGADO AT WORK PHONE# (714)393-8001 OR HOME PHONE #
- 2.- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- 3.- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- 4.- 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.
- 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 THE 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 AND 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, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DECREASING 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.
- 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 SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ON TO 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 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 CONTROL TO THE MAXIMUM EXTENT PRACTICABLE AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- 18.- APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

NOTE:

NEW ONE-AND TWO-FAMILY DWELLINGS AND TOWNHOMES SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CRC SECTION R313.3 OR NFPA 13D.



VICINITY MAP



PROJECT DATA

LOT SIZE	4987 SQFT
NEW HOUSE	1625 SQFT
NEW 2 CAR GARAGE	361 SQFT
NEW 2ND UNIT 2ND STORY	512 SQFT
TOTAL LOT COVERAGE	1986 SQFT 39.8%
ZONING	R1
CONSTRUCTION TYPE	VB
SPRINKLERED	YES
APN	127-583-29
TRACT LOT	2111 74

MAIN DWELLING= 1625 SQFT, 2ND UNIT=512 31 %

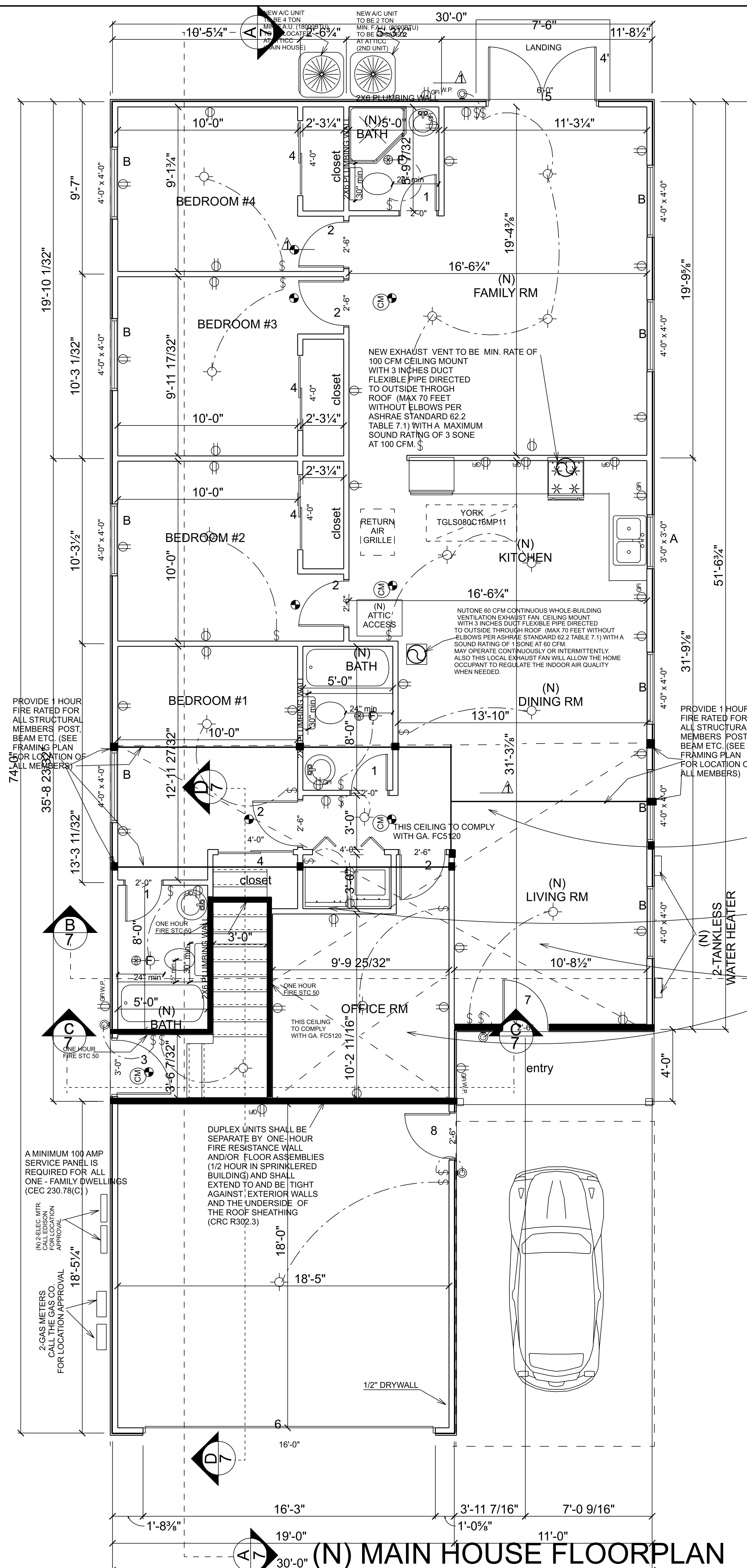
JOB DESCRIPTION

NEW MAIN HOUSE:
4 BEDROOMS, 3 BATHS,
KITCHEN, DINING RM, LIVING RM, FAMILY RM
2 CAR GARAGE
2ND UNIT:
2 BEDROOMS, 1 BATH, LIVING RM,
DINING RM AND KITCHEN

TITLE SHEET

- 1 SITEPLAN
 - 2 FLOOR PLAN
 - 3 2ND UNIT FLOOR PLAN
 - 4 ELEVATIONS
 - 5 FOUNDATION PLAN
 - 6 FRAMING PLAN
 - 7 CROSS SECTION
 - 8 DETAILS #1
 - 9 DETAILS #2
 - 10 DETAILS #3
- TITLE 24
CGB1

REVISIONS	BY
DESIGNER DREAM HOUSE DRAFTING AND DESIGN (714)721-3412 5096 TOLOWA AVE. RIVERSIDE, CA. 92509	
PROJECT INFO: 10971 HUBER ST. ANAHEIM, CA. (714) 393-8001	
OWNER'S INFO: CABORACA INV. INC. 190 W. 3RD ST SANTA ANA, CA. 92701 (714) 393-8001	
SITE PLAN	
DRAWN	L.P.
CHECKED	
DATE	06-24-19
SCALE	1/8"=1'
JOB NO.	
SHEET NO.	1



NEW WINDOW AND DOOR SCHEDULE

SYMBOL	SIZE	DESCRIPTION	MATERIAL
A	3'0" X 3'0"	DBL PANE SLIDER WINDOW	VINYL
B	4'0" X 4'0"	DBL PANE SLIDER WINDOW	VINYL
1	2'0" X 6'8"	HOLLOW INTERIOR DOOR	WOOD
2	2'6" X 6'8"	HOLLOW INTERIOR DOOR	WOOD
3	3'0" X 6'8"	SOLID EXTERIOR DOOR	WOOD
4	4'0" X 6'8"	CLOSET DOOR	WOOD
5	6'0" X 6'8"	FRENCH DOOR EXTERIOR	VINYL
6	16'0" X 7'0"	GARAGE DOOR	ALUMINUM
7	2'6" X 6'8"	SOLID EXTERIOR DOOR	WOOD

VENTILATION HEATING AND AIR CONDITIONING SYSTEM SHALL HAVE MERV 6 FILTERS OR BETTER.

WALL LEGEND

EXTERIOR WALL	=====
INTERIOR WALL	=====
FIRE RESISTANT WALL (STC 50 RATING)	=====
FIRE RESISTANT POST (STC 50 RATING)	■
FIRE RESISTANT BEAM (STC 50 RATING)	=====

WHOLE-BUILDING VENTILATION CALCULATION
 AREA 1647 SQ. FT.
 1647/100 = 16 X 1 = 16 CFM
 NO. OF BEDROOMS = 4
 4 X 1 + 1 = 5 OCCUPANTS
 X 7.5 CFM/OCCUPANT = 38 CFM
 MIN. CFM REQUIRED = 54 CFM SAY 60 CFM

FIRE AND SOUND RATED ASSEMBLIES NOTES

- 1.-ALL RIGID CONDUITS, DUCTS, APPLIANCE VENTS, PLUMBING PIPES AND VENTS. LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR A MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
- 2.-AN APPROVED PERMANENT, AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS. FLOOR - CEILING ASSEMBLIES SHALL BE SEALED, LINED OR INSULATED.
- 3.-CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR - CEILING ASSEMBLY MUST BE INSTALLED AND SECURED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION.
- 4.-METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED (EXCEPT DUCTS SERVING ONLY EXITSWAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED).
- 5.-MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPING, OR DUCT PENETRATES A FLOOR - CEILING ASSEMBLY OR WHERE SUCH UNITS PASSES THROUGH THE PLANE OF THE FLOOR - CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIP, GAS LINE OR ELECTRIC CONDUIT.
- 6.-ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
- 7.-THE ENTRANCE DOORS TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MINIMUM STC RATING OF 26. LAMINATED 1 3/8" SOLID CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 1 3/8" GAUGE GALVALUMATED STEEL SLAB DOORS WITH COMPRESSIBLE SEALS ALL AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT.
- 8.-WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.
- 9.-ELECTRICAL PANELS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.

ELECTRIC LEGEND

⏻	SINGLE POLE SWITCH
⏻	110V DUPLEX OUTLET
☼	SMOKE DETECTOR HAND WIRE W/BATTERY BACKUP
☼	LIGHT FIXTURE
⏻	110V DUPLEX OUTLET GFI
☼	FLOUORESCENT FIXTURE
☼	CARBON MONOXIDE ALARM
⏻	EXHAUST FAN

NOTE:
 THE WALLS ENCLOSING THE STAIRWAY SHALL BE PROTECTED BY 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
 "SEE FIRE RESISTANCE NOTE"

ELECTRIC SERVICE PANEL NOTE:
 A MINIMUM 100 AMP SERVICE PANEL IS REQUIRED FOR ALL ONE - FAMILY DWELLINGS (CEC 230.78(C))

NEW EXHAUST VENT TO BE NUTONE 50 CFM CEILING MOUNT BATH FAN WITH 3 INCHES DUCT FLEXIBLE PIPE DIRECTED TO OUTSIDE TROUGH ROOF (MAX 70 FEET WITHOUT ELBOWS PER ASHRAE STANDARD 62.2 TABLE 7.1) WITH A SOUND RATING OF 1. SONE AT 60 CFM. MAY OPERATE CONTINUOUSLY OR INTERMITTENTLY. ALSO THIS LOCAL EXHAUST FAN WILL ALLOW THE HOME OCCUPANT TO REGULATE THE ROOM'S AIR QUALITY WHEN NEEDED.

FIRE RESISTANCE WALL NOTE:

GA FILE NO. WP 3243 **GENERIC** 1 HOUR FIRE 50 TO 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

RESILIENT CHANNELS 24" O.C ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2X4 WOOD STUDS 24" O.C. WITH 1 1/4" TYPE S DRYWALL SCREWS. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENNEN BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.

OPPOSITE SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENNEN BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6d CEMENT COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C.

VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD-BEARING).

THICKNESS: 5 3/8"
 Approx. Weight: 7 psf
 Fire Test: BASED ON UL R14196, OSKORST 1, 2, 15-05, UL DESIGN U309
 Sound Test: NRCC TL-93-103, IIRC-IR-761, 3/98

FIRE RESISTANCE CEILING NOTE:

GA FILE NO. FC5120 **GENERIC** 1 HOUR FIRE 50 TO 54 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

One layer 1/2" type X gypsum wallboard or gypsum venter base applied at right angles to resilient furring channels 24" o/c with 1" type s drywall screws 8" o/c at ends and 12" o/c at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o/c. resilient furring channels applied at right angles to 2 x 10 wood joists 16" o/c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, two per joist. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 3/8" particle board, 1.5 psf. 3 1/2" glass fiber insulation batts, 0.7 pcf, friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels.

Sound tested with carpet and pad and insulation stapled to joists.

Approx. Ceiling Weight: 2 psf
 Fire Test: FM FC-181, 8-31-72, G&H OC-3MT, 10-13-71
 Sound Test: (73 C & P), G&H OC-3MT, 10-13-71

STAIRWAY NOTE:

STAIRWAY TO HAVE A MAXIMUM RISE OF 7 3/4" INCHES AND A MINIMUM RUN OF 10 INCHES FOR STRIGHT STAIWAYS. THE MAXIMUM DIFFERENCE BETWEEN THE STAIRS RISERS AND TREADS SHALL NOT BE GREATER THAN 1/8" [CRC R311.7.4]

HANDRAIL NOTE:

HANDRAILS WITH A PERIMETER DIMENSION 6 1/8" INCHES SHALL HAVE A GRASPABLE FINGER ON BOTH SIDES OF THE PROFILE BETWEEN 1 1/2" TO 2 1/2" BEGINNING WITHIN 1/8" FROM THE TOP OF THE PROFILE AND ACHIEVE A MINIMUM OF 1/8" DEPTH WITHIN 1/8" BELOW THE WIDEST PROFILE POINT AND SHALL CONTINUE A MINIMUM 1/8" TO A LEVEL NOT LESS THAN 1 1/2" BELOW THE TALLEST PORTION OF THE PROFILE. [CRC R311.7.7.3(2)]

PROVIDE CARBON MONOXIDE ALARMS IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA, ON EVERY LEVEL OF A DWELLING UNIT.

ESCAPE WINDOW NOTE:
 IN EVERY SLEEPING ROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
 A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQUARE FEET;
 B. A MINIMUM 24 INCH CLEAR OPENABLE HEIGHT;
 C. A MINIMUM CLEAR OPENABLE WIDTH OF 20 INCHES;
 D. A SILL HEIGHT NOT OVER 44 INCHES ABOVE THE FLOOR.

ALL BEDROOMS, FAMILY ROOMS, LIVING ROOMS, DENS PARLORS, SUNROOMS, LIBRARIES, COMPUTER AND RECREATION ROOMS, AND HALLWAYS CIRCUITS (LIGHTING AND RECEPTACLES) MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (A.F.C.I.) COMBINATION TYPE... KITCHEN, BATHROOMS AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT. [CEC 210.12(B)]

GLAZING NOTE:

GLAZING IN SWINGING, AND SLIDING DOORS 9 SQUARE FEET OR LESS SHALL BE A MINIMUM CATEGORY CLASSIFICATION OF I (CPSG 16 CFR 1201) AND II WHEN MORE THAN 9 SQUARE FEET OF SLIDING (CPSG 16 CFR 1201) [TABLE R308.3.1(1), R308.3(1)]

LUMINARIES GENERAL NOTES:

- 1.-PERMANENTLY INSTALLED LUMINARIES IN: 2.-KITCHENS SHALL BE AT LEAST 50% OF HIGH EFFICACY LUMINARIES WITH SEPARATED CIRCUIT.
- 3.-BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES, OR CONTROLLED BY AN OCCUPANT SENSOR.
- 4.-OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES, OR CONTROLLED BY A DIMMER SWITCH, OR CONTROLLED BY AN OCCUPANT SENSOR.
- 5.-OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR.

BATHROOM WALL COVERING NOTE

WALL COVERING TO BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWER OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY 11. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30" DIAMETER CIRCLE.

FIRE RATED CONSTRUCTION NOTES

- 1.-THROUGH PENETRATIONS OF FIRE-RATED CONSTRUCTION SHALL BE IN ACCORDANCE WITH CRC SECTION R302.4.1.1 OR R302.4.1.2
- 2.-MEMBRANE PENETRATIONS OF FIRE-RATED CONSTRUCTION SHALL BE IN ACCORDANCE WITH CRC SECTION R302.4.1. AND R302.4.2

LANDING NOTE:

A LANDING WITH A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND LENGTH IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36 INCHES. WILL BE PROVIDED ON EACH SIDE OF DOORS. THE ELEVATION OF LANDING SHALL NOT EXCEED 1 1/2 INCH DIFFERENCE THAN THE THRESHOLD OF THE DOORWAY (7 3/4 INCH IF DOOR DOES NOT SWING OVER THE LANDING OR STEPS) IN EACH DIRECTION. [CRC R311.3.1]

GENERAL NOTES:

ALL NEW CONSTRUCTION (SHADED) SHALL BE DONE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING, PLUMBING, MECHANICAL AND ELECTRICAL CODES, AND ALL LOCAL CODES AND ORDINANCES. ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODES FOUND IN THE STATE OF CALIFORNIA TITLE 24.

LIGHT AND VENTILATION PER CBC SECTION 1202. MINIMUM OF 15 CFM OF OUTSIDE AIR PER OCCUPANT IS REQUIRED FOR VENTILATION.

ALL WOOD CONSTRUCTION SHALL COMPLY WITH CODE SEC. 2308 AND MINIMUM NAILING WITH CODE TABLE 2304.9.1 WALLS WITH PLUMBING WILL BE 2X6 STUDS. WALLS AROUND TUB AND SHOWERS TO BE FINISHED WITH HARD NON-ABSORBENT MATERIAL. A MINIMUM WIDTH OF 30 AND 24 SPACE IN FRONT IS REQUIRED IN ALL TOILETS.

ELECTRICAL NOTES

ALL ELECTRICAL TO COMPLY WITH N.E.C. AND LOCAL CODE AND REGULATIONS.

- 1.-SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE HALLWAY AREA SERVING EACH SLEEPING ROOM BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION.
- 2.-ALL BEDROOMS, FAMILY ROOMS, LIVING ROOMS, DENS PARLORS, SUNROOMS, LIBRARIES, COMPUTER AND RECREATION ROOMS, AND HALLWAYS CIRCUITS (LIGHTING AND RECEPTACLES) MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (A.F.C.I.) COMBINATION TYPE... KITCHEN, BATHROOMS AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT.
- 3.-PROVIDE FLOURESCENT LIGHTING IN BATHROOMS AND KITCHENS.
- 4.-SMOKE DETECTORS TO BE POWERED BY 110V AND HARDWIRED WITH A BATTERY BACKUP AND SIMULTANEOUS ALARM. CONNECTED TO ALL SMOKE DETECTORS. CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
- 5.-ELECTRICAL FIXTURES INSTALLED ABOVE TUBS AND SHOWERS TO BE WATERPROOF.
- 6.-ALL 125V SINGLE PHASE, 15 AND 20 AMPHERE RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION:
 ALL RECEPTACLES LOCATED IN BATHROOMS, GARAGES, OUTDOORS SERVING COUNTERTOP IN KITCHENS AND IN WET BARS WITHIN 6' OF A SINK.
- 7.-DUPLX RECEPTACLES SHALL BE INSTALLED IN ALL LIVING AND SLEEPING ROOMS SO THAT NO POINT ALONG ANY LENGTH OF WALL 2'-0" OR GREATER IS MORE THAN 6'-0" FROM ANY OUTLET IN THAT SPACE.
- 8.-DUPLX RECEPTACLES SHALL BE INSTALLED IN KITCHENS AT EACH COUNTER SPACE 12" OR WIDER, AND SO THAT NO POINT ALONG ANY LENGTH OF COUNTER IS MORE THAN 4'-0" FROM ANY OUTLET.
- 9.-ONE DUPLX GFI RECEPTACLE SHALL BE PROVIDED FOR EACH LAVATORY IN BATHROOMS. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20AMP BRANCH CIRCUIT, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- 10.-ONE DUPLX GFI RECEPTACLE EACH SHALL BE PROVIDED AT FRONT OF DWELLING, REAR OF DWELLING AND IN GARAGE.
- 11.-HALLWAYS EXCEEDING 10'-0" IN LENGTH SHALL BE PROVIDED WITH MIN. OF ONE DUPLX RECEPTACLE.
- 12.-PROVIDE POWER AND SWITCHED LIGHT FIXTURE IN ATTIC ADJACENT TO ACCESS PANEL.
- 13.-ELECTRICAL CONTRACTOR TO SPECIFY GROUNDING ELECTRODE SYSTEM BOND TO GAS AND WATER PIPING.

"ALL LIGHTS SHALL BE DESIGNED AND LOCATED SO THAT DIRECT RAYS ARE CONFINED TO THE PROPERTY"

PLUMBING NOTES

ALL PLUMBING TO COMPLY WITH LOCAL CODE AND REGULATIONS.

- 1.-ALL WATER CLOSETS IN THIS BUILDING TO BE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND MAXIMUM 1.6 GALLONS PER FLUSH.
- 2.-CONTROL VALVES FOR SHOWER AND TUB/SHOWER SHALL BE THE PRESSURE BALANCE OT THERMOSTATIC MIXING VALVE TYPE.
- 3.-PROVIDE P&T RELIEF VALVE AT WATER HEATER.
- 4.-PROVIDE BACKFLOW PREVENTER AT ALL HOSE BIBBS.
- 5.-MECHANICAL VENTILATION, WHERE OCCURS AT TOILET COMPARTMENTS, BATHROOMS AND LAUNDRY ROOMS SHALL BE CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR MIN.

REVISIONS	BY

DESIGNER
 DREAM HOUSE
 DRAFTING AND DESIGN
 (714) 721-3412
 5096 TOLOWA AVE.
 RIVERSIDE, CA. 92509

CABORACA INV. INC.
 10971 HUBER ST.
 ANAHEIM, CA.
 (714) 393-8001

FLOORPLAN
 MAIN HOUSE

DRAWN L.P.

CHECKED

DATE 06-24-19

SCALE 1/4"=1'

JOB NO.

SHEET NO. 2

NEW WINDOW AND DOOR SCHEDULE

SYMBOL	SIZE	DESCRIPTION	MATERIAL
A	4'0"X4'0"	DBL PANE SLIDER WINDOW	VINYL
B	6'0" X 4'0"	DBL PANE SLIDER WINDOW	VINYL
C	3'0"X3'0"	DBL PANE SLIDER WINDOW	VINYL
1	2'4"X6'8"	HOLLOW INTERIOR DOOR	WOOD
2	2'0"X6'8"	GLASS BATH DOOR	GLASS
3	2'6" X 6'8"	HOLLOW INTERIOR DOOR	WOOD
4	2'6"X6'8"	SOLID EXTERIOR DOOR	WOOD
5	5'0"X6'8"	CLOSET DOOR	WOOD
6	6'0"X6'8"	FRENCH DOOR EXTERIOR	VINYL
6	16'0"X7'0"	GARAGE DOOR	ALUMINUM
7	2'6" X6'8"	SOLID EXTERIOR DOOR	WOOD

ELECTRIC LEGEND

⊞	SINGLE POLE SWITCH
⊞	110V DUPLEX OUTLET
⊞	SMOKE DETECTOR HARD WIRE W/BATTERY BACKUP
⊞	LIGHT FIXTURE
⊞	110V DUPLEX OUTLET GFI
⊞	FLOUORESCENT FIXTURE
⊞	CARBON MONOXIDE ALARM
⊞	EXHAUST FAN

NEW EXHAUST VENT TO BE NUTONE 50 CFM CEILING MOUNT BATH FAN WITH 3 INCHES DUCT FLEXIBLE PIPE DIRECTED TO OUTSIDE THROUGH ROOF (MAX 70 FEET WITHOUT ELBOWS PER ASHRAE STANDARD 62.2 TABLE 7.1) WITH A MAXIMUM SOUND RATING OR 3 SONE FOR INTERMITTENT OPERATION.

ELECTRIC SERVICE PANEL NOTE: A MINIMUM 100 AMP SERVICE PANEL IS REQUIRED FOR ALL ONE - FAMILY DWELLINGS (CEC 230.78(C))

EXTERIOR RECEPTACLES NOTES: 2 & 8 ALL 15 - 20 AMPERE, 125 - AND 250 VOLT NON - LOCKING RECEPTACLES THAT ARE INSTALLED ON THE EXTERIOR OF A DWELLING UNIT AND LOCATED IN DAMP OR WET LOCATIONS, SHALL BE LISTED AS WEATHER-RESISTANT TYPE.(CEC 406.9(A)(B))

RECEPTACLES AT BALCONIES AND DECKS NOTE: AN ACCESSIBLE RECEPTACLE OUTLET IS REQUIRED ON BALCONIES, DECKS, OR PORCHES OF DWELING UNITS ABOVE GRADE LEVEL. (CEC 210.52 (E) 3)

FIXED APPLIANCE NOTE: ANY FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER CLOTHES WASHER, DRYER, BUILT - IN HEATERS, OR ANY OTHER FIXED APPLIANCE WITH 1/4 H. P. MOTOR OR LARGER, SHALL BE ON SEPARATE # 12 AWG WIRE BRANCH CIRCUIT. EACH DWELLING UNIT SHALL HAVE INSTALLED THEREIN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUM #12 AWG WIRE AND A 15 AMP. INDICATING - TYPE SWITCH. (CEC 210.23 & 223)

FIRE AND SOUND RATED ASSEMBLIES NOTES

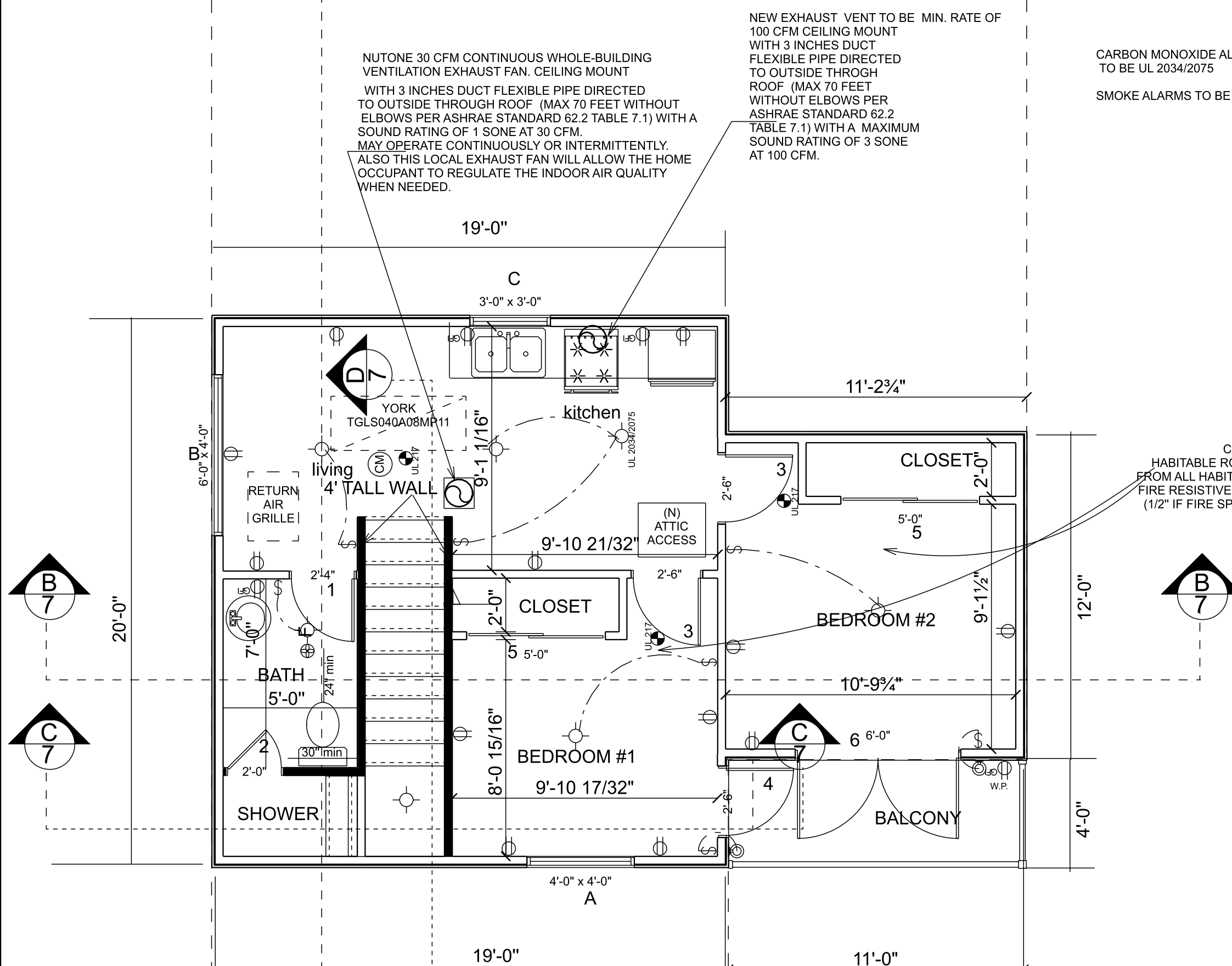
- 1.-ALL RIGID CONDUITS, DUCTS, APPLIANCE VENTS, PLUMBING PIPES AND VENTS, LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR A MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
- 2.-AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS, FLOOR - CEILING ASSEMBLIES SHALL BE SEALED, LINED OR INSULATED.
- 3.-CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR - CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION.
- 4.-METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED (EXCEPT: DUCTS SERVING ONLY EXITWAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED)
- 5.-MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPING, OR DUCT PENETRATES A FLOOR - CEILING ASSEMBLY OR WHERE SUCH UNITS PASSES THROUGH THE PLANE OF THE FLOOR - CEILING ASSEMBLY FROM WITHING A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIP, GAS LINE OR ELECTRIC CONDUIT.
- 6.- ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
- 7.- THE ENTRANCE DOORS TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MINIMUM STC RATING OF 26. (LAMINATED 1 3/8" SOLID CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 18 GAUGE INSULATED STEEL SLAB DOORS WITH COMPRESSION SEALS ALL AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT).
- 8.- WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.
- 9.- ELECTRICAL PANELS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.

DUPLEX UNITS SEPARATION NOTE: DUPLEX UNITS SHALL BE SEPARATED BY ONE - HOUR FIRE RESISTANCE WALL AND/OR FLOOR ASSEMBLIES (1/2 HOUR IN SPRINKLERED BUILDING) AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING (CRC R302.3)

CARBON MONOXIDE ALARMS TO BE UL 2034/2075 SMOKE ALARMS TO BE UL 217

WALL LEGEND

=====	EXTERIOR WALL
=====	INTERIOR WALL
=====	FIRE RESISTANT WALL STC 50 RATING



WHOLE-BUILDING VENTILATION CALCULATION

AREA 516.75 SQ. FT.
 $516.75/100 = 5 \times 1 = 5$ CFM
 NO. OF BEDROOMS= 2
 $2 \times 1 + 1 = 3$ OCCUPANTS
 3×7.5 CFM/OCCUPANT= 22.5 CFM
 MIN. CFM REQUIRED= 28 CFM SAY 30 CFM

NOTE:
 THE WALLS ENCLOSING THE STAIRWAY SHALL BE PROTECTED BY 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
 SEE FIRE RESISTANCE NOTE

STAIRWAY NOTE:

STAIRWAY TO HAVE A MAXIMUM RISE OF 7 3/4 INCHES AND A MINIMUM RUN OF 10 INCHES FOR STRIGHT STAIRWAYS. THE MAXIMUM DIFFERENCE BETWEEN THE STAIRS RISERS AND TREADS SHALL NOT BE GREATER THAN 3/8" [CRC R311.7.4]

HANDRAIL NOTE:

HANDRAILS WITH A PERIMETER DIMENSION 6 1/2 INCHES SHALL HAVE A GRASPABLE FINGER ON BOTH SIDES OF THE PROFILE BETWEEN 1 1/2 TO 2 3/4 " BEGINNING WITHIN 3/4 " FROM THE TOP OF THE PROFILE AND ACHIEVE A MINIMUM OF 5/16 " DEPTH WITHIN 7/8 " BELOW THE WIDEST PROFILE POINT AND SHALL CONTINUE A MINIMUM 3/8 " TO A LEVEL NOT LESS THAN 1 3/4 " BELOW THE TALLEST PORTION OF THE PROFILE. [CRC R311.7.7.3(2)]

CARBON MONOXIDE NOTES: PROVIDE CARBON MONOXIDE ALARMS IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA, ON EVERY LEVEL OF A DWELLING UNIT.

ESCAPE WINDOW NOTE: IN EVERY SLEEPING ROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
 A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQUARE FEET;
 B. A MINIMUM 24 INCH CLEAR OPENABLE HEIGHT;
 C. A MINIMUM CLEAR OPENABLE WIDTH OF 20 INCHES;
 D. A SILL HEIGHT NOT OVER 44 INCHES ABOVE THE FLOOR.

ALL BEDROOMS, FAMILYROOMS, LIVINGROOMS, DEN'S PARLORS, SUNROOMS, LIBRARIES, COMPUTER AND RECREATION ROOMS, AND HALLWAYS CIRCUITS (LIGHTING AND RECEPTACLES) MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (A.F.C.I.) COMBINATION TYPE...KITCHEN, BATHROOMS AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT. [CEC210.12(B)]

GLAZING NOTE:

GLAZING IN SWINGING, AND SLIDING DOORS 9 SQUARE FEET OR LESS SHALL BE A MINIMUM CATEGORY CLASSIFICATION OF I (CPSC 16 CFR 1201) AND II WHEN MORE THAN 9 SQUARE FEET OF SLIDING (CPSC 16 CFR 1201) [TABLE R308.3.1(1), R308.3(1)]

LUMINARIES GENERAL NOTES:

- PERMANENTLY INSTALLED LUMINARIES IN:
 KITCHENS SHALL BE AT LEAST 50% OF HIGH EFFICACY LUMINARIES WITH SEPARATED CIRCUIT.
 BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES, OR CONTROLLED BY AN OCCUPANT SENSOR.
 OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES, OR CONTROLLED BY A DIMMER SWITCH, OR CONTROLLED BY AN OCCUPANT SENSOR.
 OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR.

BATHROOM WALL COVERING NOTE

WALL COVERING TO BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWER OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY 11. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30" DIAMETER CIRCLE.

GENERAL NOTES:

ALL NEW CONSTRUCTION (SHADED) SHALL BE DONE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING, PLUMBING, MECHANICAL AND ELECTRICAL CODES, AND ALL LOCAL CODES AND ORDINANCES. ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODES FOUND IN THE STATE OF CALIFORNIA TITLE 24.
 LIGHT AND VENTILATION PER CBC SECTION 1202. MINIMUM OF 15 CFM OF OUTSIDE AIR PER OCCUPANT IS REQUIRED FOR VENTILATION.
 ALL WOOD CONSTRUCTION SHALL COMPLY WITH CODE SEC. 2308 AND MINIMUM NAILING WITH CODE TABLE 2304.9.1
 WALLS WITH PLUMBING WILL BE 2X6 STUDS. WALLS AROUND TUB AND SHOWERS TO BE FINISHED WITH HARD NON-ABSORBENT MATERIAL. A MINIMUM WIDTH OF 30 AND 24 SPACE IN FRONT IS REQUIRED IN ALL TOILETS.

ELECTRICAL NOTES

- ALL ELECTRICAL TO COMPLY WITH N.E.C. AND LOCAL CODE AND REGULATIONS.
 1.-SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE HALLWAY AREA SERVING EACH SLEEPING ROOM BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION.
 2.-ALL BEDROOMS, FAMILYROOMS, LIVINGROOMS, DEN'S PARLORS, SUNROOMS, LIBRARIES, COMPUTER AND RECREATION ROOMS, AND HALLWAYS CIRCUITS (LIGHTING AND RECEPTACLES) MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (A.F.C.I.) COMBINATION TYPE...KITCHEN, BATHROOMS AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT.
 3.-PROVIDE FLOUORESCENT LIGHTING IN BATHROOMS AND KITCHENS
 4.-SMOKE DETECTORS TO BE POWERED BY 110V AND HARDWIRED WITH A BATTERY BACKUP AND SIMULTANEOUS ALARM. CONNECTED TO ALL SMOKE DETECTORS. CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
 5.-ELECTRICAL FIXTURES INSTALLED ABOVE TUBS AND SHOWERS TO BE WATERPROOF.
 6.-ALL 125V SINGLE PHASE, 15 AND 20 AMPHERE RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION:
 ALL RECEPTACLES LOCATED IN BATHROOMS, GARAGES, OUTDOORS SERVING COUNTERTOP IN KITCHENS AND IN WET BARS WITHIN 6' OF A SINK.
 7.-DUPLEX RECEPTACLES SHALL BE INSTALLED IN ALL LIVING AND SLEEPING ROOMS SO THAT NO POINT ALONG ANY LENGTH OF WALL 2'-0" OR GREATER IS MORE THAN 6'-0" FROM ANY OUTLET IN THAT SPACE.
 8.-DUPLEX RECEPTACLES SHALL BE INSTALLED IN KITCHENS AT EACH COUNTER SPACE 12" OR WIDER, AND SO THAT NO POINT ALONG ANY LENGTH OF COUNTER IS MORE THAN 4'-0" FROM ANY OUTLET.
 9.-ONE DUPLEX GFI RECEPTACLE SHALL BE PROVIDED FOR EACH LAVATORY IN BATHROOMS. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20AMP BRANCH CIRCUIT, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
 10.-ONE DUPLEX GFI RECEPTACLE EACH SHALL BE PROVIDED AT FRONT OF DWELLING, REAR OF DWELLING AND IN GARAGE.
 11.-HALLWAYS EXCEEDING 10'-0" IN LENGTH SHALL BE PROVIDED WITH MIN. OF ONE DUPLEX RECEPTACLE.
 12.-PROVIDE POWER AND SWITCHED LIGHT FIXTURE IN ATTIC ADJACENT TO ACCESS PANEL.
 13.-ELECTRICAL CONTRACTOR TO SPECIFY GROUNDING ELECTRODE SYSTEM BOND TO GAS AND WATER PIPING.

"ALL LIGHTS SHALL BE DESIGNED AND LOCATED SO THAT DIRECT RAYS ARE CONFINED TO THE PROPERTY"

PLUMBING NOTES

- ALL PLUMBING TO COMPLY WITH LOCAL CODE AND REGULATIONS.
 1.-ALL WATER CLOSETS IN THIS BUILDING TO BE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND MAXIMUM 1.6 GALLONS PER FLUSH.
 2.-CONTROL VALVES FOR SHOWER AND TUB/SHOWER SHALL BE THE PRESSURE BALANCE OT THERMOSTATIC MIXING VALVE TYPE.
 3.-PROVIDE P&T RELEIF VALVE AT WATER HEATER.
 4.-PROVIDE BACKFLOW PREVENTER AT ALL HOSE BIBBS.
 5.-MECHANICAL VENTILATION, WHERE OCCURS AT TOILET COMPARTMENTS, BATHROOMS AND LAUNDRY ROOMS SHALL BE CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR MIN.

REVISIONS	BY

DESIGNER
 CABORACA INV. INC.
 DREAM HOUSE
 DRAFTING AND DESIGN
 (714) 721-3412
 5096 TOLOWA AVE.
 RIVERSIDE, CA. 92509

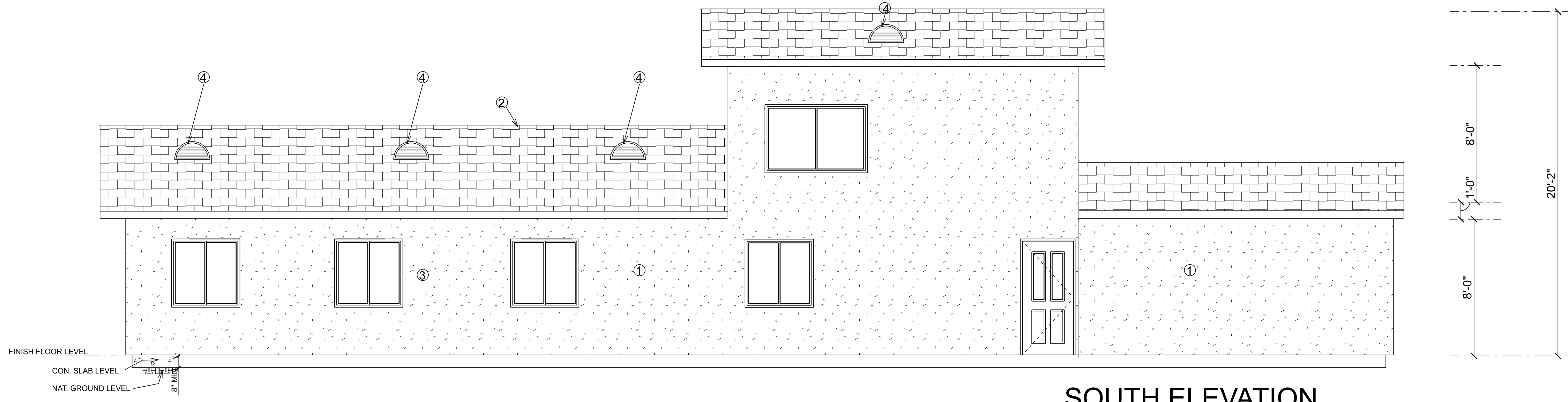
10971 HUBER ST.
 ANAHEIM, CA.
 (714) 393-8001

FLOORPLAN
 2ND UNIT

DRAWN	L.P.
CHECKED	
DATE	06-24-19
SCALE	1/4"=1'
JOB NO.	
SHEET NO.	3

CEILING HEIGHT NOTE:
ALL HABITABLE ROOMS ARE REQUIRED
TO HAVE A CEILING HEIGHT OF MINIMUM
7 FEET 6 INCHES. (UBC 310.6.1)

PROVIDE CROSS VENTILATION
FOR ATTIC AS SPECIFIED IN
CRC SECTION R806. THE TOTAL
NET FREE VENTILATING AREA
SHALL BE NOT LESS THAN 1/150
OR 1/300 WHEN A CLASS I OR II
VAPOR BARRIER IS INSTALLED
[CRC R806.2]



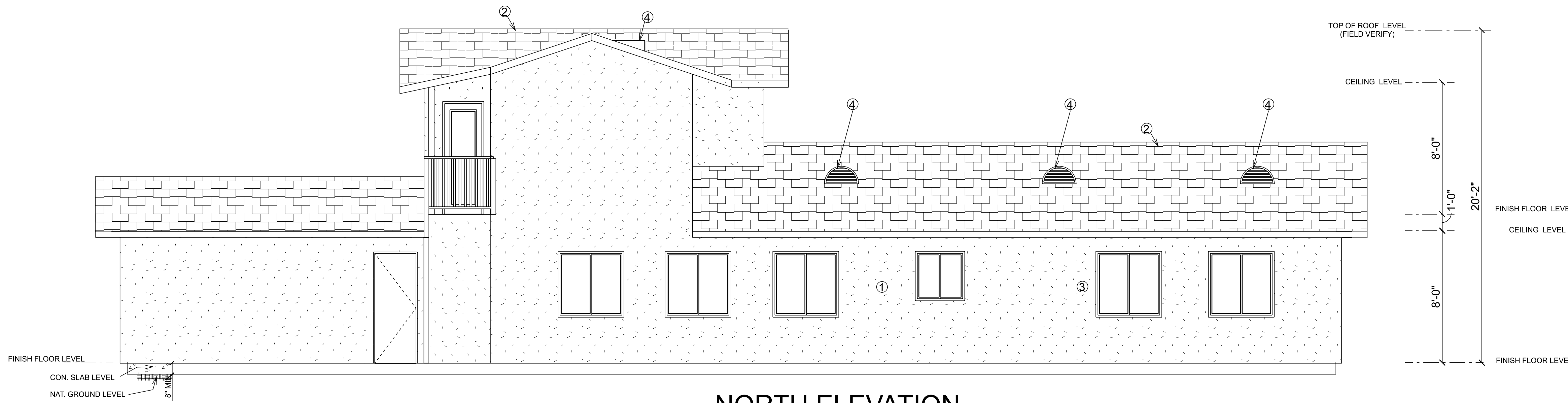
SOUTH ELEVATION

- 1- EXTERIOR FINISH:
THREE COAT STUCCO SYSTEM
(7/8" STUCCO OVER LATH OVER
D BUILDING PAPER)
- 2- ROOFING:
CLASS "A" ASPHALT SHINGLES
WITH ONE LAYER OF 15 LB. FELT
MIN.
- 3- WINDOWS:
DBL. PANE, SLIDERS, VINYL
FRAME .

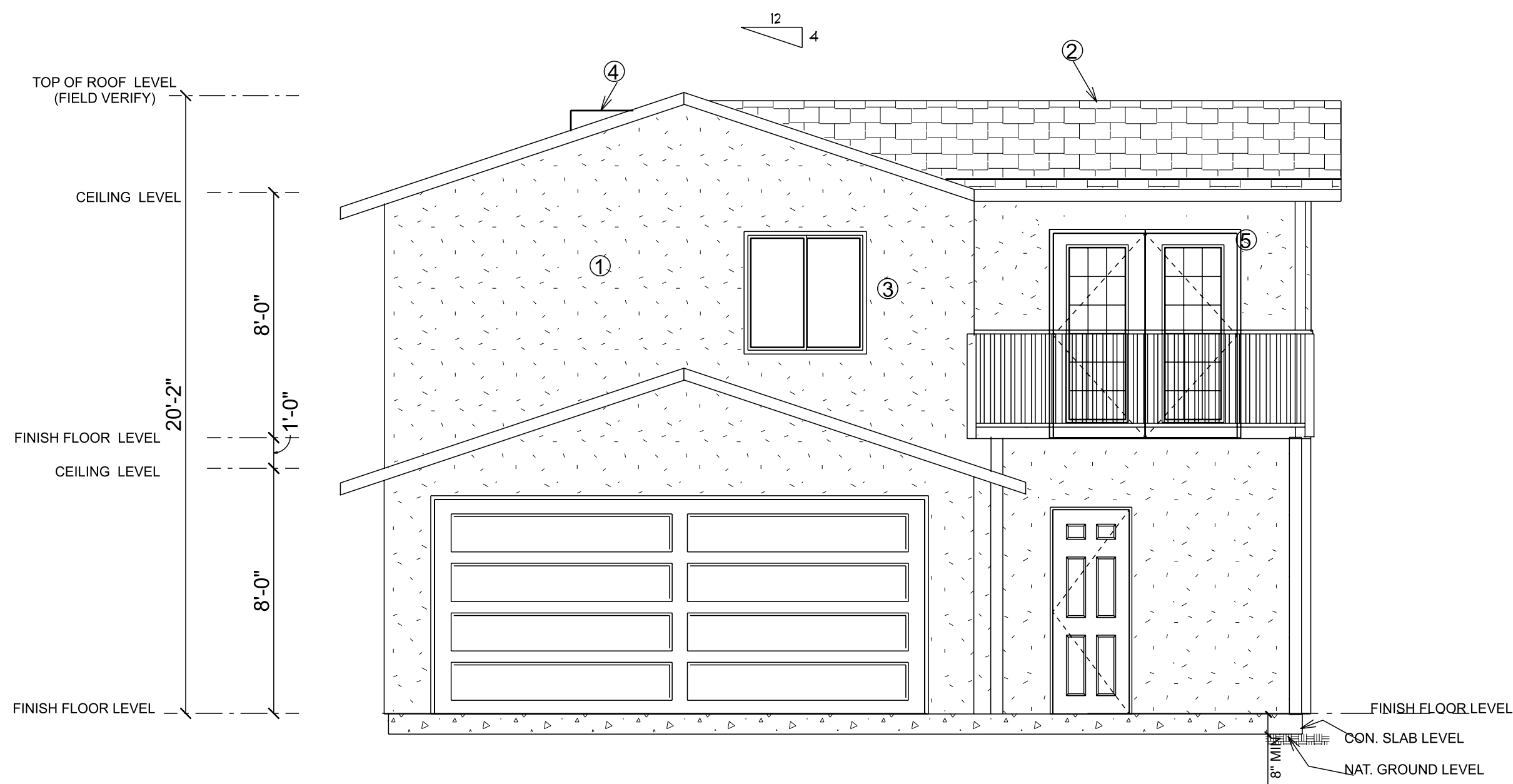
- 4- ROOF VENTS
(ATTIC VENTILATION)
24" SEMICIRCULAR
TO HAVE 1/4" CORROSION
RESISTANT METAL MESH COVERING
REQUIRED VENTILATION AREA IS 1/150
OF ATTIC AREA.

CALCULATION
THE NEW ROOF IS 1577 SQ. FT.
EA. 24" VENT PROVIDES 208 SQ FT
OF VENTILATION. $1577 / 208 = 7.6$ VENTS NEEDED
8 VENTS TO BE INSTALLED.

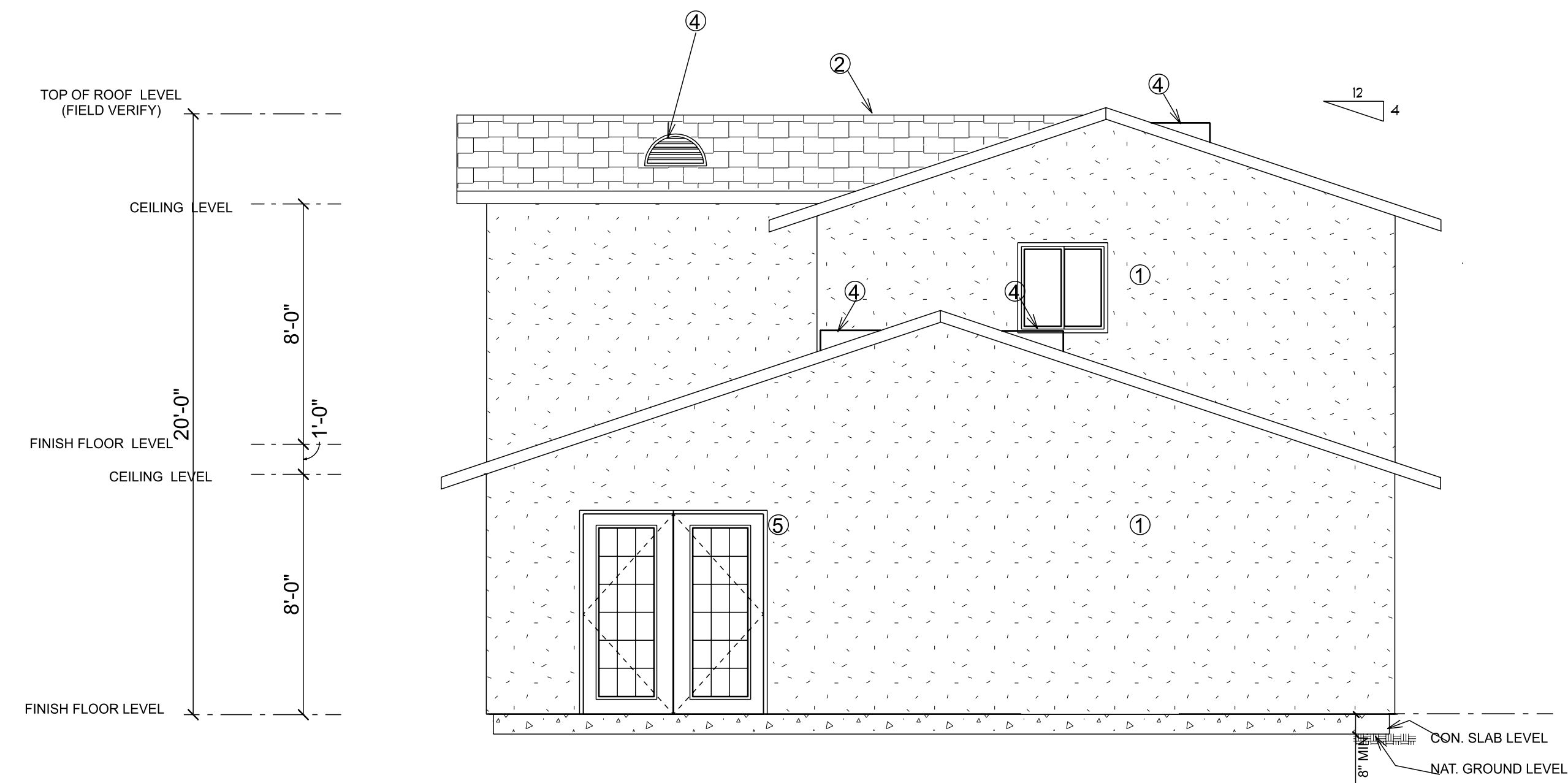
- 5- EXTERIOR FRENCH DOOR
VINYL DBL.PANE
W/ TEMPERED GLASS



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

REVISIONS	BY

DESIGNER
DREAM HOUSE
DRAFTING AND DESIGN
(714)721-3412
5096 TOLOWA AVE.
RIVERSIDE, CA. 92509

CABORACA INVESTMENTS INC.
10971 HUBER ST.
ANAHEIM, CA.
(714) 393-8001

ELEVATIONS

DRAWN	L.P.
CHECKED	
DATE	06-24-19
SCALE	1/4"=1'
JOB NO.	
SHEET NO.	4

REVISIONS	BY

DESIGNER
DREAM HOUSE
DRAFTING AND DESIGN
(714) 721-3412
5096 TOLWA AVE.
RIVERSIDE, CA. 92509

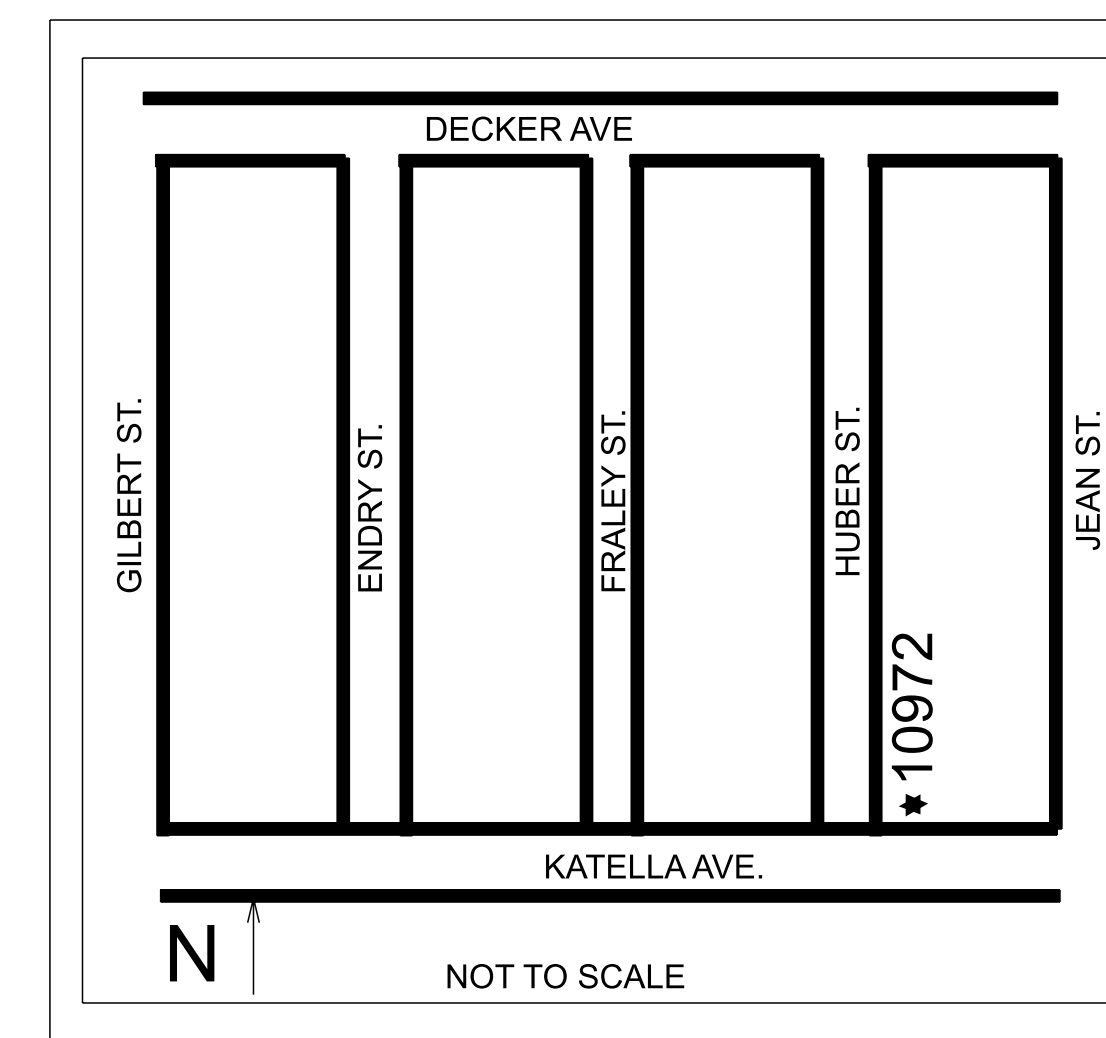
PROJECT INFO:
10972 HUBER ST.
ANAHEIM, CA.
(714) 393-8001

OWNER'S INFO:
CABORACA
190 W. 3RD ST
SANTA ANA, CA. 92701
(714) 393-8001

SITE PLAN

DRAWN	L.P.
CHECKED	
DATE	06-24-19
SCALE	1/8"=1'
JOB NO.	
SHEET NO.	1

VICINITY MAP



PROJECT DATA

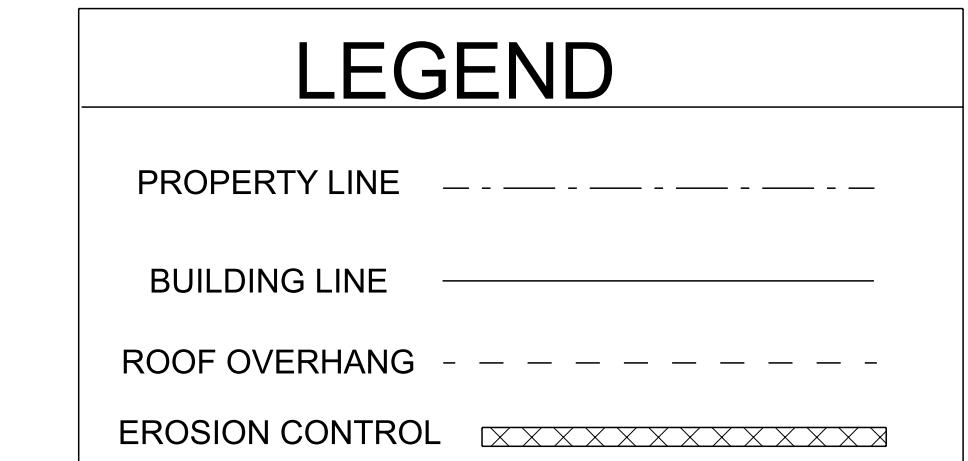
LOT SIZE	4943 SQFT
NEW HOUSE	1625 SQFT
NEW 2 CAR GARAGE	361 SQFT
NEW 2ND UNIT 2ND STORY	512 SQFT
TOTAL LOT COVERAGE	1986 SQFT 40 %
ZONING	R1
CONSTRUCTION TYPE	VB
SPRINKLERED	YES
APN	127-583-30
TRACT LOT	2111 75

MAIN DWELLING= 1625 SQFT, 2ND UNIT=512 31 %

JOB DESCRIPTION	
NEW MAIN HOUSE: 4 BEDROOMS, 3 BATHS, KITCHEN, DINING RM, LIVING RM, FAMILY RM 2 CAR GARAGE	
2ND UNIT: 2 BEDROOMS, 1 BATH, LIVING RM, DINING RM AND KITCHEN	

TITLE SHEET

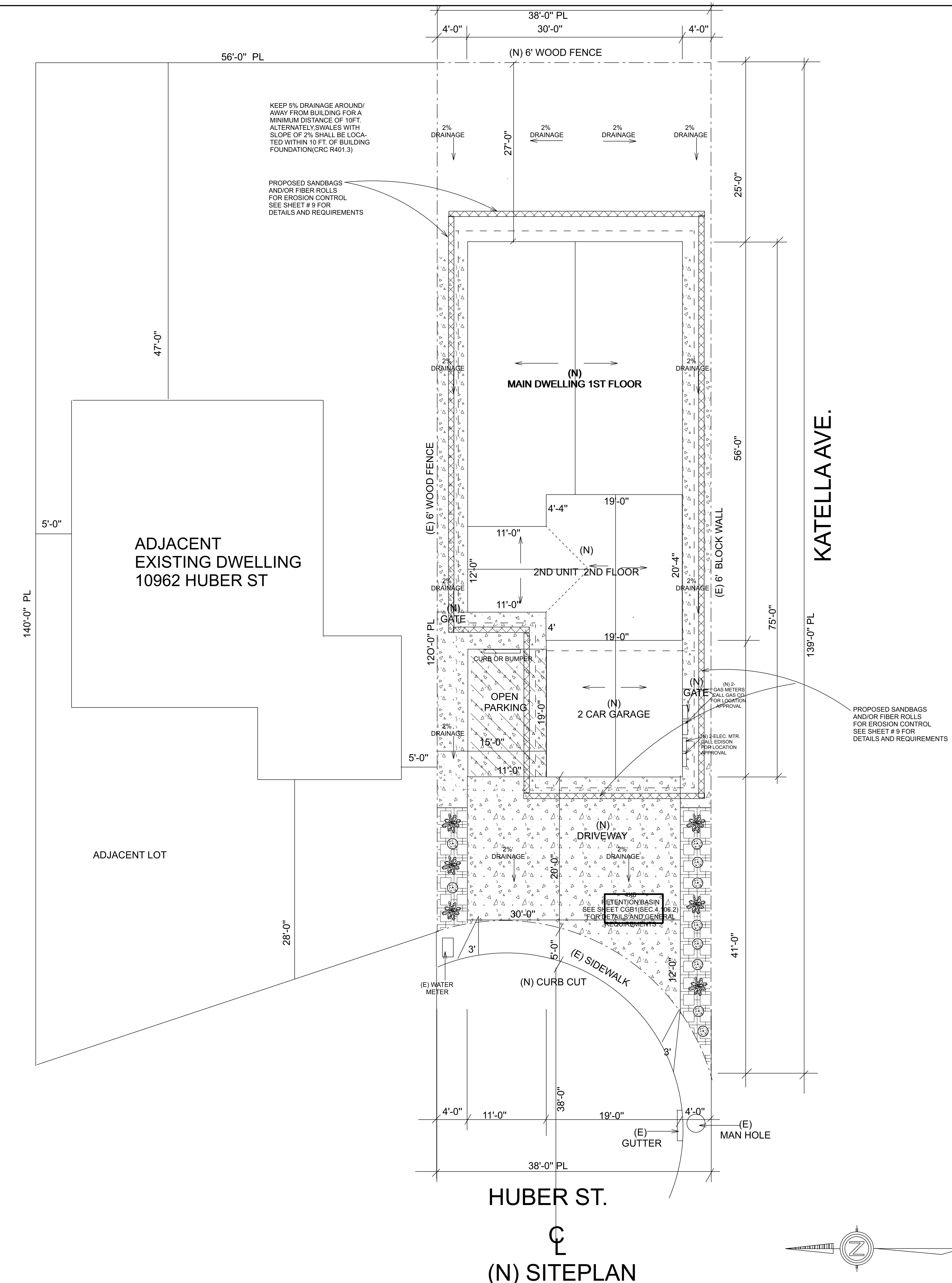
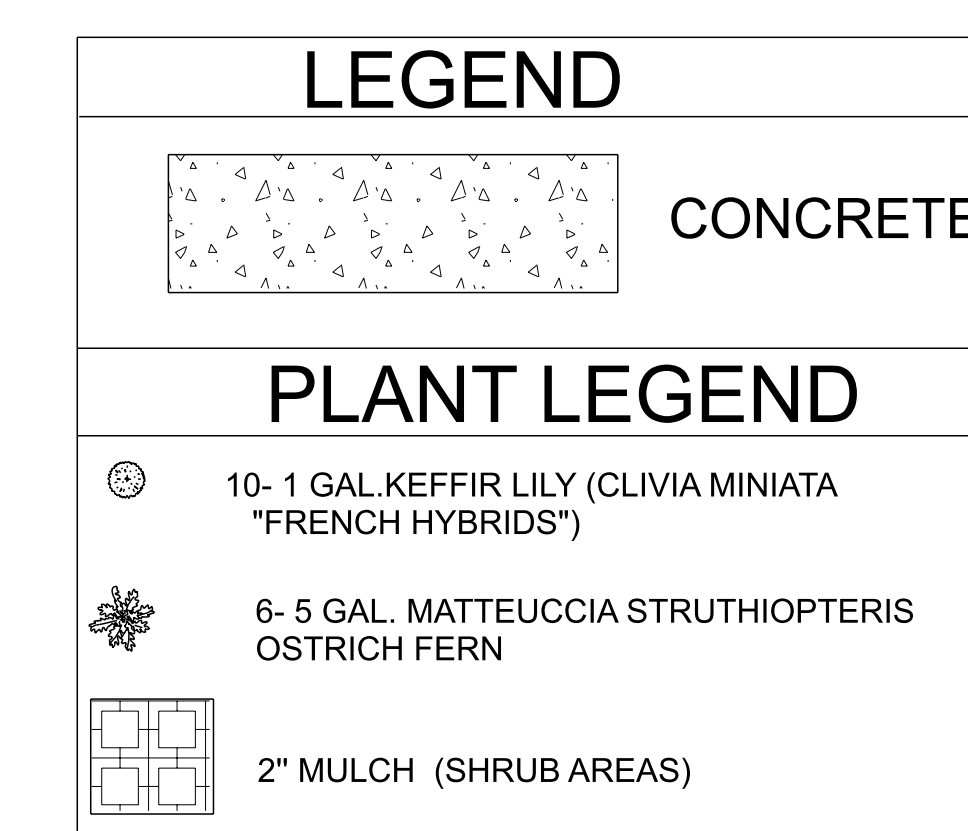
- 1 SITEPLAN
 - 2 FLOOR PLAN
 - 3 2ND UNIT FLOOR PLAN
 - 4 ELEVATIONS
 - 5 FOUNDATION PLAN
 - 6 FRAMING PLAN
 - 7 CROSS SECTION
 - 8 DETAILS #1
 - 9 DETAILS #2
 - 10 DETAILS #3
- TITLE 24
CGB1



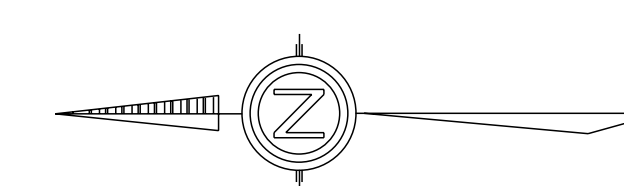
NATIONAL POLLUTANT DISCHARGE ELEMINATION SYSTEM (NPDES) NOTES

- 1.- IN THE CASE OF EMERGENCY CALL SAUL DELGADO AT WORK PHONE# (714) 393-8001 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 TRACKING, OR WIND.
- 4.- 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.
- 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 THE 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 AND 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, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DECREASING 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.
- 10.- DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELEMINATION 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 SHALL 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 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 CONTROL TO THE MAXIMUM EXTENT PRACTICABLE AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- 18.- APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPEERTY BY WIND OR RUNOFF.

NOTE:
NEW ONE-AND TWO-FAMILY DWELLINGS AND TOWNHOMES SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CRC SECTION R313.3 OR NFPA 13D.



HUBER ST.
C
(N) SITEPLAN



GENERAL NOTES:

ALL NEW CONSTRUCTION (SHADED) SHALL BE DONE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING, PLUMBING, MECHANICAL AND ELECTRICAL CODES, AND ALL LOCAL CODES AND ORDINANCES. ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODES FOUND IN THE STATE OF CALIFORNIA TITLE 24.

LIGHT AND VENTILATION PER CBC SECTION 1202. MINIMUM OF 15 CFM OF OUTSIDE AIR PER OCCUPANT IS REQUIRED FOR VENTILATION.

ALL WOOD CONSTRUCTION SHALL COMPLY WITH CODE SEC. 2308 AND MINIMUM NAILING WITH CODE TABLE 2304.9.1
WALLS WITH PLUMBING WILL BE 2X6 STUDS. WALLS AROUND TUB AND SHOWERS TO BE FINISHED WITH HARD NON-ABSORBENT MATERIAL. A MINIMUM WIDTH OF 30 AND 24 SPACE IN FRONT IS REQUIRED IN ALL TOILETS.

ELECTRICAL NOTES

ALL ELECTRICAL TO COMPLY WITH N.E.C. AND LOCAL CODE AND REGULATIONS.
1.-SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE HALLWAY AREA SERVING EACH SLEEPING ROOM BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION.
2.-ALL BEDROOMS, FAMILY ROOMS, LIVING ROOMS, DENS, PARLORS, SUNROOMS, LIBRARIES, COMPUTER AND RECREATION ROOMS, AND HALLWAYS CIRCUITS (LIGHTING AND RECEPTACLES) MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (A.F.C.I.). COMBINATION TYPE. KITCHEN, BATHROOMS AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT.
3.-PROVIDE FLOURESCENT LIGHTING IN BATHROOMS AND KITCHENS.
4.-SMOKE DETECTORS TO BE POWERED BY 110V AND HARDWIRED WITH A BATTERY BACKUP AND SIMULTANEOUS ALARM. CONNECTED TO ALL SMOKE DETECTORS. CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
5.-ELECTRICAL FIXTURES INSTALLED ABOVE TUBS AND SHOWERS TO BE WATERPROOF.
6.-ALL 125V SINGLE PHASE, 15 AND 20 AMPHRE RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION:
ALL RECEPTACLES LOCATED IN BATHROOMS, GARAGES, OUTDOORS SERVING COUNTERTOP IN KITCHENS AND IN WET BARS WITHIN 6' OF A SINK.
7.-DUPLICATE RECEPTACLES SHALL BE INSTALLED IN ALL LIVING AND SLEEPING ROOMS SO THAT NO POINT ALONG ANY LENGTH OF WALL 2'-0" OR GREATER IS MORE THAN 6'-0" FROM ANY OUTLET IN THAT SPACE.
8.-DUPLICATE RECEPTACLES SHALL BE INSTALLED IN KITCHENS AT EACH COUNTER SPACE 12" OR WIDER, AND SO THAT NO POINT ALONG ANY LENGTH OF COUNTER IS MORE THAN 4'-0" FROM ANY OUTLET.
9.-ONE DUPLICATE GFI RECEPTACLE SHALL BE PROVIDED FOR EACH LAVATORY IN BATHROOMS. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
10.-ONE DUPLICATE GFI RECEPTACLE EACH SHALL BE PROVIDED AT FRONT OF DWELLING, REAR OF DWELLING AND IN GARAGE.
11.-HALLWAYS EXCEEDING 10'-0" IN LENGTH SHALL BE PROVIDED WITH MIN. OF ONE DUPLICATE RECEPTACLE.
12.-PROVIDE POWER AND SWITCHED LIGHT FIXTURE IN ATTIC ADJACENT TO ACCESS PANEL.
13.-ELECTRICAL CONTRACTOR TO SPECIFY GROUNDING ELECTRODE SYSTEM BOND TO GAS AND WATER PIPING.

"ALL LIGHTS SHALL BE DESIGNED AND LOCATED SO THAT DIRECT RAYS ARE CONFINED TO THE PROPERTY"

PLUMBING NOTES

ALL PLUMBING TO COMPLY WITH LOCAL CODE AND REGULATIONS.
1.-ALL WATER CLOSETS IN THIS BUILDING TO BE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND MAXIMUM 1.6 GALLONS PER FLUSH.
2.-CONTROL VALVES FOR SHOWER AND TUB/SHOWER SHALL BE THE PRESSURE BALANCE OF THE MIXING VALVE TYPE.
3.-PROVIDE P&T RELIEF VALVE AT WATER HEATER.
4.-PROVIDE BACKFLOW PREVENTER AT ALL TOILET DOORS. THE ELEVATION OF LANDING SHALL NOT EXCEED 1 1/2 INCH DIFFERENCE THAN TOILET COMPARTMENTS, BATHROOMS AND LAVATORY ROOMS SHALL BE CAPABLE OF PROVIDING 150 GPM OR DOES NOT SWING OVER THE LANDING CHANGES PER HOUR MIN.

STAIRWAY NOTE:

STAIRWAY TO HAVE A MAXIMUM RISE OF 7 1/2 INCHES AND A MINIMUM RUN OF 10 INCHES FOR STRIGHT STAIRWAYS. THE MAXIMUM DIFFERENCE BETWEEN THE STAIRS RISERS AND TREADS SHALL NOT BE GREATER THAN 1/4" [CRC R311.7.4]

HANDRAIL NOTE:

HANDRAILS WITH A PERIMETER DIMENSION 6 7/8 INCHES SHALL HAVE A GRASPABLE FINGER ON BOTH SIDES OF THE PROFILE BETWEEN 1 1/2" TO 2 1/2" BEGINNING WITHIN 1/4" FROM THE TOP OF THE PROFILE AND ACHIEVE A MINIMUM OF 1/4" DEPTH WITHIN 1/4" BELOW THE WIDEST PROFILE POINT AND SHALL CONTINUE A MINIMUM 1/4" TO A LEVEL NOT LESS THAN 1/4" BELOW THE TALLEST PORTION OF THE PROFILE. [CRC R311.7.7.3(2)]

PROVIDE CARBON MONOXIDE ALARMS IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA, ON EVERY LEVEL OF A DWELLING UNIT.

ESCAPE WINDOW NOTE:
IN EVERY SLEEPING ROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQUARE FEET;
B. A MINIMUM 24 INCH CLEAR OPENABLE HEIGHT;
C. A MINIMUM CLEAR OPENABLE WIDTH OF 20 INCHES;
D. A SILL HEIGHT NOT OVER 44 INCHES ABOVE THE FLOOR.

ALL BEDROOMS, FAMILY ROOMS, LIVING ROOMS, DENS, PARLORS, SUNROOMS, LIBRARIES, COMPUTER AND RECREATION ROOMS, AND HALLWAYS CIRCUITS (LIGHTING AND RECEPTACLES) MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (A.F.C.I.). COMBINATION TYPE. KITCHEN, BATHROOMS AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT. [CEC210.12(B)]

GLAZING NOTE:

GLAZING IN SWINGING, AND SLIDING DOORS 9 SQUARE FEET OR LESS SHALL BE A MINIMUM CATEGORY CLASSIFICATION OF I (CPS 16 CFR 1201) AND II WHEN MORE THAN 9 SQUARE FEET OF SLIDING (CPS 16 CFR 1201) [TABLE R308.3.1(1), R308.3.1(1)]

LUMINARIES GENERAL NOTES:

1.-PERMANENTLY INSTALLED LUMINARIES IN:
2.-KITCHENS SHALL BE AT LEAST 50% OF HIGH EFFICACY LUMINARIES WITH SEPARATED CIRCUIT.
3.-BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES, OR CONTROLLED BY AN OCCUPANT SENSOR.
4.-OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES, OR CONTROLLED BY A DIMMER SWITCH, OR CONTROLLED BY AN OCCUPANT SENSOR.
5.-OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR.

BATHROOM WALL COVERING NOTE

WALL COVERING TO BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWER OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY 11. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30" DIAMETER CIRCLE.

FIRE RATED CONSTRUCTION NOTES

1.-THROUGH PENETRATIONS OF FIRE-RATED CONSTRUCTION SHALL BE IN ACCORDANCE WITH CRC SECTION R302.4.1.1 OR R302.4.1.2
2.-MEMBRANE PENETRATIONS OF FIRE-RATED CONSTRUCTION SHALL BE IN ACCORDANCE WITH CRC SECTION R302.4.1. AND R302.4.2

LANDING NOTE:

LANDINGS WITH A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND LENGTH IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36 INCHES. WILL BE PROVIDED ON EACH SIDE OF DOORS. THE ELEVATION OF LANDING SHALL NOT EXCEED 1 1/2 INCH DIFFERENCE THAN THE FLOOR OR DOES NOT SWING OVER THE LANDING IN EITHER DIRECTION. [CRC R311.3.1]

FIRE AND SOUND RATED ASSEMBLIES NOTES

- 1.-ALL RIGID CONDUITS, DUCTS, APPLIANCE VENTS, PLUMBING PIPES AND VENTS. LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR A MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
- 2.-AN APPROVED PERMANENT, AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS, FLOOR - CEILING ASSEMBLIES SHALL BE SEALED, LINED OR INSULATED.
- 3.-CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR - CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION.
- 4.-METAL VENTILATING AND CONDITIONED AIR DUCTS, LOCATED IN SOUND ASSEMBLIES SHALL BE LINED (EXCEPT DUCTS SERVING ONLY EXITWAYS, KITCHEN COOKING FACILITY, AND BATHROOMS NEED NOT BE LINED)
- 5.-MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPING, OR DUCT PENETRATES A FLOOR - CEILING ASSEMBLY OR WHERE SUCH UNITS PASSES THROUGH THE PLANE OF THE FLOOR - CEILING ASSEMBLY WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.
- 6.-ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/2" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
- 7.-THE ENTRANCE DOORS TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MINIMUM STC RATING OF 26. (LAMINATED 1 3/8" SOLID CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 18 GAUGE INSULATED STEEL SLAB DOORS WITH COMPRESSION SEALS ALL AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT.)
- 8.-WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.
- 9.-ELECTRICAL PANELS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.

NOTE:

THE WALLS ENCLOSING THE STAIRWAY SHALL BE PROTECTED BY 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE.

"SEE FIRE RESISTANCE NOTE"

ELECTRIC SERVICE PANEL NOTE:
A MINIMUM 100 AMP SERVICE PANEL IS REQUIRED FOR ALL ONE - FAMILY DWELLINGS (CEC 230.78(C))

NEW EXHAUST VENT TO BE NUTONE 50 CFM CEILING MOUNT BATH FAN WITH 3 INCHES DUCT FLEXIBLE PIPE DIRECTED TO OUTSIDE TROUGH ROOF (MAX 70 FEET WITHOUT ELBOWS PER ASHRA STANDAR 62.2 TABLE 7.1) WITH A MAXIMUM SOUND RATING OR 3 SONE FOR INTERMITTENT OPERATION.

EXTERIOR RECEPTACLES NOTES:
2.8.4 ALL 15 - 20 AMPERE, 125 - AND 250 VOLT NON - LOCKING RECEPTACLES THAT ARE INSTALLED ON THE EXTERIOR OF A DWELLING UNIT AND LOCATED IN DAMP OR WET LOCATIONS, SHALL BE LISTED AS WEATHER-RESISTANT TYPE. (CEC 406.9(A)(8)(B))

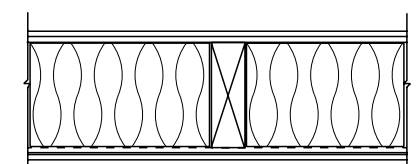
FIXED APPLIANCE NOTE:
ANY FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER CLOTHES WASHER, DRYER, BUILT-IN HEATERS, OR ANY OTHER FIXED APPLIANCE WITH 1/4 HP. P. MOTOR OR LARGER, SHALL BE ON SEPARATE # 12 AWG WIRE BRANCH CIRCUIT. EACH DWELLING UNIT SHALL HAVE INSTALLED THEREIN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUM #12 AWG WIRE AND A 15 AMP. INDICATING-TYPE SWITCH. (CEC 210.23 & 420)

RECEPTACLES AT BALCONIES AND DECKS NOTE:
AN ACCESSIBLE RECEPTACLE OUTLET IS REQUIRED ON BALCONIES, DECKS, OR PORCHES OF DWELING UNITS ABOVE GRADE LEVEL. (CEC 210.52 (E) 3)

DUPLICATE UNITS SEPARATION NOTE:
DUPLICATE UNITS SHALL BE SEPARATE BY ONE-HOUR FIRE RESISTANCE WALL AND/OR FLOOR ASSEMBLIES (1/2 HOUR IN SPRINKLERED BUILDING) AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING (CRC R302.3)

FIRE RESISTANCE WALL NOTE:

50 TO 54 STC SOUND 1 HOUR FIRE GENERIC GA FILE NO. WP 3243



THICKNESS: 5 3/8"
Approx. Weight: 7 pcf
Fire Test: BASED ON UL R14196, QSNK15371, 2-15-05, UL DESIGN U309
Sound Test: NRCC TL-93-103, IRC-IR-761, 3-98

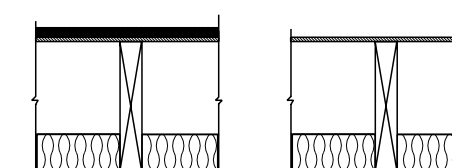
RESILIENT CHANNELS 24" O.C ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2X4 WOOD STUDS 24" O.C. WITH 1 1/4" TYPE S DRYWALL SCREWS. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.

OPPOSITE SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6d CEMENT COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C.

VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD-BEARING).

FIRE RESISTANCE CEILING NOTE:

50 TO 54 STC SOUND 1 HOUR FIRE GENERIC GA FILE NO. FC5120



Approx. Ceiling Weight: 2 pcf
Fire Test: FM FC-181, 8-31-72
Sound Test: G&H OC-3MT, 10-13-71 (73 C & P)
IIC & Test: G&H OC-3MT, 10-13-71

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

One layer 1/2" type X gypsum wallboard or gypsum venter base applied at right angles to resilient furring channels 24" o/c with 1" Type s drywall screws 8" o/c at ends and 12" o/c at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o/c. resilient furring channels applied at right angles to 2 x 10 wood joists 16" o/c with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, two per joist. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 3/8" particle board, 1.5 pcf. 3 1/2" glass fiber insulation batts, 0.7 pcf, friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels.

Sound tested with carpet and pad and insulation stapled to joists.

NEW WINDOW AND DOOR SCHEDULE

SYMBOL	SIZE	DESCRIPTION	MATERIAL
A	3'0"X3'0"	DBL PANE SLIDER WINDOW	VINYL
B	4'0" X 4'0"	DBL PANE SLIDER WINDOW	VINYL
1	2'0"X6'8"	HOLLOW INTERIOR DOOR	WOOD
2	2'6"X6'8"	HOLLOW INTERIOR DOOR	WOOD
3	3'0" X 6'8"	SOLID EXTERIOR DOOR	WOOD
4	4'0"X6'8"	CLOSET DOOR	WOOD
5	6'0"X6'8"	FRENCH DOOR EXTERIOR	VINYL
6	16'0"X7'0"	GARAGE DOOR	ALUMINUM
7	2'6" X6'8"	SOLID EXTERIOR DOOR	WOOD

VENTILATION HEATING AND AIR CONDITIONING SYSTEM SHALL HAVE MERV 6 FILTERS OR BETTER.

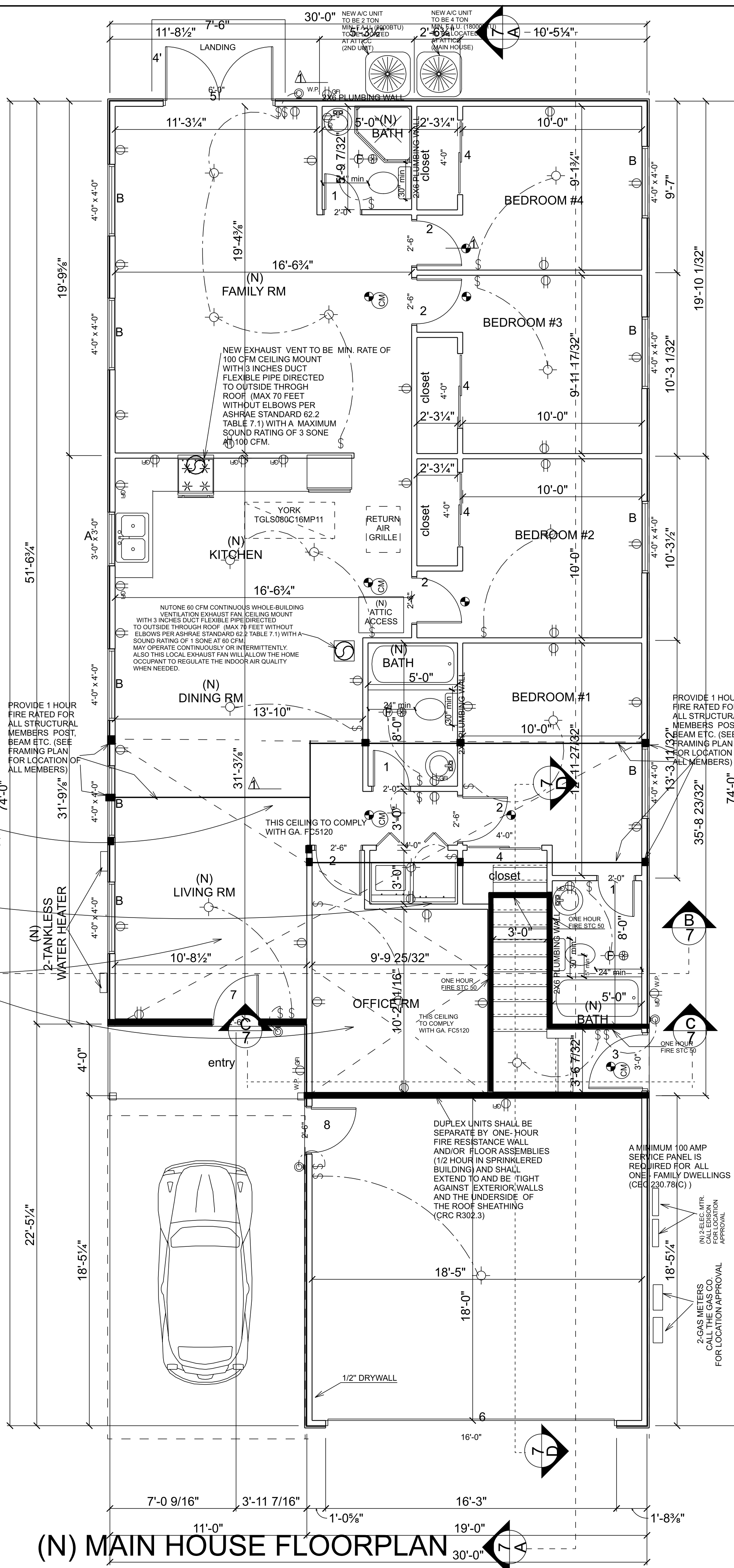
WALL LEGEND

- EXTERIOR WALL
- INTERIOR WALL
- FIRE RESISTANT WALL (STC 50 RATING)
- FIRE RESISTANT POST (STC 50 RATING)
- FIRE RESISTANT BEAM (STC 50 RATING)

WHOLE-BUILDING VENTILATION CALCULATION
AREA 1647 SQ. FT.
1647/100= 16 X 1= 16 CFM
NO. OF BEDROOMS= 4
4 X 1 = 1= 5 OCCUPANTS
X 7.5 CFM/OCCUPANT= 38 CFM
MIN. CFM REQUIRED= 54 CFM SAY 60 CFM

CEILING BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS USE ONE-HOUR FIRE RESISTIVE 5/8" TYPE "X" GYPSUM BOARD (1/2" IF FIRE SPRINKLER SYSTEM INSTALLED) (CRC R302.3)

PROVIDE NEW CLOTHES DRYER MOISTURE EXHAUST DUCT TO THE OUTSIDE (THROUGH CEILING) DUCT SHALL BE 4" DIA. LENGTH IS LIMITED TO 14 FT. WITH MAX. 2 ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. (CMC 504.3)



(N) MAIN HOUSE FLOORPLAN

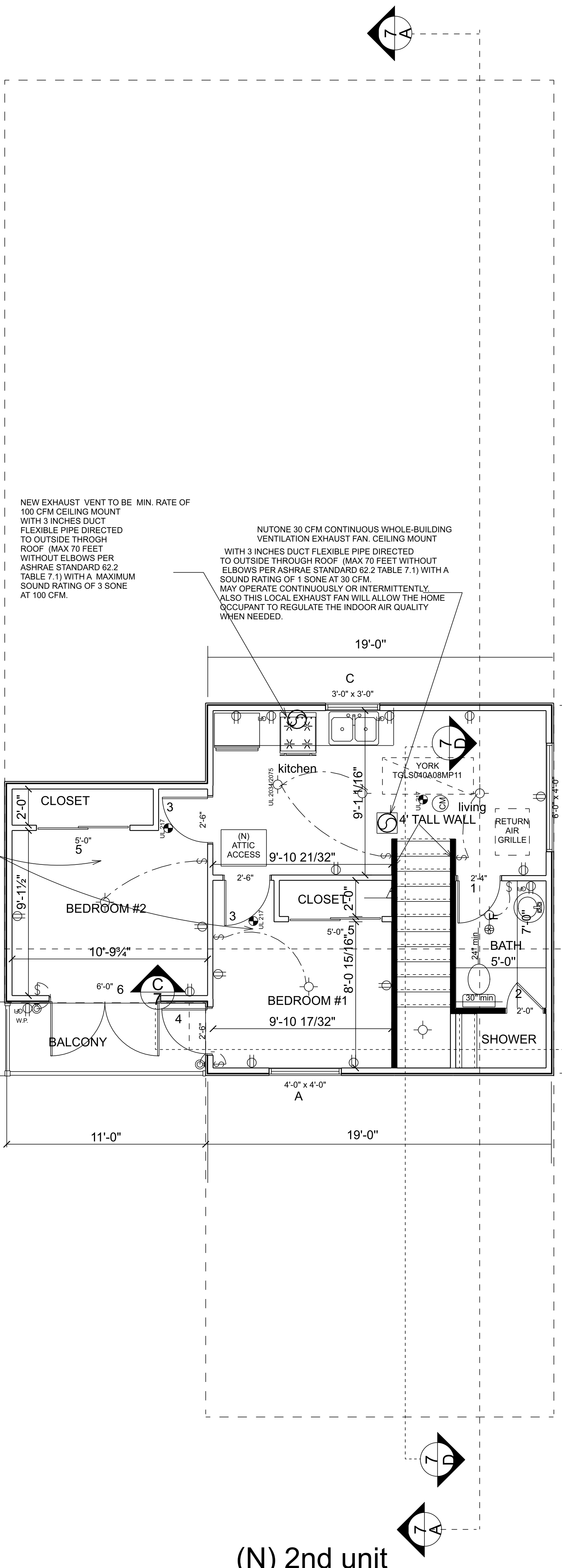
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FLOORPLAN
MAIN HOUSE

DRAWN	L.P.
CHECKED	
DATE	06-24-19
SCALE	1/4"=1'
JOB NO.	
SHEET NO.	2



NEW WINDOW AND DOOR SCHEDULE

SYMBOL	SIZE	DESCRIPTION	MATERIAL
A	4'0"X4'0"	DBL PANE SLIDER WINDOW	VINYL
B	6'0" X 4'0"	DBL PANE SLIDER WINDOW	VINYL
C	3'0"X3'0"	DBL PANE SLIDER WINDOW	VINYL
1	2'4"X6'8"	HOLLOW INTERIOR DOOR	WOOD
2	2'0"X6'8"	GLASS BATH DOOR	GLASS
3	2'6" X 6'8"	HOLLOW INTERIOR DOOR	WOOD
4	2'6"X6'8"	SOLID EXTERIOR DOOR	WOOD
5	5'0"X6'8"	CLOSET DOOR	WOOD
6	6'0"X6'8"	FRENCH DOOR EXTERIOR	VINYL
6	16'0"X7'0"	GARAGE DOOR	ALUMINUM
7	2'6" X6'8"	SOLID EXTERIOR DOOR	WOOD

ELECTRIC LEGEND

Ⓢ	SINGLE POLE SWITCH
Ⓛ	110V DUPLEX OUTLET
Ⓢ	SMOKE DETECTOR HARD WIRE W/BATTERY BACKUP
Ⓛ	LIGHT FIXTURE
Ⓛ	110V DUPLEX OUTLET GFI
Ⓛ	FLOURESCENT FIXTURE
Ⓢ	CARBON MONOXIDE ALARM
Ⓢ	EXHAUST FAN

NEW EXHAUST VENT TO BE NUTONE 50 CFM CEILING MOUNT BATH FAN WITH 3 INCHES DUCT FLEXIBLE PIPE DIRECTED TO OUTSIDE THROUGH ROOF (MAX 70 FEET WITHOUT ELBOWS PER ASHRAE STANDARD 62.2 TABLE 7.1) WITH A MAXIMUM SOUND RATING OR 3 SONE FOR INTERMITTENT OPERATION.

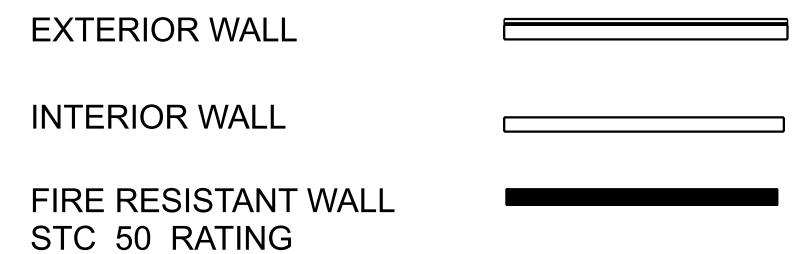
ELECTRIC SERVICE PANEL NOTE: A MINIMUM 100 AMP SERVICE PANEL IS REQUIRED FOR ALL ONE - FAMILY DWELLINGS (CEC 230.78(C))

EXTERIOR RECEPTACLES NOTES: 2 & 4 ALL 15 - 20 AMPERE, 125 - AND 250 VOLT NON - LOCKING RECEPTACLES THAT ARE INSTALLED ON THE EXTERIOR OF A DWELLING UNIT AND LOCATED IN DAMP OR WET LOCATIONS, SHALL BE LISTED AS WEATHER-RESISTANT TYPE.(CEC 406.9(A)&(B))

RECEPTACLES AT BALCONIES AND DECKS NOTE: AN ACCESSIBLE RECEPTACLE OUTLET IS REQUIRED ON BALCONIES, DECKS, OR PORCHES OF DWELLING UNITS ABOVE GRADE LEVEL. (CEC 210.52 (E) 3)

FIXED APPLIANCE NOTE: ANY FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER CLOTHES WASHER, DRYER, BUILT - IN HEATERS, OR ANY OTHER FIXED APPLIANCE WITH 1/4 H. P. MOTOR OR LARGER, SHALL BE ON SEPARATE # 12 AWG WIRE BRANCH CIRCUIT. EACH DWELLING UNIT SHALL HAVE INSTALLED THEREIN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUM #12 AWG WIRE AND A 15 AMP. INDICATING - TYPE SWITCH. (CEC 210.23 & 223)

WALL LEGEND



CARBON MONOXIDE ALARMS TO BE UL 2034/2075
SMOKE ALARMS TO BE UL 127

FIRE AND SOUND RATED ASSEMBLIES NOTES

- ALL RIGID CONDUITS, DUCTS, APPLIANCE VENTS, PLUMBING PIPES AND VENTS, LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR A MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
- AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS. FLOOR - CEILING ASSEMBLIES SHALL BE SEALED, LINED OR INSULATED.
- CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR - CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION.
- METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED (EXCEPT: DUCTS SERVING ONLY EXITWAYS, KITCHEN COOKING FACILITY, AND BATHROOMS NEED NOT BE LINED)
- MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPING, OR DUCT PENETRATES A FLOOR - CEILING ASSEMBLY OR WHERE SUCH UNITS PASSES THROUGH THE PLANE OF THE FLOOR - CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIP, GAS LINE OR ELECTRIC CONDUIT.
- ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
- THE ENTRANCE DOORS TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MINIMUM STC RATING OF 26. (LAMINATED 1 3/8" SOLID CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 18 GAUGE INSULATED STEEL SLAB DOORS WITH COMPRESSION SEALS ALL AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT).
- WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.
- ELECTRICAL PANELS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.

WHOLE-BUILDING VENTILATION CALCULATION

AREA 516.75 SQ. FT.
516.75/100= 5 X 1 = 5 CFM
NO. OF BEDROOMS= 2
2 X 1 + 1=3 OCCUPANTS
X 7.5 CFM/OCCUPANT= 22.5 CFM
MIN. CFM REQUIRED= 28 CFM SAY 30 CFM

NOTE:

THE WALLS ENCLOSING THE STAIRWAY SHALL BE PROTECTED BY 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE.

"SEE FIRE RESISTANCE NOTE"

STAIRWAY NOTE:

STAIRWAY TO HAVE A MAXIMUM RISE OF 7 3/4 INCHES AND A MINIMUM RUN OF 10 INCHES FOR STRIGHT STAIRWAYS. THE MAXIMUM DIFFERENCE BETWEEN THE STAIRS RISERS AND TREADS SHALL NOT BE GREATER THAN 3/8" [CRC R311.7.4]

HANDRAIL NOTE:

HANDRAILS WITH A PERIMETER DIMENSION 6 1/2 INCHES SHALL HAVE A GRASPABLE FINGER ON BOTH SIDES OF THE PROFILE BETWEEN 1 1/2 TO 2 3/4 " BEGINNING WITHIN 3/4 " FROM THE TOP OF THE PROFILE AND ACHIEVE A MINIMUM OF 5/16 " DEPTH WITHIN 7/8 " BELOW THE WIDEST PROFILE POINT AND SHALL CONTINUE A MINIMUM 3/8 " TO A LEVEL NOT LESS THAN 1 3/4 " BELOW THE TALLEST PORTION OF THE PROFILE. [CRC R311.7.7.3(2)]

CARBON MONOXIDE NOTES: PROVIDE CARBON MONOXIDE ALARMS IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA, ON EVERY LEVEL OF A DWELLING UNIT.

ESCAPE WINDOW NOTE: IN EVERY SLEEPING ROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQUARE FEET;
B. A MINIMUM 24 INCH CLEAR OPENABLE HEIGHT;
C. A MINIMUM CLEAR OPENABLE WIDTH OF 20 INCHES;
D. A SILL HEIGHT NOT OVER 44 INCHES ABOVE THE FLOOR.

ALL BEDROOMS, FAMILY ROOMS, LIVING ROOMS, DEN'S PARLORS, SUNROOMS, LIBRARIES, COMPUTER AND RECREATION ROOMS, AND HALLWAYS CIRCUITS (LIGHTING AND RECEPTACLES) MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (A.F.C.I.) COMBINATION TYPE...KITCHEN, BATHROOMS AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT. [CEC210.12(B)]

GLAZING NOTE:

GLAZING IN SWINGING, AND SLIDING DOORS 9 SQUARE FEET OR LESS SHALL BE A MINIMUM CATEGORY CLASSIFICATION OF I (CPSC 16 CFR 1201) AND II WHEN MORE THAN 9 SQUARE FEET OF SLIDING (CPSC 16 CFR 1201) [TABLE R308.3.1(1), R308.3(1)]

LUMINARIES GENERAL NOTES:

- PERMANENTLY INSTALLED LUMINARIES IN:
KITCHENS SHALL BE AT LEAST 50% OF HIGH EFFICACY LUMINARIES WITH SEPARATED CIRCUIT.
BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES, OR CONTROLLED BY AN OCCUPANT SENSOR.
OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES, OR CONTROLLED BY A DIMMER SWITCH, OR CONTROLLED BY AN OCCUPANT SENSOR.
OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR.

BATHROOM WALL COVERING NOTE

WALL COVERING TO BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWER OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY 11. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30" DIAMETER CIRCLE.

GENERAL NOTES:

ALL NEW CONSTRUCTION (SHADED) SHALL BE DONE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING, PLUMBING, MECHANICAL AND ELECTRICAL CODES, AND ALL LOCAL CODES AND ORDINANCES. ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODES FOUND IN THE STATE OF CALIFORNIA TITLE 24.

LIGHT AND VENTILATION PER CBC SECTION 1202. MINIMUM OF 15 CFM OF OUTSIDE AIR PER OCCUPANT IS REQUIRED FOR VENTILATION.

ALL WOOD CONSTRUCTION SHALL COMPLY WITH CODE SEC. 2308 AND MINIMUM NAILING WITH CODE TABLE 2304.9.1
WALLS WITH PLUMBING WILL BE 2X6 STUDS. WALLS AROUND TUB AND SHOWERS TO BE FINISHED WITH HARD NON-ABSORBENT MATERIAL. A MINIMUM WIDTH OF 30 AND 24 SPACE IN FRONT IS REQUIRED IN ALL TOILETS.

ELECTRICAL NOTES

- ALL ELECTRICAL TO COMPLY WITH N.E.C. AND LOCAL CODE AND REGULATIONS.
1.-SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE HALLWAY AREA SERVING EACH SLEEPING ROOM BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION.
2.-ALL BEDROOMS, FAMILY ROOMS, LIVING ROOMS, DEN'S PARLORS, SUNROOMS, LIBRARIES, COMPUTER AND RECREATION ROOMS, AND HALLWAYS CIRCUITS (LIGHTING AND RECEPTACLES) MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (A.F.C.I.) COMBINATION TYPE...KITCHEN, BATHROOMS AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT.
3.-PROVIDE FLOURESCENT LIGHTING IN BATHROOMS AND KITCHENS
4.-SMOKE DETECTORS TO BE POWERED BY 110V AND HARDWIRED WITH A BATTERY BACKUP AND SIMULTANEOUS ALARM. CONNECTED TO ALL SMOKE DETECTORS. CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
5.-ELECTRICAL FIXTURES INSTALLED ABOVE TUBS AND SHOWERS TO BE WATERPROOF.
6.-ALL 125V SINGLE PHASE, 15 AND 20 AMPHERE RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION:
ALL RECEPTACLES LOCATED IN BATHROOMS, GARAGES, OUTDOORS SERVING COUNTERTOP IN KITCHENS AND IN WET BARS WITHIN 6' OF A SINK.

- 7.-DUPLEX RECEPTACLES SHALL BE INSTALLED IN ALL LIVING AND SLEEPING ROOMS SO THAT NO POINT ALONG ANY LENGTH OF WALL 2'-0" OR GREATER IS MORE THAN 6'-0" FROM ANY OUTLET IN THAT SPACE.
8.-DUPLEX RECEPTACLES SHALL BE INSTALLED IN KITCHENS AT EACH COUNTER SPACE 12" OR WIDER, AND SO THAT NO POINT ALONG ANY LENGTH OF COUNTER IS MORE THAN 4'-0" FROM ANY OUTLET.
9.-ONE DUPLEX GFI RECEPTACLE SHALL BE PROVIDED FOR EACH LAVATORY IN BATHROOMS. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20AMP BRANCH CIRCUIT, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
10.-ONE DUPLEX GFI RECEPTACLE EACH SHALL BE PROVIDED AT FRONT OF DWELLING, REAR OF DWELLING AND IN GARAGE.
11.-HALLWAYS EXCEEDING 10'-0" IN LENGTH SHALL BE PROVIDED WITH MIN. OF ONE DUPLEX RECEPTACLE.
12.-PROVIDE POWER AND SWITCHED LIGHT FIXTURE IN ATTIC ADJACENT TO ACCESS PANEL.
13.-ELECTRICAL CONTRACTOR TO SPECIFY GROUNDING ELECTRODE SYSTEM BOND TO GAS AND WATER PIPING.

"ALL LIGHTS SHALL BE DESIGNED AND LOCATED SO THAT DIRECT RAYS ARE CONFINED TO THE PROPERTY"

PLUMBING NOTES

- ALL PLUMBING TO COMPLY WITH LOCAL CODE AND REGULATIONS.
1.-ALL WATER CLOSETS IN THIS BUILDING TO BE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND MAXIMUM 1.6 GALLONS PER FLUSH.
2.-CONTROL VALVES FOR SHOWER AND TUB/SHOWER SHALL BE THE PRESSURE BALANCE OT THERMOSTATIC MIXING VALVE TYPE.
3.-PROVIDE P&T RELIEF VALVE AT WATER HEATER.
4.-PROVIDE BACKFLOW PREVENTER AT ALL HOSE BIBBS.
5.-MECHANICAL VENTILATION, WHERE OCCURS AT TOILET COMPARTMENTS, BATHROOMS AND LAUNDRY ROOMS SHALL BE CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR MIN.

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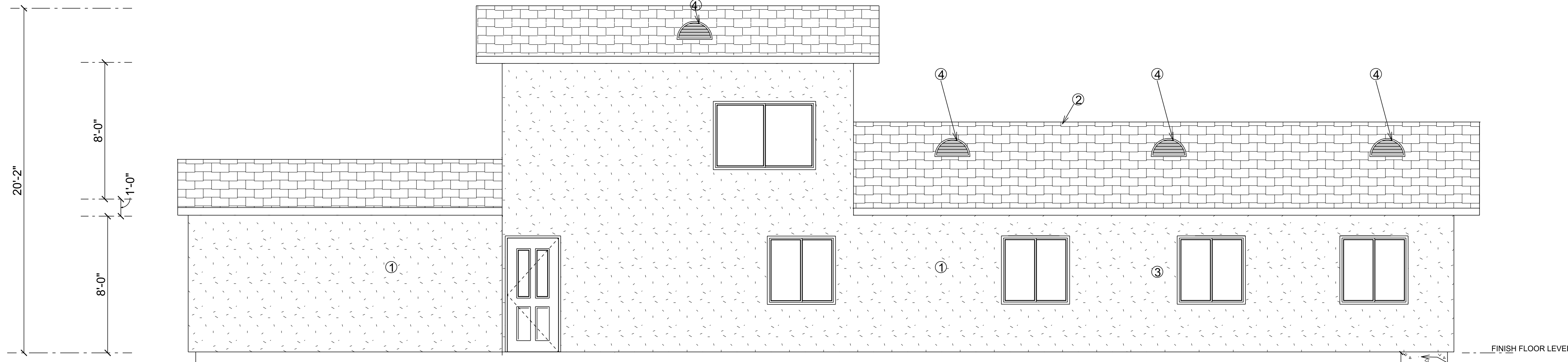
FLOORPLAN
2ND UNIT

DRAWN	L.P.
CHECKED	
DATE	06-24-19
SCALE	1/4"=1'
JOB NO.	
SHEET NO.	3

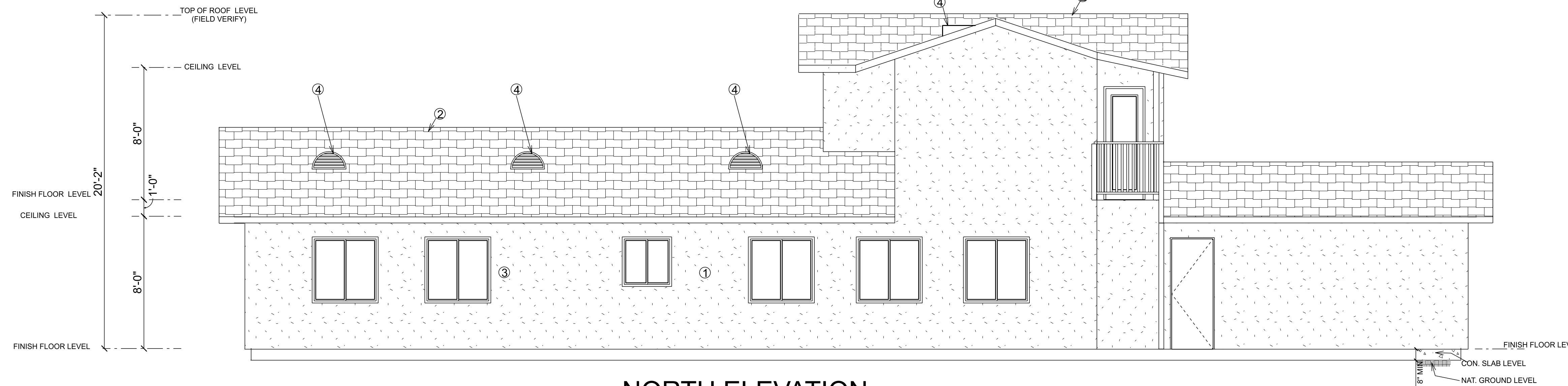
(N) 2nd unit

CEILING HEIGHT NOTE:
ALL HABITABLE ROOMS ARE REQUIRED
TO HAVE A CEILING HEIGHT OF MINIMUM
7 FEET 6 INCHES. (UBC 310.6.1)

PROVIDE CROSS VENTILATION
FOR ATTIC AS SPECIFIED IN
CRC SECTION R806. THE TOTAL
NET FREE VENTILATING AREA
SHALL BE NOT LESS THAN 1/150
OR 1/300 WHEN A CLASS I OR II
VAPOR BARRIER IS INSTALLED
[CRC R806.2]



SOUTH ELEVATION



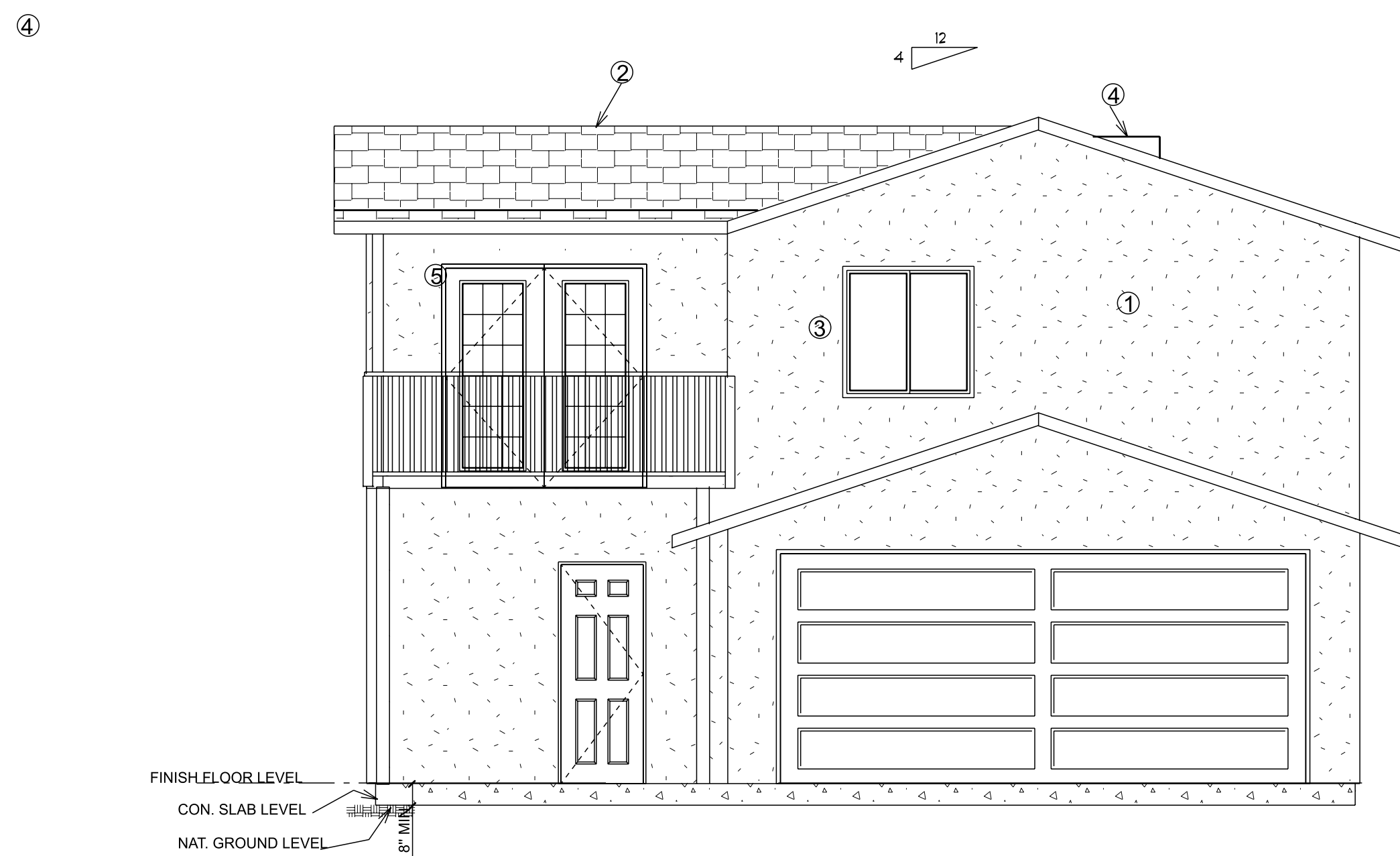
NORTH ELEVATION

- 1- EXTERIOR FINISH:
THREE COAT STUCCO SYSTEM
(7/8" STUCCO OVER LATH OVER
D BUILDING PAPER)
- 2- ROOFING:
CLASS "A" ASPHALT SHINGLES
WITH ONE LAYER OF 15 LB. FELT
MIN.
- 3- WINDOWS:
DBL. PANE, SLIDERS, VINYL
FRAME.

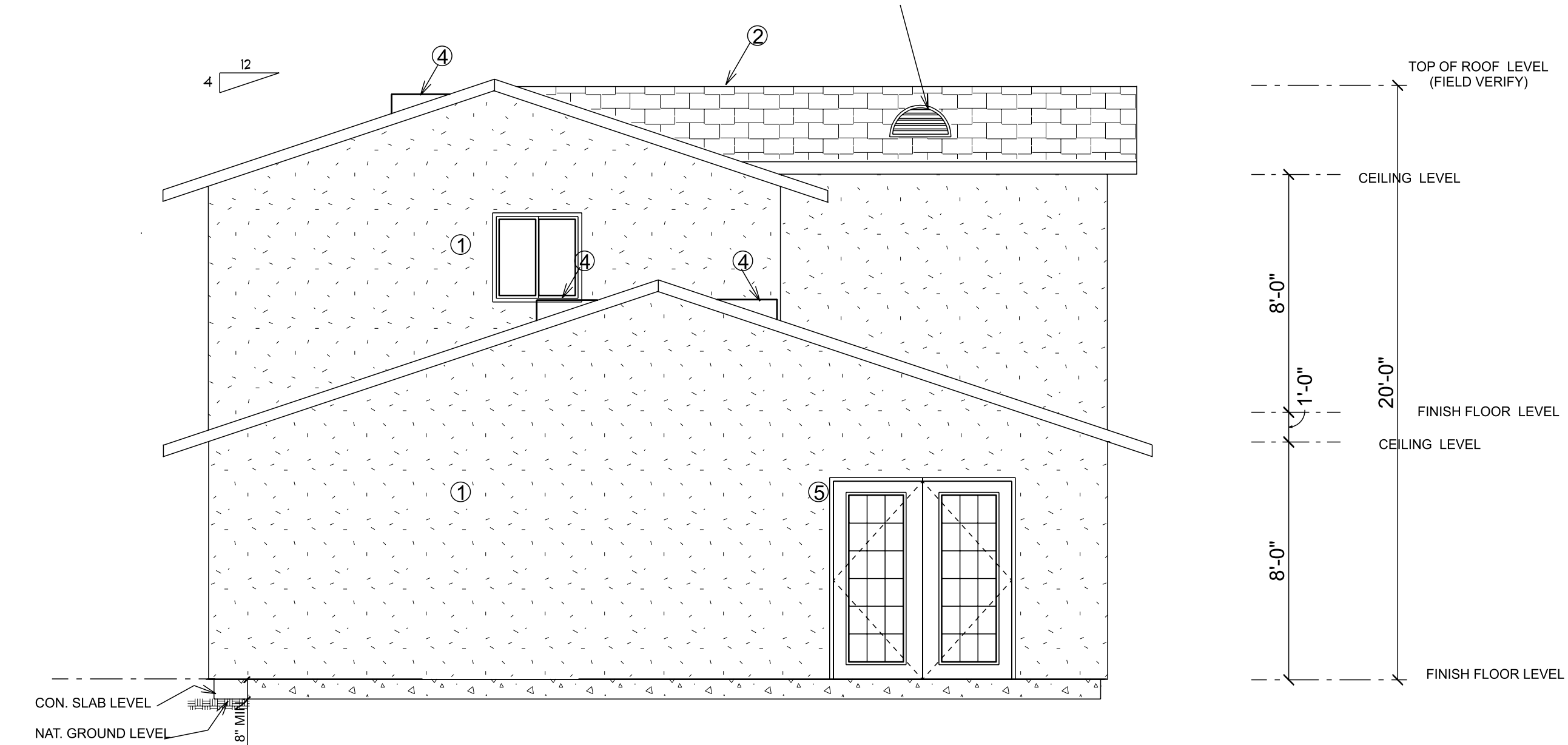
- 4- ROOF VENTS
(ATTIC VENTILATION)
24" SEMICIRCULAR
TO HAVE 1/4" CORROSION
RESISTANT METAL MESH COVERING
REQUIRED VENTILATION AREA IS 1/150
OF ATTIC AREA.

CALCULATION
THE NEW ROOF IS 1577 SQ. FT.
EA. 24" VENT PROVIDES 208 SQ FT
OF VENTILATION. $1577 / 208 = 7.6$ VENTS NEEDED
8 VENTS TO BE INSTALLED.

- 5- EXTERIOR FRENCH DOOR
VINYL DBL. PANE
W/ TEMPERED GLASS



WEST ELEVATION



EAST ELEVATION

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ELEVATIONS

DRAWN	L.P.
CHECKED	
DATE	06-24-19
SCALE	1/4"=1'
JOB NO.	
SHEET NO.	4