General Notes

1. All construction shall be completed in full compliance with the 2019 California Building Code (CBC),Electrical (CEC), Energy (T24-6), 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 Contractors 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.
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 initiating, 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 owner will pay for the building permit and attached fees; charges, fees 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 protection against 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 15# felt underlayment. Provide shower specifications per the highest industry standards. Where showers are flush with floor provide Schluter shower system for waterproofing and drainage.
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: 2"x4" is 14 ft. and 2"x6" 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 furred spaces, at 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 run and between studs along and in line with the run of stairs if the walls under the stairs are unfinished. 4. In openings around vents, pipes, ducts, chimneys, fireplaces and sim. openings which afford a passage for fire at 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-resistive floors, there shall be no space which will exceed 100 sq.ft.
21. Provide access and ventilation in accordance with CBC Section 2317.7 and as shown on the drawings to crawl spaces and plumbing confirming location with the architect prior to 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 ventilation as required by the California Plumbing Code. Cleanout to be located in inconspicuous locations and coordinate with architect prior to installation.
24. All metal flashing, gutters and downspouts shall be constructed from min. 16 oz. 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 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. Final window and glass product to be verified with Title 24 requirements prior to purchase.
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 openable 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 2406.4 shall be safety 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 UBC Standard No. 24-2. Polished wire glass complying with Part II of UBC Standard No. 24-2 may be used in fire assemblies and in locations specified in UBC Section 2406.4 Items 6 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, hallways giving access to 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 informtion for all features, 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. Subcontractor shall provide future allowance for solar panel installation, including conduit runs, etc. as would be required.
41. Temporary ingress-egress, stockpiling materials, landscaping, drive approaches and/or utility installation within public right of way requires an encroachment permit from the associated property permits division.
42. Provide insulation at all interior walls, provide closed cell Insulation at all floor/ceilings. Refer to T-24 for exterior wall and roof insulation requirements. At non-vented ceilings (both pitched and flat) and attics provide closed cell spray foam insulation.
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. UPC Section 410.7.
45. There shall be a floor or landing on each side of a 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 at an exterior doorway shall not be more than 7.75" below the top of the threshold, provided the door, other than an exterior storm or screen door, does not swing over the landing. 1½" maximum if the door does 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.
51. 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.
52. All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrestor. The spark arrestor shall meet all of the requirements outlined by CBC 2113.9.1.
53. Factory-built fireplaces, chimneys, and other components shall be listed and installed in accordance with their listing and manufacturer instructions.
54. Exterior combustion air ducts shall be listed components of the fireplace, and installed according to the fireplace manufacturer's instructions. (CBC 2111.13.1)
55. 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)
56. 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 ¾ 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. 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 butt splices between ties permitted. Per min CBC requirements.

   With wood stud backing, a 2-inch by 2-inch (51 by 51 mm) 0.0625-inch (1.59 mm) zinc-coated or metalic coated wire mesh with two layers of water-resistive barrier in accordance with Section 1404.2 shall be applied directly to wood studs spaced a maximum of 16 inches (406 mm) o.c. On studs, the mesh shall be attached with 2-inch-long (51 mm) corrosion-resistant steel wire furring nails at 4 inches (102 mm) o.c. providing a minimum 1.125-inch (29 mm) penetration into each stud and with 8d common nails at 8 inches (203 mm) o.c. into top and bottom plates or with equivalent wire ties. There shall be not less than a 0.1055-inch (2.68 mm) zinc-coated or nonmetallic coated wire, or approved equal, attached to the stud with a minimum of an 8d (0.120 in. diameter) annular threaded nail for every 2 square feet (0.2 m2) of stone veneer. This tie shall be a loop having legs not less than 15 inches (381 mm) in length, so bent that it will lie in the stone veneer mortar joint. The last 2 inches (51 mm) of each wire leg shall have a right-angle bend. One-inch (25 mm) minimum thickness of cement grout shall be placed between the backing and the stone veneer.

   Slab-type veneer units not exceeding 2 inches (51 mm) in thickness shall be anchored directly to masonry, concrete or stud construction. For veneer units of marble, travertine, granite or other stone units of slab form ties of corrosion-resistant dowels in drilled holes shall be located in the middle third of the edge of the units, spaced a maximum of 24 inches (610 mm) apart around the periphery of each unit with not less than four ties per veneer unit. Units shall not exceed 20 square feet (1.9 m2) in area. If the dowels are not tight fitting, the holes shall be drilled not more than 0.063 inch (1.6 mm) larger in diameter than the dowel, with the hole countersunk to a diameter and depth equal to twice the diameter of the dowel in order to provide a tight-fitting key of cement mortar at the dowel location when the mortar in the joint has set. Veneer ties shall be corrosion-resistant metal capable of resisting, in tension or compression, a force equal to two times the weight of the attached veneer. If made of sheet metal, veneer ties shall be not smaller in area than 0.0336 by 1 inch (0.853 by 25 mm) or, if made of wire, not smaller in diameter than 0.1483-inch (3.76 mm) wire.

   Provide bituthene behind and against plywood where mechanical attachments will occur Fill penetrations w/ Rain Buster 900 by Top Industrial Inc.
57. 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).
58. 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< (ht of struct/4)	Barrier and canopy
(Struct ht/2)>SB>(Struct ht/4)	Barrier only
SB>(Struct ht/2)	None

59. When required, fence and canopy to be constructed per CBC 3306.5, 3306.6 and 3306.7
60. Where pedestrian barrier is not required, provide construction fencing for new construction. Fence height to be between 72" and 84" high.
61. Where single family dwellings and duplexes have not been checked for plumbing, mechanical, and electrical code compliance, these disciplines are subject to field inspection. Installation and equipment shall meet CBC, CPC, CMC, CEC code requirements.
62. A licensed surveyor shall complete FEMA elevation certificate and submit it to the Building Department Inspector during final inspection.
63. 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 architects attention necessary deviatios or disruption to visible control joints, expansion joint etc. prior to installation.
64. Contractor to verify and warrant waterproofing, following or exceeding industry standards and best practices, including but not limited to flashing, conterflashing, sill head and jamb conditions, gutters, roofing, roof to wall, wall terminations, doors and windows, building skin, etc.
65. Provide shop drawings and submittals for all visible finish products.
66. Contractor to provide as-built/record drawings depicting all deviations from drawings and unseen conditions.
67. Contractor shall provide as-built drawings detailing actual locations of concealed work before final inspection.
68. Obtain fire sprinkler permit prior to calling for roof sheathing inspection.
69. All stairways shall have an illumination level on tread runs of not less than 1 foot candle (11 lux). CBC 1205.4

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 tread, 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. Straight 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 1¾" thick. Hardware must comply with chapter 10 of the CBC.
3. Panels of wood doors shall be not less than 9⁄16" thick and not more than 300sq. inches. Stiles and rails to be 1⅜" 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 jambs on in-swinging doors shall be one piece construction with jamb or joined by rabbet.
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 when 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 open position.

National Pollutant Discharge (Elimination System)

1. Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
2. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
3. Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
4. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
5. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
6. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
7. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharge of material, other than stormwater, only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
8. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, lime, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing.
9. 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 onto areas where impounded water creates a hazardous condition.
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
16. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
17. Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
18. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

This project shall comply with the following state codes and all local amendments:

- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Electrical Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Fire Code
- 2019 California Energy Efficiency Standards Code
- 2019 California Green Building Standards Code (CALGreen)

Applicable Codes

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

Architectural Abbreviations

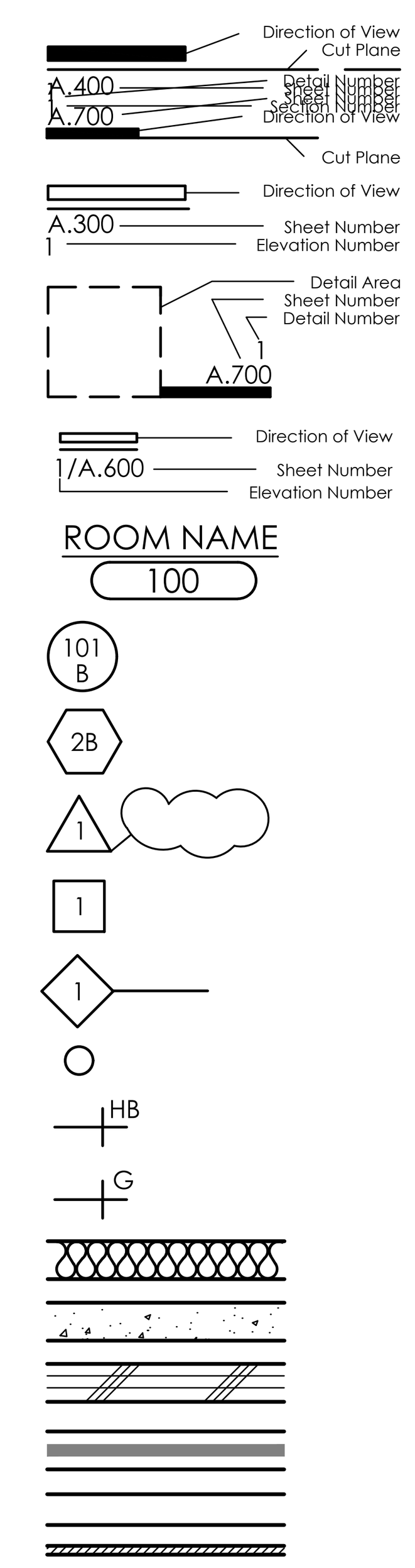
Project Address:	522 Emerald Bay, Laguna Beach, CA 92651
Legal Description:	APN: 053-081-05 Track: 1108 BLK LOT 26
Project Description:	New Single Family Residence
Owner:	Sonny and Jennifer Lulla
Design Professional in Responsible Charge:	Craig Schultz - Laidlaw Schultz Architects 3111 Second Ave Corona Del Mar, CA 92625 Phone: 949.645.9982 Fax: 949.645.9554 E-mail: CSchultz@LSarchitects.com
Occupancy:	Group R-3/U
Zoning District:	R-3
Construction:	Type V-B
Number of Stories:	2

Area of Structure:

	Existing	New	Demo	Total
First Floor	494.2sf	0sf	0sf	494.2sf
Second Floor	1,646.3sf	0sf	0sf	1,646.3sf
Total Living				2,140.5sf
Garage	402.3sf			402.3sf
Deck/Terrace	450.7sf	344.8sf	24.8sf	770.7sf

Total Structure:	
Lot Area:	6,138 s.f.
Lot Coverage:	2388.5/6138.0 = 38.9% < 40% so ok
Parking:	2 Total: 2 Covered, 1 Off-Street

Project Data



Building Section i.e. Drawing 1, Sheet A.400	
Detail Section i.e. Drawing 1, Sheet A.700	
Elevation i.e. Drawing 1, Sheet A.300	
Large Scale Detail i.e. Drawing 1, Sheet A.402	
Interior Elevation i.e. Drawing 1A, Sheet A.600	
Room Number	
Door Symbol RE: Door Schedule Sheet A.002	
Window Symbol RE: Window Schedule Sheet A.002	
Keynote	
Wall type	
Floor Drain	
Hose Bib	
Gas	
Batt Insulation	
Concrete	
Plywood	
One Hour Wall	
Stud Wall	
Stone, Tile, or Brick Veneer	

Architectural Symbols

Table of Contents

LS architects
LAIDLAW SCHULTZ

PROJECT

Lulla Residence
522 Emerald Bay
Laguna Beach CA, 92651

DRAWING DESCRIPTION
General Notes

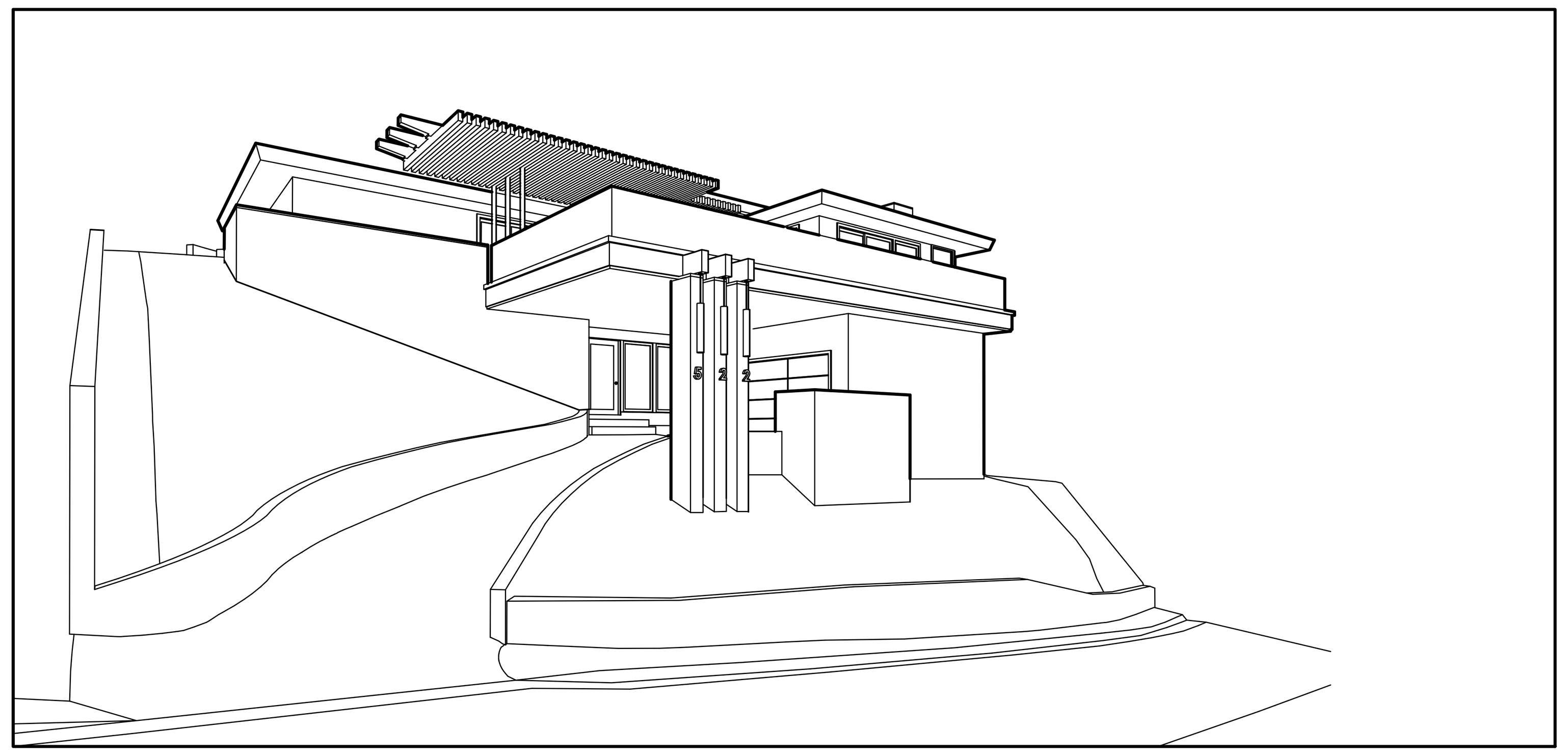
DATE	ISSUE/REVISION	REVIEW
-	-	-
2020.06.04	**Emerald Bay Final**	**CNS**
2020.06.12	**OC Planning**	**CNS**

A.001

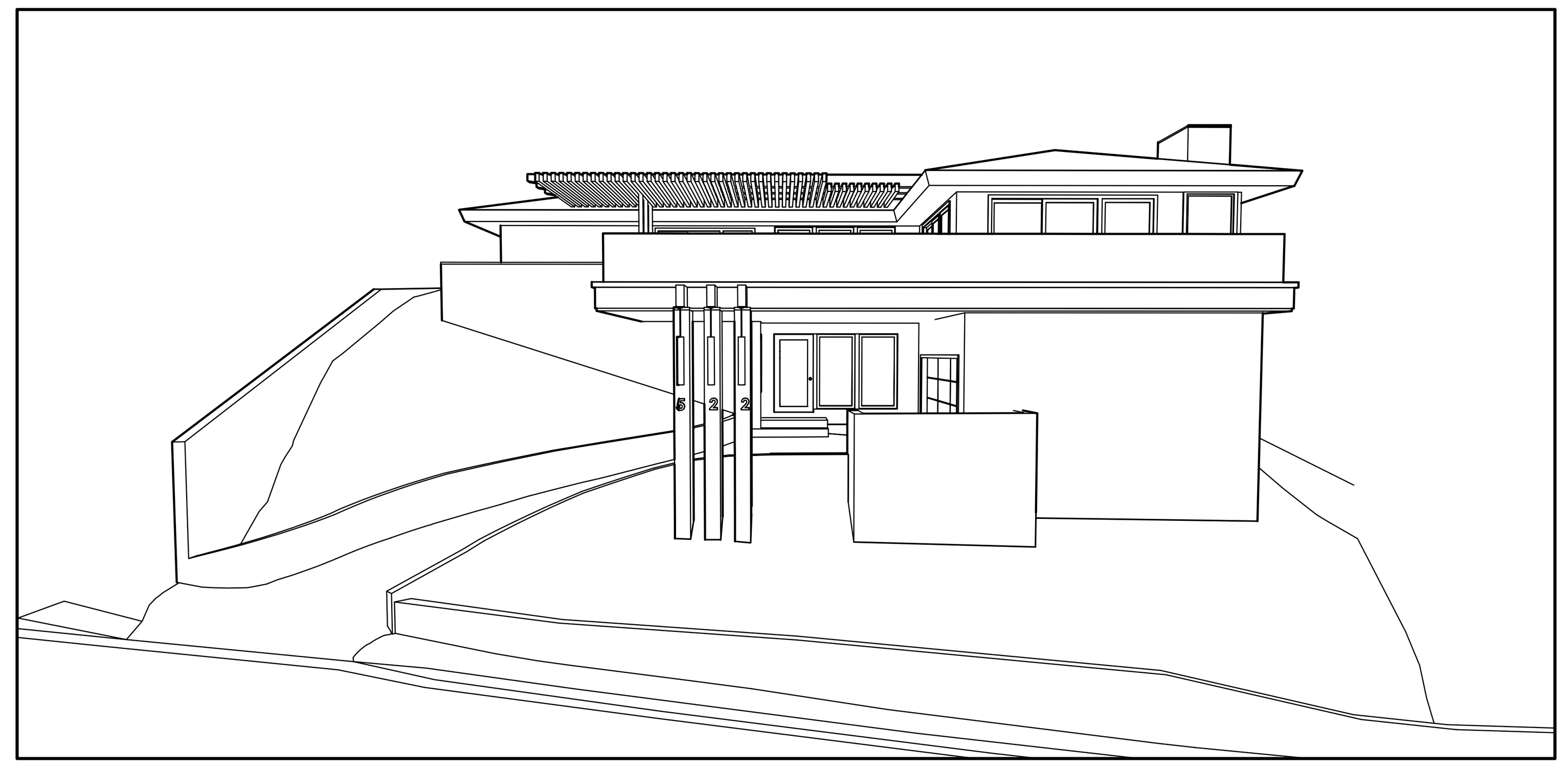
SHEET NO.

LICENSED ARCHITECT · C. N. SCHULTZ · RENEWAL · STATE OF CALIFORNIA

3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-9982 Fax: (949) 645-9554
www.LSarchitects.com



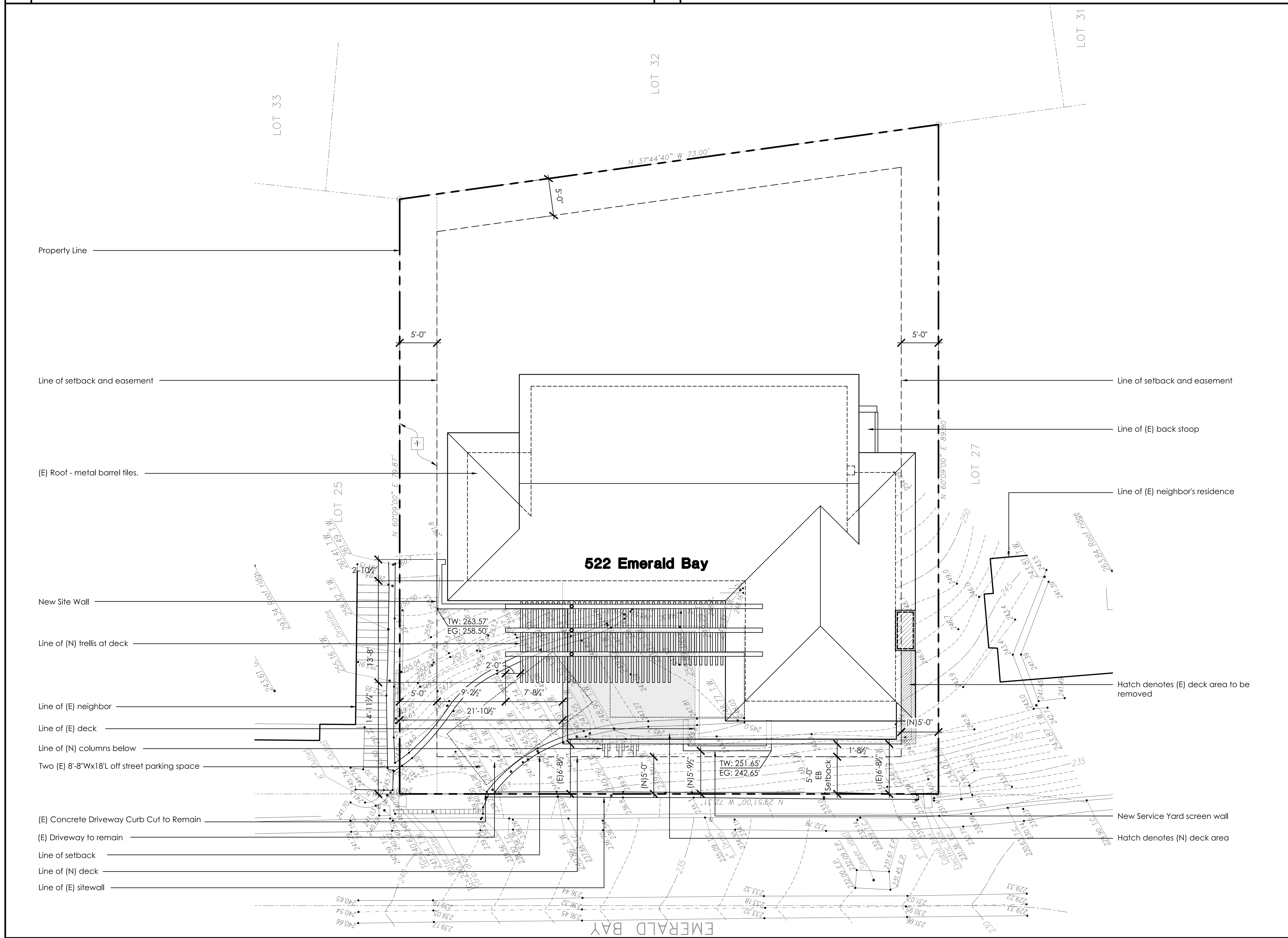
7 Street Perspective



6 Street Perspective

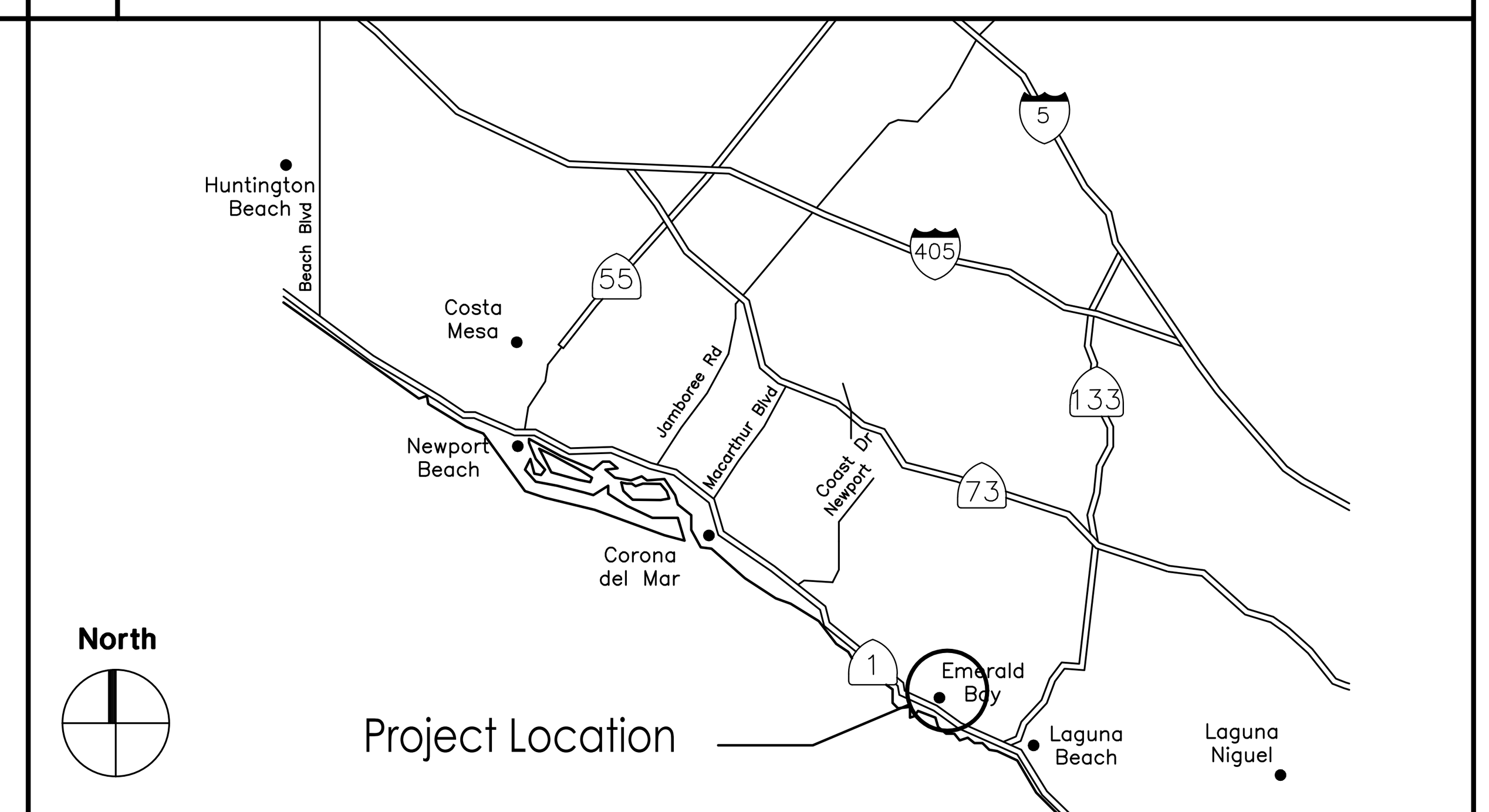
4 County Stamp

LS architects
LAIDLAW SCHULTZ

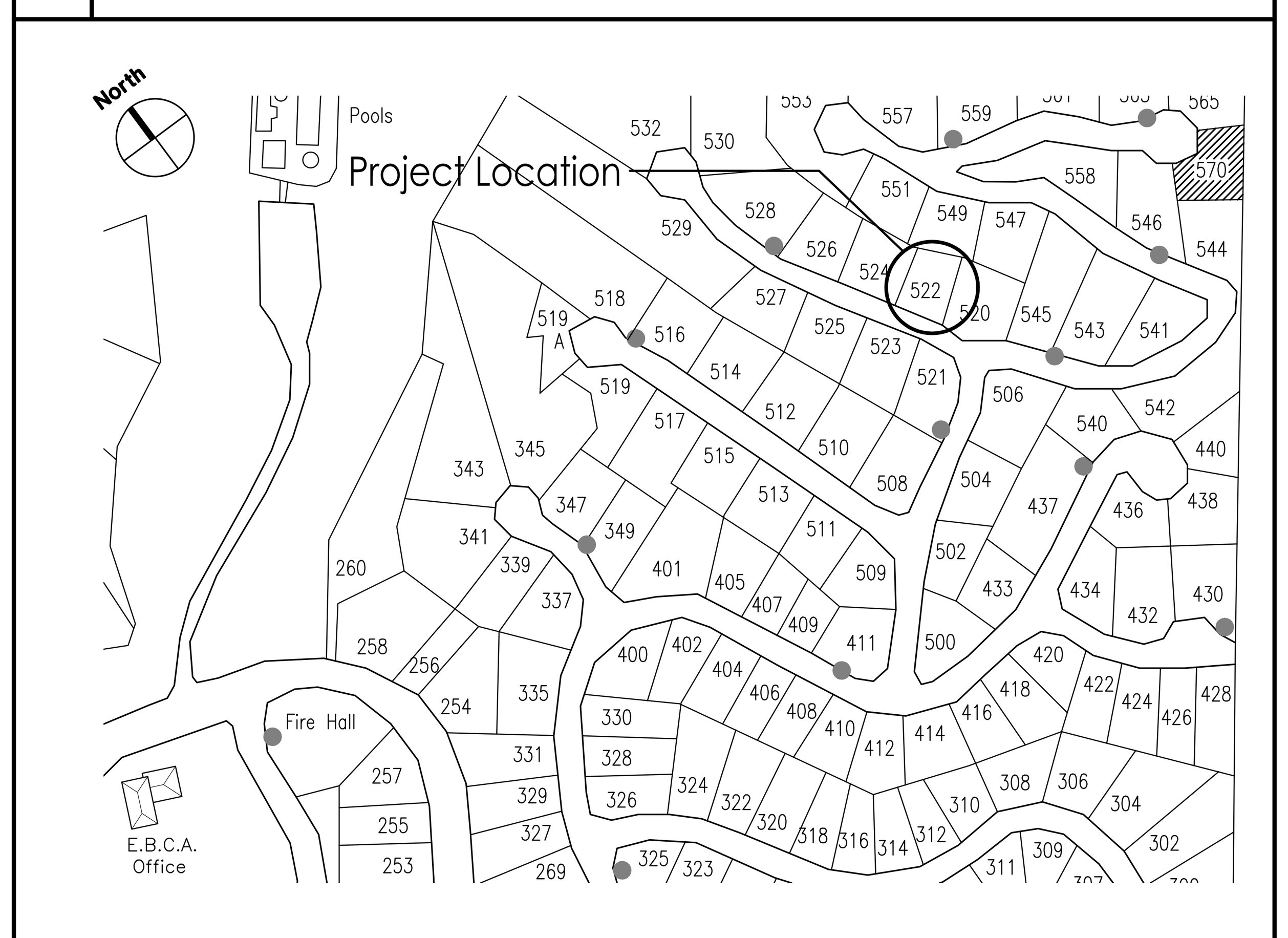


5 Site/Roof Plan

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



3 Project Location



2 Fire Hydrant Map

● Denotes Fire Hydrant Location

Scale: 1" = 200'

1. Roof nailing minimum requirements:
   q. 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. Provide pin mounted Design Within Reach 6" numbers, color black.
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. Refer to landscape plan for planting, paving, and additional drainage.

1 General Site Notes

PROJECT

Lulla Residence

522 Emerald Bay

Laguna Beach CA, 92651

DRAWING DESCRIPTION

Roof/Site Plan - Project Data

DATE	ISSUE/REVISION	REVIEW
-	-	-
2020.06.04	Emerald Bay Final	CNS
2020.06.12	OC Planning	CNS

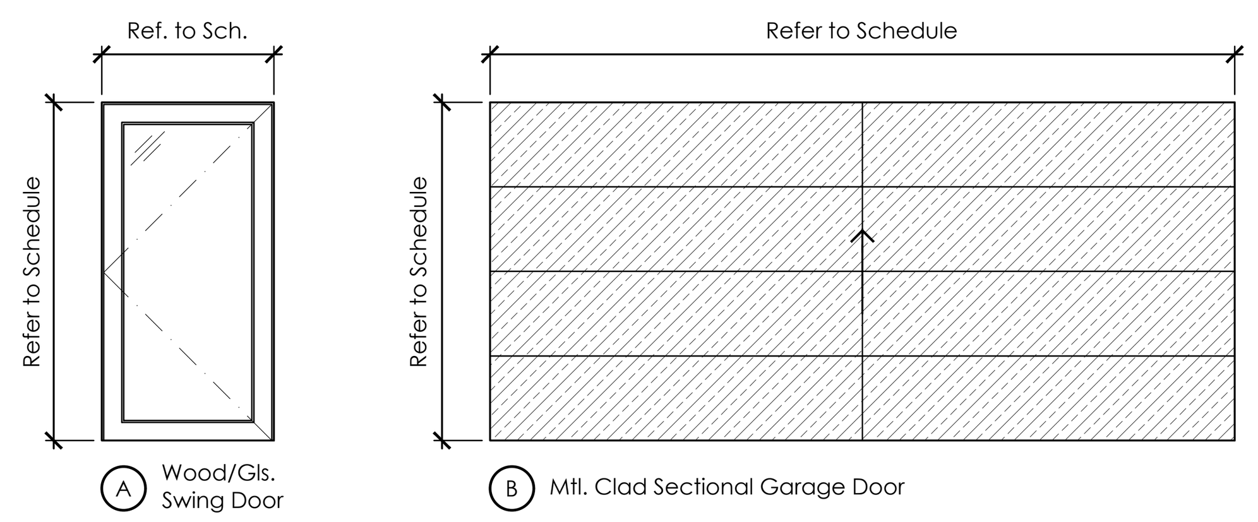
LICENSED ARCHITECT · STATE OF CALIFORNIA · RENEWAL

A.100

SHEET NO.

3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-9982 Fax: (949) 645-9554
www.LSarchitects.com

No.	Size (wxh)	Type	Frame	Core/ Glazing	Keynotes	
100	(E) 3'-6" x 7'-0"	A	Wd	Wd, T		(N) Door to replace (E) Door within existing opening
101	(E) 15'-6" x 7'-0"	B	Wd	Clad		(N) Door to replace (E) Door within existing opening



General Notes:
- All exterior doors shall be Reveal Aluminum Clad unless noted otherwise
- Provide shop drawings for approval
- All glazing with multiple panes shall be provided with spacers when dual glazed
- Contractor to field measure all openings prior to fabricating new doors.
- All exposed hardware to be oil rubbed bronze
- Coordinate locksets with owner
- All door assemblies to have a U-factor as noted w/ Title 24.
- All wood doors to be 1¾" solidcore U.N.O.
- Each pane of safety glazing installed in hazardous locations shall be identified (acid etched, sand blasted, ceramic fired, etc) by a manufacturer's designation, the manufacturer or installer and the safety glazing standard which it complies. Multi-pane assembles shall be identified per CRC R308.1.Fenestration products shall be certified for overall U-values and overall SHGC, and shall have a temporary label which lists the certified U-value and SHGC, certifies that applicable air infiltration requirements are met.

General Notes:
- Provide shop drawings for approval
- All glazing with multiple panes shall be provided with spacers when dual glazed
- Contractor to field measure all openings prior to fabricating new doors.
- All exposed hardware to be oil rubbed bronze
- Coordinate locksets with owner
- All door assemblies to have a U-factor as noted w/ Title 24.
- All wood doors to be 1¾" solidcore U.N.O.
- Each pane of safety glazing installed in hazardous locations shall be identified (acid etched, sand blasted, ceramic fired, etc) by a manufacturer's designation, the manufacturer or installer and the safety glazing standard which it complies. Multi-pane assemblies shall be identified per CRC R308.1.Fenestration products shall be certified for overall U-values and overall SHGC, and shall have a temporary label which lists the certified U-value and SHGC, certifies that applicable air infiltration requirements are met
- Verify door size with actual condition prior to placing order
- Verify compliance of specified doors and windows against minimum requirements specified w/ the Title 24 documentation.
- The load resistance of glass under uniform load shall be determined in accordance with ASTM E 1300.
- Project is in "VHFHZ" glazing shall be in compliance w/ CBC Chapter 7A

Legend:
Gls	- ½" Glass
Dual	- Dual Glazed Unit
Clad	- Aluminum clad wood
Wd	- Wood
T	- Denotes Tempered/Safety Glazing as per Code Req. (Lower Corner) Refer to 3/A.002 for additional criteria
SC	- Solid Core Wood Veneer
Alum	- Aluminum
PG	- Privacy Glass, Dual @ Exterior

6 Door Schedule

1. Line of Roof above
2. Line of Deck above
3. Line of Trellis beams above
4. Line of Trellis members above
5. 42" Glass Guardrail
6. Existing Wall
7. New Ptd. Column
8. New block wall - 42" min abv. FS
9. Spec. pavers o/ Bison Versadjust pedestal system o/ Dex-O-Tex Neobond waterproof membrane ICC ESR-1757. Slope to area drains, 2% min. Provide overflow drains as back up.
10. Combination Area & Overflow drain, To be piped separately, Re: 2/A.700
11. (E) hot water heater
12. (N) painted louver for underfloor ventilation and access to crawl space
13. (N) access point for service/removal of existing hot water heater. Verify final size to work with requirements to access/remove hot water heater.

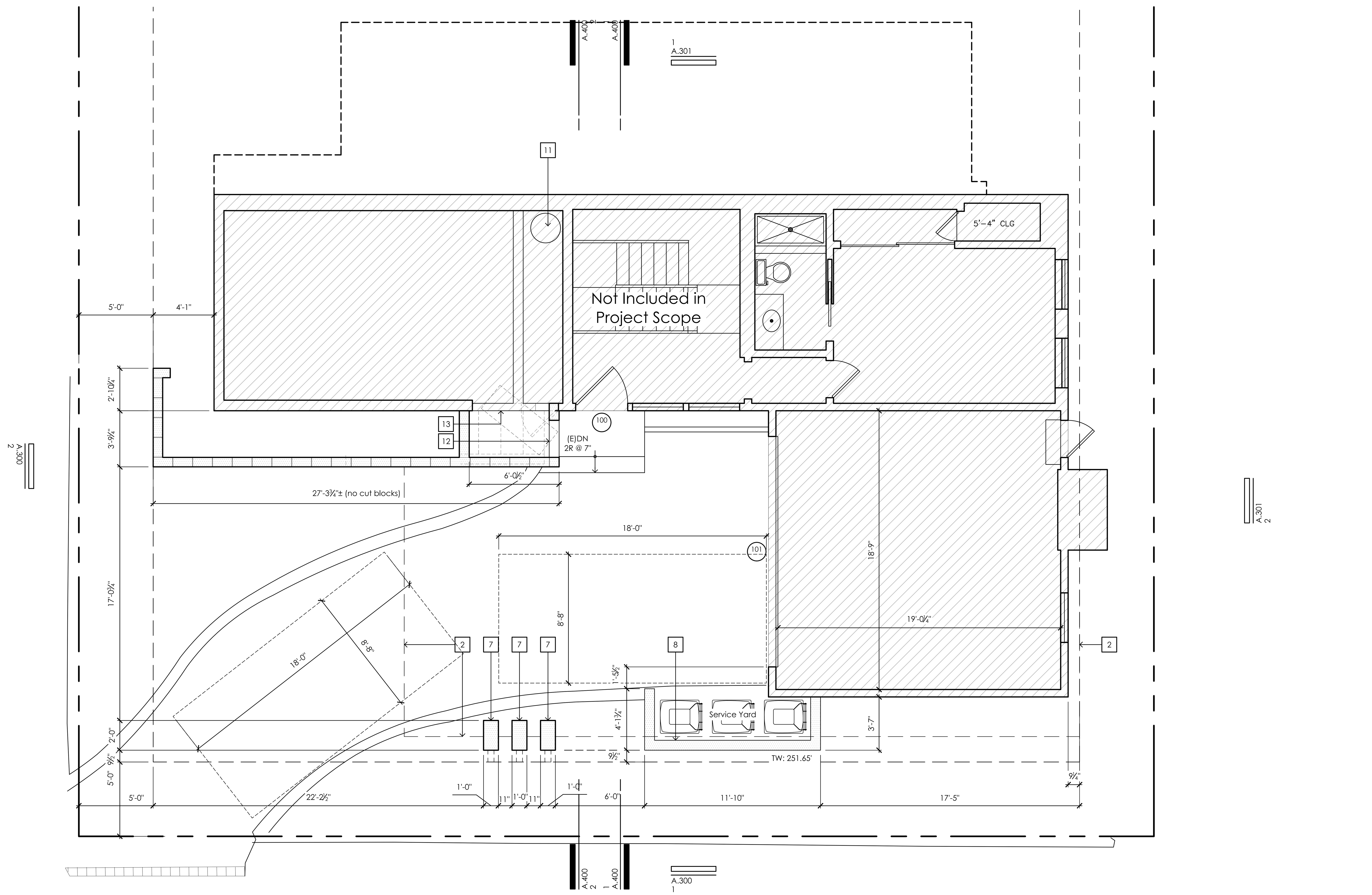
5 Plan Notes

- All dimensions are to be to the finished face or centerline of the partition U.N.O.
- G.C. to layout (in paint) the locations of all partitions, doors, lighting, ceiling elements, sprinklers, switches, dimmers, thermostats, power & comm, outlets, millwork and furniture for approval by the Architect prior to construction.
- It is the responsibility of the contractor to bring to the attention of the Architect any field conditions that do not allow construction or installation as drawn.
- Do not scale drawings. Dimensions as indicated take precedent over drawings.
- Provide continuous metal backing for reinforcing of walls to hang millwork, furniture shelving or cabinetry.
- Provide millwork shop drawings for Architect's approval. Millwork to comply with the recommendations of the Woodwork Institute of California (WIC).
- Any door hardware associated with millworker provided doors is to be ordered by the millworker.
- G.C. to provide full-time superintendents' supervision on the project.
- At bathroom accessories, such as grab bars, towel bars, soap dishes, etc. on or within walls shall be sealed against moisture. Provide backing as required.
- Avoid cut tiles and brick. Layout to consider final requirement, adjust as necessary. Notify Architect of changes.

4 General Notes

2 County Stamp

LS architects
LAIDLAW SCHULTZ



3 First Floor Plan

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

New Site Wall

Not Included in Project Scope

Pedestal Pavers
23 ½" x 23 ½" x ¾"
Spec Solutions 2cm pavers
Color: Basalt - Gris
Series: Eco Outdoor
Contact: Gina Leigh 714.231.4555

Pedestal System: Bison or similar

1 Legend

PROJECT

Lulla Residence

522 Emerald Bay

Laguna Beach CA, 92651

DRAWING DESCRIPTION

Floor Plans

DATE	ISSUE/REVISION	REVIEW
-	-	-
2020.06.04	Emerald Bay Final	CNS
2020.06.12	OC Planning	CNS

A.200

SHEET NO.

3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-9982 Fax: (949) 645-9554
www.LSarchitects.com

LICENSED ARCHITECT · STATE OF CALIFORNIA · RENEWAL

1. Line of Roof above
2. Line of Deck above
3. Line of Trellis beams above
4. Line of Trellis members above
5. 42" Glass Guardrail
6. Existing Wall
7. New Ptd. Column
8. New block wall - 42" min abv. FS
9. Spec. pavers o/ Bison Versadjust pedestal system o/ Dex-O-Tex Neobond waterproof membrane ICC ESR-1757. Slope to area drains, 2% min. Provide overflow drains as back up.
10. Combination Area & Overflow drain, To be piped separately. Re: 2/A.700
11. (E) hot water heater
12. (N) painted louver for underfloor ventilation and access to crawl space
13. (N) access point for service/removal of existing hot water heater. Verify final size to work with requirements to access/remove hot water heater.

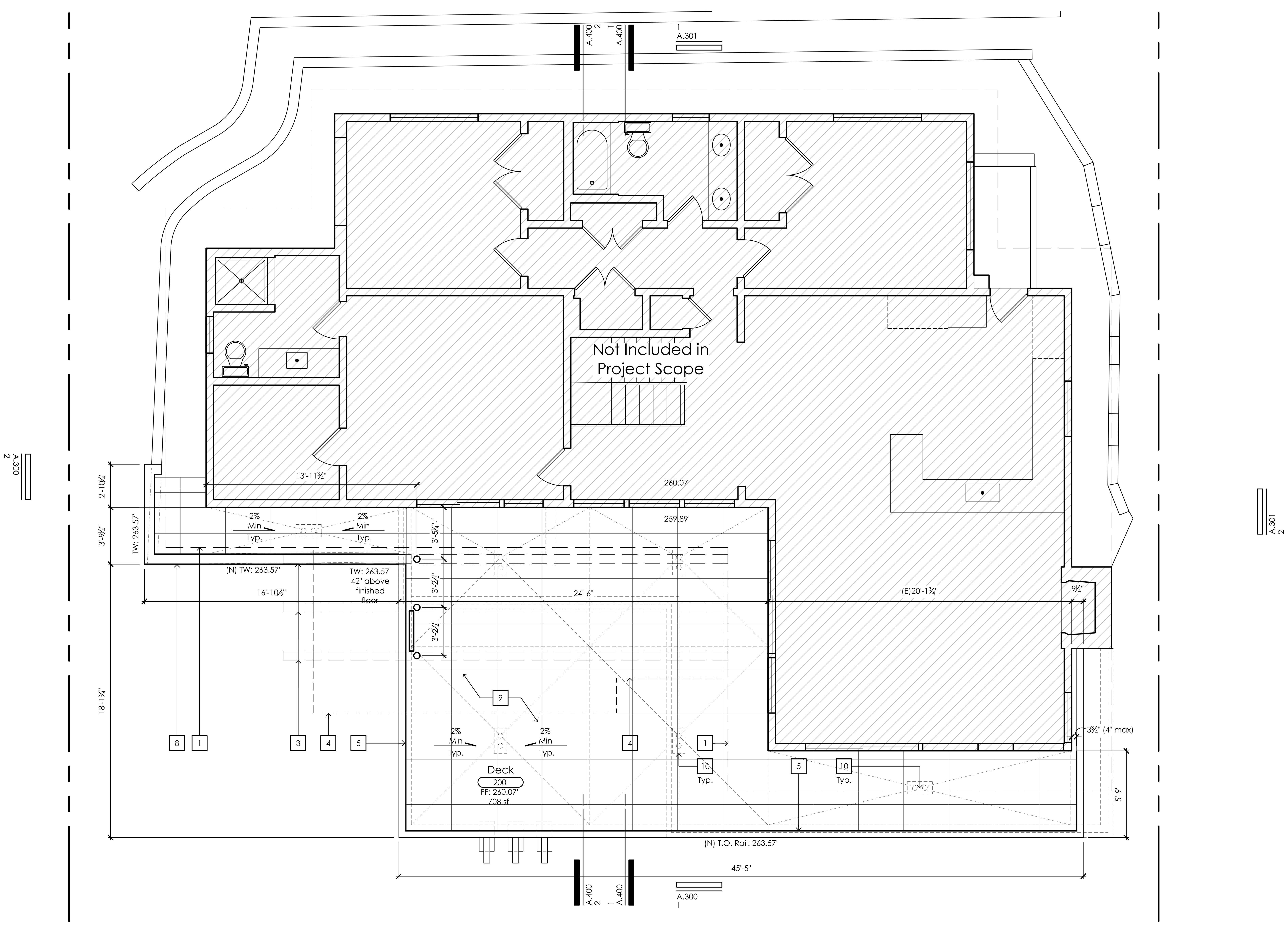
5 Plan Notes

- All dimensions are to be to the finished face or centerline of the partition U.N.O.
- G.C. to layout (in paint) the locations of all partitions, doors, lighting, ceiling elements, sprinklers, switches, dimmers, thermostats, power & comm. outlets, millwork and furniture for approval by the Architect prior to construction.
- It is the responsibility of the contractor to bring to the attention of the Architect any field conditions that do not allow construction or installation as drawn.
- Do not scale drawings. Dimensions as indicated take precedent over drawings.
- Provide continuous metal backing for reinforcing of walls to hang millwork, furniture shelving or cabinetry.
- Provide millwork shop drawings for Architect's approval. Millwork to comply with the recommendations of the Woodwork Institute of California (WIC).
- Any door hardware associated with millworker provided doors is to be ordered by the millworker.
- G.C. to provide full-time superintendents' supervision on the project.
- At bathroom accessories, such as grab bars, towel bars, soap dishes, etc. on or within walls shall be sealed against moisture. Provide backing as required.
- Avoid cut tiles and brick. Layout to consider final requirement, adjust as necessary. Notify Architect of changes.

4 General Notes

2 County Stamp

LS architects
LAIDLAW SCHULTZ



3 Second Floor Plan

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

New Site Wall

Not Included in Project Scope

Pedestal Pavers
23 ⅝" x 23 ⅝" x ¾"
Spec Solutions 2cm pavers
Color: Basalt - Gris
Series: Eco Outdoor
Contact: Gina Leigh 714.231.4555

Pedestal System: Bison or similar

1 Legend

PROJECT

Lulla Residence
522 Emerald Bay
Laguna Beach CA, 92651

DRAWING DESCRIPTION

Floor Plans

DATE	ISSUE/REVISION	REVIEW
-	-	-
2020.06.04	Emerald Bay Final	CNS
2020.06.12	OC Planning	CNS

A.201

SHEET NO.

3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-9982 Fax: (949) 645-9554
www.LSarchitects.com

5 Plan Notes

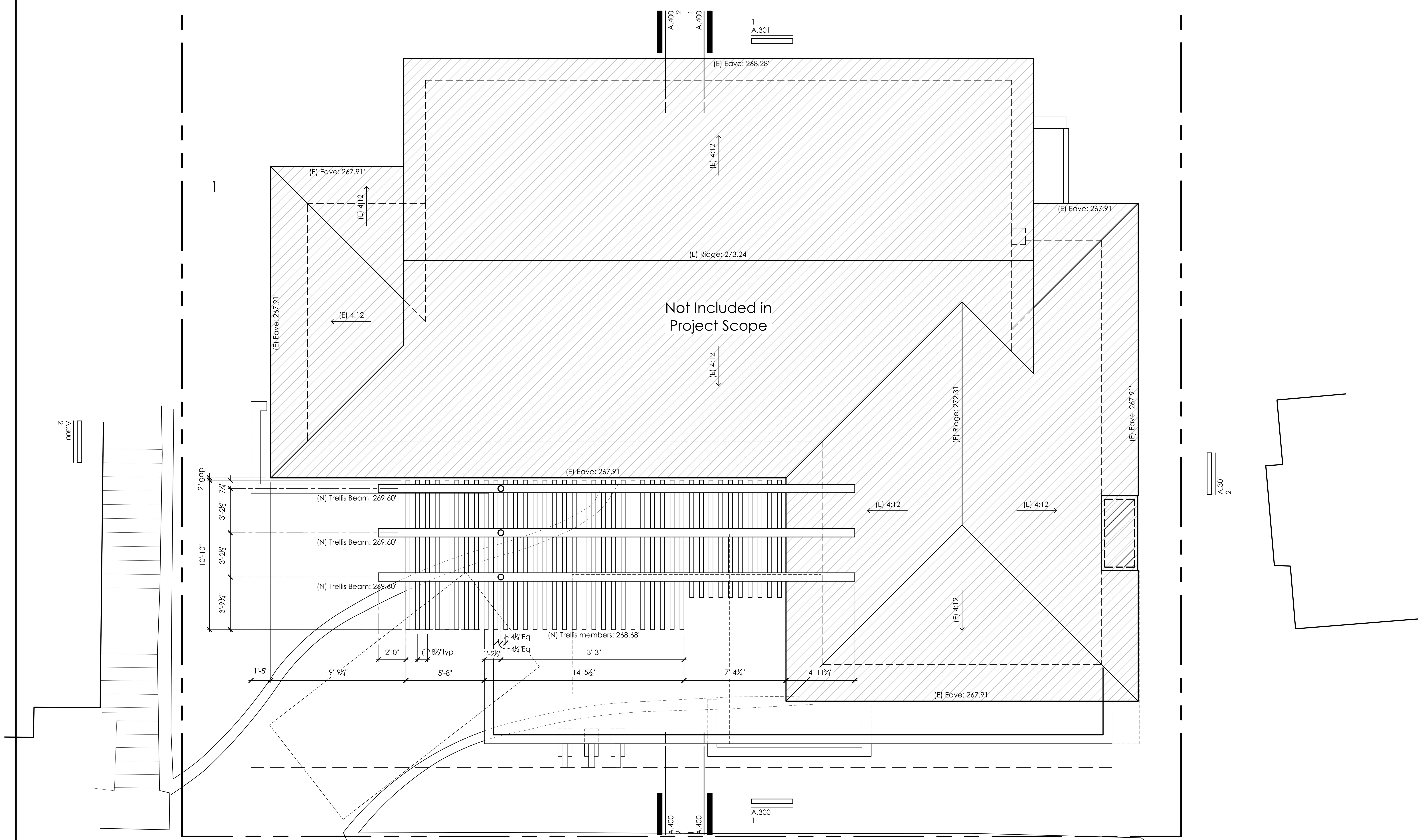
1. Line of Roof above
2. Line of Deck above
3. Line of Trellis beams above
4. Line of Trellis members above
5. 42" Glass Guardrail
6. Existing Wall
7. New Ptd. Column
8. New block wall - 42" min abv. FS
9. Spec. pavers o/ Bison Versadjust pedestal system o/ Dex-O-Tex Neobond waterproof membrane ICC ESR-1757. Slope to area drains, 2% min. Provide overflow drains as back up.
10. Combination Area & Overflow drain, To be piped separately, Re: 2/A.700
11. (E) hot water heater
12. (N) painted louver for underfloor ventilation and access to crawl space
13. (N) access point for service/removal of existing hot water heater. Verify final size to work with requirements to access/remove hot water heater.

4 General Notes

- All dimensions are to be to the finished face or centerline of the partition U.N.O.
- G.C. to layout (in paint) the locations of all partitions, doors, lighting, ceiling elements, sprinklers, switches, dimmers, thermostats, power & comm. outlets, millwork and furniture for approval by the Architect prior to construction.
- It is the responsibility of the contractor to bring to the attention of the Architect any field conditions that do not allow construction or installation as drawn.
- Do not scale drawings. Dimensions as indicated take precedent over drawings.
- Provide continuous metal backing for reinforcing of walls to hang millwork, furniture shelving or cabinetry.
- Provide millwork shop drawings for Architect's approval. Millwork to comply with the recommendations of the Woodwork Institute of California (WIC).
- Any door hardware associated with millworker provided doors is to be ordered by the millworker.
- G.C. to provide full-time superintendents' supervision on the project.
- At bathroom accessories, such as grab bars, towel bars, soap dishes, etc. on or within walls shall be sealed against moisture. Provide backing as required.
- Avoid cut tiles and brick. Layout to consider final requirement, adjust as necessary. Notify Architect of changes.

2 County Stamp

LS architects
LAIDLAW SCHULTZ



3 Roof Plan

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

1 Legend

New Site Wall

Not Included in Project Scope

Pedestal Pavers
23 5/8" x 23 5/8" x 3/4"
Spec Solutions 2cm pavers
Color: Basalt - Gris
Series: Eco Outdoor
Contact: Gina Leigh 714.231.4555

Pedestal System: Bison or similar

PROJECT

Lulla Residence
522 Emerald Bay
Laguna Beach CA, 92651

DRAWING DESCRIPTION

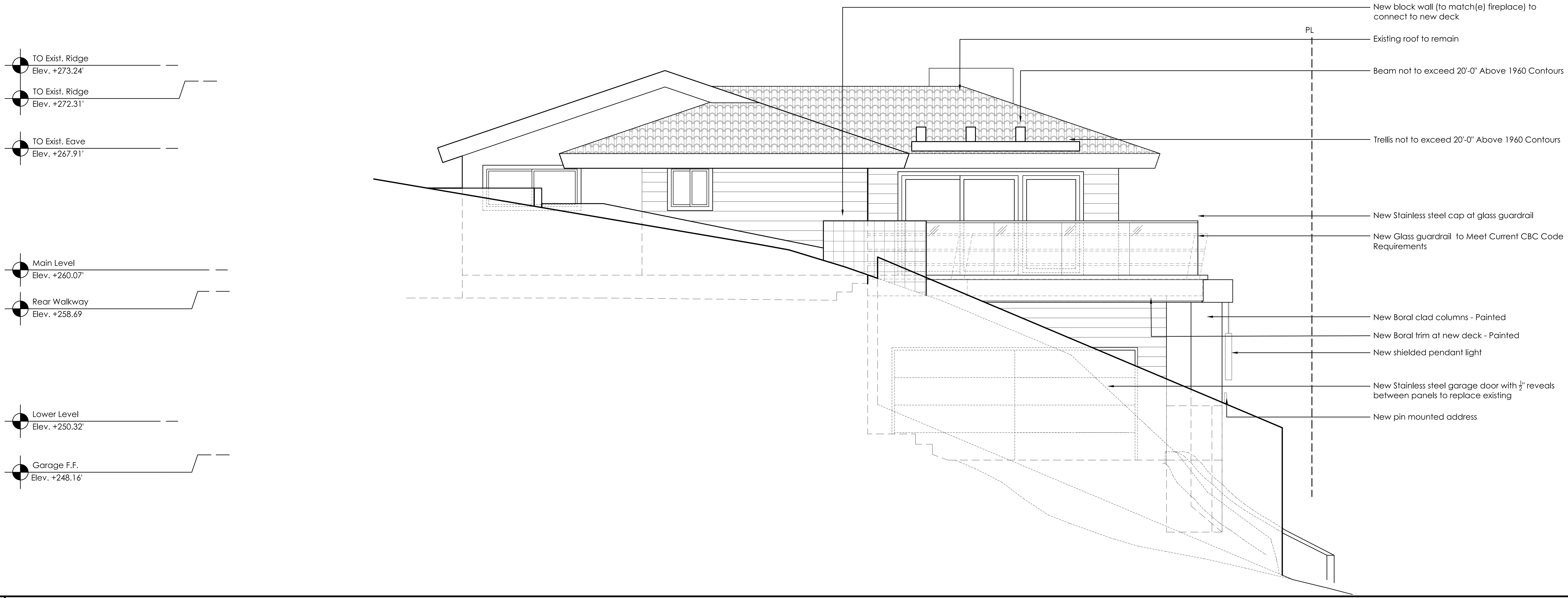
Floor Plans

DATE	ISSUE/REVISION	REVIEW
-	-	-
2020.06.04	Emerald Bay Final	CNS
2020.06.12	OC Planning	CNS

A.202
SHEET NO.

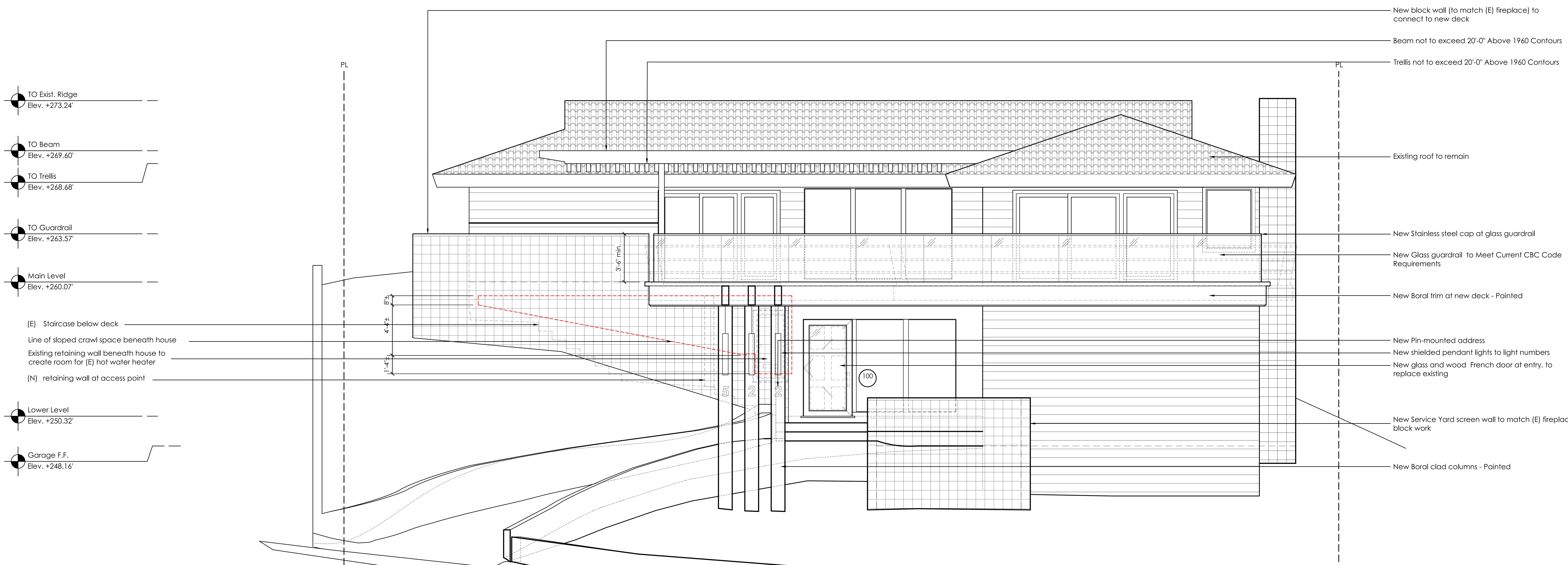
3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-9982 Fax: (949) 645-9554
www.LSarchitects.com

LICENSED ARCHITECT · STATE OF CALIFORNIA · RENEWAL



2 Eastern Elevation

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



1 Southern Elevation

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

LS architects
LAIDLAW SCHULTZ

PROJECT

Lulla Residence
522 Emerald Bay
Laguna Beach CA, 92651

DRAWING DESCRIPTION

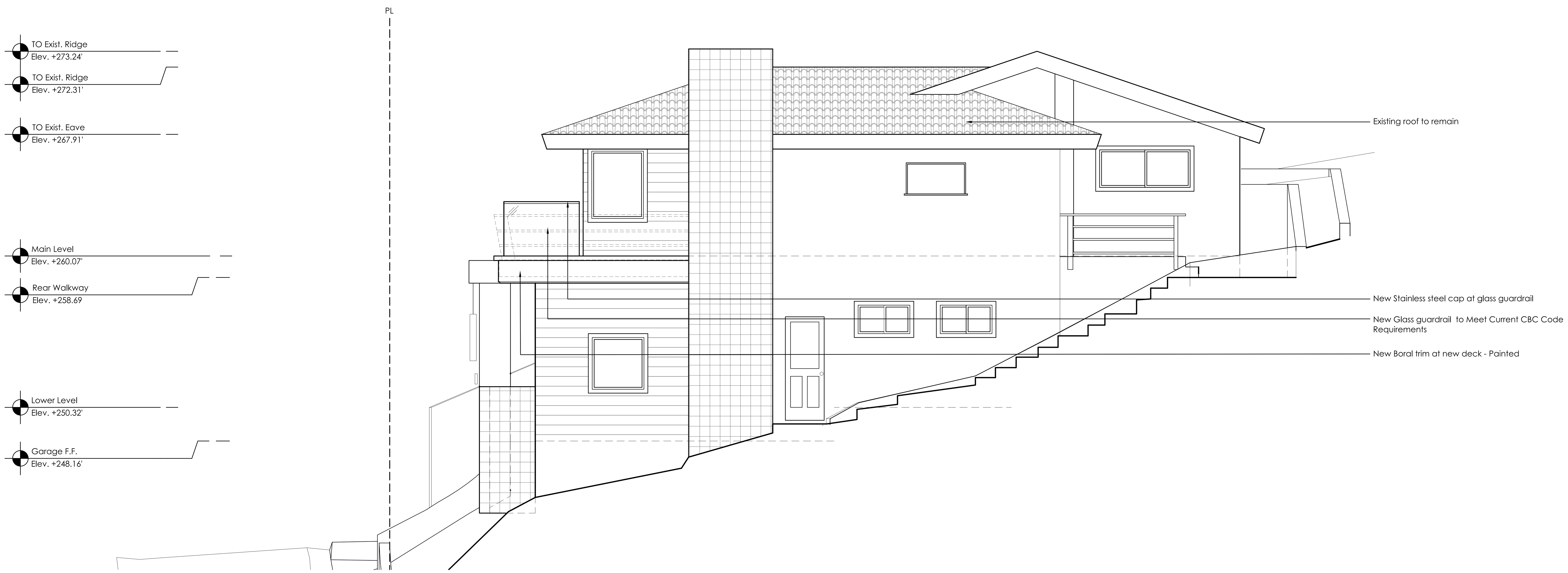
Exterior Elevations

DATE	ISSUE/REVISION	REVIEW
-	-	-
2020.06.04	Emerald Bay Final	CNS

A.300

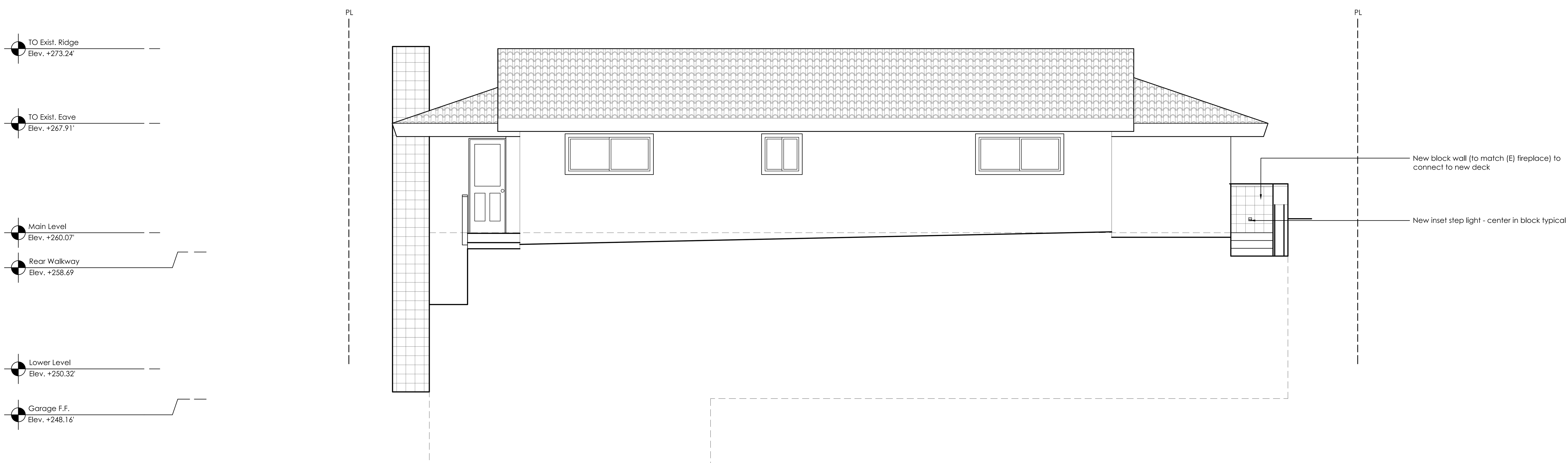
SHEET NO.

3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-9982 Fax: (949) 645-9554
www.LSarchitects.com



2 Northern (Bay) Elevation

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



1 Western Elevation

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

LS architects
LAIDLAW SCHULTZ

PROJECT

Lulla Residence
522 Emerald Bay
Laguna Beach CA, 92651

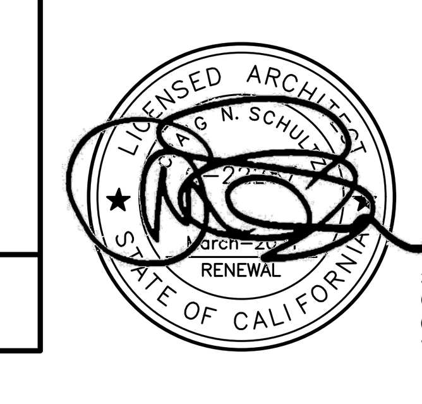
DRAWING DESCRIPTION

Exterior Elevations

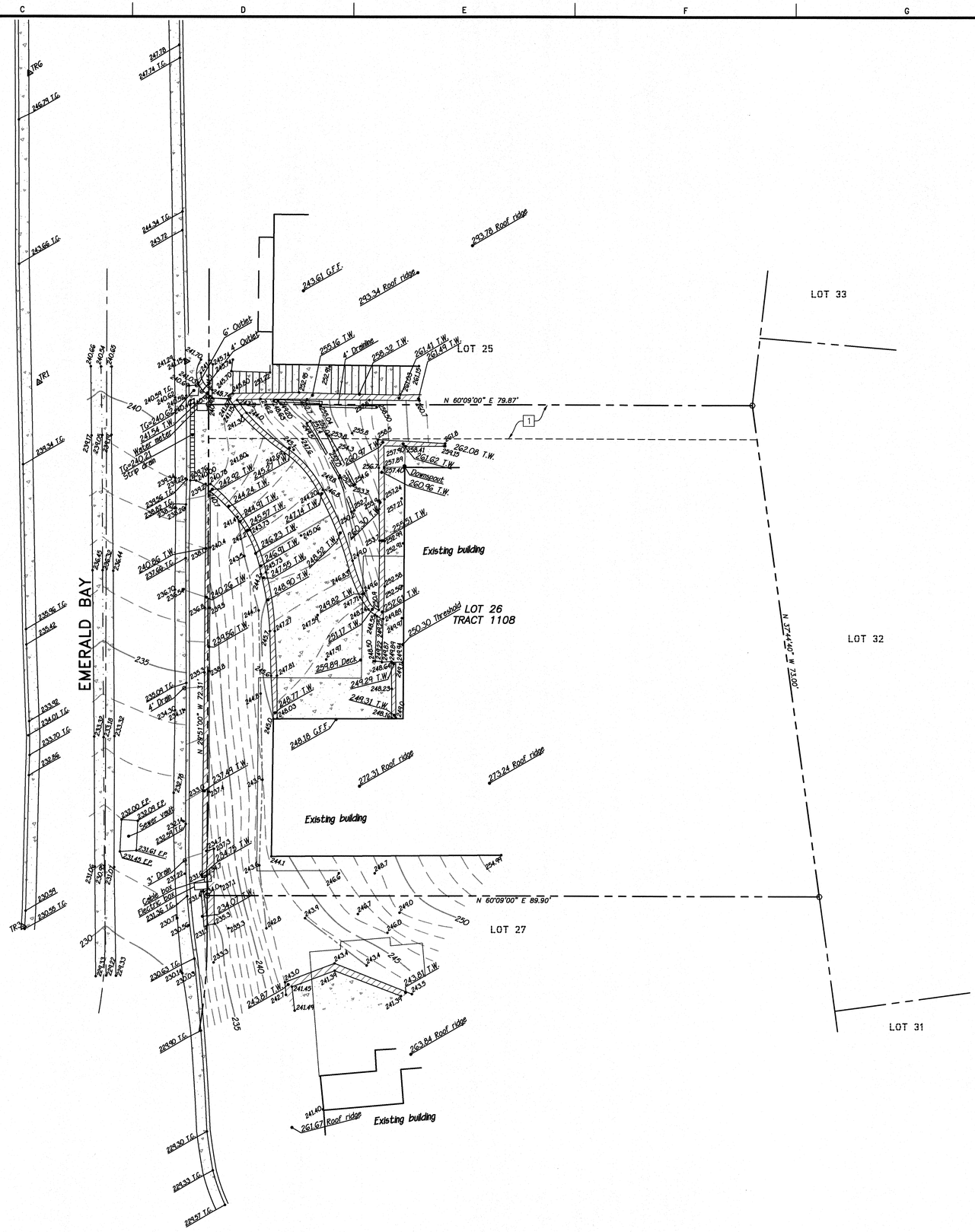
DATE	ISSUE/REVISION	REVIEW
-	-	-
2020.06.04	Emerald Bay Final	CNS

A.301

SHEET NO.



3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-9982 Fax: (949) 645-9554
www.LSarchitects.com



SCALE: 1/8"=1"

LEGEND

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

BENCHMARK NOTE:
OCSBM 3K-56-04
ELEV=85.701
NGVD29 DATUM, 2004 ADJ.

EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT.
UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

1 A 5' WIDE EASEMENT FOR SANITARY SEWER PURPOSES SHOWN AS RETAINED BY THE SUBDIVIDER ON A MAP OF TRACT 1108.

BOUNDARY NOTE:

THE PLAT SHOWN HEREON REPRESENTS A BEST FIT OF THE RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL BOUNDARY, AND A BOUNDARY SURVEY IS RECOMMENDED PRIOR TO DESIGN OR CONSTRUCTION OF IMPROVEMENTS.

PLANS PREPARED BY:

TOAL ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

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

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

VIKTOR P. MEUM
P.L.S. 8682
DATE: 10-26-2019

PREPARED FOR:

SONNY LULLA

REVISIONS	BY	DATE

TOPOGRAPHIC SURVEY

LOT 26, TRACT 1108, APN 053-081-05
522 EMERALD BAY, LAGUNA BEACH, CALIFORNIA

DATE: 10-28-19	H. SCALE: 1/8"=1'
SURVEY DATE: 10-16-19	V. SCALE: -
DRN.: MCH	DWG. NO.
CHD.: MSF	TP-01
APPD.: VM	
JOB NO. 19163	SHEET 1 OF 1

10/28/2019 2:01:36 PM N:\191xx\19163\Drawings\Survey\Topo\19163-tp-01.dwg