

General Notes

- 1. All construction shall be completed in full compliance with the 2013 California Building Code (CBC), Electrical (CEC), Energy (224-6), Mechanical (CMC), Plumbing (CPC) and all other applicable county and state codes and requirements. Contractors shall give all notices and comply with all applicable codes and regulations, laws, ordinances and orders by any public authority having jurisdiction over the project and shall meet or exceed all industry standards.
2. The Contractor shall study and compare the contract documents and shall at once report to the architect in writing all errors, inconsistencies or omissions discovered and verify all dimensions on site PRIOR TO COMMENCING THE WORK. If a subcontractor proceeds with any of the work so affected without written instructions from the architect, the subcontractor shall make good at his own cost any resulting error, damage or defects. The subcontractor shall perform no portion of the work without contract documents or, where required, approved shop drawings, product data or samples for such portion of the work.
3. The intent of these drawings is to provide a complete and finished job in all respects. Contractors are to make accurate field inspections of all aspects of the job. Extras will not be allowed unless authorized by the owner and architect for "Authorized Changes and Revisions" to the scope of work.
4. Written dimensions on drawings shall take precedence over dimensions scaled from the drawings. All dimensions affecting materials or equipment with specific tolerances shall be verified by the contractor and/or supplier in the field. Minimum code required clear dimensions shall always be maintained.
5. All dimensions are to face of finish or centerline unless noted otherwise. Finishes at exterior walls cannot encroach on building setbacks. Maximum height restrictions shall be maintained to consider full assembly.
6. Subcontractors shall check with all equipment manufacturers to verify dimensions and details prior to commencement of the work. Manufacturers specific requirements shall always be maintained.
7. Subcontractors shall be responsible for infilling, maintaining and supervising all safety precaution programs in connection with their work, and for maintaining appropriate insurance to protect the subcontractor, architect and owner.
8. The architect will submit contract documents for "Plan Check" and make any necessary corrections. The contractor shall be responsible for obtaining all necessary permits and assessments levied by public authorities for connection to public utilities; and the cost of bonds required for insurance of the work related construction.
9. Contractor shall erect and maintain temporary barricades and dust proof partitions as needed for safety and accident, and to maintain adequate protection of his work and the owner's property from damage or loss arising in connection with any construction. All damage so occurring shall be repaired or replaced by the responsible subcontractor at no cost to the architect or owner.
10. Contractor shall provide temporary toilet facilities at the job as necessary and required by code.
11. Contractor shall slope all decks, patios and walks away from new and existing structures and verify that all areas affected by construction are positively drained.
12. Exterior trim & plant-ons applied over stucco or framing shall be back primed.
13. Plywood and plywood products used as exterior covering on walls, soffits and in other areas exposed directly to weather shall be exterior grade.
14. Provide min. 70" high hard, non-absorbent wall (Vitreous ceramic tile) adj. to shower and above the drain inlet. All bathroom floors shall be over minimum 1/4" felt underlayment. Provide shower specifications. For the highest industry standards.
15. Water-resistant gypsum backing board shall be used as a base for tile in water closet compartment walls when installed in accordance with GA-216 or ASTM C 840 and manufacturer recommendations. Refer to CBC Sec. 2509.2.
16. Plastered surfaces on walls, ceilings and soffits exposed to the weather shall have exterior lath and plaster conforming to CBC Section 2507 and 2508 respectively, unless exempted by Section 424. Interior plaster reinforced per Section 2507.1 may be applied over gypsum lath on ceilings and soffits.
17. Studs in exterior walls of rooms with sloping ceilings shall extend from floor to roof without intermediate plates unless plates are designed. Maximum allowable height for 2x4's is 14 ft. and 2x6's is 20 ft.
18. No part of the structure shall be overloaded beyond its safe carrying capacity by the placing of materials, equipment, tools, machinery and any other items.
19. Fireblock stud walls and partitions including furred spaces at floors, ceilings and soffits at maximum of 10 ft. o.c. horizontally and vertically.
20. Fireblocking shall be provided per CBC Sec. 717. 1. In concealed spaces of stud walls and partitions, including the ceiling and floor levels and at 10' intervals both vertical and horizontal. 2. At all interconnections between concealed ver. and hor. spaces such as occur at soffits, drop ceiling and cove ceilings. 3. In concealed spaces between stair stringers at the top and bottom of the stairs and in line with the run of the stairs if the walls under the stairs are unfinished. 4. In openings around vents, pipes, ducts, chimneys, fireplaces and air openings and above a passing duct or ceiling and floor levels, with non-combustible materials. 5. At openings between attic spaces and chimney chases for factory-built chimneys. 6. Where wood sleepers are used for laying wood flooring on masonry or concrete fire-resistant floors, there should be no space which will exceed 100 sq.ft.
21. Provide access and ventilation in accordance with CBC Section 2317.7 and as shown prior on the drawings to crawl spaces and plumbing confirming location with the architect on the construction.
22. Protect all finish floor surfaces from damage and equip mobile equipment with pneumatic tires.
23. Plumbing subcontractor shall verify that all copper water supply lines are sized to provide acceptable pressure and volume and shall connect waste lines to sewer providing cleanouts and ventillations as required by the California Plumbing Code. Cleanout to be located in conspicuous locations.
24. All metal flashing, gutters and downspouts shall be constructed from min. 24 gauge galvanized sheet metal or copper as noted on the drawings or greater as per industry standards. Joints shall be lapped, joined and sealed so that they are watertight in accordance with the SMACNA standards and provide for positive water flow.
25. All glass doors and windows shall be certified and labeled to show compliance with air infiltration standards of the 1972 ANSI A134.1-4. All new glazing shall comply with standards of the U.S. Consumer Product Safety Commission and manufactures certificate of compliance shall be supplied to Owner.
26. Where windows are provided as a means of escape or rescue in all sleeping rooms, they shall have a minimum clear width when fully open of 20", a min. clear height when fully open of 24", a min. clear area when fully open of 5.7 sq. ft. and a min. finished sill height of not more than 44" above finished floor.
27. Every exit door shall be operable from the inside without the use of a key or any special knowledge or effort. Special locking devices shall be of an approved type per Title 19 and CBC Chapter 10.
28. Provide safety glazing where required including but not limited to glass doors, French doors, adjacent glazed panels and sidelights and all glazed panels and windows within 18" of the floor or a door opening shall have tempered glass or glass approved for impact hazard and as defined per CBC
29. All glazing in hazardous locations as defined in CBC Section 2404.4 shall be tempered glass, including:
a. swinging and sliding doors
b. glazing within 24" of doors and within 60" of walking surface
c. one or more walking surfaces within 36" horizontally of the glazing
30. All safety glazing shall conform to Part I of CBC Standard No. 242.2. Polished wire glass complying with Part II of CBC Standard No. 242 may be used in fire assemblies and in locations specified in CBC Section 2404.4 Items 4 and 7.
31. Safety glazing is required at wardrobe doors. Sec. 2406.3
32. Provide handrails not less than 34" nor more than 38" above the nosing of tread.
33. Provide an outside gas shutoff valve conspicuously marked per Title 19, Chapters 6-9 and the CBC.
34. Provide mechanical ventilation systems in all bathrooms with toilets, showers, and toilet rooms w/o windows, to furnish a minimum (5) air changes per hour.
35. All posts plates and sleepers etc. bearing on or embedded in concrete or masonry shall be pressure treated Douglas Fir.
36. Smoke detectors shall be provided in all sleeping rooms and as required by the CBC.
37. Subcontractors shall provide a one year warranty for their portion of the work and separate guarantee for specific equipment items. The builder shall supply the owner maintenance information for all fixtures, materials, components and manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated on a readily accessible label. Include names of local representatives to be contacted for service.
38. Where specified items are called for in the construction documents, the Contractor may submit alternate materials for approval by the Owner and the Architect.
39. Owner will furnish electrical power and water from outlets designated by owner without charge to the contractor for quantities used in the work. Characteristics of electrical power furnished is limited to that existing and available. If power of other characteristics or quantity is required subcontractor shall supply the power at no extra charge to the owner.
40. Subcontractors supplying heating, cooling, water heating, and lighting systems and conservation or solar devices installed in the building shall provide the owner instructions on how to use equipment efficiently.
41. Temporary ingress-egress, stockpiling materials, landscaping, drive approaches and/or utility installation within public right of way requires an encroachment permit from county property permits division.
42. Provide Batt Insulation at all interior walls, provide Batt Insulation at all floor/ceilings. Refer to 1-24 for exterior wall and roof insulation requirements.
43. A separate permit is required for each building or structure, i.e., fence walls, retaining walls, outdoor or indoor swimming pools/spas, and elevators.
44. Anti-scalding shower and tub valves required, 2013 CPC Section 410.7.
45. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 1/4":12 (2% slope). The landing on an exterior doorway shall not be more than 7.25 below the top of the threshold provided the door, other than an exterior storm or screen door, does not swing over the landing.
46. Foundation walls enclosing a basement shall be dampproofed and/or waterproofed per CBC

Section 1806

- 47. Provide min. 26 ga. galvanized weep screed with minimum 3 1/2" vertical attachment flange at or below the foundation plate line and 4" min. above earth or 2" min. above paved areas. Grade to slope away from building per code req.
48. Chimneys shall extend at least 2 feet higher than any portion of the building within 10 feet but shall not be less than 3 feet above the highest point where the chimney passes through the roof.
49. Walls of fireboxes shall be 10" min. thick; 8" if lined with firebrick. Twelve (12) inch clearance from fire box to combustible face.
50. Provide 4 - No. 4 rebar full height with #2 hoop ties at 18" o.c. with 2 - #2 at offsets. Anchor chimney to building at each ceiling and floor line per UBC Section 2113.
51. All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. The spark arrester shall meet all of the requirements outlined by CBC 2113.9.1.
52. Factory-built fireplaces, chimneys, and other components shall be listed and installed in accordance with their listing and manufacturer instructions to vertical distance, clear distances to combustibles, clear ventilation requirements, etc. with manufacturers requirements.
53. Exterior combustion air ducts shall be listed components of the fireplace, and installed according to the fireplace manufacturer's instructions. (CBC 2111.13.1)
54. Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with the manufacturer's installation instructions. (CMC 802.4.2.4)
55. Anchor veneer to studs with wall ties made of corrosion resistant, and if made of sheet metal, shall have a minimum thickness of 0.030 inch (22 GA) by 1/2 inch or, if of wire, shall have a minimum diameter of 0.148 inch (No. 9 B.W. gage). Wall ties shall be spaced so as to support not more than 2 square feet of wall area but shall not be more than 24 inches on center horizontally. 1/2 inch or, if of wire, shall have a minimum diameter of 0.148 inch (No. 9 B.W. gage). In seismic zones 3 and 4, wall ties shall have a lip or hook on the extended leg that will engage or enclose a horizontal joint reinforcement wire having a diameter of 0.148 inch (No. 9 B.W. gage) or equivalent. The joint reinforcement shall be continuous with wall splices between ties permitted. For min CBC requirements.
56. No trenches or excavations 5' 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 permit shall be obtained prior to commencement of any work. Contact Cal/OSHA at 714-531-4541 for additional information.
57. Contractor shall provide pedestrian protection adjacent to the public way as follows:
Dist. from struct. to Prop Line (SB) Protection
SB<5' Barrier and canopy
SB<= (Int of struct)/4 Barrier and canopy
(Struct ht/2)>SB>= (Struct ht/4) Barrier only
SB>= (Struct ht/2) None
58. When required, fence and canopy to be constructed per CBC 3306.5, 3306.6 and 3306.7
59. Where pedestrian barrier is not required, provide construction fencing for new construction. Fence height to be between 72" and 84" high.
60. Single family dwellings and duplexes are not checked for plumbing, mechanical, and electrical code compliance. These disciplines are subject to field inspection.
61. A licensed surveyor shall complete FEMA elevation certification and submit it to the Building Department Inspector during final inspection.
62. The contractor shall be responsible for all methods and means of construction. All trades to follow industry standards, applicable codes and best practices. Contractor to bring to architect's attention necessary deviations or location of visible control joints, expansion joints etc.
63. Contractor to verify and warrant waterproofing, allowing or exceeding industry standards and best practices, including but not limited to flashing, counterflashing, all head and jamb conditions, gutters, roofing, roof to wall, wall terminations, doors and windows, etc.
64. Provide shop drawings and submittals for all visible finish products.
65. Contractor to provide as-built/record drawings depicting all deviations from drawings and unseen conditions.
66. Contractor shall provide as-built drawings detailing actual locations of concealed work before final inspection.

Security Notes

- All exterior doors or glazing less than 16 ft. above the grade of any adjoining yard, court, passageway, public way, walk, breezeway, patio, planter, porch, adjoining roof, balcony/landing, stair platform or similar area that is accessible by the public shall comply with the following security requirements:
1. A single swinging door, active leaf of a pair of doors and the bottom leaf of Dutch doors shall be equipped with a latch and deadbolt key operated from the outside and operated from the inside by a device not prohibited by Sec. 1008 of the CBC. Single deadbolts shall have a minimum throw of 1" with a minimum 5/8" embedment. Hook or expanding lug deadbolts shall have a minimum throw of 3/4". Bolts of locks which automatically activate two or more deadbolts shall embed 1/2" minimum.
2. Exterior wood doors shall be minimum 1 3/4" thick. Hardware must comply with chapter 10 of the CBC.
3. Panels of wood doors shall be not less than 3/4" thick and not more than 300sq. inches. Siles and rails to be 1 3/8" thick and 3" minimum width.
4. Door hinge pins accessible from the outside shall be of the non-removable type.
5. Door stops of wood jamba on in-swinging doors shall be one piece construction with jamb or joined by rabot.
6. Windows and door lites within 40" of the locking device of the door shall be fully tempered.
7. Overhead and sliding garage doors shall be secured with a cylinder lock, padlock with a hardened steel shackle, or equivalent which will not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 ft. in width.
8. Sliding glass doors and sliding glass windows shall be resistant to forced entry.
9. All glazing where the lowest edge of the material is less than 18" above the walking surface and the exposed glazing material exceeds 9 sq. ft. shall be tempered and as required by the CBC.
10. The strike plate for latches and the holding devices for projecting deadbolts in wood construction shall be secured to the jamb and the wall framing with screws not less than 2 1/2" in length.
11. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.
12. Sliding doors and windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing the moving panel in the closed or partially closed or closed position.

Design/Build Notes

- 1. Provide a complete and fully operational Design/Build electrical installation as required by all applicable codes and the County of Orange Building Department. The subcontractor is responsible for obtaining all agency approvals required prior to the commencement of work.
2. These are design drawings. They are intended to imply a diagrammatic scope of work for use by the appropriate subcontractor in developing a Design/Build bid and installation. Position of fixtures, fittings, and other architectural and visible features are fixed as shown unless a change in position is authorized by the Owner. The subcontractor is responsible for routing of all conduit and position of any other non-visible components for a fully operational, safe and code compliant system.
3. All electrical outlets to be mounted within base board (centered) and all switches at 3'-6" A.F.F. unless otherwise noted.
4. All conduits to be concealed at all walls and surfaces except as otherwise noted.
5. All outlets, switches, thermostats, etc. to be centered and aligned with each other.
6. 40 Lumens/Watt or greater for general lighting in kitchens and rooms with water closets; and recessed ceiling fixtures are IC (insulation cover) approved.
7. All cover plates to be screwless type.
Design/Build Mechanical Notes:
1. Provide a complete and fully operational Design/Build heating installation as required by the project scope of work, by applicable codes and the County of Orange Building Department. The Subcontractor is responsible for obtaining all agency approvals required prior to the commencement of work.
2. These are Design drawings. They are intended to imply a diagrammatic scope of work for use by the appropriate subcontractor in developing a Design/Build bid and installation. Position of grilles, vents, controls and other architectural and visible features are fixed as shown unless a change in position is authorized by the Owner. The Subcontractor is responsible for positioning and routing of all ducts, vents and provision of any other non-visible components for a fully operational, safe and code compliant system.
3. HVAC and hot water system pipe insulation shall comply with T24-2-5312 and Table 2-53E of the energy efficiency standards. Switches and outlets to sign.
4. Air handling duct system shall be constructed, installed, sealed and insulated as specified in Chapter 10 of the State Mechanical Code (Title 24, Part 4) T24-2-5316.
5. All HVAC ductwork shall be run within designated chases and within enclosed attic spaces at the first and second floor ceilings.
6. Mechanical system to conform to the 2013 CMC.
7. Mechanical sub-contractor to size and select FAU based upon heating load summary in the Title 24 report. FAU shall have a min. efficiency of 0.750 AFUE and shall be sized to accommodate other relevant design factors such as air flow requirements, outdoor design temperatures, coil sizing, availability of equipment, over sizing safety margin, etc. FAU shall be listed for installation in attic or in furred space less than 5 ft. in height.
8. Ducts piercing wall between house living area and garage shall be 26 GA. G.I. material in the garage sealed at edges, and no openings into garage.
9. Mechanical ventilation systems for toilet compartments, bathrooms, laundry rooms and similar rooms shall be capable of providing (5) air changes per hour directly to the outside.
10. All HVAC equipment shall be listed by an approved testing agency and be installed in accordance with that listing.
11. Appliances located in a garage which generate a glow, spark or flame shall be installed

with pilots, burners or heating elements at least 18" above the floor.

- 12. Attic furnaces and cooling equipment shall comply with the following:
a. provide attic access 22"x30" min. w/ 30' min. clear head room.
b. have a continuous 24" wide solid floor access path thereto
c. have 30" deep working platform at control side(s)
d. have an electric outlet and a light fixture (controlled by switch of the access point) at the furnace.
13. Provide HEPA filters on each FAU.
14. Heat register to be located as low as possible in walls. Locate in toe kicks at kitchen, bathrooms and where feasible. Final locations and register types to be approved by architect prior to commencement of construction.
15. Custom metal hoods shall be approved by the Mechanical Unit manuf. Submit shop drawings.
16. Coordinate all exposed vents including return air supply with architect prior to construction.

Design/Build Plumbing Notes:

- 1. Provide a complete and fully operational Design/Build plumbing and sewage installation as required by all applicable codes and the County of Orange Building Department. The Subcontractor is responsible for obtaining all agency approvals required prior to the commencement of work.
2. These are Design drawings. They are intended to imply a diagrammatic scope of work for use by the appropriate subcontractor in developing a Design/Build bid and installation. Position of fixtures, trim, fittings, and other architectural and visible features are fixed as shown unless a change in position is authorized by the Owner. The subcontractor is responsible for any upgrading or modifications to the existing plumbing or sewage systems, for routing of all pipes and vents, and position of any other non-visible components for a fully operational, safe and code compliant system.
3. All plumbing fixtures and fittings shall be certified by the California Energy Commission.
4. All fixtures and trim shall conform to the requirements of Title 24.
5. Water heaters which depend on the combustion of fuel for heat shall not be installed in any room used or designed to be used for sleeping purposes, bathroom, clothes closet or other confined space opening into any bathroom or bedroom. Exception: direct vent water heaters.
6. Water heater in garage is to be elevated to a point where the pilot, burner and switches are located a minimum of 18" above the floor.
7. Provide seismic anchorage for the water heater.
8. Provide a pressure and temperature relief valve w/ drain to outside for water heaters.
9. Provide softwater for laundry room and dishwasher.
10. All cleanouts to be coordinated with architect prior to construction.
11. Floor drains in showers shall be square. Finish to match hardware. Submit sample to architect for approval.

National Pollutant Discharge Elimination System

- 1. In Case of Emergency, call Charlie Kinster, Phone # 562.505.5435
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 BMPs for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
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 water may be 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.

Architectural Abbreviations

Table with 3 columns: Abbreviation, Full Name, and Description. Includes ADJ (Adjacent), AFF (Above Finished Floor), BD (Board), BETW (Between), BLKG (Blocking), BM (Beam), CIP (Cast in Place), CL (Control Joint), CLJ (Centerline), CLG (Ceiling), CLR (Clear), COL (Column), CONC (Concrete), CONCT (Construction), CONT (Continuous), CRG (Corrugated), DBL (Double), DIM (Dimension), DN (Down), DR (Door), DTL (Detail), DWG (Drawing), E (Each), ELEV. (Elevation), EL (Electrical), EQ (Equal), EQUIP (Equipment), EXP (Expansion), EXT (Exterior), EX (Existing), FC (Fire Extinguisher Cabinet), FFL (Finish Floor Level), FIN (Finish), FLR (Floor), FLUOR (Fluorescent), FIN (Finish), FO (Face Of), FOS (Face of Stud), FOW (Face of Wall), FOD (Floor Drain), GA (Gauge), GALV (Galvanized), GR (Gypsum Board), GYP BD (Gypsum Board), HC (Hollow Core), HD (Hot Dipped), HM (Hollow Metal), HR (Hour), HT (Height), INS (Insulation), INT (Interior), JT (Joint), LEV (Level), LT (Light), LOC (Location), MAX (Maximum), MECH (Mechanical), MEMB (Membrane), MFR (Manufacturer), MIN (Minimum), MTD (Mounted), MTL (Metal), MOD (Module), MR (Moisture Resistant), GWB (Gypsum Board), NCI (Not in Contract), NO (Number), NEW (New), OC (On Center), OPNG (Opening), OPP (Opposite), PL (Property Line), PLT (Plate), PLY (Plywood), PT (Point), PTD (Painted), RAD (Radius), RD (Roof Drain), RE (Refer to), RES (Resistant), RESL (Resilient), RECD (Required), RGD (Rigid), RM (Room), RO (Rough Opening), ROD (Rolling Overhead Door), RWL (Rain Water Litter), SC (Solid Core), SCHED (Schedule), SECT (Section), SH (Sheet), SIM (Similar), SKD. GD. (Skid Guard), ST. STL. (Stainless Steel), STRUCT (Structural), SUS (Suspended), THK (Thick), THRU (Through), T.O. (Top Of), TYP (Typical), UNO (Unless Noted Otherwise), VEN (Veneer), VERIFY (Verify), VES (Vestibule), W/ (With), WD (Wood), WP (Waterproof), WR (Water Resistant), WT (Weight).

Architectural Symbols

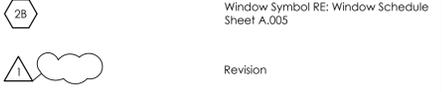
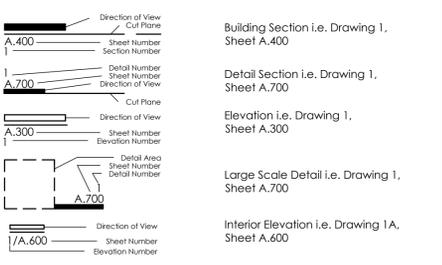
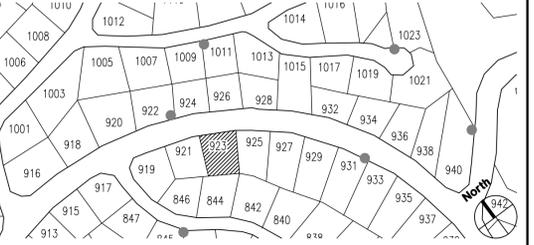


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Vicinity Map



Project Data

Table with Project Data: Owner: Charlie & Linda Kinster; Project Address: 923 Emerald Bay Laguna Beach, CA 92651; Legal Description: Lot: 73 Tract: 1092 APN: 053-023-03; Project Description: <10% Remodel/Addition; Project Contact: Scott Laidlaw - Laidlaw Schultz Architects; Structural Engineer: Shehzad Khalifa - SKA; T24: Paul Kandorian - Southland Energy Consultants.

Table with Square Footage: Existing, Demo, Addition, Total, Remodel % Calculation. Total: 4,974 s.f.

Table with Deck Area: Deck Cantilevered, Deck Supported, Deck Total.

Table with Lot Area, Lot Coverage, Total Roof Area.

Table with Project Site Zone, Construction, Occupancy/Construction, Parking.

Table with Number of Stories, Fire Sprinklers.

Note: All non-compliant plumbing fixtures shall be replaced with water conserving plumbing fixtures as required by Senate Bill 407.

List of Drawings

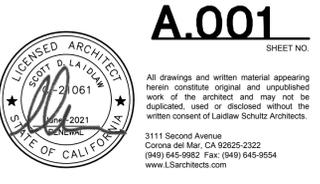
Table with List of Drawings: Architectural (A.001, A.100, A.200-202, A.203, A.300-301), General Notes, Site Plan, Floor Plans, Roof Plan, Elevations.

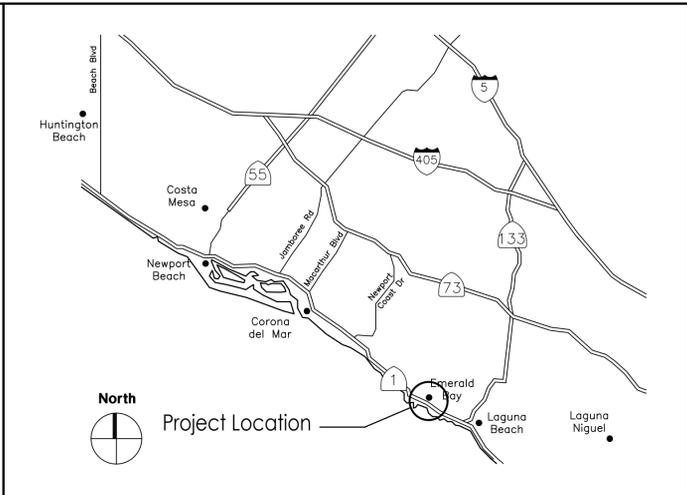
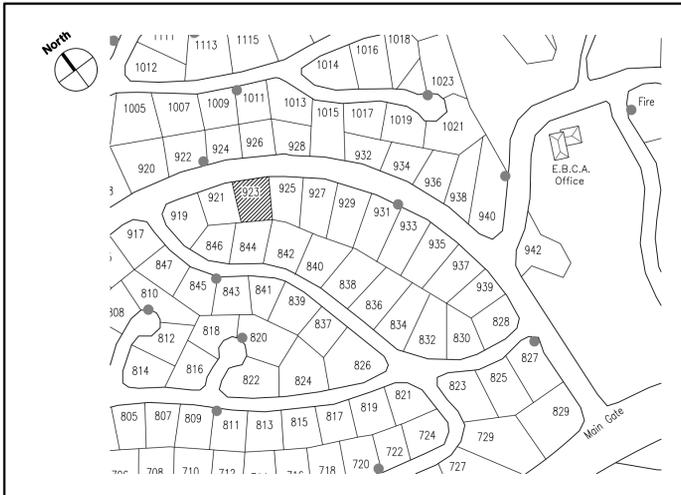
Table with Civil (Cv), Topographic Survey (TP-01).



Kinster Residence 923 Emerald Bay, CA Laguna Beach, CA

Table with DRAWING DESCRIPTION: General Notes, DATE, ISSUE/REVISION, REVIEW. Includes dates from 04.08.2015 to 11.21.2019 and reviewers like EB Concept, EB Preliminary, etc.





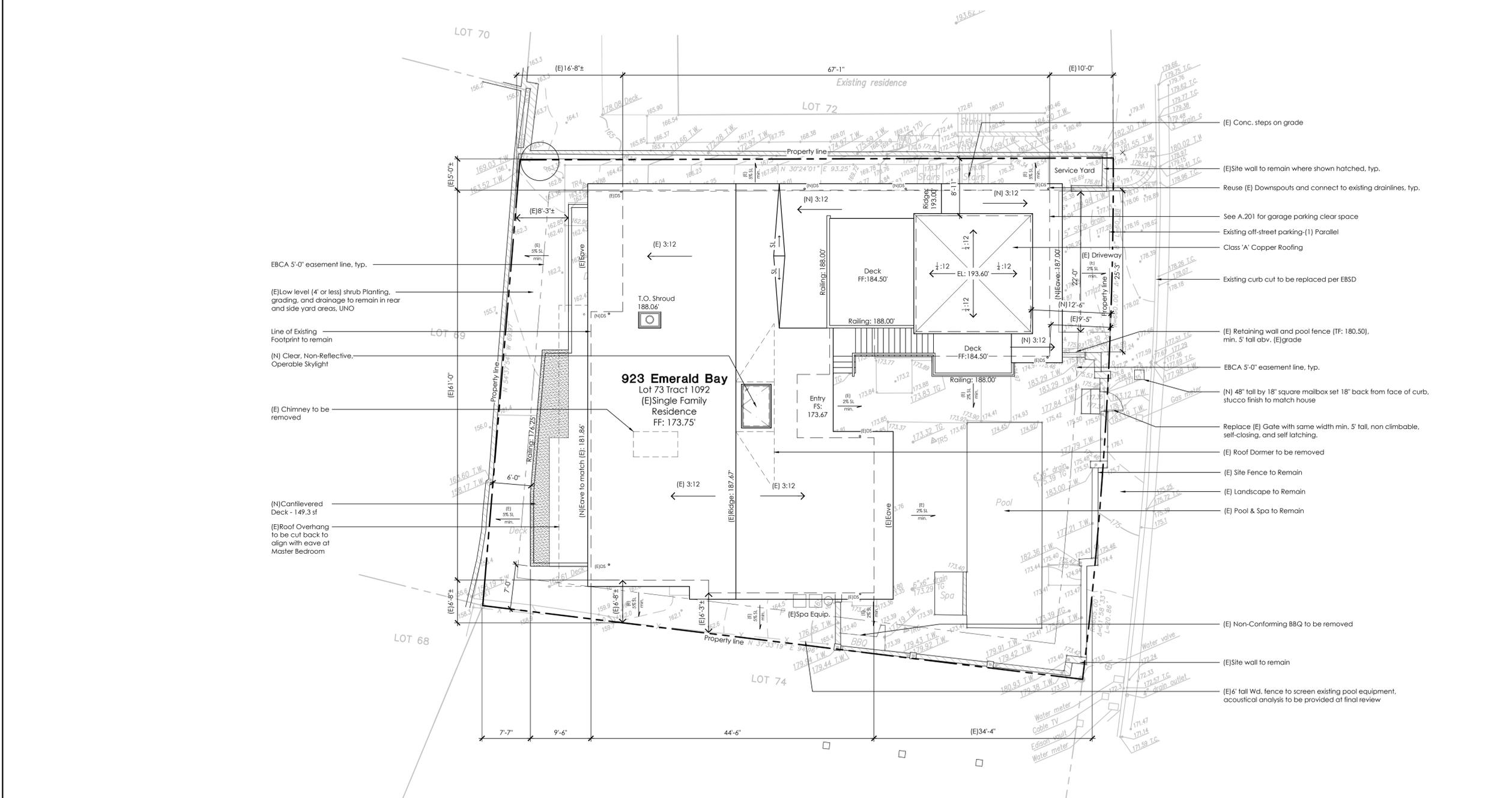
1. Roof nailing minimum requirements:
 - a. 11 Ga. corrosion resistant 3/4" into sheathing per UBC Table 15-D-1
 - b. All roof fasteners shall be installed per manufacturer's instructions. Fasteners to resist wind loads for winds over 80 mph.
2. Class 'A' roof covering
3. Roofing shall be fire-stopped at eave ends to preclude entry of flame or embers under the roofing materials.
4. Provide approved backwater drainage valve for fixtures located below the elevation of next upstream manhole cover. Fixtures above this elevation shall not discharge through valve.
5. Provide 6" house street number visible and legible from street. Numbers shall be of non-combustible materials in Special Fire Protection Areas. O.C. Bldg. Ord. No. 03-003.
6. All roofs to have gutters and downspouts
7. All downspouts and area drains to be connected to solid drainlines and conveyed to street.
8. Provide 2% slope grade away from structures within 5'-0" of structure. Existing drainage to remain U.N.O.
9. Existing exterior lighting and irrigation to remain
10. Any damaged landscape to be replaced in kind.
11. 5% Slope away from Building & 2% Slope for main drain to public street



2 Fire Hydrant Map ● Denotes Fire Hydrant Location Scale: 1" = 200'

3 Project Location

4 General Site Notes



DATE	ISSUE/REVISION	REVIEW
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1 Site/Roof Plan

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

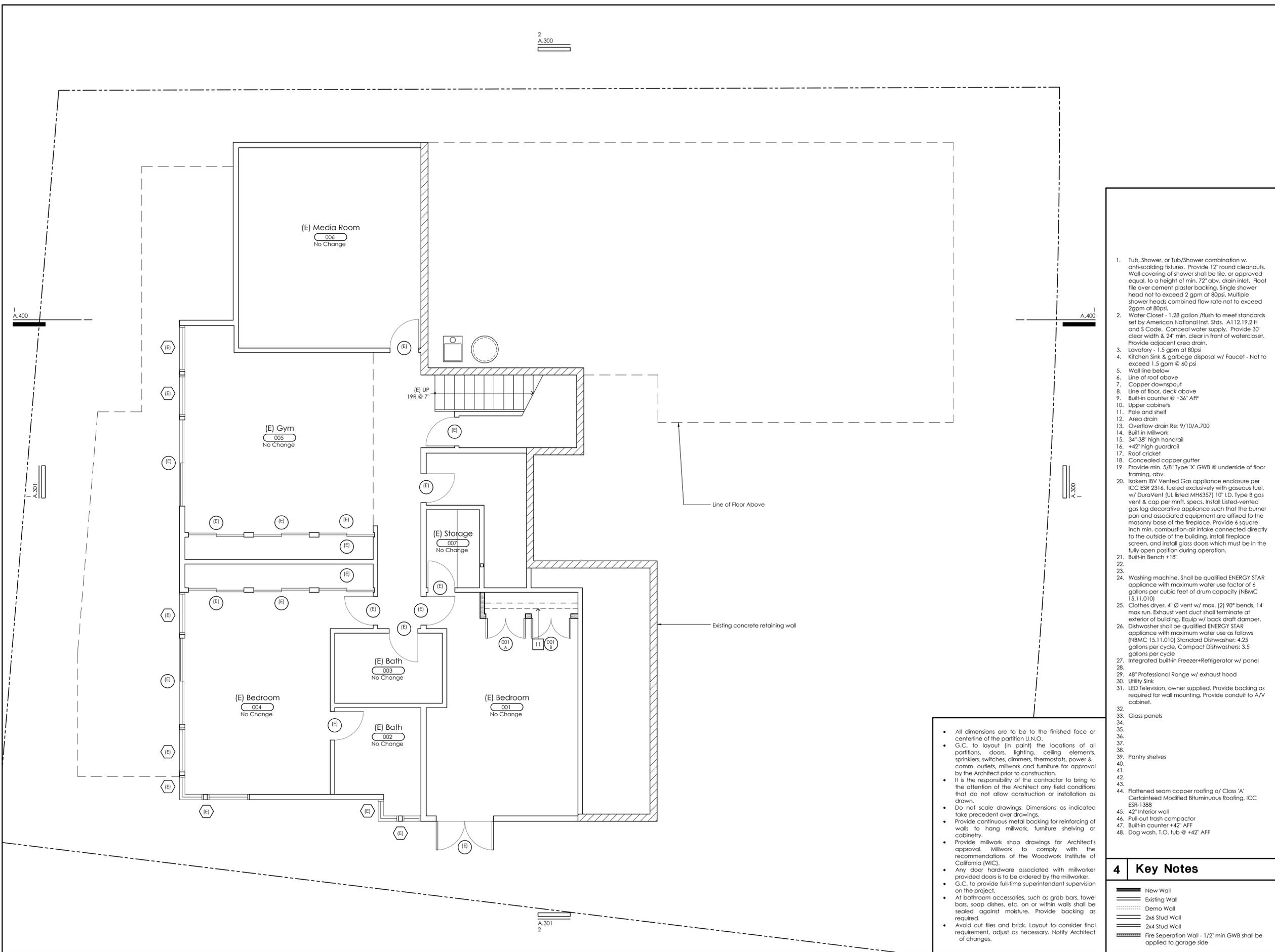
A.100 SHEET NO.

LICENSED ARCHITECT
BOB D. LAIDLAW
2021
STATE OF CALIFORNIA

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2
A.300



1. Tub, Shower, or Tub/Shower combination w. anti-scalding fixtures. Provide 12" round cleanouts. Wall covering of shower shall be tile, or approved equal, to a height of min. 72" abv. drain inlet. Floor tile over cement plaster backing. Single shower head not to exceed 2 gpm at 80psi. Multiple shower heads combined flow rate not to exceed 2gpm at 80psi.
2. Water Closet - 1.28 gallon /flush to meet standards set by American National Inst. Stds. A112.19.2 H and S Code. Conceal water supply. Provide 30" clear width & 24" min. clear in front of watercloset. Provide adjacent area drain.
3. Lavatory - 1.5 gpm at 80psi
4. Kitchen Sink & garbage disposal w/ Faucet - Not to exceed 1.5 gpm @ 60 psi
5. Wall line below
6. Line of roof above
7. Copper downspout
8. Line of floor, deck above
9. Built-in counter @ +36" AFF
10. Upper cabinets
11. Pole and shelf
12. Area drain
13. Overflow drain Re: 9/10/A.700
14. Built-in Millwork
15. 34"-38" high handrail
16. +42" high guardrail
17. Roof cricket
18. Concealed copper gutter
19. Provide min. 5/8" Type 'X' GWB @ underside of floor framing, abv.
20. Isokern BV Vented Gas appliance enclosure per ICC ESR 2316, fueled exclusively with gaseous fuel, w/ DuraVent (UL listed MH6357) 10" I.D. Type B gas vent & cap per mnft. specs. Install listed-vented gas log decorative appliance such that the burner pan and associated equipment are affixed to the masonry base of the fireplace. Provide 6 square inch min. combustion-air intake connected directly to the outside of the building. install fireplace screen, and install glass doors which must be in the fully open position during operation.
21. Built-in Bench +18"
- 22.
- 23.
24. Washing machine. Shall be qualified ENERGY STAR appliance with maximum water use factor of 6 gallons per cubic feet of drum capacity (NBMC 15.11.010)
25. Clothes dryer. 4" Ø vent w/ max. (2) 90° bends. 14' max run. Exhaust vent duct shall terminate at exterior of building. Equip w/ back draft damper. Dishwasher shall be qualified ENERGY STAR appliance with maximum water use as follows (NBMC 15.11.010) Standard Dishwasher: 4.25 gallons per cycle, Compact Dishwashers: 3.5 gallons per cycle
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- 28.
29. 48" Professional Range w/ exhaust hood
30. Utility Sink
31. LED Television, owner supplied. Provide backing as required for wall mounting. Provide conduit to A/V cabinet.
- 32.
33. Glass panels
- 34.
- 35.
- 36.
- 37.
- 38.
39. Pantry shelves
- 40.
- 41.
- 42.
- 43.
44. Flattened seam copper roofing o/ Class 'A' Certainteed Modified Bituminous Roofing, ICC ESR 1388
45. 42" Interior wall
46. Pull-out trash compactor
47. Built-in counter +42" AFF
48. Dog wash, T.O. tub @ +42" AFF



PROJECT
Kinstler Residence
923 Emerald Bay
Laguna Beach, CA

DRAWING DESCRIPTION

Floor Plans

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- Avoid cut tiles and brick. Layout to consider final requirement, adjust as necessary. Notify Architect of changes.

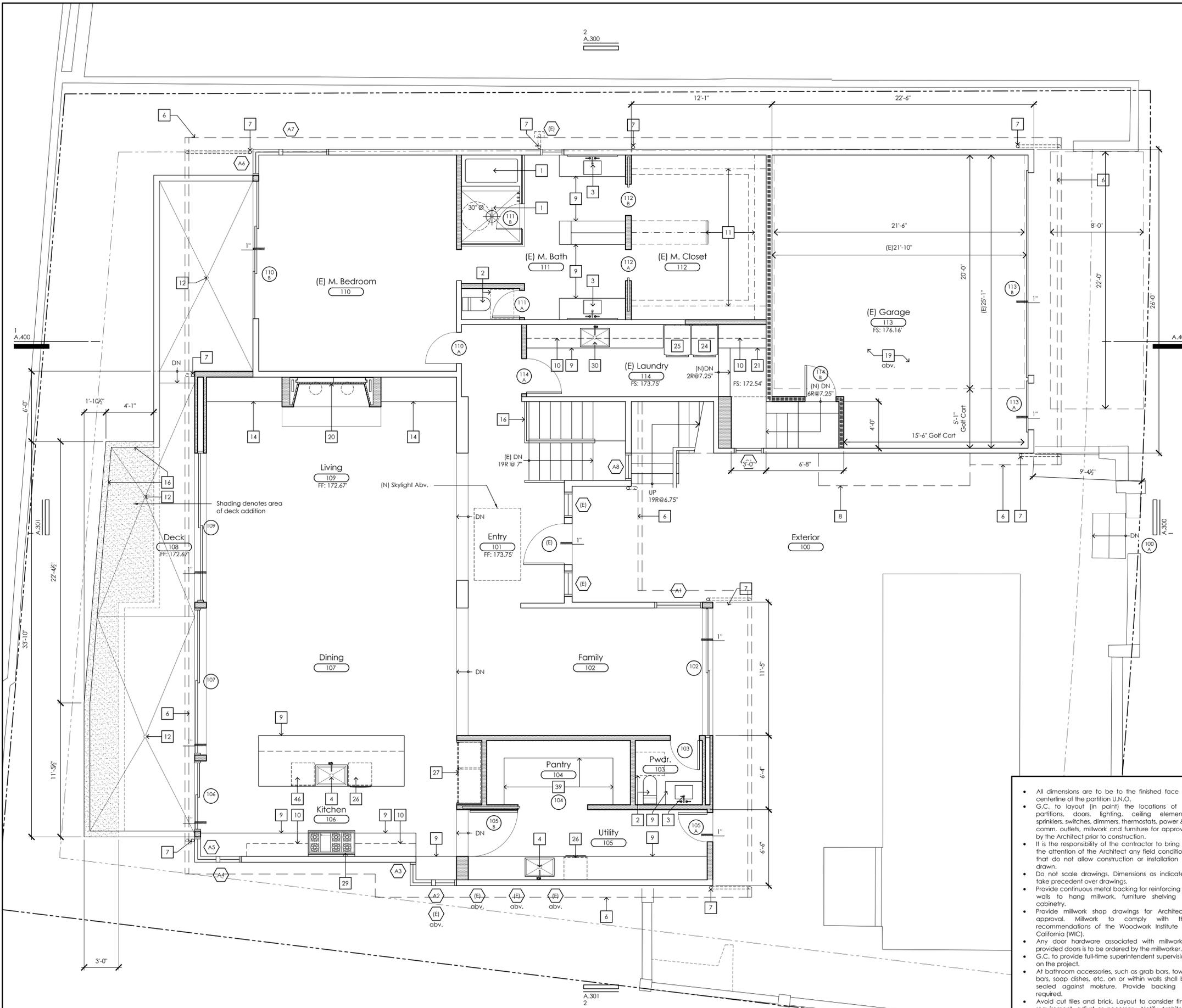
4 Key Notes

- New Wall
- Existing Wall
- Demo Wall
- 2x4 Stud Wall
- 2x4 Stud Wall
- Fire Separation Wall - 1/2" min GWB shall be applied to garage side

A.200 SHEET NO.

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17. Roof cricket
18. Concealed copper gutter
19. Provide min. 5/8" Type 'X' GWB @ underside of floor framing, abv.
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21. Built-in Bench +18"
- 22.
- 23.
24. Washing machine. Shall be qualified ENERGY STAR appliance with maximum water use factor of 6 gallons per cubic feet of drum capacity (NBMC 15.11.010)
25. Clothes dryer. 4" Ø vent w/ max. (2) 90° bends. 14' max run. Exhaust vent duct shall terminate at exterior of building. Equip w/ back draft damper. Dishwasher shall be qualified ENERGY STAR appliance with maximum water use as follows (NBMC 15.11.010) Standard Dishwasher: 4.25 gallons per cycle, Compact Dishwashers: 3.5 gallons per cycle
27. Integrated built-in Freezer+Refrigerator w/ panel
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39. Pantry shelves
- 40.
- 41.
- 42.
- 43.
44. Flattened seam copper roofing o/ Class 'A' Certainteed Modified Bituminous Roofing, ICC ESR 1389
45. 42" Interior wall
46. Pull-out trash compactor
47. Built-in counter +42" AFF
48. Dog wash, T.O. tub @ +42" AFF

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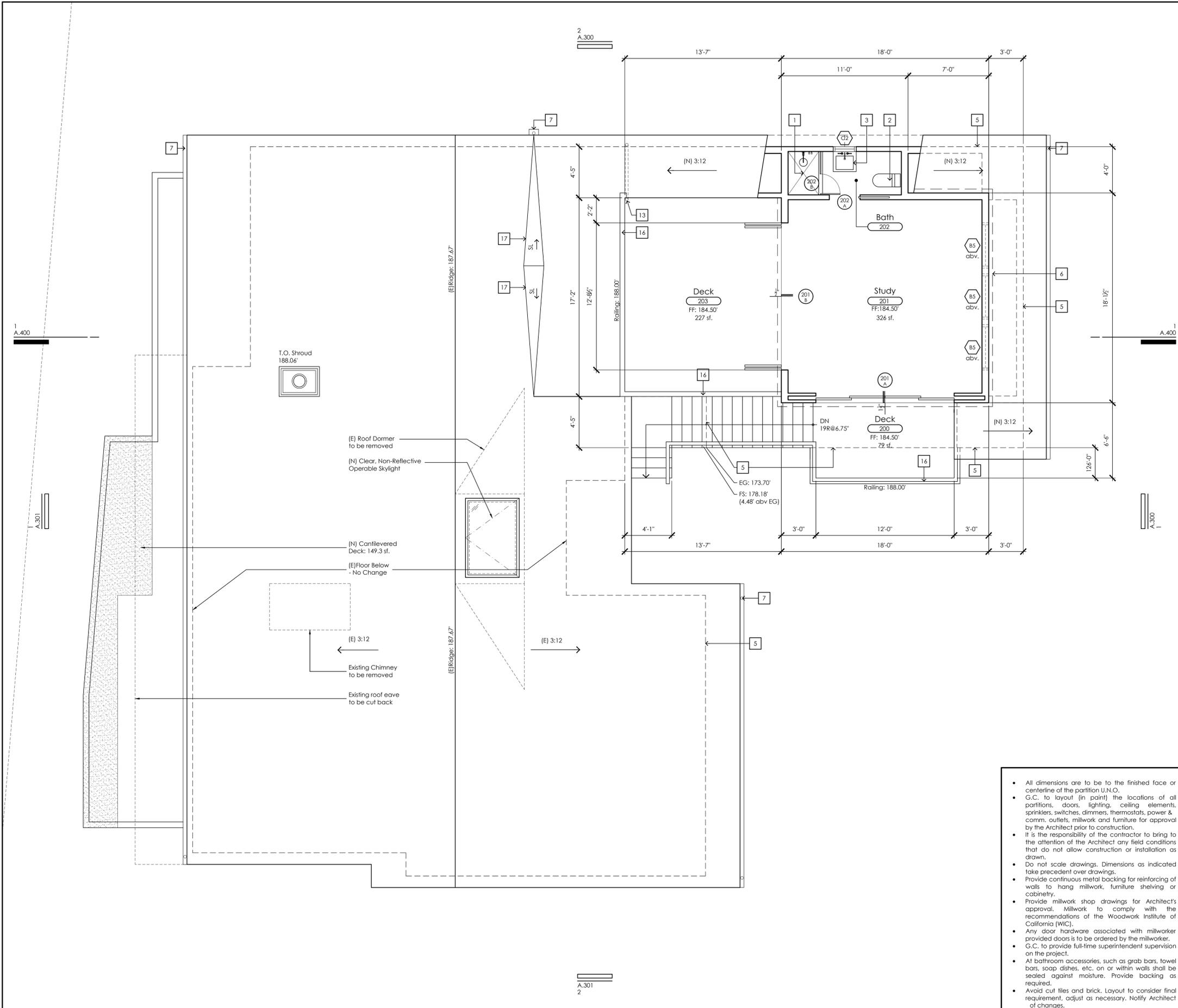
4 Key Notes

- New Wall
- Existing Wall
- - - Demo Wall
- 2x6 Stud Wall
- 2x4 Stud Wall
- Fire Separation Wall - 1/2" min GWB shall be applied to garage side

PROJECT
Kinster Residence
923 Emerald Bay
Laguna Beach, CA

DRAWING DESCRIPTION
Floor Plans

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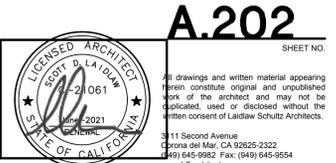
4 Key Notes

- New Wall
- Existing Wall
- - - - - Demo Wall
- 2x6 Stud Wall
- 2x4 Stud Wall
- Fire Separation Wall - 1/2" min GWB shall be applied to garage side

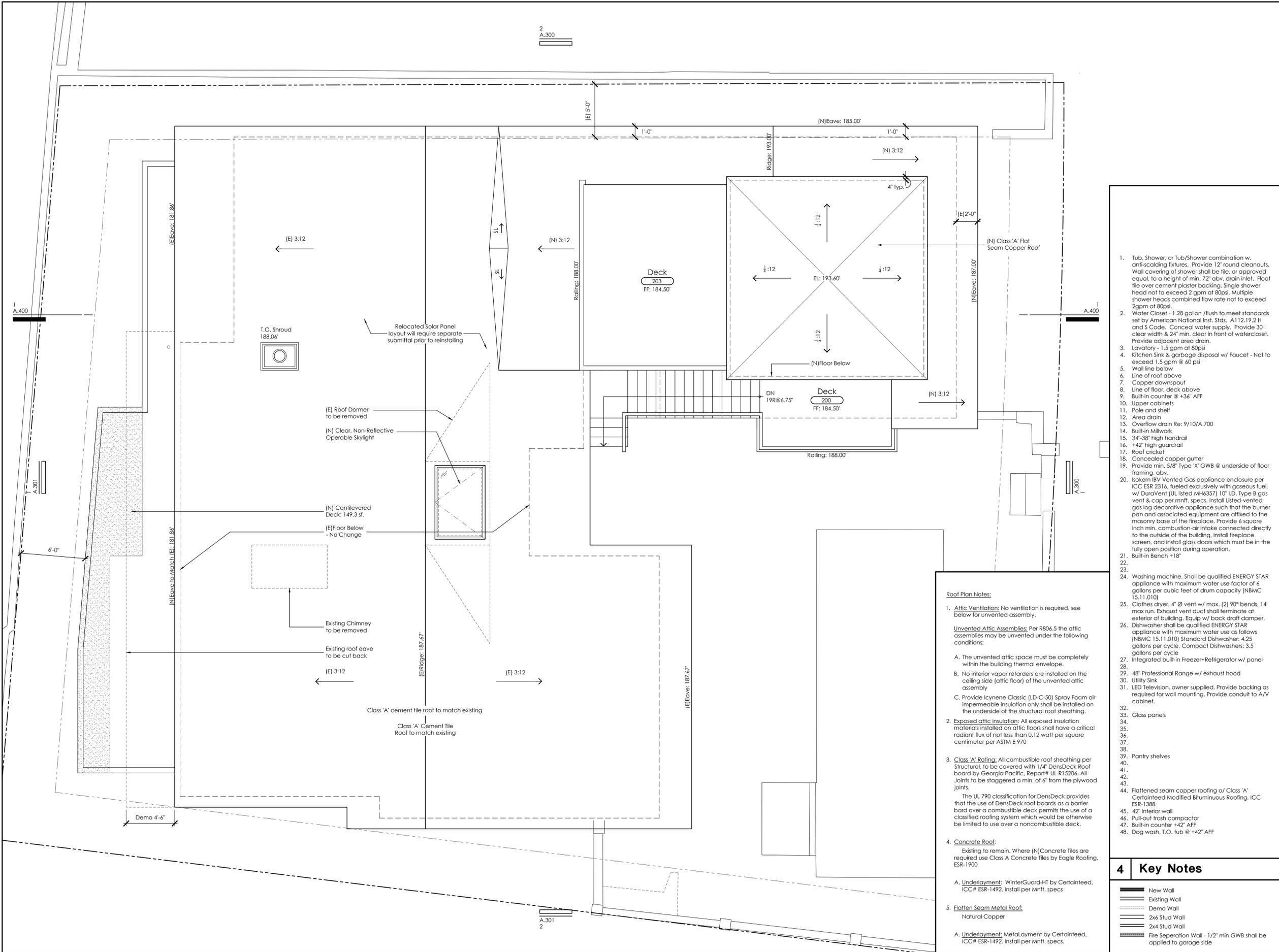
PROJECT
Kinstler Residence
 923 Emerald Bay
 Laguna Beach, CA

DRAWING DESCRIPTION
Floor Plans

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A.202
 SHEET NO.



1. Tub, Shower, or Tub/Shower combination w. anti-scalding fixtures. Provide 12" round cleanouts. Wall covering of shower shall be tile, or approved equal, to a height of min. 72" abv. drain inlet. Floor tile over cement plaster backing. Single shower head not to exceed 2 gpm at 80psi. Multiple shower heads combined flow rate not to exceed 2gpm at 80psi.
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- 23.
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44. Flattened seam copper roofing o/ Class 'A' Certainteed Modified Bituminous Roofing, ICC ESR-1389
45. 42" interior wall
46. Pull-out trash compactor
47. Built-in counter +42" AFF
48. Dog wash, T.O. tub @ +42" AFF

Roof Plan Notes:

1. Attic Ventilation: No ventilation is required, see below for unvented assembly.
Unvented Attic Assemblies: Per R806.5 the attic assemblies may be unvented under the following conditions:
A. The unvented attic space must be completely within the building thermal envelope.
B. No interior vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly
C. Provide Icynene Classic (LD-C-50) Spray Foam air impermeable insulation only shall be installed on the underside of the structural roof sheathing.
2. Exposed attic insulation: All exposed insulation materials installed on attic floors shall have a critical radiant flux of not less than 0.12 watt per square centimeter per ASTM E 970
3. Class 'A' Rating: All combustible roof sheathing per Structural, to be covered with 1/4" DensDeck Roof board by Georgia Pacific, Report# UL R15206. All joints to be staggered a min. of 6" from the plywood joints.
The UL 790 classification for DensDeck provides that the use of DensDeck roof boards as a barrier board over a combustible deck permits the use of a classified roofing system which would be otherwise be limited to use over a noncombustible deck.
4. Concrete Roof:
Existing to remain. Where (N)Concrete Tiles are required use Class A Concrete Tiles by Eagle Roofing, ESR-1900
A. Underlayment: WinterGuard-HT by Certainteed, ICC# ESR-1492. Install per Mnff. specs
5. Flatten Seam Metal Roof:
Natural Copper
A. Underlayment: Metalayment by Certainteed, ICC# ESR-1492. Install per Mnff. specs.

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- 4 Key Notes**
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2 Roof Notes

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

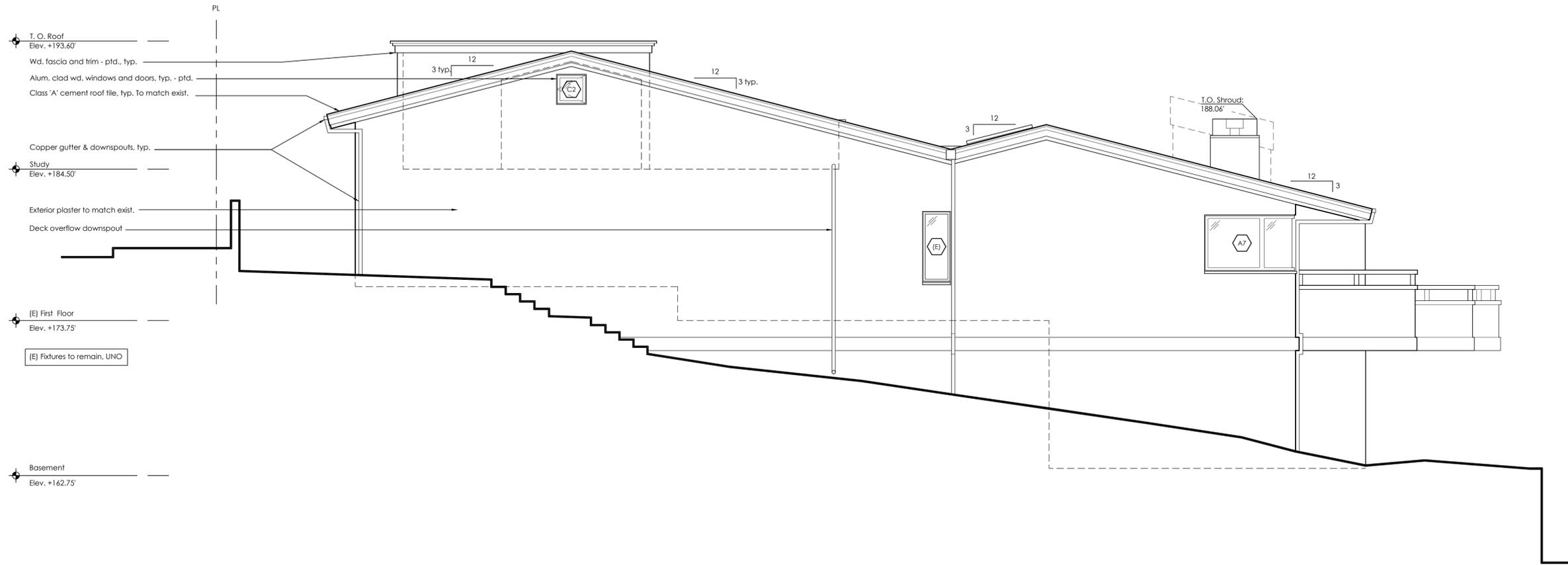
3 Legend

1 Roof Plan

A.203
SHEET NO.

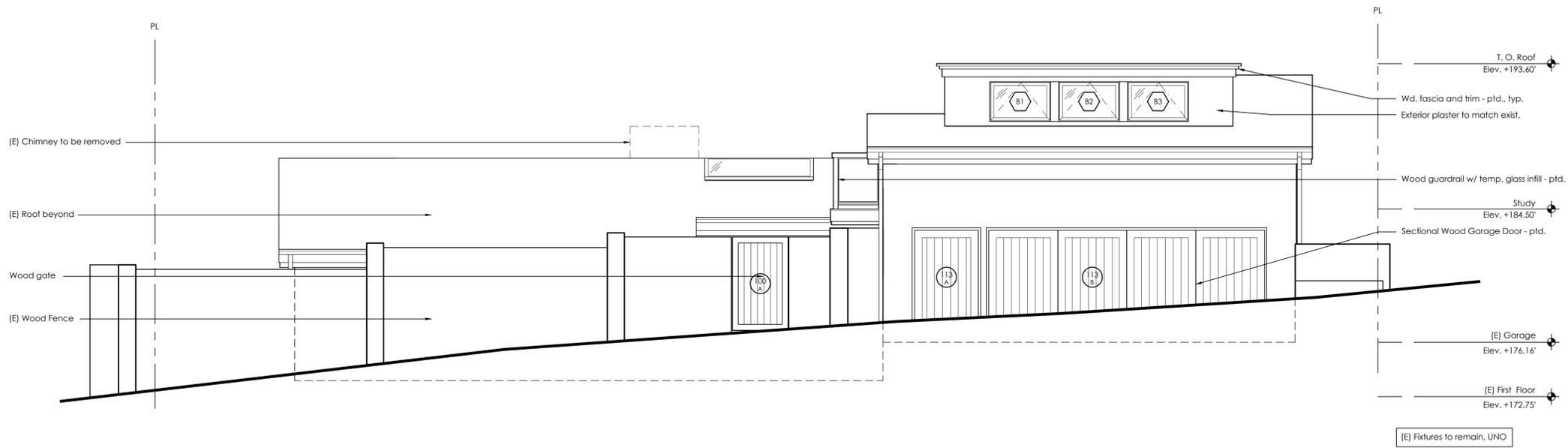
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2 West Elevation

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



1 North Elevation

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

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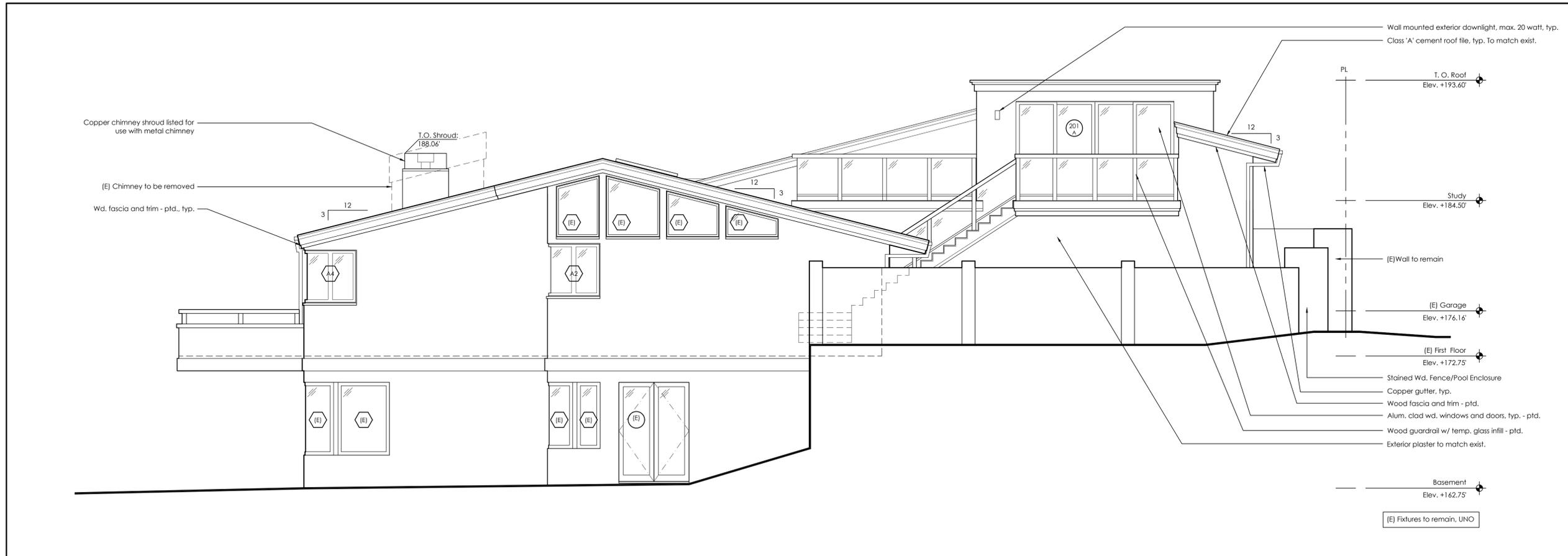
Elevations

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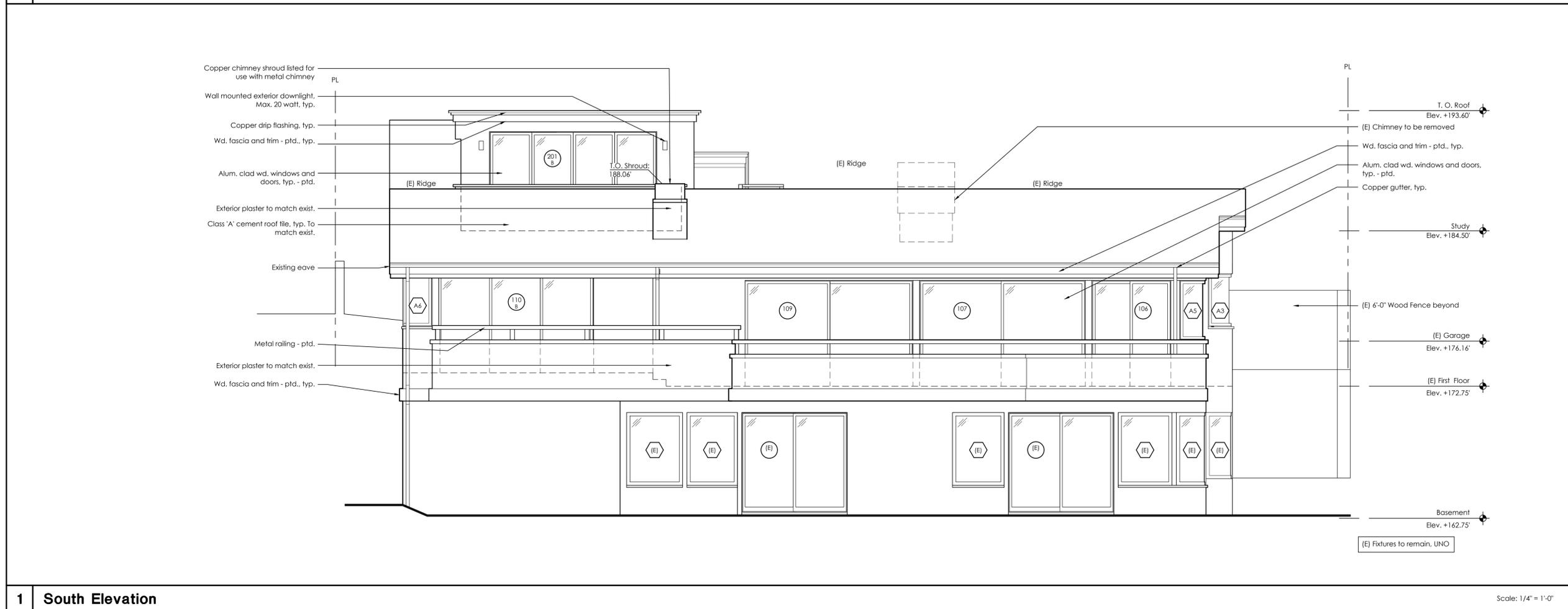
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2 East Elevation

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



1 South Elevation

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

PROJECT
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 Laguna Beach, CA

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