CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT

November 26, 2025
Agenda Item No. 2

SUBJECT:	Hale Residence (PA2024-0238) ▪ Coastal Development Permit
SITE LOCATION:	1402 and 1402 ½ West Ocean Front
APPLICANT:	Brandon Architects Architect
OWNER:	Aaron Hale
PLANNER:	Daniel Kopshever, Assistant Planner 949-644-3235, dkopshever@newportbeachca.gov

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LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Two Unit Residential (RT)
- **Zoning District:** Two-Unit Residential (R-2)
- **Coastal Land Use Plan Category:** Two Unit Residential (RT-D) (20.0 – 29.9 DU/AC)
- **Coastal Zoning District:** Two-Unit Residential (R-2)

PROJECT SUMMARY

A coastal development permit (CDP) to demolish a two-unit dwelling and construct a new 3,709-square-foot, three-story, two-unit dwelling with two attached single-car garages totaling 502 square feet and two carport spaces. The project includes landscape, hardscape, drainage, and accessory structures. The project complies with all development standards and no deviations are requested. All improvements authorized by this CDP will be located on private property.

RECOMMENDATION

1) Conduct a public hearing;

2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and

3) Adopt Draft Zoning Administrator Resolution No. _ approving the Coastal Development Permit filed as PA2024-0238 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is in the R-2 Coastal Zoning District, which allows a maximum of two residential dwelling units on a single lot. The project is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A CDP is required, and the property is not eligible for a waiver for de minimis development because the property is located in the Coastal Commission Appeal Area.

- The property is currently developed with a two-unit dwelling. As seen in the aerial map provided as Attachment No. ZA 2 (Vicinity Map), the neighborhood is predominantly developed with two-story single-unit dwellings with scattered one- and three-story single-unit dwellings. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development.

- The proposed two-unit dwelling and accessory structures conform to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans (Attachment No. ZA 3) and as illustrated in Table 1 below.

Table 1 – Development Standards

Development Standard	Standard	Proposed
Setbacks (min.)		
Front	10 feet	10 feet
Sides	3 feet	3 feet
Rear (Alley)	0 feet	0 feet
Allowable Floor Area (max.)	4,496 square feet	4,169 square feet
Allowable 3rd Floor Area (max.)	337 square feet	337 square feet
Open Space (min.)	337 square feet	407 square feet
Parking (min.)	2 garage spaces and 2 covered (carport) spaces	2 garage spaces and 2 covered (carport) spaces
Height (max.)	24-foot flat elements 29-foot sloped roof	23-feet and 9 inches (highest flat) 29-feet (sloped roof peak)

Hazards

- The project is located on an ocean front lot that fronts the Oceanfront Boardwalk.

- A Coastal Hazards Report and Sea Level Rise Analysis was prepared by PMA Consulting, Inc. on August 26, 2024. The report analyzes the coastal hazards of shoreline erosion, flooding, wave runup, and sea level rise utilizing the adopted Sea Level Rise Guidance: 2018 Update provided by the State of California. The property is separated from the Pacific Ocean by a wide sandy beach and is over 500 feet from the high tide line. The report assumes an approximate 3.20-foot increase to bay water levels, resulting in a projected water elevation of 10.9 feet NAVD 88.

However, based on the latest adopted Sea Level Rise Guidance: 2024 Update provided by the State of California, the sea level is estimated to reach approximately 12.6 feet NAVD 88 (the likely range for sea level rise over 75-year design life of the structure based on intermediate-high risk aversion estimates). The report concludes that given the wide nature of the beach, lack of long-term shoreline erosion, and a high finished first floor elevation, the Project is reasonably safe from coastal hazards and sea level rise. In the event that sea level rises as currently estimated or higher, the report states that masonry block walls along site property lines with a top of wall elevation of 14.4 NAVD 88 can act as a protection device.

- The Project proposes a minimum top of slab elevation of 11.10 feet NAVD 88, which complies with the minimum 9.0-foot NAVD88 elevation standard for habitable areas of new structures.

- The property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of a building permit. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.

- The property owner is required to enter into an agreement with the City waiving any potential right to protection to address future situations where the development is threatened with damage or destruction by coastal hazards. The Waiver of Future Protection is included as a condition of approval that will need to be satisfied before the final building inspection.

- The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority. The Acknowledgement of Coastal Hazards is included as a condition of approval that will need to be satisfied before the issuance of building permits.

Water Quality

- The property is located adjacent to a sandy beach and is within proximity to coastal waters. A Construction Erosion Control Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and minimize pollution of runoff and coastal waters derived from construction chemicals and materials.

- The project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features

designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

Public Access and Views

- The property is located on the Balboa Peninsula and between the nearest public road and the sea. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project includes the demolition of a two-unit dwelling and the construction of a two-unit dwelling on an R-2 zoned lot. The project maintains the same number of units as the existing development and does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

- The project site is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is Marina Park, approximately 925 feet northwest of the property, and is not visible from the subject property due to intervening structures.

- The project is, however, located adjacent to and visible from the Oceanfront Boardwalk and the beach beyond. This is not a designated viewpoint but provides scenic views of the ocean. The project replaces an existing two-unit dwelling built 80 years ago with a new two-unit dwelling that complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing and anticipated neighborhood pattern of development. The project ultimately should blend in with existing development and does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts on existing public views.

- Lateral access to the coast is currently provided and will continue to be provided by the Oceanfront Boardwalk. The nearest vertical access to the Oceanfront Boardwalk is available via the 14th and 15th Street ends. The project does not include any features that would impede access along these routes.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

The Class 3 exempts the demolition and construction of up to three single-family residences in urbanized areas. The proposed project will demolish an existing two-unit dwelling and construct a new two-unit dwelling, consistent with the Class 3 exemption. There are no known exceptions listed in CEQA Guidelines Section 15300.2 that would invalidate the use of these exemption. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

PUBLIC NOTICE

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 (Local Coastal Program [LCP] Implementation Plan) of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

Daniel Kopshever

Daniel Kopshever, Assistant Planner

JP/djk

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING TWO-UNIT DWELLING AND CONSTRUCT A NEW, TWO-UNIT DWELLING WITH ATTACHED GARAGES AND CARPORT FOR THE PROPERTY LOCATED AT 1402 AND 1402 ½ WEST OCEAN FRONT (PA2024-0238)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Brandon Architects (Applicant), on behalf of Aaron Hale (Owner), with respect to property located at 1402 and 1402 ½ West Ocean Front, and legally described as Lot 2, Block 14 of Tract 234 (Property).

2. The Applicant requests a coastal development permit (CDP) to demolish an existing two-unit dwelling with an attached garage and construct a new 3,709-square-foot, three-story, two-unit dwelling with two attached single-car garages totaling 502 square feet and two carport spaces. The project also includes landscape, hardscape, drainage, and accessory structures (Project). The Project complies with all development standards and no deviations are requested. All improvements authorized by this CDP will be located on private property.

3. The Property is categorized as Two Unit Residential (RT) by the General Plan Land Use Element and is located within the Two-Unit Residential (R-2) Zoning District.

4. The Property is located within the Coastal Zone. The Coastal Land Use Plan category is Two-Unit Residential – 20.0 – 29.9 DU/AC (RT-D), and it is located within the Two-Unit Residential (R-2) Coastal Zoning District.

5. A public hearing was held on November 26, 2025, online via Zoom. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The Project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 3 (New Construction or Conversion of Small Structures), because it has no potential to have a significant effect on the environment.

2. Class 3 exempts the demolition and construction of up to three single-unit dwellings in urbanized areas. The Project will demolish an existing two-unit dwelling and construct a new two-unit dwelling, consistent with the Class 3 exemption.

3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 21.52.015(F) (Coastal Development Permits - Findings and Decision) of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

A. Conforms to all applicable sections of the certified Local Coastal Program.

Facts in Support of Finding:

1. The Project complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.

    a. The maximum floor area limitation is 4,496 square feet and the proposed floor area is 4,169 square feet.

    b. The Project provides the minimum required setbacks, which are 10 feet from the front property line abutting West Ocean Front, three feet from each side property line, and zero feet from the rear property line abutting West Ocean Front Alley.

    c. Both the highest flat roof and guardrails are less than 24 feet from established grade (34.91 feet based on the North American Vertical Datum of 1988 (NAVD 88)), and the highest ridge is no more than 29 feet from established grade (39.91 feet NAVD 88). The Project complies with all height requirements.

    d. The Project provides one single-car garage for each dwelling unit and one covered carport space for each dwelling unit for a total of four parking spaces, which complies with the minimum parking requirement for two-unit dwellings.

    e. The Project proposes a minimum top of slab elevation of 11.10 feet NAVD 88, which complies with the minimum 9.0-foot NAVD 88 top of slab elevation requirement for interior living areas of new structures.

2. The surrounding neighborhood is predominantly developed with two- and three-story dwellings. The proposed design, bulk, and scale of the Project is consistent with the existing neighborhood pattern of development.

3. A Coastal Hazards Report and Sea Level Rise Analysis was prepared by PMA Consulting, Inc. dated August 26, 2024. The report utilizes the adopted Sea Level Rise Guidance: 2018 Update provided by the State of California. As an ocean front property, the report analyzes the coastal hazards of shoreline erosion, flooding, wave runup, and sea level rise. The report analyzes future sea level rise scenarios assuming an increase in the maximum water level over the next 75 years (i.e., the life of the structure) of about 3.20 feet, resulting in a projected water elevation of 10.9 feet NAVD 88. However, based on the latest adopted Sea Level Rise Guidance: 2024 Update provided by the State of California, the sea level is estimated to reach approximately 12.6 feet NAVD 88 (the likely range for sea level rise over 75-year design life of the structure based on intermediate-high risk aversion estimates). The report concludes that given the wide nature of the beach, lack of long-term shoreline erosion, and a high finished first floor elevation, the Project is reasonably safe from coastal hazards and sea level rise. In the event that sea level rises as currently estimated or higher, the report states that masonry block walls along site property lines with a top of wall elevation of 14.4 NAVD 88 can act as a protection device.

4. Pursuant to Section 21.30.030(C)(3)(i)(iv) (Natural Landform and Shoreline Protection) of the NBMC, the Owners will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the Project is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The Owners will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with Section 21.30.015(D)(3)(c) (General Site Planning and Development Standards) of the NBMC. These requirements are included as Condition of Approval Nos. 5 and 6 which will need to be satisfied prior to final building inspection, and prior to the issuance of building permits, respectively.

5. The Property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of a building permit. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and the CBC prior to building permit issuance.

6. The Property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.

7. The Property is separated from the Pacific Ocean by a wide sandy beach and is over 500 feet from the high tide line. Pursuant to Section 21.35.030 (Construction Pollution Prevention Plan) of the NBMC, a Construction Pollution Prevention Plan (CPPP) is required to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation, and to minimize pollution of runoff, and coastal waters derived from construction chemicals and materials. The Project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system. A CPPP has been provided and construction plans will be required to adhere to the CPPP.

8. Pursuant to Section 21.35.050 (Water Quality and Hydrology Plan) of the NBMC, a preliminary Water Quality Management Plan (WQMP) is required due to the proximity of the development to the shoreline and the development containing more than 75% of impervious surface area. The preliminary WQMP was prepared by CivilScapes Engineering, Inc. dated April 7, 2025. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of a Low impact Development (LID) approach to retain the design storm runoff volume on site, and documentation of the expected effectiveness of the proposed BMPs. Prior to the issuance of a building permit, construction plans will be reviewed for compliance with the approved WQHP.

9. Proposed landscaping complies with Section 21.30.075 (Landscaping) of the NBMC. Condition of Approval No. 17 requires that landscaping be drought tolerant and non-invasive plant species. Prior to the issuance of a building permit, the final landscape plans will be reviewed to verify invasive species are not planted.

10. The Property is not located adjacent to a coastal view road or coastal viewpoint as identified in the Coastal Land Use Plan. The nearest designated coastal viewpoint is at Marina Park, approximately 925 feet northwest of the Property, and the nearest designated coastal view road segment is located along Newport Boulevard, over 5,700 feet away. The Project is not visible from either due to the distance from the points and intervening structures. The Property is located in the viewshed of the public beach, which is not a designated viewpoint but provides scenic views of the ocean. The Project replaces an existing two-unit dwelling built 80 years ago with a new two-unit dwelling that complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing and anticipated neighborhood pattern of development. The Project should blend in with existing development and does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts on existing public views.

Finding:

B. Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.

Facts in Support of Finding:

1. The Property is located on the Balboa Peninsula and between the nearest public road and the sea. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the Project includes the demolition of a two-unit dwelling and the construction of a two-unit dwelling on an R-2 zoned lot. The Project maintains the same number of units as the existing development and does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

2. Vertical access to the coast is available on either side of the Property via the 14th and 15th Street ends. Lateral access is provided on the beach and along the Oceanfront Boardwalk. The project does not include any features that would obstruct access along these routes.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment and that the exceptions to this Exemption do not apply.

2. The Zoning Administrator of the City of Newport Beach hereby approves the Coastal Development Permit filed as PA2024-0238, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.

3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local Coastal Implementation Plan, of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 26TH DAY OF NOVEMBER 2025.

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Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division

1. The Project shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).

2. Revisions to the approved plans require review by the Planning Division and may require an amendment to this coastal development permit or the processing of a new coastal development permit.

3. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.

4. The Coastal Development Permit filed as PA2024-0238 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the NBMC, unless an extension is otherwise granted.

5. *Prior to the issuance of a building permit, the Owner shall submit a signed and notarized letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of development. The letter shall be scanned into the plan set prior to building permit issuance.*

6. *Prior to final building permit inspection, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices to address the threat of damage or destruction from waves, erosion, storm conditions, landslides, seismic activity, bluff retreat, sea level rise, or other natural hazards that may affect the Property, or development of the Property, today or in the future. The agreement shall be binding against the property owners and successors.*

7. Prior to the issuance of a building permit, the final WQHP/WQMP shall be reviewed and approved by the Building Division. Implementation shall comply with the approved CPPP and WQHP/WQMP; any changes could require separate review and approval by the Building Division.

8. Prior to the issuance of a building permit, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to the review and approval by the Building Division.

9. Prior to the issuance of a building permit, the Applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.

10. Prior to the issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit “A” shall be incorporated into the Building Division and field sets of plans.

11. Prior to the issuance of a building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.

12. This approval does not authorize any new or existing improvements (including landscaping) on State tidelands, public beaches, or the public right-of-way.

13. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands, or their buffers.

14. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.

15. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stock-piles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.

16. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.

17. Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought tolerant plantings, non-invasive plant species and water efficient irrigation design. The plans shall be approved by the Planning Division.

18. All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be

kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.

19. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or holidays.

20. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control) and other applicable noise control requirements of the NBMC.

21. The Applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of Native Birds pursuant to MBTA:

    A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.

    B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.

22. The Applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Coastal Development Permit.

23. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented before and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.

24. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the Property is operated or maintained so as to constitute a public nuisance.

25. Should the Property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.

26. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Hale Residence including, but not limited to the Coastal Development Permit (PA2024-0238)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by the Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The Applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Building Division

27. The foundation shall be designed for liquefaction mitigation, pursuant to California Building Code (CBC) Policy No. CBC 1803.5.

28. Habitable levels greater than one story above or below an egress door shall not exceed the 50-foot maximum travel distance from any occupied point to a stairway or ramp that provides egress from said habitable level.

Fire Department

29. Installation of an NFPA 13D fire sprinkler system is required.

Public Works Department

30. The Applicant shall install a new sewer clean out on the existing sewer lateral, pursuant to City Standard 406.

31. The Applicant shall remove all existing encroachments within the Ocean Front right of way and install a new sidewalk to match.

32. The existing water service shall be abandoned at the water main. Proposed service and meter shall be installed pursuant to City Standard 502.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP

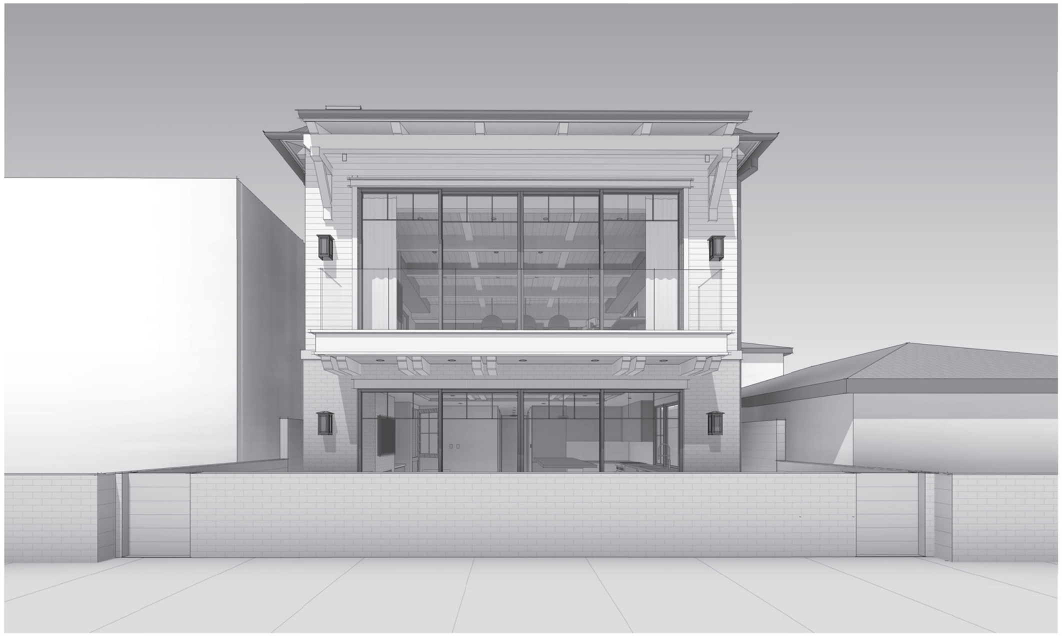
Coastal Development Permit
(PA2024-0238)

1402 & 1401 ½ West Ocean Front

Attachment No. ZA 3

Project Plans

BRANDON ARCHITECTS, INC.



HALE RESIDENCE

1402 W OCEANFRONT
NEWPORT BEACH, CA 92661

10 VICINITY MAP

1. REF. STRUCTURAL DRAWINGS FOR SPECIAL INSPECTIONS BY ENGINEER OF RECORD
2. HERS VERIFCATION REQUIRED, REF. ENERGY CALCULATIONS

8 SPECIAL INSPECTIONS

SHORING & EXCAVATION

1. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF OSHA PERMIT.
2. GC TO DISTRIBUTE 30-DAY NOTIFICATION FOR COMPLETE DEMOLITION OR EXCAVATION TO ADJOINING PROPERTIES PER NBMC SECTION 15.02.120 AND PROVIDE EVIDENCE TO CITY. CONTRACTOR SHALL USE THE CITY STANDARD FORM '30-DAY NOTICE OF INTENT TO EXCAVATE' TO NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 30-DAYS PRIOR TO STARTING EXCAVATION OR SHORING. CITY STANDARD FORM CAN BE OBTAINED AT: HTTP://WWW.NEWPORTBEACHCA.GOV/HOME/SHOWDOCUMENT?ID=17395

C.N.B. NOTES

1. BRANDON ARCHITECTS, INC., IS THE DESIGN PROFESSIONAL IN CHARGE OF THE PROJECT, RESPONSIBLE FOR REVIEWEING AND COORIDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INLCUDING PHASED AND EFERRED SUBMITTAL ITEMS, FOR COMPATBILITIY WITH THE DESIGN OF THE BUILDING. (NBMC 15.02.010)
2. A NOTICE OF INTENT TO DEMOLISH SHALL BE SENT VIA CERTIFIED MAIL TO ADJACENT PROPERTY OWNER(S). SIGNED RETURNED RECEIPT MUST BE PROVIDED TO THE BUILDING DIVISION AT THE TIME OF PERMIT ISSUANCE. DEMOLITION MAY COMMENCE 30 DAYS AFTER THE DATE OF NOTIFICATION. (NBMC 15.02.120)
3. THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2019. (NBMC 15.02.095)
4. GC TO PROVIDE A PROJECT INFORMATION SIGN FOR PROJECTS REQUIRING FENCING (NEW STRUCTURE OR ADDITION AND REMODEL TO AN EXISTING STRUCTURE WITH A COMBINED FLOOR AREA EXCEEDING SEVENTY-FIVE (75) PERCENT OF THE FLOOR AREA OF THE PROPOSED STRUCTURE) IN DESIGNATED "HIGH-DENSITY AREAS". (NBMC 15.60.030)
5. 1-HR FIRE AND 50 STC SOUND RATING SEPARATION IS REQUIRED BETWEEN UNITS.
6. DUPLEX SHALL BE SERVICED BY SEPARATE UTILITIES (WATER, ELECTRICAL, AND GAS)

6 AHJ NOTES

DIG ALERT:	1.800.227.2600
SOUTHERN CALIFORNIA EDISON:	1.714.895.0246
SOUTHERN CALIFORNIA GAS:	1.800.427.2000
CITY WATER & SEWER:	1.949.644.3011
PACIFIC BELL TELEPHONE:	1.800.750.2355
CITY OF NEWPORT BEACH PUBLIC WORKS DEPT.:	1.949.644.3311
CITY OF NEWPORT BEACH PLANNING DEPT.:	
GENERAL INFOMATION:	1.949.644.3200
ZONING INFORMATION:	1.949.644.3204
CITY OF NEWPORT BEACH BUILDING DEPT.:	
GENERAL:	1.949.644.3275
PERMITS:	1.949.644.3288
INSPECTIONS:	1.949.644.3255
NEWPORT BEACH FIRE DEPARTMENT:	1.949.644.3106
ORANGE COUNTY HEALTH SERVICES:	1.714.834.3882

4 AGENCIES & SERVICES

ARCHITECT
BRANDON ARCHITECTS, INC.
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
P: 714.754.4040
WWW.BRANDONARCHITECTS.COM

OWNER
MR. AND MRS. HALE
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661
P:480.262.8522

GENERAL CONTRACTOR
PATTERSON CUSTOM HOMES
15 CORPORATE PLAZA DR, SUITE 150
NEWPORT BEACH, CA 92660
LICENSE #802367

STRUCTURAL ENGINEER
ESI/FME, INC.
230 COMMERCE, STE 200
IRVINE, CA 92602
P:657.335.4112

CIVIL ENGINEER
CIVILSCAPES ENGINEERING
28052 CAMINO CAPISTRANO, STE 213
LAGUNA NIGUEL, CA 92677
P: 949.464.8115
E: INFO@CIVILSCAPES.COM

GEOTECHNICAL ENGINEER
R.MCCARTHY CONSULTING INC.
23 CORPORATE PLAZA, STE 150
NEWPORT BEACH, CA 92660
P: 949.629.2539
E: INFO@RMCCARTHYCONSULTING.COM

INTERIOR DESIGNER
BRANDON ARCHITECTS, INC.
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
P: 714.454.4040
WWW.BRANDONARCHITECTS.COM

LANDSCAPE DESIGNER
TBD

SURVEYOR
APEX LAND SURVEYING INC.
HUNTINGTON BEACH, CA 92646
P: 714.488.5006
E: APEXLSINC@GMAIL.COM

ENERGY CONSULTANT
ENERGY CODE WORKS, INC.
1 PARK PLAZA, SUITE 600
IRVINE, CA 92614
949.240.1867

MEP CONSULTANT
GREGORY DESIGN
4 SHETLAND
TRABUCO CANYON, CA 92679
P:949.888.9511

2 PROJECT DIRECTORY

THE SUBJEC PROPERTY IS LOCATED IN NEWPORT BEACH ON THE BALBOA PENINSULA SOUTH OF THE COAST HIGHWAY. CLIENT PROPOSES TO BUILD A NEW TWO UNIT SINGLE-FAMILY RESIDENCE OF APPX., 2,237 S.F. OF LIVING AND 236 S.F GARAGE FOR UNIT A AND 1,104 S.F. OF LIVING AND 242 S.F. GARAGE FOR UNIT B. THE PROGRAM MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: (FIRST FLOOR) SEPARATE UNIT WITH 3 BEDROOMS WITH A SHARED BATH AND POWDER, KITCHEN AND PATIO WITH BEACH ACCESS, (SECOND FLOOR). THE SECOND UNIT WITH 3 BEDROOMS, LAUNDRY ROOM, OFFICE, KITCHEN AND GREAT ROOM. (THIRD FLOOR) A BONUS ROOM W/ A DETACHED BATH A ROOF/VIEW DECK WITH BBQ AREA, OUTDOOR DINING, ROOM FOR A SPA, FIRE PIT, COVERED CABANA. tHE PROJECT WILL BE OF A TRANSITIONAL STYLE DESIGN AND THE EXTERIOR MATERIALS WILL LIKELY CONSIST COMPOPSITE WOOD SIDING, NATURAL STONE OR BRICK VENEER, STANDING SEAM METAL ROOFING, AND THE USE OF WOOD AND METAL ACCENT PRODUCTS.

11 PROJECT DESCRIPTION

1. LANDSCAPE PLAN; BBQ; FIRE PIT; ACCESSORY STRUCTURES, MASONRY OR CONCRETE WALLS/FENCES; RETAINING WALLS OVER 4 FT. HIGH FROM THE BOTTOM OF THE FOUNDATION TO THE TOP OF WALL; TO INCLUDE ; UNDER SEPERATE REVIEWS AND PERMITS (FOR H.O.A. PURPOSES).
2. POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
3. SUBMIT SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER ARI STD. 275. SOUND LEVEL NOT TO EXCEED 50dBA (55dBA WITH TIMER, 65dBA WITH TIMER AND NEIGHBORS CONSENT). LOCATION OF MEASUREMENT TO BE AT ADJACENT PROPERTY PATIO OR OPENING.
4. FIRE SPRINKLERS REQUIRED, CONTRACTOR TO SUBMIT FIRE SPRINKLER DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO SUBMITTING TO CITY. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
5. UNIT A - PV SOLAR SYSTEM (MIN. 2.8KW DC) + 5 KWH BATTERY SYSTEM PER T-24
   UNIT B - PV SOLAR SYSTEM (MIN. 1.9KW DC) + 5 KWH BATTERY SYSTEM PER T-24
6. ELEVATOR

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

9 DEFERRED SUBMITTALS

ALLOWABLE BUILDING AREA SCHEDULE

LIVING	
UNIT A FIRST FLOOR	139 SF
UNIT A SECOND FLOOR	2083 SF
UNIT A THIRD FLOOR	337 SF
UNIT B FIRST FLR.	1149 SF
LIVING	**3709 SF**
GARAGE	
UNIT A GARAGE	251 SF
UNIT B GARAGE	251 SF
GARAGE	**502 SF**
GRAND TOTAL	**4211 SF**

THIRD FLOOR AREA SCHEDULE

LIVING	
UNIT A THIRD FLOOR	337 SF
LIVING	**337 SF**
COVERED	
UNIT A THIRD FLOOR COVERED	467 SF
COVERED	**467 SF**
GRAND TOTAL	**804 SF**

BUILDING AREA UNIT 'A'

UNIT A LIVING	
UNIT A SECOND FLOOR	2083 SF
UNIT A THIRD FLOOR	337 SF
UNIT A FIRST FLOOR	139 SF
TOTAL	**2560 SF**
UNIT A GARAGE	
UNIT A GARAGE	251 SF
TOTAL	**251 SF**
GRAND TOTAL	**2811 SF**

BUILDING AREA UNIT 'B'

UNIT B LIVING	
UNIT B FIRST FLR.	1149 SF
TOTAL	**1149 SF**
UNIT B GARAGE	
UNIT B GARAGE	251 SF
TOTAL	**251 SF**
GRAND TOTAL	**1400 SF**

OPEN AREA SCHEDULE

OPEN SPACE	**407 SF**
GRAND TOTAL	**407 SF**

7 PROJECT STATISTICS

LEGAL DESCRIPTION:
APN: 047-212-10
LOT 2, BLOCK 14, TRACT NO. 234, IN CITY OF NEWPORT BEACH, COUNTY OF ORANGE

LOT INFORMATION:
ZONED: R-2 TWO UNIT RESIDENTIAL
SITE AREA: 3,103 S.F.
BUILDABLE AREA: 2,248 S.F.

TOTAL ALLOWABLE AREA (2 X BUILDABLE AREA)
TOTAL ALLOWABLE AREA: 2 X 2,248 S.F. = 4,496 S.F. MAX.
PROPOSED: 4,169 S.F. < 4,496 S.F. MAX.

OPEN VOLUME AREA REQUIRED (.15 x BUILDABLE AREA, 5'-0" DEPTH MIN. & 7'-6" HT. MIN.)
OPEN VOLUME AREA REQUIRED: .15 X 2,248 S.F. = 337 SF
PROPOSED: 407 S.F.

TOTAL ALLOWABLE THIRD FLOOR AREA (.15 x BUILDABLE AREA)
THIRD FLOOR AREA ALLOWED: .15 X 2,248 S.F. = 337 SF MAX.
PROPOSED: 337 S.F.

TOTAL ALLOWABLE THIRD FLOOR AREA (.5 x BUILDABLE AREA)
THIRD FLOOR AREA & COVERED DECK AREA ALLOWED: .5 X 2,248 S.F. = 1,124 SF MAX.
PROPOSED: 337 S.F. (THIRD FLOOR) + 804 S.F. (COVERED)

EXISTING BUILDING INFORMATION:
EXISTING SINGLE FAMILY W/ GARAGE TO BE DEMOLISHED
EXISTING S.F. = S.F. (X BEDS. TTL.)

ZONING INFORMATION:
FRONT SETBACK: 10 FT.
LEFT SETBACK: 3 FT.
RIGHT SETBACK: 3 FT.
REAR SETBACK: 0 FT.

5 SITE INFORMATION

CODES: NBMC (NEWPORT BEACH MUNICIPAL CODE)
2022 CRC, 2022 CFC, 2022 CEC, 2022 CMC, 2022 CPC,
2022 CALGREEN, 2022 CAL. ENERGY CODE , 2021 ISPSC

OCCUPANT LOAD	2 UNIT
OCCUPANCY CLASSIFICATION	R-3/U
OCCUPANCY SEPARATION (GARAGE)	1-HR.
FLOOR & FLOOR-CEILING	1-HR
TYPE OF CONSTRUCTION	VB - SPRINKLERED
FIRE SPRINKLER	YES --NFPA13D
HEIGHT	3 - LEVELS
FLOOR AREA	REF. 7/T-1.0
ALLOWABLE BLDG. AREA (PER CBC TBL. 503)	N/A.
FIRE HAZARD AREA	NO
LIQUEFACTION AREA	YES
LANDSLIDE AREA	NO
FAULT ZONE AREA	NO
FLOOD ZONE	NO

3 CODE INFORMATION

T-1.0	TITLE SHEET
T-1.1	ARCHITECTURAL GENERAL NOTES
T-1.2	C.N.B. SUPPLEMENTAL DOCS
T-1.3	CAL ENERGY MANDATORY REQUIREMENTS
T-1.4	CAL ENERGY MANDATORY REQUIREMENTS
SUR	TOPOGRAPHIC SURVEY
A-0.0	ARCHITECTURAL SITE PLAN
A-0.2	AREA PLANS
C1	TITLE SHEET
C2	GRADING PLAN
C3	CONST. POLLUTION PREVENTION PLAN
C4	GEOTECHNICAL NOTES
C5	GEOTECHNICAL NOTES (CONT'D)
L-1	LANDSCAPE PLANTING PLAN
A-1.0	3D VIEWS
A-2.0	FIRST AND SECOND LEVEL FLOOR PLAN
A-2.1	THIRD LEVEL FLOOR PLAN
A-2.2	FIRST AND SECOND LEVEL DIMENSION PLAN
A-2.3	THIRD LEVEL DIMENSION PLAN
A-3.0	ROOF PLAN
A-4.0	EXTERIOR ELEVATIONS
A-4.1	EXTERIOR ELEVATIONS
A-5.0	BUILDING SECTIONS

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

ACKNOWLEDGMENT OF NO CONSTRUCTION-RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS

On June 11, 2019, the City Council adopted an ordinance restricting construction-related noise on Saturday in High Density Areas effective August 12, 2019.

I acknowledge that any construction-related noise, (including, but not limited to operating power equipment or machinery in a manner that produces noise) is not allowed on Saturday or Sunday in High Density Areas in accordance with Newport Beach Municipal Code 10.28.040. As the owner of the property, I am responsible to ensure all persons working on the property comply with this provision of the Newport Beach Municipal Code.

Project Address: 1402 W OCEANFRONT, NEWPORT BEACH, CA 92661
Permit Number: XR2025-2001
Owner's Name: AARON HALE
Owner's Signature: [signature]
Contractor's Signature: 5/30/25
Date: 09/22/2025

Forms/Acknowledgment_No_Saturday_Construction_HighDensityAreas

1 SHEET LIST

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

PROJECT STATUS
C.N.B. 2ND SUBMITTAL

PLAN CHECK NO.
XR2025-2001

PROJECT CONTACT
OCTAVIO HERNANDEZ

THESE DOCUMENTS ARE THE PROPERTY OF BRANDON ARCHITECTS INC., AND ARE NOT TO BE DUPLICATED, ALTERED OR UTILIZED IN ANY WAY BY ANY OTHER PARTY WITHOUT THE EXPRESSED AUTHORIZATION OF BRANDON ARCHITECTS. ANY UNAUTHORIZED DUPLICATION OR ALTERATION OF THESE DOCUMENTS BY ANY PARTY IS A VIOLATION OF BRANDON ARCHITECTS EXPRESSED COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS THERETO, AND IS SUBJECT TO FULL CIVIL LIABILITIES AND PENALTIES. THESE PLANS ARE ALSO NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING WRITTEN AUTHORIZATION AND EXPRESSED PERMISSION BY BRANDON ARCHITECTS, WHO SHALL THEN BE HELD HARMLESS AND ABSOLVED OF ANY LIABILITY REGARDING ANY USE OF THESE DOCUMENTS BY SUCH THIRD PARTY WHETHER DEPICTED OR IMPLIED

HALE RESIDENCE

PROJECT ADDRESS:
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661

OWNER INFORMATION:
MR. AND MRS. HALE
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661
P:480.262.8522

DATE
10.03.25

REVISIONS

NO.	REVISION	DATE

TITLE SHEET

T-1.0

10/23/2025 9:38:01 AM

C — ABBREVIATION

&	AND
∠	ANGLE
@	AT
C.L.	CENTERLINE
Ø	DIAMETER, ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
A.B.	ANCHOR BOLT
ABV.	ABOVE
A/C.	AIR CONDITIONING
A.C.	ASPHALT CONCRETE
ACOUS	ACOUSTICAL
A.D.	AREA DRAIN
ADH.	ADHESIVE
ADJ.	ADJUSTABLE, ADJACENT
AHJ	AUTHORITY HAVING JURISDICTION
AL.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
A.P.	ACCESS PANEL
APPX.	APPROXIMATE
APPV'D.	APPROVED
ARCH.	ARCHITECTURAL,ARCHITECT
ASB.	ASBESTOS
ASSY.	ASSEMBLY
AUTO.	AUTOMATIC
B.	BATHROOM
BD.	BOARD
BEL.	BELOW
BET.	BETWEEN
BFE	BASE FLOOD ELEVATION
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
B.O.	BY OWNER, BY OTHERS
BOT.	BOTTOM
BR.	BEDROOM
B.W.	BACK OF WALL, BOTTOM OF WALL
CAB.	CABINET
C.B.	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE
C.R.C.	CALIFORNIA RESIDENTIAL CODE
CEM.	CEMENT
C.G.	CORNER GUARD
CHAN.	CHANNEL
CHG.	CHANGE
C.I.	CAST IRON
C.J.	CONTROL / CONSTRUCT./CEILING JOINT
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR, CLEARANCE
CNTR.	COUNTER
CONC.	CONCRETE
COND.	CONDITION
CONST.	CONSTRUCT, CONSTRUCTION
CORR.	CORRIDOR, CORROSIVE
CTSK.	COUNTER SINK, COUNTERSUNK
CTR.	CENTER
DBL.	DOUBLE
DECO.	DECORATIVE
DEPT.	DEPARTMENT
DFE	DESIGN FLOOD ELEVATION
D.F.	DRINKING FOUNTAIN, DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DTL.	DETAIL
DWG.	DRAWING(S)
E.	EXISTING, EAST, ENTRY, EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRIC, ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSED, ENCLOSURE
E.P.	ELECTRICAL PANEL, EDGE OF PAVEMENT
EQ.	EQUAL
EQUIP.	EQUIPMENT
EQUIV.	EQUIVALENT
E.W.	EACH WAY
EXH.	EXHAUST
EXPO.	EXPOSED
EXT.	EXTERIOR
E.G.	EXISTING GRADE
F.	FIXED
F.A.	FIRE ALARM
FAC.	FACTORY
F.C.O.	FLOOR CLEAN OUT
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.G.	FINISH GRADE
FIXT.	FIXTURE
F.J.	FLOOR JOIST
F.L.	FLOW LINE
FLASH.	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE/CURB
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD / STRUCTURE / SHEATHING
F.O.M.	FACE OF MASONRY
FP.	FIREPLACE
F.S.	FLOOR SINK, FINISH SURFACE
FT.	FOOT, FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR, GRADE BEAM
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
G.F.I.	GROUND FAULT INTERRUPT
G.I.	GALVANIZED IRON
G.L.B.	GLU-LAM BEAM
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
G.P.	GRADE PLANE
H./HT.	HIGH, HEIGHT
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HD.	HARD, HEAD
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HVAC	HEATING VENTILATING AIR CONDITIONING
I.D.	INTERIOR DESIGNER, INSIDE DIAMETER/DIMENSION
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT/INVERTED
JAN.	JANITOR
JT.	JOINT
JST.	JOIST
KIT.	KITCHEN
L.	LOW, LINEN
L.A.	LANDSCAPED AREA
LAB.	LABORATORY
LAM.	LAMINATED
LAV.	LAVATORY
LBS.	POUNDS
LFA.	LOAD FROM ABOVE
L.H.	LEFT HAND
LKR.	LOCKER
LT.	LIGHT
LUM.	LUMINOUS, LUMENS
MAINT.	MAINTENANCE
MAS.	MASONRY
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	METAL BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFGR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MT.	MOUNTED
MUL.	MULLION
N.	NEW, NORTH
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT, CONTACT
N.G.	NATURAL GRADE
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/.	OVER
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER, DIMENSION
O.F.D.	OVERFLOW DRAIN
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PERIM.	PERIMETER
PL.	PROPERTY LINE, PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PNT.	PAINT(ED)
P.O.C.	POINT OF CONTACT, CONNECTION
PR.	PAIR
PROJ.	PROJECTION
PSL.	PARALLEL STRAND LAMINATE
PT.	POINT
R.A.	RETURN AIR
RAD.	RADIUS
R.D.	ROOF DRAIN
R.D.L.	ROOF DRAIN LEADER
RECPT.	RECEPTACLE
RECT.	RECTANGLE, RECTANGULAR
REF.	REFERENCE
REFR.	REFRIGERATOR
REG.	REGULAR, REGISTER
REINF.	REINFORCE(D), REINFORCEMENT
REQ'D.	REQUIRED
RESIL.	RESILIENT
RET.	RETAIN(ING), RETURN
RM.	ROOM
R.O.	ROUGH OPENING
R.R.	ROOF RAFTER
RWD.	REDWOOD
S.	SOUTH
S.A.	SUPPLY AIR
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SUBDRAIN, SOAP DISPENSER
SEC.	SECTION
SEL.	SELECT(ED)
SH.	SHELF
SHT.	SHEET
SHT'G.	SHEATHING
SIM.	SIMILAR
SIMP.	SIMPSON
S.J.	SOFFIT JOIST
S.S.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURE, STRUCTURAL
SUSP.	SUSPEND(ED)
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.	TREAD, TRASH
T.C.	TOP OF CURB
T.CL.	TIME CLOCK
TEL.	TELEPHONE
TEMP.	TEMPERED
TER.	TERRAZZO
T.F.	TOP OF FENCE
T & G	TONGUE & GROOVE
THK.	THICK, THICKNESS
T.P.	TOP OF PAVING
T.PL.	TOP OF PLATE
T.O.S.	TOP OF STRUCTURE, SHEATHING, SLAB
T.O.	TOP OF
TRANS.	TRANSFORMER
T.S.	TOP OF STEP
T.W.	TOP OF WALL
TYP.	TYPICAL
U.	UNDER
U.B.C.	UNIFORMBUILDING CODE
U.G.	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V./VERT.	VERTICAL
VENT.	VENTILATION, VENTILATING
VER.	VERIFY
V.T.R.	VENT THROUGH ROOF
W.	WEST, WIDTH, WASHER
W/.	WITH
WD.	WOOD
W.H.	WATER HEATER
W.C.	WATER CLOSET
W.I.	WROUGHT IRON
WP.	WATERPROOF(ING)
W.W.M.	WELDED WIRE MESH

B — GENERAL NOTES

ENTRY ROUTES: POTENTIAL RADON ENTRY ROUTES SHALL BE CLOSED IN ACCORDANCE WITH THE FOLLOWING. (CRC AF103.4)
1. FLOOR OPENINGS: OPENINGS AROUND BATHTUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER OBJECTS THAT PENETRATE CONCRETE SLABS, OR OTHER FLOOR ASSEMBLIES, SHALL BE FILLED WITH A POLYURETHANE CAULK OR EQUIVALENT SEALANT APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE JOINTS: CONTROL JOINTS, ISOLATION JOINTS, CONSTRUCTION JOINTS, AND ANY OTHER JOINTS IN CONCRETE SLABS OR BETWEEN SLABS AND FOUNDATION WALLS SHALL BE SEALED WITH A CAULK OR SEALANT. GAPS AND JOINTS SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED WITH POLYURETHANE CAULK OR OTHER ELASTOMERIC SEALANT APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. CONDENSATE DRAINS: CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NONPERFORATED PIPE TO DAYLIGHT.
4. SUMPS: SUMP PITS OPEN TO SOIL OR SERVING AS THE TERMINATION POINT FOR SUBSLAB OR EXTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH A GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUBSLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE. SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH A TRAPPED INLET.
5. FOUNDATION WALLS: HOLLOW BLOCK MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONTINUOUS COURSE OF SOLID MASONRY, ONE COURSE OF MASONRY GROUTED SOLID, OR A SOLID CONCRETE BEAM AT OR ABOVE FINISHED GROUND SURFACE TO PREVENT THE PASSAGE OF AIR FROM THE INTERIOR OF THE WALL INTO THE LIVING SPACE. WHERE A BRICK VENEER OR OTHER MASONRY LEDGE IS INSTALLED, THE COURSE IMMEDIATELY BELOW THAT LEDGE SHALL BE SEALED. JOINTS, CRACKS OR OTHER OPENINGS AROUND ALL PENETRATIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF MASONRY BLOCK OR WOOD FOUNDATION WALLS BELOW THE GROUND SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK OR EQUIVALENT SEALANT. PENETRATIONS OF CONCRETE WALLS SHALL BE FILLED.
6. DAMPPROOFING: THE EXTERIOR SURFACES OF PORTIONS OF CONCRETE AND MASONRY BLOCK WALLS BELOW THE GROUND SURFACE SHALL BE DAMPPROOFED IN ACCORDANCE WITH SECTION R406.
7. AIR-HANDLING UNITS: AIR-HANDLING UNITS IN CRAWL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO THE UNIT.
   EXCEPTION: UNITS WITH GASKETED SEAMS OR UNITS THAT ARE OTHERWISE SEALED BY THE MANUFACTURER TO PREVENT LEAKAGE.
8. DUCTS: DUCTWORK PASSING THROUGH OR BENEATH A SLAB SHALL BE OF SEAMLESS MATERIAL UNLESS THE AIR-HANDLING SYSTEM IS DESIGNED TO MAINTAIN CONTINUOUS POSITIVE PRESSURE WITHIN SUCH DUCTING. JOINTS IN SUCH DUCTWORK SHALL BE SEALED TO PREVENT AIR LEAKAGE.
   DUCTWORK LOCATED IN CRAWL SPACES SHALL HAVE SEAMS AND JOINTS SEALED BY CLOSURE SYSTEMS IN ACCORDANCE WITH SECTION M1601.4.1.
9. CRAWL SPACE FLOORS: OPENINGS AROUND ALL PENETRATIONS THROUGH FLOORS ABOVE CRAWL SPACES SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE.
10. CRAWL SPACE ACCESS: ACCESS DOORS AND OTHER OPENINGS OR PENETRATIONS BETWEEN BASEMENTS AND ADJOINING CRAWL SPACES SHALL BE CLOSED, GASKETED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE.

PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM: IN BUILDINGS WITH CRAWL SPACE FOUNDATIONS, THE FOLLOWING COMPONENTS OF A PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION. (CRC AF103.5) EXCEPT IN BUILDINGS IN WHICH AN APPROVED MECHANICAL CRAWL SPACE VENTILATION SYSTEM OR OTHER EQUIVALENT SYSTEM IS INSTALLED.
- **VENTILATION:** CRAWL SPACES SHALL BE PROVIDED WITH VENTS TO THE EXTERIOR OF THE BUILDING. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL COMPLY WITH SECTION R408.1. (CRC AF103.5.1)
- **SOIL-GAS-RETARDER:** THE SOIL IN CRAWL SPACES SHALL BE COVERED WITH A CONTINUOUS LAYER OF MINIMUM 6-MIL (0.15 MM) POLYETHYLENE SOIL-GAS-RETARDER. THE GROUND COVER SHALL BE LAPPED NOT LESS THAN 12 INCHES (305 MM) AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WALLS ENCLOSING THE CRAWL SPACE AREA. (CRC AF103.5.2)
- **VENT PIPE:** A PLUMBING TEE OR OTHER APPROVED CONNECTION SHALL BE INSERTED HORIZONTALLY BENEATH THE SHEETING AND CONNECTED TO A 3- OR 4-INCH-DIAMETER (76 OR 102 MM) FITTING WITH A VERTICAL VENT PIPE INSTALLED THROUGH THE SHEETING. THE VENT PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, AND TERMINATE NOT LESS THAN 12 INCHES (305 MM) ABOVE THE ROOF IN A LOCATION NOT LESS THAN 10 FEET (3048 MM) AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET (610 MM) BELOW THE EXHAUST POINT, AND 10 FEET (3048 MM) FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS. (CRC AF103.5.3)

PASSIVE SUBSLAB DEPRESSURIZATION SYSTEM: IN BASEMENT OR SLAB-ON-GRADE BUILDINGS, THE FOLLOWING COMPONENTS OF A PASSIVE SUBSLAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION. (CRC AF103.6)
- **VENT PIPE:** A MINIMUM 3-INCH-DIAMETER (76 MM) ABS, PVC OR EQUIVALENT GASTIGHT PIPE SHALL BE EMBEDDED VERTICALLY INTO THE SUBSLAB AGGREGATE OR OTHER PERMEABLE MATERIAL BEFORE THE SLAB IS CAST. A "T" FITTING OR EQUIVALENT METHOD SHALL BE USED TO ENSURE THAT THE PIPE OPENING REMAINS WITHIN THE SUBSLAB PERMEABLE MATERIAL. ALTERNATIVELY, THE 3-INCH (76 MM) PIPE SHALL BE INSERTED DIRECTLY INTO AN INTERIOR PERIMETER DRAIN TILE LOOP OR THROUGH A SEALED SUMP COVER WHERE THE SUMP IS EXPOSED TO THE SUBSLAB AGGREGATE OR CONNECTED TO IT THROUGH A DRAINAGE SYSTEM.
  THE PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, AND TERMINATE NOT LESS THAN 12 INCHES (305 MM) ABOVE THE SURFACE OF THE ROOF IN A LOCATION NOT LESS THAN 10 FEET (3048 MM) AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET (610 MM) BELOW THE EXHAUST POINT, AND 10 FEET (3048 MM) FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS. (CRC AF103.6.1)
- **MULTIPLE VENT PIPES:** IN BUILDINGS WHERE INTERIOR FOOTINGS OR OTHER BARRIERS SEPARATE THE SUBSLAB AGGREGATE OR OTHER GAS-PERMEABLE MATERIAL, EACH AREA SHALL BE FITTED WITH AN INDIVIDUAL VENT PIPE. VENT PIPES SHALL CONNECT TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF OR EACH INDIVIDUAL VENT PIPE SHALL TERMINATE SEPARATELY ABOVE THE ROOF. (CRC AF103.6.2)

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

VENT PIPE ACCESSIBILITY: RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OTHER AREA OUTSIDE THE HABITABLE SPACE. (CRC AF103.8)
EXCEPTION: THE RADON VENT PIPE NEED NOT BE ACCESSIBLE IN AN ATTIC SPACE WHERE AN APPROVED ROOF-TOP ELECTRICAL SUPPLY IS PROVIDED FOR FUTURE USE.

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

COMBINATION FOUNDATIONS: COMBINATION BASEMENT/CRAWL SPACE OR SLAB-ON-GRADE/CRAWL SPACE FOUNDATIONS SHALL HAVE SEPARATE RADON VENT PIPES INSTALLED IN EACH TYPE OF FOUNDATION AREA. EACH RADON VENT PIPE SHALL TERMINATE ABOVE THE ROOF OR SHALL BE CONNECTED TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF. (CRC AF103.10)

BUILDING DEPRESSURIZATION: JOINTS IN AIR DUCTS AND PLENUMS IN UNCONDITIONED SPACES SHALL MEET THE REQUIREMENTS OF SECTION M1601. THERMAL ENVELOPE AIR INFILTRATION REQUIREMENTS SHALL COMPLY WITH THE ENERGY CONSERVATION PROVISIONS IN CHAPTER 11. FIREBLOCKING SHALL MEET THE REQUIREMENTS CONTAINED IN SECTION R302.11. (CRC AF103.11)

POWER SOURCE: TO PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUBMEMBRANE OR SUBSLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS. AN ELECTRICAL SUPPLY SHALL BE ACCESSIBLE IN ANTICIPATED LOCATIONS OF SYSTEM FAILURE ALARMS. (CRC AF103.12)

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

OPENINGS FOR UNDER-FLOOR VENTILATION: VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER-FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH, AND OPERATIONAL LOUVERS ARE PERMITTED: (CRC R408.2)
1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH THICK.
2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH THICK.
3. CAST-IRON GRILL OR GRATING.
4. EXTRUDED LOAD-BEARING BRICK VENTS.
5. HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER.
6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH THICK.

EXCEPTIONS:
1. THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1,500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL.
2. WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL, VENTILATION OPENINGS ARE NOT REQUIRED TO BE WITHIN 3 FEET OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE PROVIDED THAT THE OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE.

UNVENTED CRAWL SPACE: FOR UNVENTED UNDER-FLOOR SPACES, THE FOLLOWING ITEMS SHALL BE PROVIDED: (CRC R408.3)
1. EXPOSED EARTH SHALL BE COVERED WITH A CONTINUOUS CLASS I VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THAN 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL OR INSULATION.
2. ONE OF THE FOLLOWING SHALL BE PROVIDED FOR THE UNDER-FLOOR SPACE:
   A. CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE).
   B. CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET OF UNDER-FLOOR AREA, INCLUDING A RETURN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE).
   C. PLENUM IN EXISTING STRUCTURES COMPLYING WITH THE CALIFORNIA MECHANICAL CODE, IF UNDER-FLOOR SPACE IS USED AS A PLENUM.
   D. DEHUMIDIFICATION SIZED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

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

REMOVAL OF DEBRIS: THE UNDER-FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. WOOD FORMS USED FOR PLACING CONCRETE SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE. CONSTRUCTION MATERIALS SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE. (CRC R408.5)

FINISHED GRADE: THE FINISHED GRADE OF UNDER-FLOOR SURFACE SHALL BE PERMITTED TO BE LOCATED AT THE BOTTOM OF THE FOOTINGS; HOWEVER, WHERE THERE IS EVIDENCE THAT THE GROUND-WATER TABLE CAN RISE TO WITHIN 6 INCHES OF THE FINISHED FLOOR AT THE BUILDING PERIMETER OR WHERE THERE IS EVIDENCE THAT THE SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE, THE GRADE IN THE UNDER-FLOOR SPACE SHALL BE AS HIGH AS THE OUTSIDE FINISHED GRADE, UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED. (CRC R408.6)

FLOOD RESISTANCE: FOR BUILDINGS LOCATED IN FLOOD HAZARD AREAS AS ESTABLISHED IN TABLE R301.2:
1. WALLS ENCLOSING THE UNDER-FLOOR SPACE SHALL BE PROVIDED WITH FLOOD OPENINGS IN ACCORDANCE WITH SECTION R322.2.2.
2. THE FINISHED GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL ON AT LEAST ONE SIDE.

EXCEPTION: UNDER-FLOOR SPACES THAT MEET THE REQUIREMENTS OF FEMA TB 11-1.

UNDER-FLOOR VAPOR RETARDER: IN CLIMATE ZONES 1A, 2A AND 3A BELOW THE WARM-HUMID LINE, A CONTINUOUS CLASS I OR II VAPOR RETARDER SHALL BE PROVIDED ON THE EXPOSED FACE OF AIR-PERMEABLE INSULATION INSTALLED BETWEEN THE FLOOR JOISTS AND EXPOSED TO THE GRADE IN THE UNDER-FLOOR SPACE. THE VAPOR RETARDER SHALL HAVE A MAXIMUM WATER VAPOR PERMEANCE OF 1.5 PERMS WHEN TESTED IN ACCORDANCE WITH PROCEDURE B OF ASTM E96. (CRC R408.8)
EXCEPTION: THE VAPOR RETARDER SHALL NOT BE REQUIRED IN UNVENTED CRAWL SPACES CONSTRUCTED IN ACCORDANCE WITH SECTION R408.3.

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

APPLIANCES IN THE ATTICS AND UNDER-FLOOR SPACES NOTES:
1. PROVIDE ACCESS THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE AND 22" X 30" MINIMUM. (CMC 304.4)

2. PROVIDE A 20 FEET MAXIMUM PASSAGEWAY TO THE APPLIANCE FROM THE ACCESS POINT WHERE THE HEIGHT OF PASSAGEWAY IS LESS THAN 6 FEET. THE UNOBSTRUCTED WIDTH OF THE PASSAGEWAY SHALL NOT BE LESS THAN 24 INCHES AND SHALL HAVE A SOLID FLOORING. (CMC 304.4.1 AND 304.4.2)

3. PROVIDE A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. **EXCEPTION:** A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FURNACE IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING. THE FURNACE SERVICE SIDE SHALL NOT EXCEED 12 INCHES FROM THE ACCESS OPENING. (CMC 304.4.3)

4. PROVIDE A PERMANENT 120V RECEPTACLE OUTLET AND A SWITCHED LIGHT FIXTURE NEAR THE APPLIANCE. THE SWITCH SHALL BE LOCATED AT THE ENTRANCE OF THE PASSAGEWAY. (CMC 304.4.4)

5. PROVIDE AT LEAST TWO METHODS OF CONDENSATE CONTROL PER CMC 310.2.

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1)
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204 MM) TO EXPOSED GROUND.

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

3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

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

6.WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.

7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

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

EXCEPTION: SAWN LUMBER USED IN BUILDINGS LOCATED IN A GEOGRAPHICAL REGION WHERE EXPERIENCE HAS DEMONSTRATED THAT CLIMATIC CONDITIONS PRECLUDE THE NEED TO USE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD WHERE THE STRUCTURE IS EXPOSED TO THE WEATHER.

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

FIELD TREATMENT: FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. (CRC R317.1.1)

GROUND CONTACT: ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED. (CRC R317.1.2)

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

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

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. (1-1/2 INCH BY 7-1/4 INCH ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 391/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

EXCEPTIONS:
A. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
B. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY- INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
C. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
D. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
E. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

DOCUMENTATION FOR GRAB BAR REINFORCEMENT: INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. (CRC R327.1.1.1)

ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS: ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. (CRC R327.1.2)

EXCEPTIONS:
A. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
B. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

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

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

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

APPENDIX AF RADON CONTROL METHODS

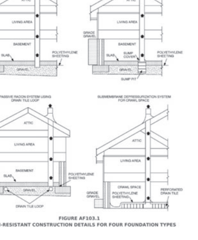


FIGURE AF103.1
RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES

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

SOIL-GAS-RETARDER: A MINIMUM 6-MIL (0.15 MM) [OR 3-MIL (0.075 MM) CROSS-LAMINATED] POLYETHYLENE OR EQUIVALENT FLEXIBLE SHEETING MATERIAL SHALL BE PLACED ON TOP OF THE GAS-PERMEABLE LAYER PRIOR TO CASTING THE SLAB OR PLACING THE FLOOR ASSEMBLY TO SERVE AS A SOIL-GAS-RETARDER BY BRIDGING ANY CRACKS THAT DEVELOP IN THE SLAB OR FLOOR ASSEMBLY, AND TO PREVENT CONCRETE FROM ENTERING THE VOID SPACES IN THE AGGREGATE BASE MATERIAL. THE SHEETING SHALL COVER THE ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED NOT LESS THAN 12 INCHES (305 MM). THE SHEETING SHALL FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATIONS OF THE MATERIAL. PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING. (CRC AF103.3)

WATERPROOFING AND DAMPPROOFING NOTES:
R406.1 CONCRETE AND MASONRY FOUNDATION DAMPPROOFING
EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF (A) THE TOP OF THE FOOTING OR (B) 6 INCHES (152 MM) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8-INCH (9.5 MM) PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. BITUMINOUS COATING.
2. THREE POUNDS PER SQUARE YARD (1.63 KG/M2) OF ACRYLIC MODIFIED CEMENT.
3. ONE-EIGHTH-INCH (3.2 MM) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C887.
4. ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2.
5. OTHER APPROVED METHODS OR MATERIALS.

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

R406.2 CONCRETE AND MASONRY FOUNDATION WATERPROOFING
IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED FROM THE HIGHER OF (A) THE TOP OF THE FOOTING OR (B) 6 INCHES (152 MM) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. WALLS SHALL BE WATERPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. TWO-PLY HOT-MOPPED FELTS.
2. FIFTY-FIVE-POUND (25 KG) ROLL ROOFING.
3. SIX-MIL (0.15 MM) POLYVINYL CHLORIDE.
4. SIX-MIL (0.15 MM) POLYETHYLENE.
5. FORTY-MIL (1 MM) POLYMER-MODIFIED ASPHALT.
6. SIXTY-MIL (1.5 MM) FLEXIBLE POLYMER CEMENT.
7. ONE-EIGHTH-INCH (3 MM) CEMENT-BASED, FIBER-REINFORCED, WATERPROOF COATING.
8. SIXTY-MIL (1.5 MM) SOLVENT-FREE LIQUID-APPLIED SYNTHETIC RUBBER.

ALL JOINTS IN MEMBRANE WATERPROOFING SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.

EXCEPTION: ORGANIC-SOLVENT-BASED PRODUCTS SUCH AS HYDROCARBONS, CHLORINATED HYDROCARBONS, KETONES AND ESTERS SHALL NOT BE USED FOR ICF WALLS WITH EXPANDED POLYSTYRENE FORM MATERIAL. USE OF PLASTIC ROOFING CEMENTS, ACRYLIC COATINGS, LATEX COATINGS, MORTARS AND PARGINGS TO SEAL ICF WALLS IS PERMITTED. COLD-SETTING ASPHALT OR HOT ASPHALT SHALL CONFORM TO TYPE C OF ASTM D449. HOT ASPHALT SHALL BE APPLIED AT A TEMPERATURE OF LESS THAN 200°F (93°C).

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

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED W/. 2X6 STUD MIN. U.N.O.
USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS
SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8"
ENTIRE EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" PLYWOOD
DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFGR. ROUGH OPENING MAY NEED TO BE OVERSIZED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SHT. AD-2.0 FOR TYP. RECESSED CONDITIONS.

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

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

STAIRWAY ILLUMINATION:
1.INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. (R303.7)
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

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

GARAGE FLOOR:
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

PLUMBING:
1. ALL FIXTURES AND FITTINGS SHALL COMPLY WITH THE MAX FLOW RATE SET BY CALGREEN (CALIFORNIA GREEN BUILDING STANDARD CODE) AND CALIFORNIA PLUMBING CODES. G.C. TO VERIFY PRIOR TO PURCHASE AND INSTALL OF ANY FIXTURE AND FITTING

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

3. MAX. TEMP. OF 110° SHALL BE REGULATED BY LIMITING DEVICE IN COMPLIANCE W/. ASSE 1070/ASME A112.1070/CSA B125.70 OR CSA B125.3 @ BIDETS. (CPC 410.3)

4. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.6.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS. (CPC 402.4)

5. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6)

6. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

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

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

2. INSTALL MIN. 5/8" TYPE 'X' MOISTURE & MOLD RESISTANT GYPSUM WALL BOARD IN ALL BATHROOMS, KITCHENS, AND OTHER AREAS EXPOSED TO MOISTURE OR HUMIDITY. GYPSUM BOARD INSTALLED ON THE WALLS AND CEILINGS AT SHOWER AND BATHTUB AREAS MUST BE FINISHED TO PREVENT MOISTURE FROM PENETRATING THE WALL OR CEILING FINISH AND CONTACTING THE GYPSUM BOARD. THE FINISH APPLIED TO THE EXPOSED FACE OF THE GYPSUM BOARD MUST CREATE A WATER-RESISTANT BARRIER THAT NOT ONLY STOPS WATER FROM GETTING TO THE GYPSUM BOARD BUT ALSO PREVENTS THE RELEASE OF MOISTURE FROM WITHIN THE WALL OR THE GYPSUM BOARD ITSELF. (CRC R702.3.7)
WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY AT LOCATIONS SUCH AS SAUNAS, STEAM ROOMS, GANG SHOWERS OR INDOOR POOLS. (CRC R702.3.7.1)

FIREPLACES:
1. FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1 & R1005.1)

2. FACTORY BUILT WOOD BURNING FIREPLACES SHALL BE QUALIFIED AT THE U.S. EPA'S VOLUNTARY FIREPLACE PROGRAM PHASE 2 EMISSIONS LEVEL AND BE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE. (CRC 1004.1.1)

3. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1005.2 & CMC 802.5.1.1 & CMC 802.5.4.3)

4. HORIZONTAL OPENINGS ARE NOT ALLOWED, FOR EXHAUST VENTS, IN WALLS CLOSER THAN 3 FEET TO A PROPERTY LINE. (TABLES R302.1(1)&(2)). HORIZONTAL VENT CAPS SHALL BE 2 FEET CLEAR FROM PROPERTY LINES.

5. EXHAUST OPENINGS SHALL NOT BE DIRECTED ONTO WALKWAYS. (R303.5.2)

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

7. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT VENT SEALED-COMBUSTION PER CAL GREEN SECTION 4.503.

8. A FIRESTOP IS REQUIRED WHENEVER THE VENT PENETRATES A WALL, FLOOR, OR CEILING (PASSES THROUGH FRAMING MEMBERS). FIRESTOPS MAY BE PROVIDED BY THE VENT MANUFACTURER.

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

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

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

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

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

4. POOL ENCLOSURE FENCE SHALL BE 60-INCHES MIN. ABV. FS/NG MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL W/. MAX VERTICAL CLEARANCE OF 2-INCHES BETWEEN FS/NG AND BOTTOM OF THE FENCE/BARRIER MEASURED ON THE SIDE OF FENCE THAT FACES AWAY FROM SWIMMING POOL. OPENING, GAP, AND VOID IN ENCLOSURE FENCE OR GATE SHALL NOT ALLOW THE PASSAGE OF 4-INCHES DIAMETER SPHERE OR LARGER. OUTSIDE SURFACE (FACING AWAY FROM SWIMMING POOL) OF THE POOL ENCLOSURE INCLUDING THE GATE TO BE FREE OF PROTRUSIONS, CAVITIES, OR OTHER PHYSICAL CHARACTERISTICS THAT WOULD SERVE AS HANDHOLDS OR FOOTHOLDS WHICH COULD ENABLE A CHILD FIVE YEARS OLD OR YOUNGER TO CLIMB OVER. ANY ACCESS GATES THROUGH THE ENCLOSURE OPEN AWAY FROM THE SWIMMING POOL, AND ARE SELF-CLOSING WITH A SELF-LATCHING DEVICE PLACED NO LOWER THAN 60 INCHES ABOVE THE GROUND(CBC 3109 & ISPSC 305)

WASHER & DRYER NOTE:
AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. (CMC 504.4.2.1) DRYER VENT TERMINATION MUST BE 3-FEET FROM OPENINGS INTO THE BUILDING (DOORS AND OPERABLE WINDOWS), 10-FEET FROM FORCED AIR INLET, AND 3-FEET FROM PROPERTY LINE (NOT TO DISCHARGE ONTO A PUBLIC WALKWAY). (CMC 502.2.1) IF DRYER LOCATED IN A CLOSET PROVIDE A MIN. 100 SQ.IN. OPENING IN THE CLOSET DOOR. (CMC. 504.4.1)

***HERS VERIFICATION REQUIRED- REFERENCE T-24.1**

A — CONTRACT DOCUMENT NOTES

DEFINITIONS: (AS USED IN THESE SPECIFICATIONS)

OWNER SHALL MEAN: AARON AND BECKY HALE

ARCHITECT SHALL MEAN: BRANDON ARCHITECTS, INC., **BRANDON LINSDAY**

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

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

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

ARCHITECTURAL GENERAL NOTES:
1. CODES/GENERAL PROVISIONS: ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE APPLICABLE BUILDING CODES AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, SUB-CONTRACTORS, AND ANYONE SUPPLYING LABOR AND/OR MATERIAL TO BRING TO THE ATTENTION OF THE ARCHITECT (VERBALLY AND IN WRITING) ANY KNOWN DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THESE CODES AND THE CONTRACT DOCUMENTS (DRAWINGS). THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE AS LISTED IN "CODE REVIEW" BOX. (T-1.0)
ALL WORK SHALL BE PERFORMED SO AS TO COMPLY WITH ALL LEGAL AND INDUSTRY REQUIREMENTS AND STANDARDS INCLUDING THE FOLLOWING:
- THE **CALIFORNIA BUILDING CODES, 2022 EDITIONS**, AND ALL APPLICABLE RELATED SPECIALTY CODES.
- THE FUNCTIONALITY STANDARDS SET FORTH IN TITLE 7 OF THE CALIFORNIA CIVIL CODE (THE "RIGHT TO REPAIR ACT").
- THE **CITY OF NEWPORT BEACH** MUNICIPAL CODE INCLUDING ANY WORK TIME RESTRICTION AND ANY AMENDMENT TO CALIFORNIA BUILDING CODES.
- THE MANUFACTURER'S REQUIREMENTS OF RECOMMENDATIONS FOR ANY INCORPORATED PRODUCTS.

2. FEES: CONTRACTOR AND HIS SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, CONSTRUCTION TAXES AND FEES REQUIRED BY CITY, COUNTY AND STATE LAWS EXCEPT THE GENERAL BUILDING PLAN CHECK FEE AND REQUIRED REFUNDABLE DEPOSITS WHICH WILL BE PAID BY THE OWNER. CONTRACTOR SHALL ARRANGE FOR ALL METER INSTALLATIONS AND PAY ALL FEES FOR SAID METERS. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND EROSION CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL BUILDING CODE.

3. CONTRACTOR'S SURVEY: CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON THE DRAWINGS AND SHALL VERIFY GRADES, CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE DEPICTED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING OF ANY DISCREPANCIES FOUND WITHIN THE DRAWINGS AND SPECIFICATIONS.

4. COORDINATION OF CONSTRUCTION: CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACCURACY OF DETAILS; FOR CONFIRMING AND COORDINATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY AND PERFORMANCE OF ALL WORK IN A SAFE AND SATISFACTORY MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK INCLUDING THAT OF THE SUB-CONTRACTORS. CONTRACTOR SHALL PROVIDE SUPERVISION OF THE JOB DURING ALL PHASES OF CONSTRUCTION ACTIVITIES. A COMPETENT SUPERINTENDENT SHALL BE SELECTED BY THE CONTRACTOR AND SHALL BE IN CHARGE OF THE JOB UNTIL ITS COMPLETION. CONTRACTOR AGREES TO BIND EVERY SUB-CONTRACTOR BY THE TERMS OF THE CONTRACT AS FAR AS SUCH TERMS ARE APPLICABLE TO THE SUB-CONTRACTOR'S WORK.

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

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

7. GUARANTEES: CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS AND PRODUCTS FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE OF THE WORK AND CONTRACTOR SHALL REPAIR OR REPLACE, OR CAUSE TO BE REPAIRED OR REPLACED ANY OR ALL SUCH WORK TOGETHER WITH ANY OTHER WORK WHICH MAY BE DISPLACED IN DOING SO, THAT MAY PROVE DEFECTIVE WITHIN ONE YEAR, WITHOUT ADDITIONAL EXPENSE; ORDINARY WEAR AND TEAR, UNUSUAL ABUSE OR NEGLECT IS EXCEPTED. EXCEPTIONS TO ONE YEAR GUARANTEE ARE SPECIFIED IN OTHER SECTIONS OF THE PROJECT MANUAL OR DRAWINGS. STATE LAW, OR MANUFACTURER'S GUARANTEE SHALL GOVERN IF LENGTH AND TYPES OF GUARANTEES ARE MORE STRICT OR FOR LONGER PERIODS. IT IS UNDERSTOOD BY CONTRACTOR THAT IT IS HIS RESPONSIBILITY TO PROVIDE MATERIALS AND CONSTRUCTION WHICH WILL YIELD A REASONABLE VALUE OVER A PERIOD OF TIME WHICH MAY EXCEED THE SPECIFIED GUARANTEE AND WARRANTY PERIODS. CONTRACTOR SHALL BE RESPONSIBLE FOR A WEATHER TIGHT BUILDING, FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP. EACH SUB-CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE STATING THAT WORK EXECUTED BY HIM IS FREE AND WILL REMAIN FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM DATE OF ACCEPTANCE OF HIS WORK BY OWNER, AND THAT REPAIR AND REPLACEMENT OF SUCH DEFECTIVE WORK AND ALL OTHER WORK DAMAGED AS A RESULT THEREBY WILL BE EXECUTED IN A TIMELY MANNER AT THE CONVENIENCE OF THE OWNER AND WITHOUT COST TO OWNER.

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

9. ROLL OF ARCHITECT DURING CONSTRUCTION: THE ARCHITECT WILL NOT ACT AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. ARCHITECT WILL ADVISE AND CONSULT WITH OWNER. ARCHITECT WILL OBSERVE CONSTRUCTION PER HIS/HER AGREEMENT WITH OWNER AND RENDER INTERPRETATIONS NECESSARY FOR THE PROPER EXECUTION OR PROGRESS OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS. ARCHITECT WILL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS, OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK. ANY VERBAL INSTRUCTION OR AUTHORIZATION THAT IS CONFIRMED BY LETTER, MEETING NOTE, MEMORANDA, OR THE LIKE, (WITH A COPY SENT TO THE OWNER, OR THE OWNER'S REPRESENTATIVE) & THERE IS NO EXCEPTION TAKEN WITHIN (10) CALENDAR DAYS, SHALL BE DEEMED EQUIVALENT TO RECEIPT OF WRITTEN INSTRUCTION, APPROVAL AND AUTHORIZATION FROM THE OWNER.

10. A.I.A. GENERAL CONDITIONS: THE CURRENT GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL APPLY AS THOUGH IT WERE PART OF THESE DOCUMENTS UNLESS SPECIFICALLY MODIFIED IN THE OWNER/CONTRACTOR AGREEMENT. A COPY OF SAID GENERAL CONDITIONS MAY BE OBTAINED FROM THE ARCHITECT UPON REQUEST. THE NOTES CONTAINED IN THESE "GENERAL NOTES" ON THIS SHEET ARE INTENDED TO SUMMARIZE AND COMPLIMENT THE A.I.A. GENERAL CONDITIONS. THE A.I.A. GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THESE NOTES SHOULD A CONFLICT IN WORDING OCCUR.

11. EXTRAS: OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED TO THE MUTUAL SATISFACTION OF THE OWNER AND CONTRACTOR. BEFORE ANY CHANGES ARE BEGUN, THE ADDED OR DEDUCTED SUM SHALL BE PRESENTED TO OWNER IN WRITING FOR APPROVAL.

12. SUBSTITUTIONS: SUBSTITUTIONS OF MATERIALS OR METHODS PROPOSED BY THE CONTRACTOR OR HIS SUB-CONTRACTORS CONTRARY TO DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR APPROVAL OR DENIAL. IF MORE THAN ONE MANUFACTURER IS SPECIFIED IN THE PLANS OR SPECIFICATIONS, IT SHALL BE THE CONTRACTOR'S OPTION TO SELECT THE ONE WHICH HE MAY DESIRE. IF MORE THAN ONE FINISH OR STYLE IS AVAILABLE IN THE ITEM SPECIFIED, CONTRACTOR SHALL BE OBLIGATED TO NOTIFY ARCHITECT VERBALLY AND IN WRITING OF THIS FACT FOR ARCHITECT'S AND OWNER'S DECISION. WHERE THE TERM "OR EQUAL" IS USED IN DRAWINGS OR SPECS IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE SUBJECT TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. ACTUAL SAMPLES OF THE SUBSTITUTIONS SHALL ALSO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

13. INSURANCE: CONTRACTOR SHALL CARRY GENERAL LIABILITY INSURANCE WITH BROAD FORM PROPERTY DAMAGE ENDORSEMENT AND CONTINGENT LIABILITY ENDORSEMENT. OWNER AND ARCHITECT SHALL BE LISTED AS ADDITIONAL INSURERS UNDER THE POLICY WITH WAIVER OF SUBROGATION. CONTRACTOR SHALL FURNISH OWNER WITH A CERTIFICATE OF INSURANCE WITH A 30 DAY NOTICE OF CANCELLATION. OWNER SHALL OBTAIN A BUILDER'S RISK POLICY WITH ARCHITECT NAMED AS AN ADDITIONAL INSURED WITH WAIVER OF SUBROGATION.

14. SCOPE OF DRAWINGS AND SPECIFICATIONS: THESE DRAWINGS AND SPECIFICATIONS SHALL BE INTENDED TO SHOW AND DESCRIBE DETAILS FOR A CONSTRUCTIBLE BUILDING. **PARTS AND DETAILS NOT FULLY SHOWN OR DESCRIBED SHALL BE DETAILED AND EXECUTED ACCORDING TO STANDARD FIRST CLASS PRACTICE AND IN SIMILAR MANNER AND SPIRIT OF THE DETAILS WHICH ARE SHOWN ON THE DRAWINGS AND/OR DESCRIBED IN THE PROJECT MANUAL.** IF CONTRACTOR OR SUB-CONTRACTOR FINDS ANY DETAILS WHICH, IN HIS OPINION, ARE UNSOUND, UNSAFE, OR NOT WATERPROOF, IT IS HIS DUTY TO NOTIFY ARCHITECT IN WRITING OF THIS FACT. IF WORK IS PERFORMED AS DETAILED, IT WILL BE ASSUMED THAT THERE ARE NO OBJECTIONS TO THE DETAIL. ACCURACY OF ALL DIMENSIONS SHALL BE CHECKED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS. IN USING THESE PLAN FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE TO APPLY THE MORE STRINGENT STANDARD. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED, AND ALL CONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THESE PLANS FOR ERRORS AND OMISSIONS AND TO BRING THESE ERRORS AND OMISSIONS TO THE ATTENTION OF A APPROPRIATE OWNER & ARCHITECT IN WRITING IN A TIMELY MANNER; AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROXIMATE; AND IN ANY DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS (E.G. SCHEMATIC ELECTRICAL PLANS).

15. DIMENSIONS ON DRAWINGS: FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALE, AND DETAIL DRAWINGS IN PREFERENCE TO SMALL SCALE DRAWINGS. SUB-CONTRACTOR AND CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD PRIOR TO ANY WORK BEING CONSTRUCTED OR MATERIALS OR PRODUCTS FABRICATED OR ORDERED. SPECIFICATIONS AND WRITTEN NOTES AND SCHEDULES ON DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO INFORMATION FURNISHED IN THE FORM OF LINE DRAWINGS. DETAILED DRAWINGS FURNISHED DURING CONSTRUCTION OR APPROVED BY CONTRACTOR OR ARCHITECT ARE TO BE CONSIDERED EXPLANATORY AND NOT AS CHANGES TO DRAWINGS AND SPECIFICATIONS. NOTES, FIGURES AND DETAILS ON SAID DRAWINGS SHALL BE FOLLOWED AND EXECUTED AS IF PART OF THESE DOCUMENTS. DRAWINGS ARE NOT TO BE SCALED UNLESS PERMITTED BY THE ARCHITECT. DIMENSIONS SHALL GOVERN. ALL EXTERIOR DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, UNLESS OTHERWISE NOTED ON DRAWINGS. INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED ON DRAWINGS. WHERE DIMENSION IS LABELED "CLEAR" IT IS TAKEN FROM THE FACE OF FINISH TO FACE OF FINISH OF EACH MATERIAL. PLUS OR MINUS (+/-) DIMENSIONS SHALL NOT VARY BY MORE THAN 2" WITHOUT APPROVAL BY ARCHITECT. WALL ANGLES ARE EITHER 90° OR 45° UNLESS NOTED OTHERWISE.

16. SUBMITTALS, MEETING NOTES, BULLETINS, AND MEMOS: SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201-2017; AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL. ARCHITECT, FROM TIME TO TIME, WILL ISSUE CONSTRUCTION NOTES OR MEMOS REGARDING CONSTRUCTION ISSUES THAT HAVE ARISEN SINCE THE DRAWINGS AND SPECIFICATIONS WERE COMPLETED. CONTRACTOR SHALL REVIEW THESE WRITTEN DOCUMENTS AND INCORPORATE THEM INTO THE PROJECT. ANY QUESTIONS OR OBJECTIONS AS TO THE INTENT OF THE WRITTEN DOCUMENT ITEMS WILL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR DISCUSSION AND OR CLARIFICATION. ANY ITEM THAT RESULTS IN A CHANGE TO THE COST OR TIMING OF THE PROJECT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER & ARCHITECT PRIOR TO EXECUTING. CONTRACTOR SHALL SUBMIT FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND/OR FABRICATION. CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS FOR ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE CONSTRUCTION DOCUMENTS TO ARCHITECT INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, HARDWARE, PLUMBING FIXTURES, KITCHEN EQUIPMENT, ETC. BY SUBMITTING SHOP DRAWINGS AND PRODUCT DATA, THE CONTRACTOR REPRESENTS THAT HE/SHE HAS VERIFIED FIELD CONDITIONS, DIMENSIONS AND RELATED CONSTRUCTION AND HAS COORDINATED THE SUBMISSION CONSTRUCTION WITH THE REQUIREMENTS OF ALL OTHER RELATED WORK IN THE CONSTRUCTION DOCUMENTS. ALL SHOP DRAWINGS AND CUTS MARKED "REVIEWED" BY ARCHITECT, ARE FOR VERIFICATION OF ADHERENCE TO THE DESIGN INTENT ONLY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL MEANS AND METHODS AND ERRORS AND OMISSIONS ON THEIR DRAWINGS. CONTRACTOR TO SUBMIT A COMPLETE SHOP DRAWINGS AND OR SUBMITTAL FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. SUBMIT SAMPLES FOR INITIAL SELECTION PURPOSES OF ACTUAL VENEERS SHOWING A FULL RANGE OR GRAIN VARIATION, FINISH AND PATTERNS PROPOSED. SUBMIT SAMPLES AS REQUIRED UNTIL APPROVED BY ARCHITECT. SAMPLES SHALL BE 12" X 12" MIN., ONE UNIT OF EACH TYPE AND FINISH.

17. ERRORS AND OMISSIONS: ERRORS OR OMISSIONS WHICH APPEAR ON THE DRAWINGS, IN SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR AND TO THE CONTRACTOR BY THE SUB-CONTRACTOR IN WRITING. IN EVENT OF FAILURE OF SUB-CONTRACTOR TO GIVE SUCH WRITTEN NOTIFICATION BEFORE CONSTRUCTION OR FABRICATIONS OF THE WORK, HE WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COSTS OF RECTIFYING SAME. HOWEVER, DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND WORK CALLED FOR ON ONE AND NOT THE OTHER SHALL BE PROVIDED AS THOUGH FULLY SET FORTH IN BOTH.

18. BARRICADES: CONTRACTOR SHALL ERECT AND PROPERLY MAINTAIN AT ALL TIMES AS REQUIRED BY CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY PROTECTIVE BARRICADES, FENCES AND OTHER SAFEGUARDS FOR THE PROTECTION OF THE WORKERS AND THE PUBLIC. THESE BARRICADES SHALL BE CONSTRUCTED AND BE LOCATED AS SHALL BE DETERMINED BY LOCAL AUTHORITIES AND CODES.

19. TEMPORARY BRACING: AT ALL TIMES DURING CONSTRUCTION ACTIVITIES OR ERECTION OF PROJECT OR ITS COMPONENT PARTS, PRIOR TO COMPLETION OF THE STRUCTURAL FRAME OR REPLACEMENT AND PERMANENT CONNECTION OF COMPONENT MEMBERS TO THE STRUCTURAL FRAME, SUB-CONTRACTORS SHALL PROVIDE, INSTALL AND MAINTAIN PROPERLY DESIGNED AND CONSTRUCTED TEMPORARY BRACING OF ADEQUATE STRENGTH TO PREVENT DISLOCATION, DISTORTION, CRACKING, FALLING OFF, OR ANY OTHER DAMAGE TO WORK OR ANY OF ITS COMPONENT PARTS DUE TO FORESEEABLE NORMAL AS WELL AS NOT FORESEEABLE EXCESSIVE WIND AND EARTHQUAKE FORCES WITHOUT ADDITIONAL COST TO OWNER. CONTRACTOR AND HIS SUBCONTRACTORS SHALL, AT THEIR EXPENSE, REPLACE OR REPAIR, AS DIRECTED, DAMAGED PORTIONS OF THEIR WORK OR COMPONENT PARTS.

20. TOXIC SUBSTANCES REMOVAL: PRIOR TO ANY WORK BEING PERFORMED, WHENEVER THERE ARE EXISTING STRUCTURES TO BE REMOVED OR ALTERED, CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND REMOVAL OF ANY TOXIC MATERIALS OR SUBSTANCES AS REQUIRED BY THE STATE OF CALIFORNIA INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD PAINTS, MOLD, ETC. REMOVAL AND DISPOSAL SHALL FOLLOW STATE MANDATED METHODS, PROCEDURES, DOCUMENTATION AND APPLICATION REQUIREMENTS.

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

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

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

24. USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS

25. MAINTENANCE INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED INFORMATION FOR ALL FEATURES, MATERIALS, AND COMPONENTS AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT, OR MANUFACTURED DEVICE. (SEE **CALGREEN** NOTES FOR ADDITIONAL REQUIREMENTS OF OPERATION & MAINTENANCE MANUAL)

26. GENERAL CONTRACTOR, CONTRACTORS, SUB-CONTRACTORS AND BUILDERS TO COORDINATE ALL ENGINEERING AND MECHANICAL DRAWINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. IF DISCREPANCIES ARE APPARENTLY OBSERVED OR INFORMATION APPARENTLY IS THOUGHT TO BE MISSING, NOTIFY ARCHITECT WITHIN 24 HOURS WITH SKETCH, DRAWING, PDF, PHOTOCOPIES WITH LEGIBLE HANDWRITTEN NOTES AND/OR WRITING (FAX, EMAIL OR CORRESPONDENCE). IF CONFLICT WITH EXISTING CONDITIONS, PROVIDE DOCUMENTATION (PHOTOS, SKETCHES, DWGS) OF EXISTING CONDITIONS AND SUGGEST PROPOSAL(S) FOR SOLUTION (SKETCH, DRAWING, AND/OR WRITING). IN CASE OF ANY DISCREPANCIES, THE ARCHITECT IS THE SOLE INTERPRETER OF THE CONTRACT DOCUMENTS.

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

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

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

30. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. ANY DAMAGE TO EXISTING STRUCTURES DURING THE CONSTRUCTION OR THE NEW WORK SHALL BE REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.

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

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

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

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

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

36. CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION IS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATION OF MATERIALS WITHIN FIRE RATED ASSEMBLIES, AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS, ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ANY CHANGE IN MATERIAL THAT IS REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED CONSTRUCTION ASSEMBLY INTEGRITY. SPECIFIC SEQUENCES OR METHODS OF ACHIEVING FIRE RATED ASSEMBLIES REQUIRED BY A "U.L. NO." LISTING SHALL BE FOLLOWED WITHOUT DEVIATION, UNLESS OTHERWISE NOTED OR DETAILED.

37. CONTRACTOR TO FURNISH AND INSTALL ALL BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, TOILET FIXTURES, AND ACCESSORIES OR 'BY OTHER' ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS. BLOCKING SHALL BE CONSTRUCTED TO SUPPORT THE IMPOSED LOAD.

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

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

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

41. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE TO THE OWNER A COMPLETE SET OF AS-BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS. INFORMATION SHALL BE RECORDED BY CONTRACTOR AS CONSTRUCTION PROGRESSES AND REVIEWED FOR COMPLETENESS AT EACH REQUISITION REQUEST.

42. CONTRACTOR IS RESPONSIBLE TO THOROUGHLY VACUUM CLEAN ALL CARPETED AREAS, CLEAN ALL FLOORING, MILLWORK, LIGHT FIXTURES, GLASS, ETC. AND UNCOVER AND VACUUM OUT ALL MECHANICAL UNITES AFTER THE WORK IS COMPLETED AND MAINTAIN CLEAN CONDITIONS THROUGH THE TENANT'S MOVE-IN.

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PROJECT STATUS
C.N.B. 2ND SUBMITTAL

PLAN CHECK NO.
XR2025-2001

PROJECT CONTACT
OCTAVIO HERNANDEZ

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DATE
10.03.25

REVISIONS

NO.	REVISION	DATE

ARCHITECTURAL GENERAL NOTES

T-1.1

10/23/2025 9:38:02 AM

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
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RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

Applicable Standards: 2022 California Residential Code (CRC); 2022 California Building Code (CBC); 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Mechanical Code (CMC); 2022 Building Energy Efficiency Standards (BEES); 2022 California Green Building Standards Code (Cal Green); & Chapter 15 of the Newport Beach Municipal Code (NBMC)

GENERAL:

1. Residential building undergoing permitted alterations, additions or improvements shall replace non-compliant plumbing fixtures with water-conserving plumbing fixtures meeting the requirements of 2022 California Green Building Standards Code, Section 4.303.1 Plumbing fixture replacement is required prior to issuance of a certificate of occupancy or final inspection by the Chief Building Official. (Civil Code, Section 1101.1 et seq., NBMC 15.11.010)
2. Issuance of a building permit by the City of Newport Beach does not relieve applicants of the legal requirements to observe covenants, conditions and restrictions, which may be recorded against the property or to obtain plans. You should contact your community associations prior to commencement of any construction authorized by this permit.
3. Prior to performing any work in the city right-of-way an encroachment permit must be obtained from the Public Works Department.
4. A site survey by a licensed surveyor shall be required prior to foundation concrete pour.
5. Garage ceiling height. The minimum unobstructed vertical clearance for parking spaces shall be seven feet, except that the front four feet may have a minimum vertical clearance of four feet. (NBMC 20.40.090 A 4)
6. Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (Cal Green 4.408.1, 4.408.3)
7. Stairways shall not be less than 36 inches clear width. (CRC 311.7.1) The minimum head clearance shall be 6'-8" measured vertically from the sloped line adjoining tread nosing. (CRC 311.7.2)
8. Advisory Note: Homeowners Association (HOA) approval is independent of the City process and may be required for this improvement. Please check with the HOA Board.
9. Additional permits are required for detached structures including but not limited to:
   a. Accessory structures, detached patio covers, and trellises,
   b. Masonry or concrete fences over 3.5 ft. high or within 3 feet of the property line,
   c. Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall and any retaining wall within 3 ft. of property line regardless of height.

   d. Electrical and Plumbing for exterior improvements detached from the house (i.e. barbeque, fountain, fire feature)

CONSTRUCTION:

10. Pedestrian protection adjacent to public way to be as follows:

CBC TABLE 3306.1 PROTECTION OF PEDESTRIANS		
HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

11. All exterior lath and plaster shall have two layers of 10-minute Grade D paper over wood-based sheathing. (CRC R703.7.3, CBC 2510.6)
12. Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 72 inches above drain inlet. Backing for tile shall be cement board or cement plaster. (CRC R307.2, CBC 1209.2.3)
13. Safety glazing shall be provided at the following hazardous locations: (CRC R308.4, CBC 2406.4)
   a. Swinging, bi-fold, and sliding doors.
   b. When located within 60 inches above the floor of wet surfaces such as tubs, showers, saunas, steam rooms, or outdoor swimming pool.
   c. Glazing adjacent to doors:
      i. Within a 24-inch arc of either vertical edge of doors or within 60 inches of walking surface.
      ii. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door.
   d. Where glazing area is more than 9 sq. ft. in area, with the bottom edge less than 18 inches above the floor, top edge more than 36 inches above floor, and within 36 inches of a walking surface, measured horizontally.
   e. Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
   f. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
   g. Glazing in guards and railings.
14. All doors and operable windows with sill height less than 48 inches above the indoor finished floor from the house into the pool area shall be equipped with an approved alarm or an approved alternate drowning prevention safety feature. (CBC 3109 (115922))
15. Smoke alarms shall be installed in the following locations (CRC R314.3, CBC 907.2.11.2, 907.2.11.3 & 907.2.11.4):

   a. In each sleeping room.
   b. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
   c. On each additional story, including basements and habitable attics.
   d. Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
   e. A minimum of 20 feet horizontally from any permanently installed cooking appliance.
   f. Smoke alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R314.4 & R314.5 or CBC 907.2.11.5 & 907.2.11.6.
16. Carbon monoxide alarms shall be installed in the following locations (CRC R315.3):
   a. Outside of each sleeping area in the immediate vicinity of the bedroom(s).
   b. On every occupiable level of the dwelling unit including basements.
   c. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

   Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R315.6(4).
17. Newly constructed dwellings shall comply with Aging-in-place and fall prevention (CRC R327):
   a. At least one bathroom on the entry level shall be provided with reinforcement for grab bars, where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with CRC R327.1.1.
   b. Electrical receptacle outlets, switches and controls shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor. CRC R327.1.2.
   c. Doorbell buttons shall not be installed more than 48" above exterior floor or landing. CRC R327.1.4.
18. All fenestrations on windows and doors shall have U-factors (0.30 max) and Solar Heat Gain Coefficient (SHGC=0.23 max) values in accordance with T-24 energy calculations. All fenestrations must have temporary and permanent labels.

TEMPORARY GENERATOR:

19. Hand operated construction tools powered by electricity must use power provided by Southern California Edison through a temporary pole or available outlet. In the rare case where electricity is not readily available and a portable temporary generator is necessary, then the following restrictions must be adhered to:
   a. Must be portable and may be easily relocated.
   b. Temporary generators are to be located a minimum distance from any property line according to the following table:

Time in Use Hours	Required Setback from Property Line	Required Setback from Adjacent Structures
0 – 1 day	10 feet	5 feet
> 1 day	20 feet	5 feet

   c. If the minimum distance cannot be achieved, then the generator shall be located the most extreme distance practical to inhibit noise. Other methods to inhibit noise may be utilized when practical.
   d. May be operational for a maximum of five consecutive calendar days. After five consecutive calendar days of use, power shall be provided using a temporary power pole.
   e. Usage is limited to weekdays between the hours from 8:00 AM and 3:30 PM Monday through Friday. No use on the weekends or federal holidays.

FIREPLACE:

20. All fireplaces:
   a. Factory-built fireplaces, chimneys and all their components shall be listed and installed in accordance with their listing and manufacturer's installation instructions. (CRC R1004.1)
   b. Factory built wood burning fireplaces shall be qualified at the U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level. (CRC 1004.1.1)
   c. Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturer's installation instructions. (CRC R1005.2 & CMC 802.5.1.1 & CMC 802.5.4.3)
   d. Horizontal openings are not allowed, for exhaust vents, in walls closer than 3 feet to a property line. (Tables R302.1(1) & (2)). Horizontal vent caps shall be 2 feet clear from property lines.
   e. Exhaust openings shall not be directed onto walkways. (R303.5.2)
21. Solid fuel burning fireplaces:
   a. Provide a permanently anchored gaseous fuel burning pan to the firebox of a solid fuel burning fireplace.
   b. Solid fuel burning fireplace must comply with the California Energy Standards mandatory measures.
   c. Chimney shall extend at least 2 ft. higher than any portion of the building within 10 ft. but shall not be less than 3 ft. above the highest point where the chimney passes through the roof. (CRC R1003.9)
   d. Liquid fueled fireplaces are not allowed for interior use.
22. Direct vent gas appliance fireplace:
   a. Direct vent sealed-combustion gas appliance fireplace must comply with the Cal Green code requirements and must comply with US EPA New Source Performance Standards (NSPS). (Cal Green 4.503.1)

MECHANICAL:

23. Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with humidity control sensor having a minimum capacity of 50 CFM ducted to terminate outside the building. (CRC R303.3, Cal Green 4.506.1, CBC 1202.5.2.1, CMC 402.5)
24. Where water closet compartment is independent of the bathroom or shower area, a fan will be required in each area. Bathrooms shall have an exhaust fan with humidity control sensor, min. 50 CFM capacity. (CRC R303.3)

25. Where whole house fans are used in bathroom areas, the fan must run continuously and shall not be tied to a humidity control sensor. (Cal Green 4.506.1(2)).
26. The clothes dryer vent shall not exceed 14 ft. in overall length with maximum two 90-degree elbows. (CMC 504.4.2.1)
27. Environmental air ducts shall terminate min. 3 feet from property line or openings into building, and 10 feet from a forced air inlet. (CMC 502.2.1)
28. Mechanical equipment shall be installed per the manufacture's installation instructions. (CMC 303.1)
29. Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
30. Supply and return air ducts to be insulated at a minimum of R-6. (Cal Energy Code Table 150.1-A.)

PLUMBING:

31. Separate water meters are required for all new duplexes. Separate fire risers are required at each water meter.
32. Plumbing Fixtures:
   a. New Construction & Addition/Alterations that increases condition space area, volume, or size (Cal Green 4.303.1):
      i. Comply with CAL Green Mandatory Requirements
   b. Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements:
      i. Shower Heads: 1.8 gpm @ 80 psi
      ii. Lavatory Faucets: 1.2 gpm @ 60 psi
      iii. Kitchen Faucets: 1.8 gpm @ 60 psi
      iv. Water Closet: 1.28 gallons per flush
33. Clearance for water closet to be a minimum of 24 inches in front, and 15 inches from its center to any side wall or obstruction. (CPC 402.5)
34. The water heater burner to be at least 18 inches above the garage floor, if located in a garage. (CPC 507.13)
35. Install a 3-inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garage. (CPC 507.13.1)
36. Water heaters to be strapped at top and bottom with 1 ½" x 16-gauge strap with 3/8" diameter. X 3" lag bolt each end. (CPC 507.2)
37. ABS and PVC drain waste and vent piping material is limited to 2 stories maximum. (CPC 701.2(2) (a). and 903.1.1)
38. ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1101.4)
39. Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.4 and & 706.0)
40. Cleanouts are required within 2 feet of the connection between the building interior roof/deck drain piping system and the exterior onsite storm drain system. (CPC 1101.13)
41. All hose bibbs shall have vacuum breakers. (CPC 603.5.7)
42. The maximum amount of water closets on a 3-inch horizontal drainage system line is 3. (CPC Table 703.2)

43. The maximum amount of water closets on a 3-inch vertical drainage system line is 4. (CPC Table 703.2)
44. Provide a condensate drain no more than 2 inches above the base of the water heater space. (Cal Energy Code 150.0 (n))
45. Insulate all hot water pipes. (Cal Energy Code 150.0 (j) (1), and CPC 609.12).
46. Isolation valves are required for tankless water heaters on the hot and cold supply lines with hose bibbs on each valve, to flush the heat exchanger. (Cal Energy Code 110.3 (6))
47. Install 1 automatic clothes washer connection per one- and two-family dwelling. (CPC Table 422.1)

ELECTRICAL:

48. Electrical service shall be underground for new construction, replacement building, or addition to an existing building exceeds fifty (50) percent of the gross floor area of the existing building. (NBMC 15.32.015)
49. Edison Company approval is required for meter location prior to installation.
50. Field inspectors shall review and approve underground service requirement prior to concrete placement.
51. Service equipment and subpanels shall have a min 30" wide by 36" deep clear work space. (CEC 110.26)
52. All lighting is required shall be high efficacy. (California energy code section 150.0 (k) and Table 150.0-A.)
53. Provide a listed 1-inch raceway to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger. (Cal Green 4.106.4.1)
54. All receptacle outlets are required shall be listed tamper resistant (CEC 406.12 and 250.52)
55. Combination type AFCI circuit breakers are required for all 120-volt single phase 15/20 amp branch circuits. Except for bathrooms, garages, and outdoors. (CEC 210.12)
56. A minimum of one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
57. GFCI protection is required for all receptacle outlets located outdoors, garages, accessory buildings, bathrooms, crawl spaces, kitchens, laundry areas, kitchen dishwasher branch circuit, garbage disposal, all areas within 6 feet of a sink, and all receptacles within 6 feet of a bathtub or shower stall. (CEC 210.8)
58. Ground fault circuit interrupter (GFCI) is required for all receptacle(s) installed in all areas on basement level. (CEC 210.8(A)(5))
59. Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9 (C))
60. Subpanels are not allowed to be located in bathrooms or clothes closets. Avoid installing sub-panels in fire wall envelope unless the panel is listed, or fire protection is clearly detailed to the satisfaction of the building official. (CEC 240.24 (D) and (E)
61. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two-pole circuit breaker or an identified handle tie. Group non-cable circuits in panel. (CEC 210.4(B)) (CEC 210.4(D))
62. The receptacle outlets that serve kitchen counter tops, dining room, breakfast area, and pantry, must have a min of 2 dedicated 20 amp circuits. (CEC 210.52 (B)(1))

63. Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C)(1))
64. Kitchen counter tops must have receptacle outlets so no point along the counter walls is more than 24 inches from a receptacle. (CEC 210.52 (C)(1))
65. Island and peninsular counter tops must have at least one receptacle. (CEC 210.52(C)(1), (2),and (3))
66. The spacing for general receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))
67. Hallways 10 feet or more must have at least one receptacle outlet. (CEC 210.52(H))
68. Garages shall have at least one receptacle for each car space on the interior. The branch circuit supplying the receptacles shall not serve outlets outside of the garage. (CEC 210.52 (G) (1)).
69. Laundry rooms must have at least one dedicated 20 amp receptacle circuit. (CEC 210.11(C) (2)).
70. Provide 120V receptacle within 3 feet of water heater. (Cal Energy Code 150.0 (n) 1 A.)

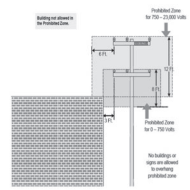
FOUNDATION:

71. Weep screed for stucco at the foundation plate line shall be a minimum of 4 inches above the earth or 2 inches above paved areas. (CRC R703.7.2.1, CBC 2512.1.2)
72. Fasteners and connectors (nails, anchor bolts, etc.) in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (CRC R317.3, CBC 2304.10.6)
73. Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between sill plate and nut. (CRC R602.11.1, CBC 2308.3, Acceptable alternate SDPWS 4.3.6.4.3)

SOUTHERN CALIFORNIA EDISON SETBACK

74. Southern California Edison (SCE) overhead power line setback. General Order 95 Table 1.

Nature Clearance	Communication Conductors (Including Open Wire, Cables and Service Drops), Supply Service Drops of 0- 750 Volts	Supply Conductors and Supply Cables, 750 – 22,500 Volts
Vertical clearance above walkable surfaces on buildings, (except generating plants or substations) bridges or other structures which do not ordinarily support conductors, whether attached or unattached.	8 Feet	12 Feet
Vertical clearance above non-walkable surfaces on buildings, (except generating plants or substations) bridges or other structures which do not ordinarily support conductors, whether attached or unattached.	8 Feet	8 Feet
Horizontal clearance of conductor at rest from buildings (except generating plants and substations), bridges or other structures (upon which men may work) where such conductor is not attached thereto	3 Feet	6 Feet



1 C.N.P.B. RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
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2022 CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS

Scope

1. 2022 California Green Building Standards Code (CG) is applicable to all new residential buildings, including but not limited to, dwellings, apartment houses, condominiums, hotels, and other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities regulated by the Department of Housing and Community Development (HCD-1). (NBMC 15.11.010, CG Section 101.3.1(3)).
2. 2022 California Green Building Standards Code (CG) is applicable to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. (301.1.1)

Energy Efficiency

3. New one- and two-family dwellings and townhouses with attached private garages shall install a listed nominal 1 inch inside diameter raceway to accommodate a dedicated 208/240 volt branch circuit. (4.106.4.1)
   a. The raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box, or enclosure in close proximity to the proposed location of an EV charger.
   b. The service panel or subpanel shall provide capacity to install a minimum 40 ampere dedicated branch circuit and space reserved for installation of a branch circuit overcurrent protective device.
   c. The service panel or subpanel circuit directory shall identify the overcurrent protective devices space reserved for future EV charging as "EV CAPABLE."
   d. The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Material Conservation and Resources Efficiency

4. Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or other similar method. (4.406.1)
5. Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (4.408.1, 4.408.3)

Water Efficiency and Conservation

6. New residential developments shall comply with City's water efficient landscape ordinance. (4.304.1, NBMC 14.17)
7. Plumbing fixtures and fittings shall comply with the following (4.303.1):

FIXTURE TYPE	MAXIMUM FLOW RATE
Single Showerheads	1.8 gpm @ 80 psi
Multiple Showerheads	Combine flow rate of 1.8 gpm @80 psi
Residential Lavatory Faucets	1.2 gpm @ 60 psi[2]
Common and Public use Lavatory Faucets	0.5 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi
Metering Faucets	0.2 gallons per cycle maximum
Water Closets	1.28 gallons/flush[1]
Wall Mounted Urinal	0.125 gallons/flush
All Other Types of Urinal	0.5 gallons/flush

1. Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less when tested per ASME A122.19.233.2 for single flush and ASME A112.19.14 for dual flush toilets.
2. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

Environmental Quality

8. Moisture content of building materials used in wall and floor framing is checked before enclosure according to one of the following (4.505.3):
   a. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
   b. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
   c. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
9. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other toxic requirements in Sections 94522(e)(1) and (f)(1) of the California Code of Regulations, Title 17, commencing with Section 94520. (4.504.2.3)
10. Carpet and carpet systems shall be compliant with one of the following (4.504.3):
   a. Carpet and Rug Institute's Green Label Plus Program.
   b. California Department of Public Health Specification 01350.
   c. NSF/ANSI 140 at the Gold level.
   d. Scientific Certifications Systems Indoor Advantage™ Gold
11. Minimum 80% of floor area receiving resilient flooring shall comply with one of the following (4.504.4):
   a. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Product Database.
   b. Products certified under UL GREENGUARD Gold.
   c. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
   d. California Department of Public Health Specification 01350.

12. Adhesives, sealants and caulks shall be compliant with volatile organic compound (VOC) limits set forth in Table 4.504.1 or Table 4.504.2. (4.504.2.1)

ADHESIVE VOC LIMIT [1,2] (Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure VOC content specified in table, see South Coast Air Quality Management District Rule 1168.

SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

13. Paints, stains, and other coatings shall be compliant with VOC and other toxic compound limits set forth in Table 4.504.3. (4.504.2.2)

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3] (Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)	
COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

14. Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior or exterior of the building shall comply with low formaldehyde emission standards as set forth in Table 4.504.5 below (4.504.5):

FORMALDEHYDE LIMITS[1] (Maximum Formaldehyde Emissions in Parts per Million)	
PRODUCT	LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96(2002). For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

15. All duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the building inspector to reduce the amount of water, dust and debris, which may enter the system until final startup of the HVAC equipment. (4.504.1)
16. Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of whole house ventilation system, fans must be controlled by a humidity control capable of adjustment between a relative humidity range of less than or equal to 50% to maximum 80%. (4.506.1)
17. Duct systems are sized, designed and equipment is selected using the following methods (4.507.2):
   a. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or equivalent design software or methods.
   b. Size duct systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
   c. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods.

Installer and Special Inspector Qualifications

18. HVAC system installers shall be trained and certified or work under direct supervision of trained and certified installers in the proper installation of HVAC systems. (702.1)
19. HVAC special inspectors must be qualified and able to demonstrate competence in the discipline they are inspecting. (702.2)

Documentations

20. An operation and maintenance manual, CD, web-based reference or other approved media shall be provided by the builder to the building occupant or owner at the final inspection. It shall include operation and maintenance instruction of the equipment and appliances. (4.410.1)
21. Documentation shall be provided to verify that finish materials used comply with VOC limits as set forth in Tables 4.504.1, 4.504.2, & 4.504.3. (4.504.2.4)
22. Documentation shall be provided to verify that composite wood products used comply with formaldehyde limits as set forth in Tables 4.504.5. (4.504.5.1)
23. Documentation which shows compliance with CAL Green code including construction documents, plans, specifications, builder or installer certification, and inspection reports and verification shall be available at the final inspection. (703.1)
24. CAL Green Documentation Compliance Certification form (City form) is required to be submitted to the Building Inspector prior to final building inspection. (703.1)

2 C.N.P.B. CAL GREEN - RESIDENTIAL MANADTORY MEASURES

10/23/2025 9:38:05 AM

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C.N.B. 2ND SUBMITTAL

PLAN CHECK NO.
XR2025-2001

PROJECT CONTACT
OCTAVIO HERNANDEZ

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DATE
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REVISIONS

NO.	REVISION	DATE

C.N.B. SUPPLEMENTAL DOCS

T-1.2

SUBCHAPTER 7
SINGLE-FAMILY RESIDENTIAL BUILDINGS – MANDATORY FEATURES AND DEVICES

SECTION 150.0 – MANDATORY FEATURES AND DEVICES

Single-family residential buildings shall comply with the applicable requirements of Sections 150(a) through 150.0(v).

NOTE: The requirements of Sections 150.0(a) through 150.0(r) apply to newly constructed buildings. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.0(a) through 150.0(r) also apply to additions or alterations.

(a) **Roof deck, ceiling and rafter roof insulation.** The opaque portions of roof decks separating attic spaces from ambient air, and ceilings or rafter roofs separating conditioned spaces from unconditioned spaces or ambient air, shall meet the requirements of Items 1 through 4 below:

1. In Climate Zones 4 and 8 through 16, roof decks in newly constructed attic systems shall be insulated to achieve an area-weighted average U-factor not exceeding U-0.184.

   Exception to Section 150.0(a)1:

   i. The space-conditioning system air handler and ducts are located entirely in conditioned space below the ceiling separating the occupiable space from the attic; or

   ii. The space-conditioning system air handler is located in unconditioned space and has 12 linear feet or less of supply duct, including the length of the air handler and the plenum, located in unconditioned space, with all other portions of the supply ducts located in conditioned space below the ceiling separating the occupiable space from the attic.

2. Ceilings and rafter roofs shall be insulated to achieve an area-weighted average U-factor not exceeding U-0.043 or shall be insulated between wood-framing members with insulation resulting in an installed thermal resistance of R-22 or greater for the insulation alone. For vented attics, the mandatory insulation shall be installed at the ceiling level; for unvented attics, the mandatory insulation shall be placed at either ceiling or roof level; and

   Exception to Section 150.0(a)2: Ceilings and rafter roofs in an alteration shall be insulated to achieve an area-weighted average U-factor not exceeding 0.054 or shall be insulated between wood-framing members with insulation resulting in an installed thermal resistance of R-19 or greater.

3. Attic access doors shall have permanently attached insulation using adhesive or mechanical fasteners. The attic access shall be gasketed to prevent air leakage; and

4. Insulation shall be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in Section 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.

(b) **Loose-fill insulation.** When loose-fill insulation is installed, the minimum installed weight per square foot shall conform with the insulation manufacturer's installed design weight per square foot at the manufacturer's labeled R-value.

(c) **Wall insulation.** Opaque portions of above grade walls separating conditioned spaces from unconditioned spaces or ambient air shall meet the following requirements:

1. 2 × 4 inch framing shall have an overall assembly U-factor not exceeding U-0.102.

Exception to Section 150.0(c)1: Existing walls already insulated to a U-factor not exceeding U-0.110 or already insulated between framing members with insulation having an installed thermal resistance of R-11 or greater.

2. 2 × 6 inch or greater framing shall have an overall assembly U-factor not exceeding U-0.071.
3. 3. Opaque nonframed assemblies shall have an overall assembly U-factor not exceeding U-0.102.
4. Bay or bow window roofs and floors shall be insulated to meet the wall insulation requirements of Table 150.1-A.
5. Masonry walls shall be insulated to meet the wall insulation requirements of Table 150.1-A.
6. In wood framed assemblies, compliance with U-factors may be demonstrated by installing wall insulation with an R-value of 13 in 2x4 assemblies, and 20 in 2x6 assemblies.

(d) **Raised-floor insulation.** Raised floors separating conditioned space from unconditioned space or ambient air shall have an overall assembly U-factor not exceeding U-0.037. In a wood framed assembly, compliance with the U-factor may be demonstrated by installing insulation with an R-value of 19 or greater.

Exception to Section 150.0(d): A building with a controlled ventilation or unvented crawlspace may omit raised floor insulation if all of the following are met:

i. The foundation walls are insulated to meet the wall insulation minimums as shown in Table 150.1-A; and

ii. A Class I or Class II vapor retarder is placed over the entire floor of the crawl space; and

iii. Vents between the crawlspace and outside air are fitted with automatically operated louvers that are temperature actuated; and

iv. The requirements in Reference Residential Appendix RA4.5.1.

(e) **Installation of fireplaces, decorative gas appliances and gas logs.** If a masonry or factory-built fireplace is installed, it shall comply with Section 110.5, Section 4.503 of Part 11, and shall have the following:

1. Closable metal or glass doors covering the entire opening of the firebox; and
2. A combustion air intake to draw air from the outside of the building, which is at least 6 square inches in area and is equipped with a readily accessible, operable and tight-fitting damper or combustion-air control device; and

   Exception to Section 150.0(e)2: An outside combustion-air intake is not required if the fireplace will be installed over concrete slab flooring and the fireplace will not be located on an exterior wall.

3. A flue damper with a readily accessible control.

   Exception to Section 150.0(e)3: When a gas log, log lighter or decorative gas appliance is installed in a fireplace, the flue damper shall be blocked open if required by the CMC or the manufacturer's installation instructions.

(f) **Slab edge insulation.** Material used for slab edge insulation shall meet the following minimum specifications:

1. Water absorption rate for the insulation material alone without facings no greater than 0.3 percent when tested in accordance with Test Method A – 24-Hour-Immersion of ASTM C272.
2. Water vapor permeance no greater than 2.0 perm/inch when tested in accordance with ASTM E96.
3. Concrete slab perimeter insulation shall be protected from physical damage and ultraviolet light deterioration.
4. Insulation for a heated slab floor shall meet the requirements of Section 110.8(g).

(g) **Vapor retarder.**

1. In Climate Zones 1–16, the earth floor of unvented crawl space shall be covered with a Class I or Class II vapor retarder. This requirement shall also apply to controlled ventilation crawl space for buildings complying with the Exception to Section 150.0(d).
2. In Climate Zones 14 and 16, a Class I or Class II vapor retarder shall be installed on the conditioned space side of all insulation in all exterior walls, vented attics and unvented attics with air-permeable insulation.

(h) **Space-conditioning equipment.**

1. **Building** cooling **and** heating loads. Building heating and cooling loads shall be determined using a method based on any one of the following:

   A. The ASHRAE Handbook, Equipment Volume, Applications Volume and Fundamentals Volume; or

   B. The SMACNA Residential Comfort System Installation Standards Manual; or

   C. The ACCA Manual J.

   The cooling and heating loads are two of the criteria that shall be used for equipment sizing and selection.

   Note: Heating systems are required to have a minimum heating capacity adequate to meet the minimum requirements of the CBC. The furnace output capacity and other specifications are published in the Commission's directory of certified equipment or other directories approved by the Commission.

2. **Design conditions.** For the purpose of sizing the space- conditioning (HVAC) system, the indoor design temperatures shall be 68°F for heating and 75°F for cooling. Outdoor design conditions shall be selected from Reference Joint Appendix JA2, which is based on data from the ASHRAE Climatic Data for Region X. The outdoor design temperatures for heating shall be no lower than the Heating Winter Median of Extremes values. The outdoor design temperatures for cooling shall be no greater than the 1.0 percent Cooling Dry Bulb and Mean Coincident Wet Bulb values.

3. **Outdoor condensing units.**

   A. **Clearances.** Installed air conditioner and heat pump outdoor condensing units shall have a clearance of at least five (5) feet (1.5 meters) from the outlet of any dryer vent.

   B. **Liquid line drier.** Installed air conditioner and heat pump systems shall be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.

4. **Central forced-air heating furnaces.**

   A. **Temperature rise.** Central forced-air heating furnace installations shall be configured to operate in conformance with the furnace manufacturer's maximum inlet-to-outlet temperature rise specifications.

(i) **Thermostats.** All heating or cooling systems, including heat pumps, not controlled by a central energy management control system (EMCS) shall have a setback thermostat, as specified in Section 110.2(c).

(j) **Insulation for piping and tanks.**

1. **Water piping, solar water-heating system piping, and space-conditioning system line insulation thickness and conductivity.** Piping shall be insulated as follows:

   A. All domestic hot water piping shall be insulated as specified in Section 609.11 of the California Plumbing Code.

   B. Piping for space-conditioning systems, solar water-heating system collector loop, and distribution piping for steam and hydronic heating system shall meet the requirements of Section 120.3(a).

   Exception 1 to Section 150.0(j)1: Factory-installed piping within space-conditioning equipment certified under Section 110.1 or 110.2.

Exception 2 to Section 150.0(j)1: Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall butt securely against all framing members.

Exception 3 to Section 150.0(j)1: Piping installed in interior or exterior walls shall not be required to have pipe insulation if all of the requirements are met for compliance with (QII) as specified in the Reference Residential Appendix RA3.5.

Exception 4 to Section 150.0(j)1: Piping surrounded with a minimum of 1 inch of wall insulation, 2 inches of crawlspace insulation, or 4 inches of attic insulation shall not be required to have pipe insulation.

2. **Insulation protection.** Pipe insulation shall meet the insulation protection requirements of Section 120.3(b).

(k) **Residential lighting.**

1. **Luminaire requirements.**

   A. **Luminaire efficacy.** All installed luminaires shall meet the requirements in Table 150.0-A.

   Exception 1 to Section 150.0(k)1A: Integrated device lighting. Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors and garage door openers.

   Exception 2 to Section 150.0(k)1A: Navigation lighting such as night lights, step lights, and path lights less than 5 watts.

   Exception 3 to Section 150.0(k)1A: Cabinet lighting. Lighting internal to drawers, cabinetry and linen closets with an efficacy of 45 lumens per watt or greater.

   B. **Screw-based luminaires.** Screw-based luminaires shall contain lamps that comply with Reference Joint Appendix JA8.

   C. **Recessed downlight luminaires in ceilings.** Luminaires recessed into ceilings shall meet all of the following requirements:

   i. Shall not contain screw base lamp sockets; and

   ii. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing with integral light shall not be required to be certified airtight; and

   iii. Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling; and

   iv. Meet the clearance and installation requirements of California Electrical Code Section 410.116 for recessed luminaires.

   Exception to Sections 150.0(k)1Cii and iii: Recessed luminaires marked for use in fire-rated installations extruded into ceiling space and recessed luminaires installed in noninsulated ceilings.

   D. **Light sources in enclosed or recessed luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.

   E. **Blank electrical boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, low voltage wiring or fan speed control.

2. **Indoor lighting controls.**

   A. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.

   Exception to Section 150.0(k)2A: Ceiling fans may provide control of integrated lighting via a remote control.

   B. No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).

   C. Lighting controls shall comply with the applicable requirements of Section 110.9.

   D. An Energy Management Control System (EMCS) or a multiscene programmable control may be used to comply with dimming, occupancy and lighting control requirements in Section 150.0(k)2 if it provides the functionality of the specified controls in accordance with Section 110.9, and the physical controls specified in Section 150.0(k)2A.

   E. **Automatic-off controls.**

   i. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire shall be controlled by an occupancy or vacancy sensor providing automatic-off functionality.

   ii. For lighting internal to drawers and cabinetry with opaque fronts or doors, controls that turn the light off when the drawer or door is closed shall be provided.

   F. **Dimming controls.** Lighting in habitable spaces, including but not limited to living rooms, dining rooms, kitchens and bedrooms, shall have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces shall comply with NEMA SSL 7A.

   Exception 1 to Section 150.0(k)2F: Ceiling fans may provide control of integrated lighting via a remote control.

   Exception 2 to Section 150.0(k)2F: Luminaires connected to a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor providing automatic-off functionality.

   Exception 3 to Section 150.0(k)2F: Navigation lighting such as night lights, step lights, and path lights less than 5 watts, and lighting internal to drawers and cabinetry with opaque fronts or doors or with automatic-off controls.

   G. **Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. The following shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other:

   i. Undercabinet lighting.

   ii. Undershelf lighting.

   iii. Interior lighting of display cabinets.

   iv. Switched outlets.

3. **Residential outdoor lighting.** In addition to meeting the requirements of Section 150.0(k)1A, luminaires providing residential outdoor lighting shall meet the following requirements, as applicable:

   A. For single-family residential buildings, outdoor lighting permanently mounted to a residential building or to other buildings on the same lot shall meet the requirement in Item i and the requirements in either Item ii or Item iii:

   i. Controlled by a manual ON and OFF control switch that permits the automatic actions of items ii or iii below; and

   ii. Controlled by a photocell and either a motion sensor or an automatic time switch control; or

   iii. Controlled by an astronomical time clock control.

   Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control system that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet these requirements.

4. **Internally illuminated address signs.** Internally illuminated address signs shall either:

   A. Comply with Section 140.8; or

   B. Consume no more than 5 watts of power.

5. **Residential garages for eight or more vehicles.** Lighting for residential parking garages for eight or more vehicles shall comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6 and 141.0.

(l) **Reserved.**

(m) **Air-distribution and ventilation system ducts, plenums and fans.**

1. **CMC compliance.**

   A. All air-distribution system ducts and plenums, including but not limited to, mechanical closets and air-handler boxes, shall meet the requirements of the CMC Sections 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible, 3rd Edition, incorporated herein by reference.

   B. Portions of supply-air and return-air ducts and plenums of a space heating or cooling system shall be insulated in accordance with either Subsection i or ii below:

   i. Ducts shall have a minimum installed level of R-6.0, or

   Exception to Section 150.0(m)1Bi: Portions of the duct system located in conditioned space below the ceiling separating the occupiable space from the attic are not required to be insulated if all of the following conditions are met:

   a. The noninsulated portion of the duct system is located entirely inside the building's thermal envelope as confirmed by visual inspection.

   b. At all locations where noninsulated portions of the duct system penetrate into unconditioned space, the penetration shall be draft stopped compliant with CFC Sections 703.1 and 704.1 and air-sealed to the construction materials that are penetrated, using materials compliant with CMC Section E502.4.2 to prevent air infiltration into the cavity. All connections in unconditioned space are insulated to a minimum of R-6.0 as confirmed by visual inspection.

   ii. Ducts do not require insulation when the duct system is located entirely in conditioned space as confirmed through field verification and diagnostic testing in accordance with the requirements of Reference Residential Appendix RA3.1.4.3.8.

   C. Connections of metal ducts and the inner core of flexible ducts shall be mechanically fastened.

   D. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL181A or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used.

   E. Building cavities, support platforms for air handlers and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities

and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.

Exception to Section 150.0(m)1: Ducts and fans integral to a wood heater or fireplace.

2. **Factory-fabricated duct systems.**

   A. All factory-fabricated duct systems shall comply with UL 181 for ducts and closure systems, including collars, connections and splices, and be labeled as complying with UL 181. UL 181 testing may be performed by UL laboratories or a laboratory approved by the Executive Director.

   B. All pressure-sensitive tapes, heat-activated tapes, and mastics used in the manufacture of rigid fiberglass ducts shall comply with UL 181 and UL 181A.

   C. All pressure-sensitive tapes and mastics used with flexible ducts shall comply with UL 181 and UL 181B.

   D. Joints and seams of duct systems and their components shall not be sealed with cloth-back rubber adhesive duct tapes unless such tape is used in combination with mastic and drawbands.

3. **Field-fabricated duct systems.**

   A. Factory-made rigid fiberglass and flexible ducts for field-fabricated duct systems shall comply with UL 181. All pressure-sensitive tapes, mastics, aerosol sealants or other closure systems used for installing field-fabricated duct systems shall meet the applicable requirements of UL 181, UL 181A and UL 181B.

   B. Mastic sealants and mesh.

   i. Sealants shall comply with the applicable requirements of UL 181, UL 181A and UL 181B, and be nontoxic and water resistant.

   ii. Sealants for interior applications shall be tested in accordance with ASTM C731 and D2202 incorporated herein by reference.

   iii. Sealants for exterior applications shall be tested in accordance with ASTM C731, C732 and D2202, incorporated herein by reference.

   iv. Sealants and meshes shall be rated for exterior use.

   C. Pressure-sensitive tape. Pressure-sensitive tapes shall comply with the applicable requirements of UL 181, UL 181A and UL 181B.

   D. Joints and seams of duct systems and their components shall not be sealed with cloth-back rubber adhesive duct tapes unless such tape is used in combination with mastic and drawbands.

   E. Drawbands used with flexible duct.

   i. Drawbands shall be either stainless-steel worm-drive hose clamps or UV-resistant nylon duct ties.

   ii. Drawbands shall have a minimum tensile strength rating of 150 pounds.

   iii. Drawbands shall be tightened as recommended by the manufacturer with an adjustable tensioning tool.

   F. Aerosol-sealant closures.

   i. Aerosol sealants shall meet the requirements of UL 723 and be applied according to manufacturer specifications.

   ii. Tapes or mastics used in combination with aerosol sealing shall meet the requirements of this section.

4. **Duct insulation R-value ratings.** All duct insulation product R-values shall be based on insulation only (excluding air films, vapor retarder or other duct components) and tested C-values at 75°F mean

temperature at the installed thickness, in accordance with ASTM C518 or ASTM C177, incorporated herein by reference, and certified pursuant to Section 110.8.

5. **Duct insulation thickness.** The installed thickness of duct insulation used to determine its R-value shall be determined as follows:

   A. For duct board, duct liner and factory-made rigid ducts not normally subjected to compression, the nominal insulation thickness shall be used.

   B. For duct wrap, installed thickness shall be assumed to be 75 percent (25 percent compression) of nominal thickness.

   C. For factory-made flexible air ducts, the installed thickness shall be determined by dividing the difference between the actual outside diameter and nominal inside diameter by two.

6. **Duct labeling.** Insulated flexible duct products installed to meet this requirement shall include labels, in maximum intervals of 3 feet, showing the thermal performance R-value for the duct insulation itself (excluding air films, vapor retarders or other duct components), based on the tests in Section 150.0(m)4 and the installed thickness determined by Section 150.0(m)5C.

7. **Backdraft dampers.** All fan systems, regardless of volumetric capacity, that exchange air between the building conditioned space and the outside of the building shall be provided with backdraft or automatic dampers to prevent unintended air leakage through the fan system when the fan system is not operating.

8. **Gravity ventilation dampers.** All gravity ventilating systems that serve conditioned space shall be provided with either automatic or readily accessible, manually operated dampers in all openings to the outside except combustion inlet and outlet air openings and elevator shaft vents.

9. **Protection of insulation.** Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance and wind, but not limited to the following: Insulation exposed to weather shall be suitable for outdoor service, e.g., protected by aluminum, sheet metal, painted canvas or plastic cover. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.

10. **Porous inner core flex duct.** Flexible ducts having porous inner cores shall have a non-porous layer or air barrier between the inner core and the outer vapor barrier.

11. **Duct system sealing and leakage testing.** When space-conditioning systems utilize forced air duct systems to supply conditioned air to an occupiable space, the ducts shall be sealed as confirmed through field verification and diagnostic testing in accordance with all applicable procedures specified in Reference Residential Appendix RA3.1, and conforming to one of the following Subsections A, B or C as applicable, Air handler airflow for calculation of duct leakage rate compliance targets shall be determined according to methods specified in Reference Residential Appendix RA3.1.4.2.

    A. For single-family dwellings and townhouses with the air-handling unit installed and the ducts connected directly to the air handler, the total leakage of the duct system shall not exceed 5 percent of the air handler airflow as determined utilizing the procedures in Reference Residential Appendix Section RA3.1.4.3.1.

    B. For single-family dwellings and townhouses at the rough-in stage of construction prior to installation of the dwelling's interior finishing:

    i. **Air-handling unit installed.** If the air-handling unit is installed and the ducts are connected directly to the air handler, the total leakage of the duct system shall not exceed 5 percent of the air handler airflow as determined utilizing the procedures in Reference Residential Appendix Sections RA3.1.4.3.2, RA3.1.4.3.2.1 and RA3.1.4.3.3.

    ii. **Air-handling unit not yet installed.** If the air-handling unit is not yet installed, the total leakage of the duct system shall not exceed 4 percent of the air handler airflow as determined utilizing the procedures in Reference Residential Appendix Sections RA3.1.4.3.2, RA3.1.4.3.2.2 and RA3.1.4.3.3.

12. **Air filtration.**

    A. System types specified in Subsections i, ii, and iii shall be provided with air filters in accordance with Sections 150.0(m)12B, 150.0(m)12C, and 150.0(m)12D. System types specified in Subsection i shall also comply with Section 150.0(m)12E.

    i. Mechanical space-conditioning systems that supply air to an occupiable space through ductwork exceeding 10 feet (3 m) in length.

    ii. Mechanical supply-only ventilation systems and makeup air systems that provide outside air to an occupiable space.

    iii. The supply side of mechanical balanced ventilation systems, including heat recovery ventilation systems, and energy recovery ventilation systems that provide outside air to an occupiable space.

    Exception 1 to Section 150.0(m)12A: Evaporative coolers are exempt from the air filtration requirements in Section 150.0(m)12.

    B. **System design and installation.**

    i. The system shall be designed to ensure that all recirculated air and all outdoor air supplied to the occupiable space is filtered before passing through any system's thermal conditioning components.

    Exception 1 to Section 150.0(m)12Bi: For heat recovery ventilators and energy recovery ventilators the location of the filters required by Section 150.0(m)12 may be downstream of a system thermal conditioning component, provided the system is equipped with ancillary filtration upstream of the system's thermal conditioning component.

    ii. All systems shall be designed to accommodate the clean-filter pressure drop imposed by the system air filter(s). The design airflow rate and maximum allowable clean-filter pressure drop at the design airflow rate applicable to each air filter shall be determined and reported on labels according to Subsection iv below.

    Systems specified in Section 150.0(m)12Ai shall be equipped with air filters that meet either Subsection a or b below.

    a. Nominal two-inch minimum depth filter(s) shall be sized by the system designer, or

    b. Nominal one-inch minimum depth filter(s) shall be allowed if the filter(s) are sized according to Equation 150.0-A, based on a maximum face velocity of 150 ft per minute, and according to the maximum allowable clean-filter pressure drop specified in Section 150.0(m)12Dii.

    $A_{face} = Q_{filter}/V_{face}$ (Equation 150.0-A)

    where

    A_{face} = air filter face area, the product of air filter nominal length x nominal width, ft².

    Q_{filter} = design airflow rate for the air filter, ft³/min.

    V_{face} = air filter face velocity £150, ft/min.

    iii. All system air filters shall be located and installed in such a manner as to be accessible for regular service by the system owner.

    iv. All system air filter installation locations shall be labeled to disclose the applicable design airflow rate and the maximum allowable clean-filter pressure drop. The labels shall be permanently affixed to the air filter installation location, readily legible, and visible to a person replacing the air filter.

    v. Filter racks or grilles shall use gaskets, sealing or other means to close gaps around inserted filters to and prevent air from bypassing the filter.

    C. **Air filter efficiency.** The system shall be provided with air filter(s) having a designated efficiency equal to or greater than MERV 13 when tested in accordance with ASHRAE Standard 52.2, or a particle size efficiency rating equal to or greater than 50 percent in the 0.30-1.0 mm range, and equal to or greater than 85 percent in the 1.0-3.0 mm range when tested in accordance with AHRI Standard 680.

    D. **Air filter pressure drop.** All system shall be provided with air-filter(s) that conforms to the applicable maximum allowable clean-filter pressure drop specified in Subsections i, ii, iii, or iv below, when tested using ASHRAE Standard 52.2, or as rated using AHRI Standard 680, for the applicable design airflow rate(s) for the system air filter(s).

    i. The maximum allowable clean-filter pressure drop shall be determined by the system design for the nominal two-inch minimum depth air filter required by Section 150.0(m)12Biia, or

    ii. A maximum of 25 PA (0.1 inches water) clean-filter pressure drop shall be allowed for a nominal one-inch depth air filter sized according to Section 150.0(m)12Biib, or

    iii. For systems specified in 150.0(m)12Aii, and 150.0(m)12Aiii, the maximum allowable clean filter pressure drop shall be determined by the system design.

    iv. If Exception 1 to Section 150.0(m)13B or D is utilized for compliance with cooling system airflow rate and fan efficacy requirements, the clean-filter pressure drop for the system air filter shall conform to the requirements given in Table 150.0-B or 150.0-C.

    E. **Air filter product labeling**. Systems described in 150.0(m)12)Ai shall be equipped with air filters that have been labeled by the manufacturer to disclose the efficiency and pressure drop ratings that demonstrate conformance with Sections 150.0(m)12C and 150.0(m)12D.

13. **Space conditioning system airflow rate and fan efficacy.** Space conditioning systems that utilize forced air ducts to supply cooling to an occupiable space shall:

    A. **Static pressure probe.** Have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum downstream of the air conditioning evaporator coil. The size, location, and labeling of the HSPP or PSPP shall conform to the requirements specified in Reference Residential Appendix RA3.3.1.1 as confirmed by field verification and diagnostic testing; and

    Exception to 150.0(m)13A: Systems that cannot conform to the specifications for hole location in Reference Residential Appendix Figure RA3.3-1 shall not be required to provide holes as described in Figure RA3.3-1.

    B. **Single zone central forced air systems.** Demonstrate, in every control mode, airflow greater than or equal to 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy less than or equal to the maximum W/CFM specified in Subsections i or ii below. The airflow rate and fan efficacy requirements in this section shall be confirmed by field verification and diagnostic testing in accordance with the procedures given in Reference Residential Appendix RA3.3.

    i. 0.45 W/CFM for gas furnace air-handling units.

    ii. 0.58 W/CFM for air-handling units that are not gas furnaces.

    C. **Zonally controlled central forced air systems.** Zonally controlled central forced air cooling systems shall be capable of simultaneously delivering, in every zonal control mode, an airflow from the dwelling, through the air handler fan and delivered to the dwelling, of greater than or equal to 350 cfm per ton of nominal cooling capacity, and operating at an air-handling unit fan efficacy of less than or equal to the maximum W/CFM specified in Subsections i or ii below. The airflow rate and fan efficacy requirements in this section shall be confirmed by field verification and diagnostic testing in accordance with the applicable procedures specified in Reference Residential Appendix RA3.3.

    i. 0.45 W/CFM for gas furnace air-handling units.

    ii. 0.58 W/CFM for air-handling units that are not gas furnaces.

    D. **Small duct high velocity forced air systems.** Demonstrate, in every control mode, airflow greater than or equal to 250 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy less than or equal to 0.62 W/CFM as confirmed by field verification and diagnostic testing in accordance with the procedures given in Reference Residential Appendix RA3.3.

    Exception 1 to Section 150.0(m)13B and D: Standard ducted systems (without zoning dampers) may comply by meeting the applicable requirements in Table 150.0-B or 150.0-C as confirmed by field verification and diagnostic testing in accordance with the procedures in Reference Residential Appendix Sections RA3.1.4.4 and RA3.1.4.5. The design clean-filter pressure drop requirements specified by Section 150.0(m)12Div for the system air filter(s) shall conform to the requirements given in Tables 150.0-B and 150.0-C.

    Exception 2 to Section 150.0(m)13B and D: Multispeed compressor systems or variable speed compressor systems shall verify air flow (cfm/ton) and fan efficacy (Watt/cfm) for system operation at the maximum compressor speed and the maximum air handler fan speed.

    Exception 3 to Section 150.0(m)13B: Gas furnace air-handling units manufactured prior to July 3, 2019 shall comply with a fan efficacy value less than or equal to 0.58 w/cfm as confirmed by field verification and diagnostic testing in accordance with the procedures given in Reference Residential Appendix RA3.3.

    Exception 1 to Section 150.0(m)13C: Multispeed or variable speed compressor systems, or single speed compressor systems that utilize the performance compliance approach, shall demonstrate compliance with the airflow (cfm/ton) and fan efficacy (Watt/cfm) requirements of Section 150.0(m)13C by operating the system at maximum compressor capacity and system fan speed with all zones calling for conditioning, rather than in every zonal control mode.

    Exception 2 to Section 150.0(m)13C: Gas furnace air-handling units manufactured prior to July 3, 2019 shall comply with a fan efficacy value less than or equal to 0.58 w/cfm as confirmed by field verification and diagnostic testing in accordance with the procedures given in Reference Residential Appendix RA3.3.

(n) **Water heating system.**

1. Systems using gas or propane water heaters to serve individual dwelling units shall designate a space at least 2.5 feet by 2.5 feet wide and 7 feet tall suitable for the future installation of a heat pump water heater (HPWH) by meeting either A or B below. All electrical components shall be installed in accordance with the *California Electrical Code*:

   A. If the designated space is within 3 feet from the water heater, then this space shall include the following:

   i. A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater and accessible to the water heater with no obstructions; and

   ii. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated; and

   iii. A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in A above and labeled with the words "Future 240V Use"; and

   iv. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance.

   B. If the designated space is more than 3 feet from the water heater, then this space shall include the following:

   i. A dedicated 240 volt branch circuit shall be installed within 3 feet from the designated space. The branch circuit shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready"; and

   ii. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as "For Future 240V use"; and

   iii. Either a dedicated cold water supply, or the cold water supply shall pass through the designated HPWH location just before reaching the gas or propane water heater; and

   iv. The hot water supply pipe coming out of the gas or propane water heater shall be routed first through the designated HPWH location before serving any fixtures; and

   v. The hot and cold water piping at the designated HPWH location shall be exposed and readily accessible for future installation of an HPWH; and

   vi. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance.

2. Water heating recirculation loops serving multiple dwelling units shall meet the requirements of Section 110.3(c)4.
3. Solar water-heating systems and collectors shall be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
4. Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr (2kW) shall meet the requirements of Section 110.3(c)6.

(o) **Requirements for ventilation and indoor air quality.** All dwelling units shall meet the requirements of ASHRAE Standard 62.2. Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in Section 150.0(o)1 below. All dwelling units shall comply with Section 150.0(o)2 below.

Exception to Section 150.0(o): The following sections of ASHRAE 62.2 shall not be required for compliance: Section 4.1.1, Section 4.1.2, Section 4.1.4, Section 4.3, Section 4.6, Section 5, Section 6.1.1, Section 6.5.2 and Normative Appendix A.

1. **Amendments to ASHRAE 62.2 requirements.**

   A. **Window operation.** Window operation is not a permissible method of providing the dwelling unit ventilation airflow specified in Section 150.0(o)1C below.

   B. **Central fan integrated (CFI) ventilation systems.** CFI ventilation systems shall meet the following requirements.

   i. **Continuous operation prohibition.** Continuous operation of a dwelling unit's central forced air system air handlers used in CFI ventilation systems is not a permissible method of providing the whole-dwelling unit ventilation airflow required in Section 150.0(o)1C.

   ii. **Outdoor air damper(s).** A motorized damper(s) shall be installed on the connected ventilation duct(s) of CFI systems that prevents all airflow into or out of the space-conditioning duct system when the damper(s) is closed.

   iii. **Damper control.** The required motorized damper(s) shall be controlled to be in an opened position when outdoor air ventilation is required for compliance, and shall be in the closed position when ventilation air is not required. The damper(s) shall be closed whenever the space-conditioning system air handling unit is not operating. If the outdoor airflow for the CFI ventilation system is fan-powered, then the outdoor air fan shall not operate when the required motorized damper(s) on the outdoor air ventilation duct(s) is closed.

   iv. **Variable ventilation.** CFI ventilation systems shall incorporate controls that track outdoor air ventilation run time, and either open or close the required motorized damper(s) depending on whether or not outdoor air ventilation is required for compliance with Section 150.0(o)1C. During periods when comfort conditioning is not called for by the space-conditioning thermostat, the CFI ventilation system controls shall operate the space-conditioning system central fan and outdoor air damper(s) when necessary to ensure compliance with the minimum outdoor air ventilation required by Section 150.0(o) in accordance with applicable variable mechanical ventilation methods specified in ASHRAE 62.2 Section 4.5.

   C. **Whole-dwelling unit mechanical ventilation for single-family detached and townhouses.** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces shall have mechanical ventilation airflow as specified in Subsections i, ii, and iii below.

   i. **Total Required Ventilation Rate [ASHRAE 62.2:4.1.1].**

   The total required ventilation rate shall be calculated using Equation 150.0-B.

   $$Q_{tot} = 0.03A_{floor} + 7.5(N_{br} + 1) \quad \text{(Equation 150.0-B)}$$

   where

   Q_{tot} = total required ventilation rate, cfm

   A_{floor} = dwelling-unit floor area, ft²

   N_{br} = number of bedrooms (not to be less than 1)

   ii. **Effective Annual Average Infiltration Rate.** The effective annual average infiltration rate shall be determined in accordance with Subsections a and b:

   a. An enclosure leakage rate in cubic feet per minute at 50 Pa (0.2 inch water) (Q_{50}) shall be determined by either Subsection 1, or Subsection 2 below.

   1. Q_{50} shall be calculated based on the conditioned volume of the dwelling unit and a default value for dwelling unit envelope leakage of 2 air changes per hour at 50 PA (0.2 inch water) (2 ACH_{50}) as specified by equation 150.0-C below.

   $$Q_{50} = V_{du} \times 2\ ACH_{50}/60 \text{ min}$$

   (Equation 150.0-C)

   where

   Q_{50} = leakage rate at 50 Pa.

   V_{du} = dwelling unit conditioned volume, ft³.

   ACH_{50} =air changes per hour at 50 Pa (0.2 inch water).

   2. If dwelling unit envelope leakage less than 2 ACH_{50} is confirmed by field verification and diagnostic testing, Q_{50} shall be calculated according to Equation 150.0-D below, using the value for dwelling unit envelope leakage less than 2 ACH_{50} verified by the procedures specified in Reference Residential Appendix RA3.8.

   $Q_{50} = V_{du}$ x *Verified* $ACH_{50}/60$ min

(Equation 150.0-D)

where

Q_{50} = leakage rate at 50 Pa

V_{du} = dwelling unit conditioned volume, ft³.

ACH_{50} = air changes per hour at 50 Pa (0.2 inch water).

   b. The Effective Annual Average Infiltration Rate (Q_{inf}) shall be calculated using Equation 150.0-E [ASHRAE 62.2:4.1.2.1].

   $Q_{inf} = 0.052 \times Q_{50} \times wsf \times [H/H_r]^z$ (Equation 150.0-E)

   where

   Q_{inf} = effective annual infiltration rate, cfm (L/s)

   Q_{50} = leakage rate at 50 Pa from equation 150.0-C, or equation 150.0-D

   wsf = weather and shielding factor from Table 150.0-D

   H = vertical distance between the lowest and highest above-grade points within the pressure boundary, ft (m)

   H_r = reference height, 8.2 ft (2.5 m)

   z = 0.4 for the purpose of calculating the Effective Annual Average Infiltration Rate

   iii. **Required Mechanical Ventilation Rate [ASHRAE 62.2:4.1.2]**

   The Required Mechanical Ventilation Rate (Q_{fan}) shall be calculated using Equation 150.0-F.

   $Q_{fan} = Q_{tot} - F\,(Q_{inf} \times A_{ext})$

   (Equation 150.0-F)

   where

   Q_{fan} = required mechanical ventilation rate, cfm (L/s).

   Q_{tot} = total required ventilation rate, cfm (L/s) from Equation 150.0-B.

   Q_{inf} = effective annual average infiltration rate, cfm (L/s) from Equation 150.0-E.

   A_{ext} = 1 for single-family detached homes, or the ratio of exterior envelope surface area that is not attached to garages or other dwelling units to total envelope surface area for attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces.

   F = 1 for balanced ventilation systems and Q_{inf}/Q_{tot} otherwise.

   D. **Air filtration.** Air filtration shall conform to the specifications in Section 150.0(m)12. Compliance with ASHRAE 62.2 Sections 6.7 (Minimum Filtration) and 6.7.1 (Filter Pressure Drop) shall not be required.

   E. **Reserved.**

   F. **Reserved.**

   G. **Local mechanical exhaust.** A local mechanical exhaust system shall be installed in each kitchen and bathroom. Systems shall be rated for airflow in accordance with ASHRAE 62.2 Section 7.1.

   i. **Nonenclosed kitchens** shall have a demand-controlled mechanical exhaust system meeting the requirements of Section 150.0(o)1Giii.

   ii. **Enclosed kitchens and all bathrooms** shall have either one of the following alternatives a or b:

   a. A demand-controlled mechanical exhaust system meeting the requirements of Section 150.0(o)1Giii.

   b. A continuous mechanical exhaust system meeting the requirements of Section 150.0(o)1Giv.

   iii. **Demand-controlled mechanical exhaust.** A local mechanical exhaust system shall be designed to be operated as needed.

   a. **Control and operation.** Demand-controlled mechanical exhaust systems shall be provided with at least one of the following controls:

   1. A readily accessible occupant-controlled ON-OFF control.
   2. An automatic control that does not impede occupant ON control.

   b. **Ventilation rate and capture efficiency.** The system shall meet or exceed either the minimum airflow in accordance with Table 150.0-E or the minimum capture efficiency in accordance with Table 150.0-E, and Table 150.0-G. Capture efficiency ratings shall be determined in accordance with ASTM E3087 and listed in a product directory approved by the Energy Commission.

   iv. **Continuous mechanical exhaust.** A mechanical exhaust system shall be installed to operate continuously. The system may be part of a balanced mechanical ventilation system.

   a. **Control and operation.** A manual ON-OFF control shall be provided for each continuous mechanical exhaust system. The system shall be designed to operate during all occupiable hours. The ON-OFF control shall be accessible to the dwelling unit occupant.

   b. **Ventilation rate.** The minimum delivered ventilation shall be at least the amount indicated in Table 150.0-F during each hour of operation.

   v. **Airflow measurement of local mechanical exhaust by the system installer.** The airflow required by Section 150.0(o)1G is the quantity of indoor air exhausted by the ventilation system as installed in the dwelling unit. When a vented range hood utilizes a capture efficiency rating to demonstrate compliance with Section 150.0(o)1Giiib, the airflow listed in the approved directory corresponding to the compliant capture efficiency rating point shall be met by the installed system. The as-installed airflow shall be verified by the system installer to ensure compliance by use of either Subsection a or b below:

   a. The system installer shall measure the airflow by using a flow hood, flow grid or other airflow measuring device at the mechanical ventilation fan's inlet terminals/grilles or outlet terminals/grilles in accordance with the procedures in Reference Residential Appendix RA3.7.

   b. As an alternative to performing an airflow measurement of the system as installed in the dwelling unit, compliance may be demonstrated by installing an exhaust fan and duct system that conforms to the specifications of Table 150.0-H. Visual inspection shall verify the installed system conforms to the requirements of Table 150.0-H.

   When using Table 150.0-H for demonstrating compliance, the airflow rating shall be greater than or equal to the value required by Section 150.0(o)1G at a static pressure greater than or equal to 0.25 in. of water (62.5 Pa). When a vented range hood utilizes a capture efficiency rating to demonstrate compliance with Section 150.0(o)1Giiib, a static pressure greater than or equal to 0.25 in. of water at the rating point shall not be required, and the airflow listed in the approved directory corresponding to the compliant capture efficiency rating point shall be applied to Table 150.0-H for determining compliance.

   Use of Table 150.0-H is limited to ventilation systems that conform to all of the following three specifications:

   1. Total duct length is less than or equal to 25 ft (8 m),

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REVISIONS

NO.	REVISION	DATE

CAL ENERGY MANDATORY REQUIREMENTS

T-1.3

TABLE 150.0-A CLASSIFICATION OF HIGH LUMINOUS EFFICACY LIGHT SOURCES

Light sources in this column other that those installed in ceiling recessed downlight luminaires are classified as high luminous efficacy and are **not** required to comply with Reference Joint Appendix JA8.	Light sources in this column are required to comply with Reference Joint Appendix JA8 and shall be certified and marked as required by JA8.
1. LED light sources installed outdoors. 2. Inseparable Solid State Lighting (SSL) luminaires containing colored light sources that are installed to provide decorative lighting. 3. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts. 4. High intensity discharge (HID) light sources including pulse start metal halide and high pressure sodium light sources. 5. Luminaires with hardwired high frequency generator and induction lamp. 6. Ceiling Fan Light Kits subject to federal appliance regulations.	7. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw base sockets regardless of lamp type as specified in Section 150.0(k)1C. 8. Any light source not otherwise listed in this table.

TABLE 150.0-B: Return Duct Sizing for Single Return Duct Systems

Return duct length shall not exceed 30 feet and shall contain no more than 180 degrees of bend. If the total bending exceeds 90 degrees, one bend shall be a metal elbow.

Return grille devices shall be labeled in accordance with the requirements in Section 150.0(m)12Biv to disclose the grille's design airflow rate and a maximum allowable clean-filter pressure drop of 25 Pa (0.1 inches water) for the air filter when tested using ASHRAE Standard 52.2, or as rated in accordance with AHRI Standard 680 for the design airflow rate for the return grille.

SYSTEM NOMINAL COOLING CAPACITY **(Ton)***	RETURN DUCT MINIMUM NOMINAL DIAMETER **(inch)**	MINIMUM TOTAL RETURN FILTER GRILLE NOMINAL AREA (inch²)
1.5	16	500
2.0	18	600
2.5	20	800

*Not applicable to systems with nominal cooling capacity greater than 2.5 tons or less than 1.5 ton.

rated at 30 amps minimum. The blank cover shall be identified as "240V ready." All electrical components shall be installed in accordance with the *California Electrical Code*.

2. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future electric clothes dryer installation. The reserved space shall be permanently marked as "For Future 240V use."

Exception 2 to Section 150.0(q)1: For dual-glazed greenhouse or garden windows, up to 30 square feet of fenestration area is exempt from the maximum U-factor requirement.

2. The area-weighted average U-factor of all fenestration, including skylight products shall not exceed 0.45.

(r) **Solar ready buildings.** shall meet the requirements of Section 110.10 applicable to the building project.

(s) **Energy Storage Systems (ESS) ready.** All single-family residences that include one or two dwelling units shall meet the following. All electrical components shall be installed in accordance with the *California Electrical Code*:

1. At least one of the following shall be provided:
   A. ESS ready interconnection equipment with a minimum backed-up capacity of 60 amps and a minimum of four ESS-supplied branch circuits, or
   B. A dedicated raceway from the main service to a panelboard (subpanel) that supplies the branch circuits in Section 150.0(s)(2). All branch circuits are permitted to be supplied by the main service panel prior to the installation of an ESS. The trade size of the raceway shall be not less than one inch. The panelboard that supplies the branch circuits (subpanel) must be labeled "Subpanel shall include all backed-up load circuits."
2. A minimum of four branch circuits shall be identified and have their source of supply collocated at a single panelboard suitable to be supplied by the ESS. At least one circuit shall supply the refrigerator, one lighting circuit shall be located near the primary egress, and at least one circuit shall supply a sleeping room receptacle outlet.
3. The main panelboard shall have a minimum busbar rating of 225 amps.
4. Sufficient space shall be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard. Raceways shall be installed between the panelboard and the system isolation equipment/transfer switch location to allow the connection of backup power source.

(t) **Heat pump space heater ready.** Systems using gas or propane furnace to serve individual dwelling units shall include the following:

1. A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready." All electrical components shall be installed in accordance with the *California Electrical Code*.
2. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future heat pump space heater installation. The reserved space shall be permanently marked as "For Future 240V use."

(u) **Electric cooktop ready.** Systems using gas or propane cooktop to serve individual dwelling units shall include the following:

1. A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the cooktop and accessible to the cooktop with no obstructions. The branch circuit conductors shall be rated at 50 amps minimum. The blank cover shall be identified as "240V ready." All electrical components shall be installed in accordance with the *California Electrical Code*.
2. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future electric cooktop installation. The reserved space shall be permanently marked as "For Future 240V use."

(v) **Electric clothes dryer ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units shall include the following:

1. A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the clothes dryer location and accessible to the clothes dryer location with no obstructions. The branch circuit conductors shall be

(p) **Pool systems and equipment installation.** Any residential pool system or equipment installed shall comply with the applicable requirements of Section 110.4, as well as the requirements listed in this section.

1. **Pump sizing and flow rate.**
   A. All installed pumps and pump motors subject to State or federal appliance standards shall be listed in the Commission's directory of certified equipment and shall comply with the Appliance Efficiency Regulations.
   B. All pump flow rates shall be calculated using the following system equation:

   $H = C \times F^2$

   where:

   H is the total system head in feet of water.

   F is the flow rate in gallons per minute (gpm).

   C is a coefficient based on the volume of the pool:

   0.0167 for pools less than or equal to 17,000 gallons.

   0.0082 for pools greater than 17,000 gallons.

   C. Filtration pumps shall be sized, or if programmable shall be programmed, so that the filtration flow rate is not greater than the rate needed to turn over the pool water volume in 6 hours or 36 gpm, whichever is greater; and
   D. Pump motors used for filtration shall meet the applicable federal standard in 10 CFR 431.465; and
   E. Each auxiliary pool load shall be served by either separate pumps, or the system shall be served by a multispeed pump; and

   Exception to Section 150.0(p)1E: Pumps less than 1 hp may be single speed.

   F. Multispeed pumps shall have controls which default to the filtration flow rate when no auxiliary pool loads are operating; and
   G. For multispeed pumps, the controls shall default to the filtration flow rate setting within 24 hours and shall have an override capability for servicing.
2. **System piping.**
   A. A length of straight pipe that is greater than or equal to at least 4 pipe diameters shall be installed before the pump; and
   B. Pool piping shall be sized so that the velocity of the water at maximum flow for auxiliary pool loads does not exceed 8 feet per second in the return line and 6 feet per second in the suction line; and
   C. All elbows shall be sweep elbows or of an elbow-type that has a pressure drop of less than the pressure drop of straight pipe with a length of 30 pipe diameters.
3. **Filters.** Filters shall be at least the size specified in NSF/ANSI 50 for public pool intended applications.
4. **Valves.** Minimum diameter of backwash valves shall be 2 inches or the diameter of the return pipe, whichever is greater.

(q) **Fenestration products.** Fenestration separating conditioned space from unconditioned space or outdoors shall meet the requirements of either Item 1 or 2 below:

1. Fenestration, including skylight products, must have a maximum U-factor of 0.45.

   Exception 1 to Section 150.0(q)1: Up to 10 square feet of fenestration area or 0.5 percent of the conditioned floor area, whichever is greater, is exempt from the maximum U-factor requirement.

2. Duct system has no more than three elbows, and
3. Duct system has exterior termination fitting with a hydraulic diameter greater than or equal to the minimum duct diameter and not less than the hydraulic diameter of the fan outlet.

vi. **Sound ratings for local mechanical exhaust.** Local mechanical exhaust systems shall be rated for sound in accordance with Section 7.2 of ASHRAE 62.2 at no less than the minimum airflow rate required by Section 150.0(o)1G.

Exception to Section 150.0(o)1Gvi: Kitchen range hoods may be rated for sound at no less than 100 cfm at a static pressure determined at working speed as specified in HVI 916 section 7.2.

H. **Airflow measurement of whole-dwelling unit ventilation.** The airflow required by Section 150.0(o)1C is the quantity of outdoor ventilation air supplied or indoor air exhausted by the mechanical ventilation system as installed and shall be measured by using a flow hood, flow grid or other airflow measuring device at the mechanical ventilation fan's inlet terminals/grilles or outlet terminals/grilles in accordance with the procedures in Reference Residential Appendix RA3.7. Balanced mechanical ventilation system airflow shall be the average of the supply fan and exhaust fan flows.

I. **Sound ratings for whole-dwelling unit ventilation systems. Whole-**dwelling unit ventilation systems shall be rated for sound in accordance with Section 7.2 of ASHRAE 62.2 at no less than the minimum airflow rate required by Section 150.0(o)1C.

J. **Label for whole-dwelling unit ventilation system on-off control**. Compliance with ASHRAE 62.2 Section 4.4 (Control and Operation) shall require manual ON-OFF control switches associated with whole-dwelling unit ventilation systems to have a label clearly displaying the following text, or equivalent text: "This switch controls the indoor air quality ventilation for the home. Leave switch in the 'on' position at all times unless the outdoor air quality is very poor."

K. **Combustion air and compensating outdoor air or makeup air.**
   i. All dwelling units shall conform to the applicable requirements specified in California Mechanical Code Chapter 7, Combustion Air.
   ii. All dwelling units shall conform to the requirements in ASHRAE 62.2 Section 6.4, Combustion and Solid-Fuel-Burning Appliances.

2. **Field verification and diagnostic testing.**
   A. **Whole-dwelling unit ventilation airflow performance**. The whole-dwelling unit ventilation airflow required by Section 150.0(o)1C shall be confirmed through field verification and diagnostic testing in accordance with the applicable procedures specified in Reference Residential Appendix RA3.7. Balanced mechanical ventilation system airflow shall be the average of the supply fan and exhaust fan flows. Ventilation airflow of systems with multiple operating modes shall be tested in all modes designed to comply with the required ventilation airflows.
   B. **Kitchen local mechanical exhaust—vented range hoods**. Vented range hoods installed to comply with local mechanical exhaust requirements specified in Section 150.0(o)1G shall be field verified in accordance with the procedures in Reference Residential Appendix RA3.7.4.3 to confirm the model is rated by HVI or AHAM to comply with the following requirements:
      i. The minimum ventilation airflow rate as specified by Section 150.0(o)1G, or alternatively the minimum capture efficiency as specified by Section 150.0(o)1G.
      ii The maximum sound rating as specified in Section 150.0(o)1Gvi.
   C. **Heat recovery ventilation (HRV) and energy recovery ventilation (ERV) system fan efficacy**. Systems with heat or energy recovery serving a single dwelling unit shall have a fan efficacy of ≤1.0 W/cfm as confirmed by HERS field verification in accordance with Reference Appendix RA3.7.4.4.

Table 150.0-G Kitchen Range Hood Airflow Rates (cfm) and ASTM E3087 Capture Efficiency (CE) Ratings According to Dwelling Unit Floor Area and Kitchen Range Fuel Type

Dwelling Unit Floor Area (ft²)	Hood Over Electric Range	Hood Over Natural Gas Range
>1500	50% CE or 110 cfm	70% CE or 180 cfm
>1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
<750	65% CE or 160 cfm	85% CE or 280 cfm

Table 150.0-H Prescriptive Ventilation System Duct Sizing [ASHRAE 62.2:Table 5-3]

Fan Airflow Rating, cfm at minimum static pressure[f] 0.25 in. water (L/s at minimum 62.5 Pa)	≤50 (25)	≤80 (40)	≤100 (50)	≤125 (60)	≤150 (70)	≤175 (85)	≤200 (95)	≤250 (120)	≤350 (165)	≤400 (190)	≤450 (210)	≤700 (330)	≤800 (380)
Minimum Duct Diameter, in. (mm) [a,b] For Rigid duct	4[e] (100)	5 (125)	5 (125)	6 (150)	6 (150)	7 (180)	7 (180)	8 (205)	9 (230)	10 (255)	10 (255)	12 (305)	12[d] (305)
Minimum Duct Diameter, in. (mm) [a,b] For Flex duct [c]	4 (100)	5 (125)	6 (150)	6 (150)	7 (150)	7 (180)	8 (205)	8 (205)	9 (230)	10 (255)	NP	NP	NP

Footnotes for Table 150.0-H:

a. For noncircular ducts, calculate the diameter as four times the cross-sectional area divided by the perimeter.
b. NP = application of the prescriptive table is not permitted for this scenario.
c. Use of this table for verification of flex duct systems requires flex duct to be fully extended and any flex duct elbows to have a minimum bend radius to duct diameter ratio of 1.0.
d. For this scenario, use of elbows is not permitted.
e. For this scenario, 4 in. (100 mm) oval duct shall be permitted, provided the minor axis of the oval is greater than or equal to 3 in. (75 mm)
f. When a vented range hood utilizes a capture efficiency rating to demonstrate compliance with 150.0(o)1Giiib, a static pressure greater than or equal to 0.25 in. of water at the rating point shall not be required, and the airflow listed in the approved directory corresponding to the compliant capture efficiency rating point shall be applied to Table 150.0-H for determining compliance.

Note: Authority: Sections 25213, 25218, 25218.5, 25402 and 25402.1, Public Resources Code. Reference: Sections 25007, 25008, 25218.5, 25310, 25402, 25402.1, 25402.4, 25402.5, 25402.8, and 25943, Public Resources Code.

TABLE 150.0-D: Infiltration Effectiveness Weather and Shielding Factors [ASHRAE 62.2:Table B1] (continued)

TMY3	wsf	Weather Station	Latitude	Longitude	State
725845	0.44	Blue Canyon AP	39.30	−120.72	California
725846	0.66	Truckee–Tahoe	39.32	−120.13	California
725847	0.64	South Lake Tahoe	38.90	−120.00	California
725905	0.47	Ukiah Municipal AP	39.13	−123.20	California
725910	0.50	Red Bluff Municipal Arpt	40.15	−122.25	California
725920	0.47	Redding Municipal Arpt	40.52	−122.32	California
725945	0.56	Arcata Airport	40.98	−124.10	California
725946	0.60	Crescent City Faa Ai	41.78	−124.23	California
725955	0.55	Montague Siskiyou County AP	41.78	−122.47	California
725958	0.59	Alturas	41.50	−120.53	California
745090	0.45	Mountain View Moffett Fld NAS	37.40	−122.05	California
745160	0.67	Travis Field AFB	38.27	−121.93	California
746120	0.52	China Lake Naf	35.68	−117.68	California
747020	0.50	Lemoore Reeves NAS	36.33	−119.95	California
747185	0.46	Imperial	32.83	−115.58	California
747187	0.46	Palm Springs Thermal AP	33.63	−116.17	California
747188	0.48	Blythe Riverside Co Arpt	33.62	−114.72	California

Table 150.0-E Demand-Controlled Local Ventilation Exhaust Airflow Rates and Capture Efficiency

Application	Compliance Criteria
Enclosed Kitchen or Nonenclosed Kitchen	Vented range hood, including appliance-range hood combinations shall meet either the capture efficiency (CE) or the airflow rate specified in Table 150.0-G as applicable.
Enclosed Kitchen	Other kitchen exhaust fans, including downdraft: 300 cfm (150 L/s) or a capacity of 5 ACH
Nonenclosed Kitchen	Other kitchen exhaust fans, including downdraft: 300 cfm (150 L/s)
Bathroom	50 cfm (25 L/s)

Table 150.0-F Continuous Local Ventilation Exhaust Airflow Rates

Application	Airflow
Enclosed kitchen	5 ach, based on kitchen volume
Bathroom	20 cfm (10 L/s)

TABLE 150.0-D: Infiltration Effectiveness Weather and Shielding Factors [ASHRAE 62.2:Table B1] (continued)

722950	0.42	Los Angeles Intl Arpt	33.93	−118.40	California
722956	0.38	Jack Northrop Fld H	33.92	−118.33	California
722970	0.38	Long Beach Daugherty Fld	33.83	−118.17	California
722976	0.34	Fullerton Municipal	33.87	−117.98	California
722977	0.36	Santa Ana John Wayne AP	33.68	−117.87	California
723805	0.51	Needles Airport	34.77	−114.62	California
723810	0.59	Edwards AFB	34.90	−117.87	California
723815	0.58	Daggett Barstow–Daggett AP	34.85	−116.80	California
723816	0.62	Lancaster Gen Wm Fox Field	34.73	−118.22	California
723820	0.57	Palmdale Airport	34.63	−118.08	California
723830	0.68	Sandberg	34.75	−118.72	California
723840	0.43	Bakersfield Meadows Field	35.43	−119.05	California
723890	0.45	Fresno Yosemite Intl AP	36.78	−119.72	California
723895	0.42	Porterville (AWOS)	36.03	−119.07	California
723896	0.43	Visalia Muni (AWOS)	36.32	−119.40	California
723910	0.45	Point Mugu Nf	34.12	−119.12	California
723925	0.44	Santa Barbara Municipal AP	34.43	−119.85	California
723926	0.43	Camarillo (AWOS)	34.22	−119.08	California
723927	0.45	Oxnard Airport	34.20	−119.20	California
723940	0.52	Santa Maria Public Arpt	34.92	−120.47	California
723965	0.53	Paso Robles Municipal Arpt	35.67	−120.63	California
724800	0.55	Bishop Airport	37.37	−118.35	California
724815	0.46	Merced/Macready Fld	37.28	−120.52	California
724830	0.51	Sacramento Executive Arpt	38.50	−121.50	California
724837	0.45	Beale AFB	39.13	−121.43	California
724838	0.50	Yuba Co	39.10	−121.57	California
724839	0.51	Sacramento Metropolitan AP	38.70	−121.58	California
724915	0.49	Monterey Naf	36.60	−121.87	California
724917	0.54	Salinas Municipal AP	36.67	−121.60	California
724920	0.50	Stockton Metropolitan Arpt	37.90	−121.23	California
724926	0.47	Modesto City–County AP	37.63	−120.95	California
724927	0.53	Livermore Municipal	37.70	−121.82	California
724930	0.54	Oakland Metropolitan Arpt	37.72	−122.22	California
724935	0.47	Hayward Air Term	37.67	−122.12	California
724936	0.53	Concord–Buchanan Field	38.00	−122.05	California
724940	0.60	San Francisco Intl AP	37.62	−122.40	California
724945	0.48	San Jose Intl AP	37.37	−121.93	California
724955	0.55	Napa Co. Airport	38.22	−122.28	California
724957	0.49	Santa Rosa (AWOS)	38.52	−122.82	California

TABLE 150.0-C: Return Duct Sizing for Multiple Return Duct Systems

Each return duct length shall not exceed 30 feet and shall contain no more than 180 degrees of bend. If the total bending exceeds 90 degrees,", one bend shall be a metal elbow.

Return grille devices shall be labeled in accordance with the requirements in Section 150.0(m)12Biv to disclose the grille's design airflow rate and a maximum allowable clean-filter pressure drop of 25 Pa (0.1 inches water) for the air filter when tested using ASHRAE Standard 52.2, or as rated in accordance with AHRI Standard 680 for the design airflow rate for the return grille.

*System Nominal Cooling Capacity (Ton)**	*Return Duct 1* *Minimum Nominal Diameter (inch)*	*Return Duct 2* *Minimum Nominal Diameter (inch)*	*Minimum Total Return Filter Grille Nominal Area (inch²)*
1.5	12	10	500
2.0	14	12	600
2.5	14	14	800
3.0	16	14	900
3.5	16	16	1000
4.0	18	18	1200
5.0	20	20	1500

**Not applicable to systems with nominal cooling capacity greater than 5.0 tons or less than 1.5 tons.*

TABLE 150.0-D: Infiltration Effectiveness Weather and Shielding Factors [ASHRAE 62.2:Table B1]

TMY3	Wsf	Weather Station	Latitude	Longitude	State
690150	0.50	Twentynine Palms	34.30	−116.17	California
722860	0.43	March AFB	33.90	−117.25	California
722868	0.45	Palm Springs Intl	33.83	−116.50	California
722869	0.42	Riverside Muni	33.95	−117.45	California
722880	0.39	Burbank–Glendale–Pasadena AP	34.20	−118.35	California
722885	0.39	Santa Monica Muni	34.02	−118.45	California
722886	0.39	Van Nuys Airport	34.22	−118.48	California
722895	0.55	Lompoc (AWOS)	34.67	−120.47	California
722897	0.51	San Luis Co Rgnl	35.23	−120.63	California
722899	0.45	Chino Airport	33.97	−117.63	California
722900	0.38	San Diego Lindbergh Field	32.73	−117.17	California
722903	0.39	San Diego/Montgomery	32.82	−117.13	California
722904	0.40	Chula Vista Brown Field NAAS	32.58	−116.98	California
722906	0.39	San Diego North Island NAS	32.70	−117.20	California
722926	0.40	Camp Pendleton MCAS	33.30	−117.35	California
722927	0.38	Carlsbad/Palomar	33.13	−117.28	California
722930	0.39	San Diego Miramar NAS	32.87	−117.13	California

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C.N.B. 2ND SUBMITTAL

PLAN CHECK NO.
XR2025-2001

PROJECT CONTACT
OCTAVIO HERNANDEZ

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HALE RESIDENCE

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NEWPORT BEACH, CA 92661

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1402 W OCEANFRONT
NEWPORT BEACH, CA 92661
P:480.262.8522

DATE
10.03.25

REVISIONS

NO.	REVISION	DATE

CAL ENERGY MANDATORY REQUIREMENTS

T-1.4

LEGEND

- BLOCK WALL
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WDF)
- AC — ASPHALT PAVEMENT
- ℄ — CENTERLINE
- EG — EDGE OF GUTTER
- FF — FINISHED FLOOR
- FFG — FINISHED FLOOR GARAGE
- FL — FLOWLINE
- FP — FIREPIT
- FS — FINISHED SURFACE
- GM — GAS METER
- GP — GUARD POST
- NG — NATURAL GROUND
- PA — PLANTER AREA
- TC — TOP OF CURB
- TD — TOP OF DECK
- TS — TOP OF STEP
- TW — TOP OF WALL
- WM — WATER METER
- ( ) — EXISTING ELEVATION
- FOUND MONUMENT
- SEARCHED, FOUND NOTHING; SET NOTHING
- T.B.M. — TEMPORARY BENCHMARK SET ON A WATER METER (WM) ELEVATION = 9.72 FEET
- CONCRETE SURFACE

TITLE REPORT/EASEMENT NOTES

1402 W OCEANFRONT
NEWPORT BEACH, CA 92661
(APN: 047-212-10)

NO TITLE REPORT PROVIDED

LEGAL DESCRIPTION

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

LOT 2 IN BLOCK 14 OF TRACT NO. 234, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 13, PAGES 36-37, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

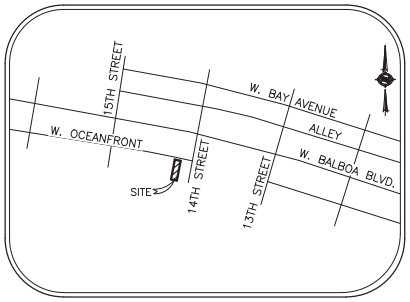
BENCHMARK INFORMATION

BENCHMARK NO: IE-123-14
DESCRIBED BY OCS 2014- FOUND 4" OCS ALUMINUM BENCHMARK DISC STAMPED "1E-123-14", ON THE NORTHWEST CORNER OF A 4' CATCH BASIN. MONUMENT IS LOCATED ALONG THE NORTH SIDE OF W. BALBOA BLVD., 29' WEST OF THE C/L OF 13TH ST. @ ADDRESS 1300. MONUMENT IS LEVEL WITH THE SIDEWALK.

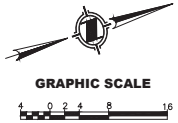
ELEVATION: 7.217 FEET (NAVD88), YEAR LEVELED 2015

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF W. OCEANFRONT HAVING A BEARING OF N78°16'08"W PER R.S.B. 262/23-33.

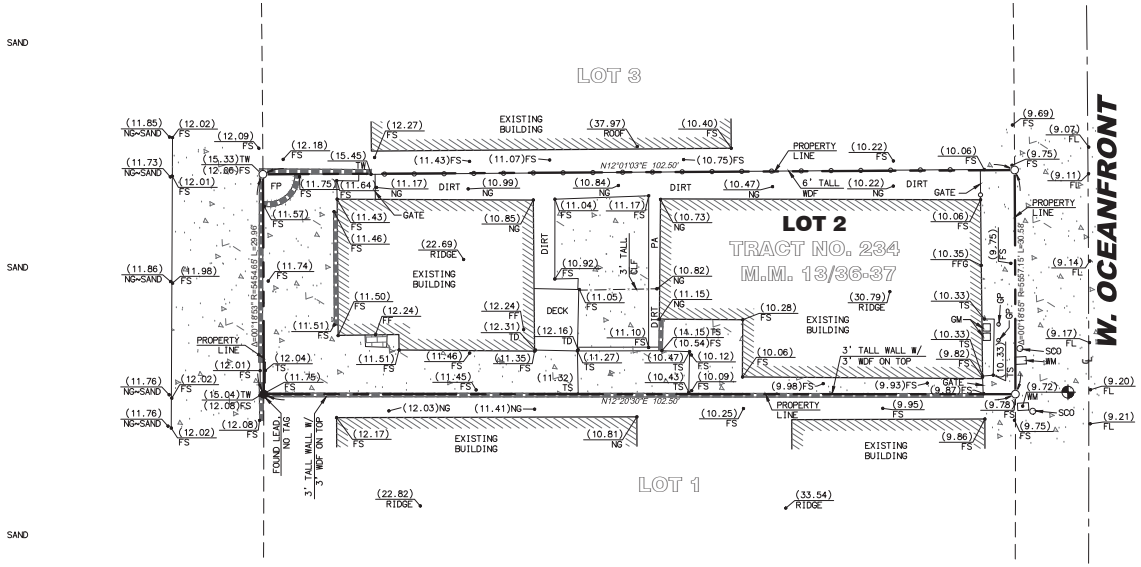


VICINITY MAP
NO SCALE



GRAPHIC SCALE

4 0 2 4 8 16
(IN FEET)
1 INCH = 8 FT.



SURVEYOR'S NOTES

SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.

PLEASE CALL PAUL CRAFT @ 714-488-5006 TO SCHEDULE.

PAUL D. CRAFT, P.L.S. 8516
LICENSE RENEWAL DATE 12/31/26

9/5/2025
DATE

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

NO.	DESCRIPTION	DATE	APP'D
1	-----	-	P. D. C.

REVISIONS

PROJECT SURVEYOR
APEX LAND SURVEYING INC.
HUNTINGTON BEACH, CALIFORNIA 92646
PHONE:(714)488-5006 FAX:(714)333-4440
APEXLSINC@GMAIL.COM

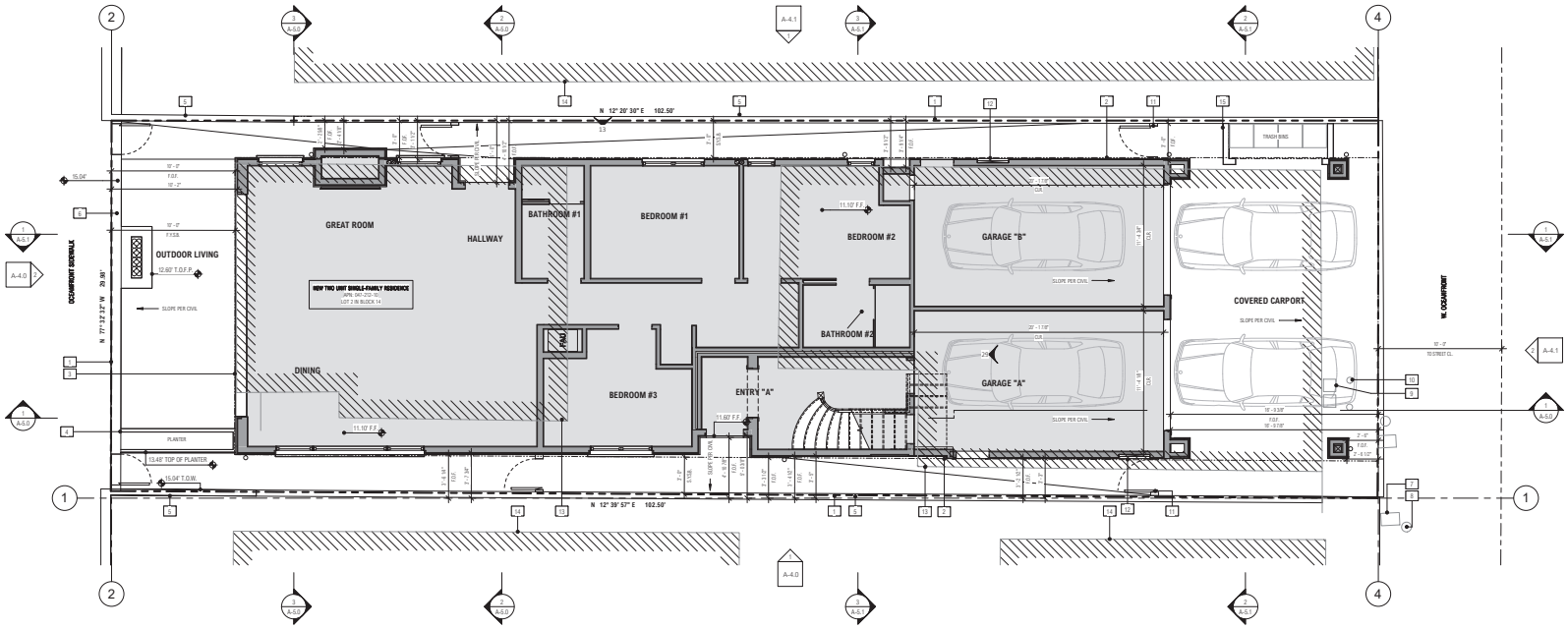
DATE 2/10/2021
SCALE 1" = 8'
DRAWN A. R. H.
CHECKED P. D. C.

SHEET TITLE: TOPOGRAPHIC MAP
PROJECT: 1402 W OCEANFRONT
NEWPORT BEACH, CA 92661
(APN: 047-212-10)

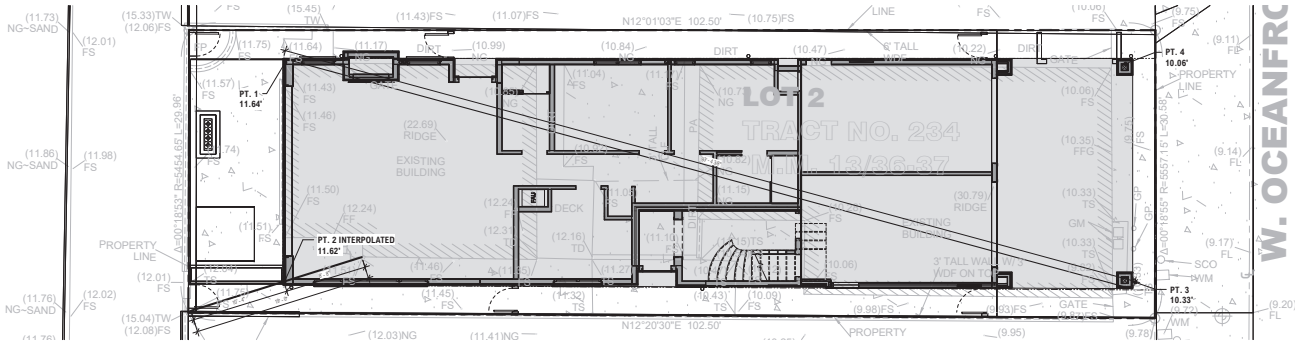
SHEET NO. 1 OF 1

PROJECT NO. 21020

24



1 ARCHITECTURAL SITE PLAN
1/4" = 1'-0"



GRADE PLANE CALCULATION	
PT. 1	11.64'
PT. 2	11.62'
PT. 3	10.33'
PT. 4	10.06'

GRADE PLANE: 43.65 / 4 = 10.91'

AVG. SLOPE (PT #1 - PT #4)
(11.64' - 10.33') / 93.36' = 1.4 %

2 GRADE PLANE EXHIBIT
3/16" = 1'-0"

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

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

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

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

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

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

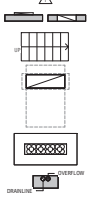
5. FIELD INSPECTOR TO REVIEW AND APPROVE UNDERGROUND ELEC. SERVICE REQUIREMENT PRIOR TO CONCRETE PLACEMENT.

6. EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.

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

2. IF APPLICABLE, REF. PRELIMINARY LANDSCAPE PLANS, FOR ALL HARDSCAPE & PLANTING AREAS WITH RESPECTIVE HEIGHTS AND MATERIALS.

A SITE PLAN NOTES



PROPERTY LINE TAG

ROOM TAG

SPOT ELEVATION

KEYNOTE TAG

REVISION TAG

MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) – GC TO COORDINATE W/. UTILITY COMPANY

EXT. STAIRS - MAX. 7.75" RISE, MIN. 10" RUN. PROVIDE ARTIFICIAL LIGHT SOURCE AT THE TOP LANDING AND FOR STAIR TO THE BASEMENT AT BOTH TOP AND BOTTOM LANDING (R303.8) - REF. DTL. 3/A2-1.0 -VERIFY TREADS DEPTH AND RISERS HT. W/. CIVIL AND LANDSCAPE DWGS

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER – SIZE TBD. SEE T-24 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND CAMPERING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

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

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

B ANNOTATION LEGEND

1 PROPERTY LINE - REF. SURVEY
2 SIDE YARD SETBACK
3 FRONT YARD SETBACK
4 (N.) 36" RAISED PLANTER BED PER LAND. - REF. LANDS. DWGS.
5 (E.) PROPERTY LINE WALL - PROTECT IN PLACE - REF. SURVEY, CIVIL AND LAND. DWGS
6 (N.) PROPERTY LINE WALL - EXISTING WALL TO BE REMOVED AND REPLACED PER CITY STANDARD - REF. CIVIL DWGS
7 (E.) WATER METER LOCATION - REF. SURVEY & CIVIL DWGS.
8 (E.) SEWER C.O. LOCATION - REF. SURVEY & CIVIL DWGS.
9 (E.) GAS METER LOCATION TO BE RELOCATED - REF. SURVEY & CIVIL DWGS.
10 (E.) GUARD POST - TO BE REMOVED - REF. SURVEY AND CIVIL DWGS
11 (N.) WOOD GATE - AS SELECTED (MAX. 3' HT. ABOVE NATURAL GRADE)
12 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
13 FOOTPRINT OF EXISTING STRUCTURE, TO BE REMOVED - REF. SURVEY
14 EXISTING STRUCTURE - NOT A PART - REF. SURVEY
15 DESIGNATED TRASH LOCATION

C KEYNOTES

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WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
C.N.B. 2ND SUBMITTAL

PLAN CHECK NO.
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OCTAVIO HERNANDEZ

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NEWPORT BEACH, CA 92661

OWNER INFORMATION:
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NEWPORT BEACH, CA 92661
P-480.262.8522

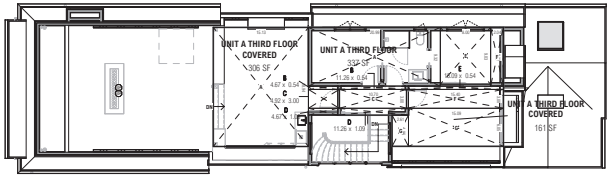
DATE
10.03.25

REVISIONS

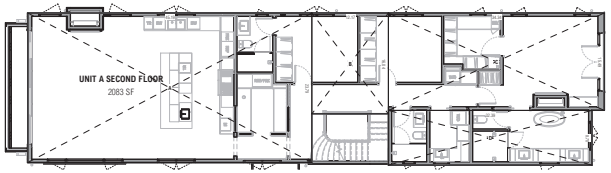
NO.	REVISION	DATE

ARCHITECTURAL SITE PLAN

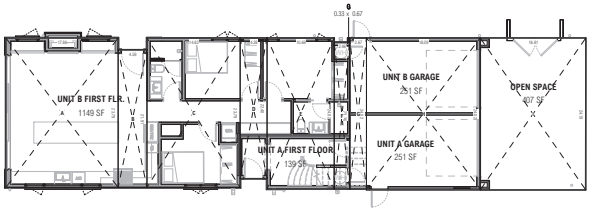
A-0.0



3 THIRD LEVEL AREA PLAN
3/8" = 1'-0"



2 SECOND LEVEL AREA PLAN
3/8" = 1'-0"



1 FIRST LEVEL AREA PLAN
3/8" = 1'-0"

TOTAL BUILDING AREA SCHEDULE

FIRST LEVEL F.F.	
UNIT A FIRST FLOOR	139 SF
UNIT A GARAGE	251 SF
UNIT B FIRST FLR.	1149 SF
UNIT B GARAGE	251 SF
TOTAL	**1790 SF**
SECOND LEVEL F.F.	
UNIT A SECOND FLOOR	2083 SF
TOTAL	**2083 SF**
THIRD LEVEL F.F.	
UNIT A THIRD FLOOR	337 SF
TOTAL	**337 SF**
GRAND TOTAL	**4211 SF**

THIRD FLOOR AREA SCHEDULE

LIVING	
UNIT A THIRD FLOOR	337 SF
LIVING	**337 SF**
COVERED	
UNIT A THIRD FLOOR COVERED	467 SF
COVERED	**467 SF**
GRAND TOTAL	**804 SF**

OPEN AREA SCHEDULE

OPEN SPACE	**407 SF**
GRAND TOTAL	**407 SF**

BUILDING AREA BREAKDOWN

LEVEL	AREA SYMBOL	WIDTH	LENGTH	AREA
FIRST FLOOR	A	17.88	23.79	424.92 SF
FIRST FLOOR	B	4.59	21.91	100.51 SF
FIRST FLOOR	C	14.82	23.79	352.58 SF
FIRST FLOOR	D	4.28	22.40	95.91 SF
FIRST FLOOR	E	10.69	24.02	256.74 SF
FIRST FLOOR	F	2.46	23.36	57.42 SF
FIRST FLOOR	G	0.33	0.67	0.22 SF
FIRST FLOOR	G	2.67	24.02	64.06 SF
FIRST FLOOR	H	18.09	24.02	434.66 SF
FIRST FLOOR				**1787.00 SF**
SECOND FLOOR	A	45.19	23.79	1074.87 SF
SECOND FLOOR	B	12.17	16.04	195.22 SF
SECOND FLOOR	C	34.34	15.49	531.81 SF
SECOND FLOOR	D	32.39	8.70	281.81 SF
SECOND FLOOR				**2083.52 SF**
THIRD FLOOR	A	20.99	9.32	195.69 SF
THIRD FLOOR	B	11.26	0.54	6.05 SF
THIRD FLOOR	C	10.70	3.00	32.11 SF
THIRD FLOOR	D	11.26	1.09	12.27 SF
THIRD FLOOR	E	8.00	9.03	72.26 SF
THIRD FLOOR	F	2.04	9.32	19.01 SF
THIRD FLOOR				**337.39 SF**
THIRD FLOOR COVERED	A	15.13	18.94	286.60 SF
THIRD FLOOR COVERED	B	4.67	0.54	2.51 SF
THIRD FLOOR COVERED	C	4.92	3.00	14.77 SF
THIRD FLOOR COVERED	D	4.67	1.09	5.08 SF
THIRD FLOOR COVERED	E	15.09	0.54	8.11 SF
THIRD FLOOR COVERED	F	15.40	3.00	46.20 SF
THIRD FLOOR COVERED	G	15.09	6.05	91.28 SF
THIRD FLOOR COVERED	G	2.61	4.96	12.96 SF
THIRD FLOOR COVERED				**467.32 SF**
GRAND TOTAL				**4675.79 SF**

THIRD FLOOR AREA

LEVEL	AREA SYMBOL	WIDTH	LENGTH	AREA
THIRD FLOOR	A	20.99	9.32	195.69 SF
THIRD FLOOR	B	11.26	0.54	6.05 SF
THIRD FLOOR	C	10.70	3.00	32.11 SF
THIRD FLOOR	D	11.26	1.09	12.27 SF
THIRD FLOOR	E	8.00	9.03	72.26 SF
THIRD FLOOR	F	2.04	9.32	19.01 SF
THIRD FLOOR COVERED	A	15.13	18.94	286.60 SF
THIRD FLOOR COVERED	B	4.67	0.54	2.51 SF
THIRD FLOOR COVERED	C	4.92	3.00	14.77 SF
THIRD FLOOR COVERED	D	4.67	1.09	5.08 SF
THIRD FLOOR COVERED	E	15.09	0.54	8.11 SF
THIRD FLOOR COVERED	F	15.40	3.00	46.20 SF
THIRD FLOOR COVERED	G	<varies>	<varies>	104.25 SF
				804.91 SF
GRAND TOTAL				**804.91 SF**

OPEN AREA BREAKDOWN

LEVEL	AREA SYMBOL	WIDTH	LENGTH	AREA
OPEN SPACE	I	16.81	24.19	406.62 SF
OPEN SPACE				**406.62 SF**
GRAND TOTAL				**406.62 SF**

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151 KALMUS DRIVE, SUITE G-1
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PLAN CHECK NO.
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PROJECT CONTACT
OCTAVIO HERNANDEZ

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HALE RESIDENCE

PROJECT ADDRESS:
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661

OWNER INFORMATION:
MR. AND MRS. HALE
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661
P-480.262.8522

DATE
10.03.25

REVISIONS

NO.	REVISION	DATE

AREA PLANS

A-0.2

10/3/2025 9:09:13 AM

CITY OF NEWPORT BEACH, CALIFORNIA
COUNTY OF ORANGE

PRECISE GRADING PLAN

1402 OCEAN FRONT WEST
NEWPORT BEACH, CA 92661
APN: 047-212-10

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC), THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
2. DUST SHALL BE CONTROLLED BY WATERING AND/OF JUST PALLIATIVE.
3. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING CONSTRUCTION PERIOD.
4. WORK HOURS ARE LIMITED FROM 7:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAYS; AND NO WORK ON SUNDAYS AND HOLIDAYS PER SECTION 10-28 OF THE NBMC.
5. NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28 OF THE NBMC.
6. THE STAMPED SET OF THE APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
7. PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
8. APPROVED SHORING, DRAINAGE PROVISION AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
9. CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OTOSICIAL.
10. HAUL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRATOSIC ENGINEER AND PROCEDURES SHALL CONFORM WITH CHAPTER 15 OF THE NBMC.
11. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDINGS AND SLOPE AREAS.
12. FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER.
13. ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC (SDR 35) WITH GLUED JOINTS.
14. NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE, SHALL BE ALLOWED TO ENTER STREETS CURBS, GUTTERS OR STORM DRAINS. ALL MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE.

GRADING NOTES

1. GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
2. FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
3. ALL FILLS SHALL BE COMPACTED THROUGHOUT TO THE MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TEST SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUTOSCIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION ETOSORT APPLIED TO THE FILL AREAS.
4. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
5. FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
6. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
8. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
9. ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT THE MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUIRE CORING OF CONCRETE FLATWORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
10. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DEPARTMENT.
11. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGISTS SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DEPARTMENT FOR APPROVAL.
12. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPE IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATIONS AND CALCULATIONS FROM THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
13. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
14. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
15. NOTIFICATION OF NONCOMPLIANCE: IF IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE BUILDING INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

NOTES TO OWNER, CONTRACTOR, & ARCHITECT

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT IS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. NO UTILITY SEARCH WAS CONDUCTED. A UTILITY SEARCH BY THE CONTRACTOR SHALL BE CONDUCTED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND ON THE SITE AND TO NOTIFY THE OWNERS OF THE UTILITIES IMMEDIATELY UPON THEIR DISCOVERY.
3. EARTHWORK AND OTHER CONSTRUCTION ITEM QUANTITIES SHOWN ON THESE PLANS ARE ESTIMATES FOR PERMITTING PURPOSES ONLY AND SHALL NOT USED FOR CONSTRUCTION COST ESTIMATES OR FOR BIDDING PURPOSES. THE CONTRACTOR SHALL DEVELOP OWN QUANTITIES FOR BIDDING PURPOSES.
4. A SOILS INVESTIGATION MUST BE MADE BY A QUALIFIED SOILS ENGINEER AND/OR GEOLOGIST. SOIL AND EARTH ACCEPTABILITY ARE NOT UNDER PURVIEW OR THE RESPONSIBILITY OF THE DESIGN ENGINEER FOR THIS PLAN. CIVILSCAPES ENGINEERING DOES NOT TEST OR OBSERVE SOIL CONDITIONS PRIOR TO, DURING OR AFTER CONSTRUCTION AND HAS NO RESPONSIBILITY FOR SOILS (EARTH) STRUCTURES.
5. ALL RETAINING WALL DESIGNS ARE TO BE BUILT PER STRUCTURAL ENGINEER'S PLAN AND PER SEPARATE PLAN AND PERMIT.
6. REFER TO SOILS REPORT FOR GRADING RECOMMENDATIONS.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATION, PROTECT ALL EXISTING UTILITIES, AND DOWNSTREAM DRAIN.
8. TOPOGRAPHIC SURVEY SHOWN HEREON FOR REFERENCE PURPOSES ONLY.
9. TOPOGRAPHIC SURVEY PREPARED BY: APEX LAND SURVEYING, INC., 8512 OXLEY CIRCLE, HUNTINGTON BEACH, CA. PHONE: 714-488-5006.
10. VERIFY EXISTING TOPOGRAPHIC ELEVATIONS AND NOTIFY CIVILSCAPES ENGINEERING OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
11. NO UTILITY SEARCH WAS CONDUCTED. CONTRACTOR SHALL PROTECT UTILITIES OR STRUCTURES FOUND ON THE SITE AND NOTIFY CIVILSCAPES ENGINEERING OF ANY CONFLICTS.
12. EXTERIOR FOUNDATIONS WALLS SHALL COMPLY WITH THE DETAILS AS SHOWN BELOW.
13. PAD ELEVATION IS ASSUMED TO BE BASED ON ARCHITECTURAL FLOOR PLAN WITH AT LEAST 5" THICK CONCRETE AND 4" THICK BASE WITH VAPOR BARRIER PER SOILS REPORT. CONTRACTOR TO VERIFY WITH LATEST APPROVED SOILS REPORT AND STRUCTURAL ENGINEER FOR EXACT SLAB RECOMMENDATIONS.
14. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF AN OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED AND 100% PAID BY THE OWNER. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
15. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
16. ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
17. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
18. EXISTING STREET TREE(S) SHALL BE PROTECTED IN PLACE.
19. REMOVE EXISTING NON-GRASS PARKWAY ELEMENTS BETWEEN SIDEWALK AND CURB. REPLACE WITH SOD TO MATCH EXISTING AS REQUIRED.
20. REFER TO SOILS REPORT FOR GRADING RECOMMENDATIONS AND OVER-EXCAVATION REMOVALS AND COMPACTION REQUIREMENTS.
21. PIPE MATERIAL MAY BE SUBSTITUTED IF APPROVED BY ENGINEER.
22. INCLUDE ALL REQUIRED JOINTS AND FITTINGS. PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
23. UTILITIES SHALL BE CONSTRUCTED AND INSTALLED PER CALIFORNIA PLUMBING CODE AND CITY PLUMBING CODE. SERVICE LINES AND METER SIZES SHALL BE CONFIRMED BY PLUMBING ENGINEER OR CONTRACTOR PRIOR TO CONSTRUCTION.
24. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, ASTM D 2321, AND SOILS REPORT.
25. ALL FIXTURES, EQUIPMENT, PIPING AND MATERIALS SHALL BE LISTED.
26. CONTRACTOR SHALL VERIFY ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
27. ALL PRIVATE IRRIGATION SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERSPRAY ONTO THE PUBLIC RIGHT-OF-WAY.

EROSION CONTROL NOTES

1. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM PAVED SURFACES. AREAS UPON STARTING OPERATIONS, AND PERIODICALLY THEREAFTER.
2. SEDIMENT CONTROL MEASURES (I.E. GRAVEL BAGS OR EQUIVALENT) SHALL BE IMPLEMENTED AT THE PERIMETER OF ALL DISTURBED SOIL AREAS TO CONTROL RUN-ON AND RUN-OTOS.
3. GRAVEL BAGS AND NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES, WHEN RAIN IS IMMINENT. A STAND-BY CREW SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON.
4. MATERIALS AND WASTE WITH THE POTENTIAL TO POLLUTE URBAN RUN-OTOS SHALL BE USED IN ACCORDANCE WITH LABEL DIRECTIONS AND SHALL BE STORED IN A MANNER THAT EITHER PREVENTS CONTACT WITH RAINFALL OR CONTAINS CONTAMINATED RUN-OTOS FOR TREATMENT AND DISPOSAL.

CC&R'S

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

PUBLIC WORKS NOTES

1. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
2. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES: 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.
3. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
4. CONTRACTOR REMOVE ALL EXISTING DECORATIVE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
5. ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A MAXIMUM GROWTH CHARACTERISTIC OF 36-INCHES.
6. ALL PRIVATE IRRIGATION SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MONNER THAT WILL NOT CAUSE IRRIGATION OVERSPRAY ONTO THE PUBLIC RIGHT-OF-WAY.

OWNER

MR. & MRS. HALE
1402 OCEANFRONT WEST
NEWPORT BEACH, CA 92661

ARCHITECT

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

CIVIL ENGINEER

WILL ROLPH
CIVILSCAPES ENGINEERING, INC.
28052 CAMINO CAPISTRANO, STE 213
LAGUNA NIGUEL, CA
949.464.8115
WILL@CIVILSCAPES.COM

SOILS ENGINEER

REFER TO GEOTECHNICAL INVESTIGATION FOR ADDITIONAL INFORMATION:

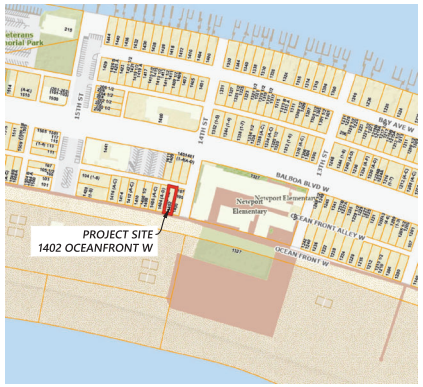
R McCARTHY CONSULTING, INC.
23 CORPORATE PLAZA, SUITE 150
NEWPORT BEACH, CA 92660
949.629.2539

SURVEYOR

APEX LAND SURVEYING, INC.
VILLA PARK, CA 92861
714.488.5006
APEXLSINC@GMAIL.COM

NOTE:

SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OTOSSETS BEFORE GRADING.



VICINITY MAP

NO SCALE

SHEET INDEX

C1 TITLE SHEET
C2 GRADING PLAN
C3 CONST. POLLUTION PREVENTION PLAN
C4 GEOTECHNICAL NOTES
C5 GEOTECHNICAL NOTES (CONTD.)

SITE DATA:

SITE ADDRESS: 1402 OCEAN FRONT W, NEWPORT BEACH
APN: 047-212-10
GENERAL PLAN LAND USE: RT TWO UNIT RESIDENTIAL
ZONING DISTRICT: R-2 TWO-UNIT RESIDENTIAL
COSTAL ZONE: YES

EARTHWORK QUANTITIES

RAW CUT	16	CUBIC YARDS
RAW FILL	31	CUBIC YARDS
OVER EXCAVATION	244	CUBIC YARDS
SHRINKAGE 5%±	12	CUBIC YARDS
NET	27	CUBIC YARDS (IMPORT)

GEOTECHNICAL CERTIFICATION

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE FOLLOWING SOILS REPORT FOR THIS PROJECT

ENTITLED: GEOTECHNICAL INVESTIGATION

PROJECT No.: R1-8979
DATED: DECEMBER 16, 2024

FIRM NAME: R McCARTHY CONSULTING, INC.

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE CALL 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

CIVILSCAPES
28052 CAMINO CAPISTRANO, STE 213
LAGUNA NIGUEL, CA 92677
949.464.8115 info@civilscapes.com
ENGINEERING

PRECISE GRADING PLAN
FOR HALE RESIDENCE
TITLE SHEET
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661

REVISIONS

NO.	REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER
WILLIAM D. ROLPH
C 76698
CIVIL
STATE OF CALIFORNIA

JOB NO. 24039
DATE 10/22/2025
SHEET NO.
C1
SHEET NO. 1 OF 5

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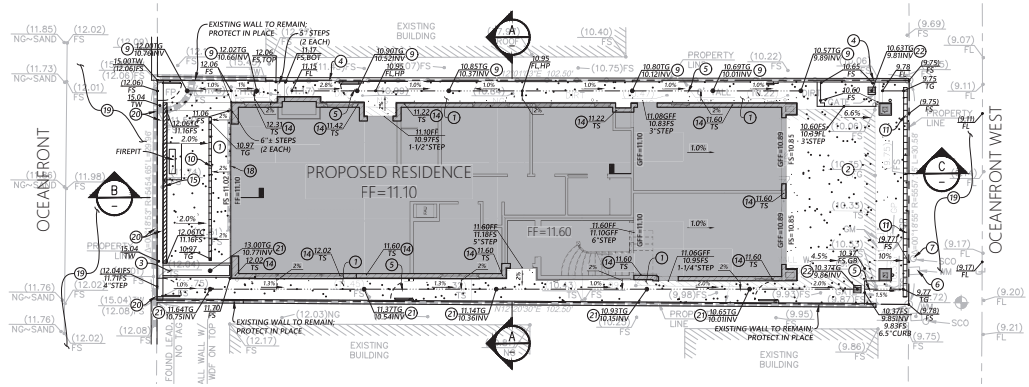


GRADING PLAN

SCALE: 1" = 8'

WQMP NOTE:

ANY CHANGES TO THE HARDSCAPE / LANDSCAPE MUST BE INDICATED ON A REVISED PRECISE GRADING PLAN, APPROVED BY THE CITY, AND MAY TRIGGER A WATER QUALITY MANAGEMENT PLAN (WQMP) CONSISTENT WITH THE MODEL WQMP, EXHIBIT 7.II.

LEGEND

TOP	TOP OF SLOPE
TRW	TOP OF RETAINING WALL
TOS	TOP OF SLAB
TG	TOP OF GRATE
TC	TOP OF COPING OR TOP OF CURB
TW	TOP OF WALL
TR	TOP OF RAILING
TS	TOP OF STEMWALL
EG	EXISTING GRADE
FS	FINISHED SURFACE
FL	FLOW LINE
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
EG	EXISTING GRADE
NG	NATURAL GRADE
( )	EXISTING SPOT ELEVATION
	HARDSCAPE PER ARCH. PLAN
	PROPERTY LINE AND LIMIT-OF-WORK
	PROPOSED WALL
	BUILDING STEMWALL
(102.6) OR 102.6	EXISTING ELEVATION; CONTRACTOR SHALL FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO CIVILSCAPES ENGINEERING

NORTH

0 8 16

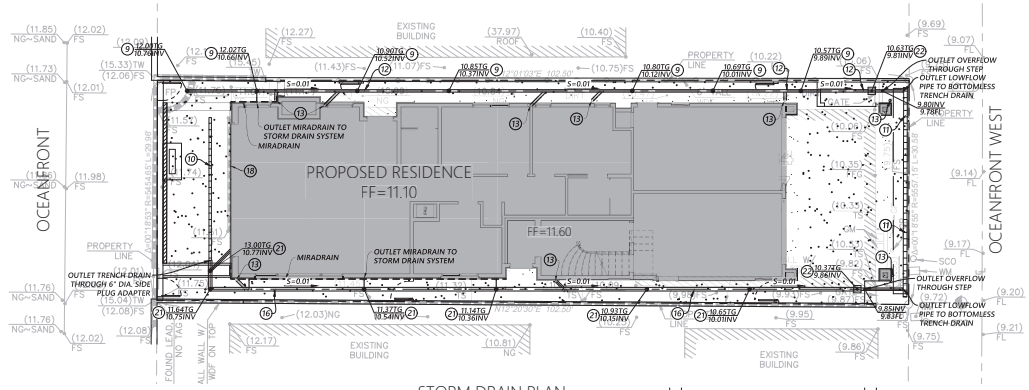
SCALE IN FEET
1 INCH =8 FEET

CONSTRUCTION NOTES

1. HARDSCAPE PER ARCHITECT'S PLAN.DRIVEWAY PER ARCHITECT'S PLAN.
2. DRIVEWAY PER ARCHITECT'S PLAN.
3. PLANTER AREA PER ARCHITECT'S PLAN.
4. WALL OR FENCE PER ARCHITECT'S PLAN.
5. CONSTRUCT FLOWLINE PER DETAIL HEREON.
6. **** IF EXISTING METER IS SUBSTANDARD, REMOVE AND REINSTALL 1-INCH WATER METER PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 502. PROTECT SERVICE LINE FROM METER TO WATER MAIN. METER AND SERVICE SIZE SHALL BE CONFIRMED BY MEP CONSULTANT.
7. *** FIELD VERIFY LOCATION AND CONDITION OF EXISTING SEWER LATERAL TO SATISFACTION OF CITY ENGINEER. REMOVE EXISTING CLEANOUT AND PROVIDE NEW SEWER CLEANOUT WITH TRAFFIC RATED BOX PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 406.
8. FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" GREEN ATRIUM GRATE PER DETAIL ON SHEET C3.
9. FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" BRASS SQUARE GRATE PER DETAIL ON SHEET C3.
10. 4-INCH WIDE NDS TRENCH DRAIN W/ LIGHT GREY GRATE.
11. CONSTRUCT BOTTOMLESS TRENCH DRAIN AND 28 LINEAR FEET OF PERFORATED PIPE AND GRAVEL TRENCH PER DETAIL ON SHEET C3.
12. FURNISH & INSTALL 4-INCH SDR-35 PVC STORM DRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
13. CONNECT DOWNSPOUT TO ONSITE STORM DRAIN SYSTEM PER DETAIL ON SHEET C3. OTHERWISE, OUTLET TO HARDSCAPE IN DIRECTION OF FLOW.
14. CONSTRUCT CONCRETE STEMWALL AND WATERPROOFING PER STRUCTURAL PLAN AND PER DETAIL HEREON.
15. 6" CONCRETE CURB AND WATERPROOFING PER STRUCTURAL PLAN.
16. FURNISH & INSTALL 6-INCH SDR-35 PVC STORM DRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
17. CONSTRUCT 17 LINEAR FOOT LENGTH PERFORATED PIPE AND GRAVEL TRENCH DRAIN PER DETAIL HEREON.
18. 2" WIDE TRENCH DRAIN PER ARCHITECT'S PLAN.
19. RECONSTRUCT DAMAGED PORTIONS OF SIDEWALK AND ALLEY PER CITY OF NEWPORT BEACH STANDARD DRAWINGS STD 180 AND 140 TO SATISFACTION OF CITY INSPECTOR.
20. REMOVE AND REPLACE EXISTING WALL PER CITY OF NEWPORT BEACH STANDARD BLOCK WALL PLAN. RECONSTRUCT SIDEWALK AS NEEDED PER CITY STANDARD STD 180.
21. FURNISH & INSTALL 6" DIA. SANITARY TEE RISER PIPE W/ FLAT DRAIN GRATE.
22. FURNISH & INSTALL 12"X12" NDS CATCH BASIN (NDS 1200) W/BRASS SQUARE GRATE. PROVIDE OVERFLOW AND LOWFLOW OUTLETS PER DETAIL HEREON.

*** ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.

**** ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.



STORM DRAIN PLAN

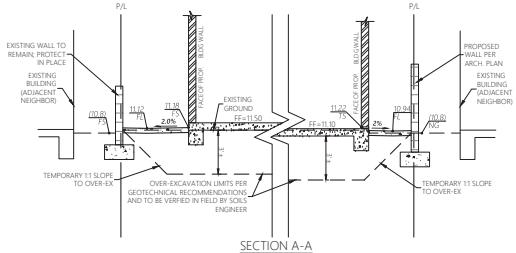
SCALE: 1" = 8'

22 CATCH BASIN OUTLET DETAIL

NO SCALE

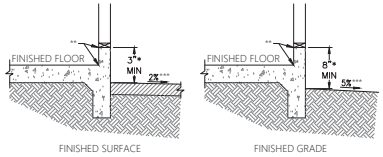
TRENCH AND EXCAVATION NOTE

1. CONTRACTOR SHALL USE CITY STANDARD FORM '30-DAY NOTICE OF INTENT TO EXCAVATE' TO NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 30 DAYS PRIOR TO STARTING EXCAVATION OR SHORING. CITY STANDARD FORM CAN BE OBTAINED AT: http://www.newportbeachca.gov/home/showdocument?id=17395. PROOF OF CERTIFIED DELIVERY IS REQUIRED AT THE TIME OF PERMIT ISSUANCE.
2. CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND/OR UNDERPINNING.
3. CONTINUOUS SPECIAL INSPECTION, PER SECTION 1705.6, SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER DURING SHORING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.



SECTION A-A

SCALE: 1"=4'



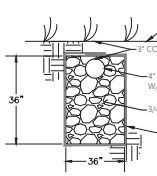
14 STEMWALL/ ADJACENT GRADE DETAIL

NO SCALE

* VERTICAL DISTANCE MAY BE REDUCED PROVIDED THAT WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS ARE MADE OF NATURAL DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE SECTION 2301.11 AND UPWA U1.

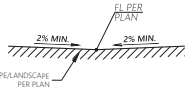
** CONSTRUCT STEM WALL AS NECESSARY TO PROVIDE MINIMUM SEPARATION DISTANCE BETWEEN WOOD SHEATHING AND SURFACE PER CBC SECTION 2301.11

*** MINIMUM GRADE AWAY FROM FOUNDATION SHALL BE PER CALIFORNIA BUILDING CODE SECTION 1804.3. CONTRACTOR SHALL NOTIFY CIVILSCAPES ENGINEERING IF THERE ARE ANY CONFLICTS



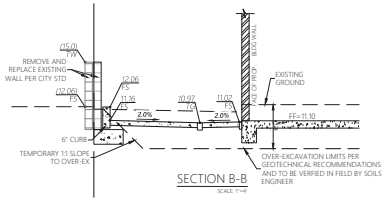
17 PERFORATED DRAIN PIPE AND TRENCH

NO SCALE



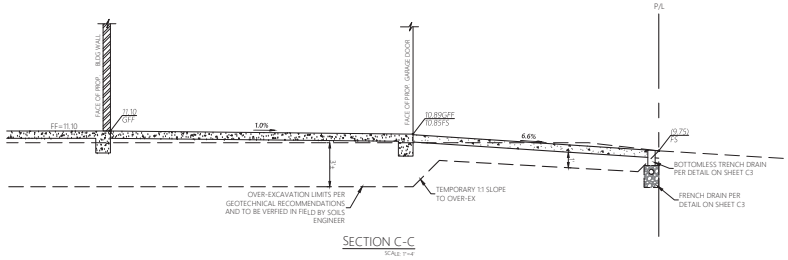
5 FLOWLINE DETAIL

NO SCALE



SECTION B-B

SCALE: 1"=4'



SECTION C-C

SCALE: 1"=4'

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PRECISE GRADING PLAN FOR HALE RESIDENCE GRADING PLAN

1402 W OCEANFRONT
NEWPORT BEACH, CA 92661

REVISIONS

NO.	REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER WILLIAM D. ROSE C 76698 CIVIL STATE OF CALIFORNIA

JOB NO. 24039

DATE 10/22/2025

SHEET NO. C2

SHEET NO. 2 OF 5

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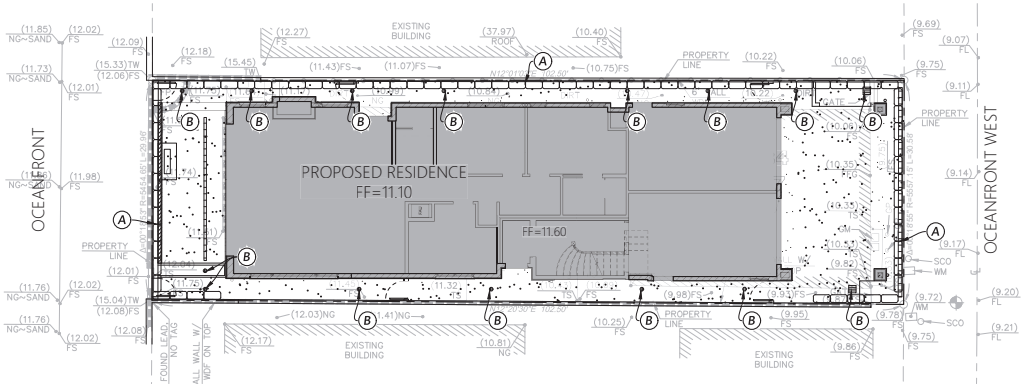


WQMP NOTE:

ANY CHANGES TO THE HARDSCAPE / LANDSCAPE MUST BE INDICATED ON A REVISED PRECISE GRADING PLAN, APPROVED BY THE CITY, AND MAY TRIGGER A WATER QUALITY MANAGEMENT PLAN (WQMP) CONSISTENT WITH THE MODEL WQMP, EXHIBIT 7.II.

EROSION CONTROL CONSTRUCTION NOTES

(A) INSTALL GRAVEL BAG BARRIER PER CASQA SE-8 AND SE-6

(B) INLET PROTECTION PER DETAIL HEREON

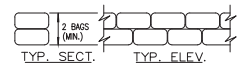
NOTES:

1. CONTRACTOR SHALL PROVIDE ONSITE CONCRETE WASHOUT FACILITY AND COMPLY WITH CASQA BMP WM-8.

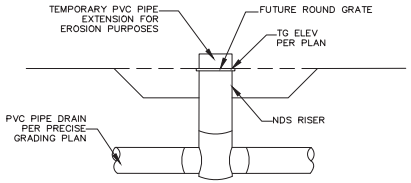
2. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

3. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN ETOSECTIVE 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 OF ADJACENT PROPERTIES VIA RUNOTOS, VEHICLE TRACKING, OR WIND.

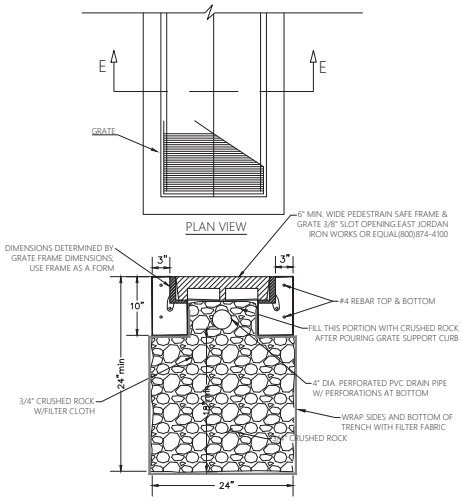
3. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOTOS.



(A) GRAVEL BAG DETAIL
NO SCALE

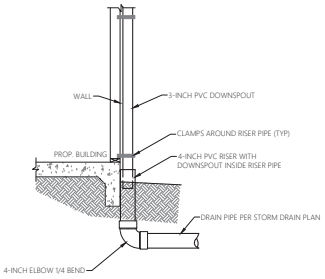


(B) AREA DRAIN INLET PROJECTION
NO SCALE

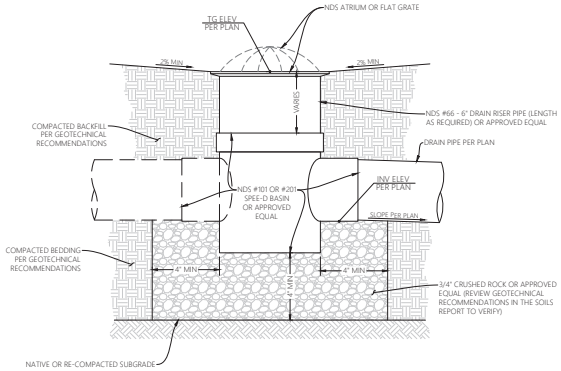


SECTION E-E

(11) BOTTOMLESS TRENCH DRAIN AND FRENCH DRAIN DETAIL
NO SCALE



(13) DOWNSPOUT CONNECTION DETAIL
NO SCALE



(8)(9) NDS SPEE-D BASIN DETAIL
NO SCALE

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PRECISE GRADING PLAN FOR HALE RESIDENCE
CONST. POLLUTION PREVENTION PLAN

1402 W OCEANFRONT
NEWPORT BEACH, CA 92661

REVISIONS

NO.	REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER WILLIAM D. ROSE C 76698 CIVIL STATE OF CALIFORNIA

JOB NO. 24039
DATE 10/22/2025
SHEET NO. C3
SHEET NO. 3 OF 5

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that this settlement potential may be mitigated by the recommended remedial grading and foundation system for support of the proposed structure.

Lateral Impacts of Liquefaction

There is no significant sloping ground at the site. Additionally, the site is separated from the bay and from the ocean by significant distances. The risk of lateral spread is therefore considered to be very low.

Flooding

Seismically-induced flooding normally includes flooding from inland waters, which is not likely, and tsunami run-up from tidal wave energy. The Coastal Hazard and Wave Runup Study generally provides discussion of flooding and the impacts of local seismic and/or landslide generated tsunamis. This report is separate from our geotechnical investigation.

Other Secondary Seismic Hazards

Other secondary seismic hazards to the site include deep rupture and shallow ground cracking. With the absence of active faulting on-site, the potential for deep fault rupture is low. The potential for shallow ground cracking to occur during an earthquake is a possibility at any site, but does not pose a significant hazard to site development.

CONCLUSIONS

1. Proposed development is considered feasible from a geotechnical viewpoint provided the recommendations of this report are followed during design, construction, and maintenance of the subject property. Proposed development should not adversely affect, or be adversely affected by, adjacent properties, providing appropriate engineering design, construction methods and care are utilized during construction.

2. On-site soils within the upper 16.5 feet generally consisted of beach and marine sands.

3. The subgrade materials at the foundation levels are generally not suitable in their present condition for structural support; however, these materials may be removed and replaced as compacted engineered fill within the upper 3 feet in order to provide a uniform fill blanket for support of structures.

4. Densification of the on-site soil may generally be accomplished through conventional grading methods by removal and recompaction of the soil. Cement-treatment of fill soils is also recommended for additional excavation and stability considerations.

5. Seismically-induced liquefaction has not historically been observed in the vicinity of the site; however, the liquefaction of soils in the general area is considered to be a possibility due to the presence of groundwater, underlying soil conditions and proximity of nearby earthquake faults.

6. Our calculations indicate that potential settlement due to both liquefaction and consolidation of dry sand layers caused by a large seismic event is less than 1-inch for the upper zone that includes 10 feet below proposed foundations. Additional settlement is also possible at greater depths. Foundation and slab design recommendations are provided in consideration of the seismic settlement potential.

7. Groundwater was encountered at a depth of approximately 6 to 7 feet below existing site grades and is not expected to be a significant factor during construction for the planned house.

8. The near surface materials that were encountered were determined to have a very low expansion potential.

9. Grading and construction methods will need to consider lateral and subjacent support of adjacent structures and property improvements. Plans for new retaining walls should be forwarded to us for review.

10. Although the probability of fault rupture across the property is low, ground shaking may be strong during a major earthquake.

11. Tsunami potential for this site is considered moderate; although historically such effects have been subdued in southern California due to topographic protection from distant seismic events and the rarity of significant offshore earthquakes.

12. Adverse surface discharge onto or off the site is not anticipated provided proper civil engineering design and post-construction site grading are implemented.

13. Suitable drainage elements need to be installed within excavations and at retaining structures to mitigate possible transient seepage. Hydrostatic forces should be accounted for when building below grade structures, such as swimming pools or elevators, and adequate waterproofing should be provided in sensitive areas. Groundwater conditions should be addressed in accordance with local ordinances and practices, as well as agency requirements.

14. The proposed structure should be supported by a mat slab and foundation system resting entirely within recompacted fill materials.

RECOMMENDATIONS

Site Preparation and Grading

1. General

Site grading should be performed in accordance with the requirements of the City of Newport Beach, the recommendations of this report, and the Standard Grading Guidelines of Appendix D. All excavations should be supervised and approved in writing by a representative of this firm.

2. Demolition and Clearing

Deleterious materials, including those from the demolition of the existing concrete, vegetation, organic matter and trash, should be removed and disposed of off-site. Subsurface elements of demolished structures should be completely removed, including any trench backfills, abandoned foundations, cisterns, utility lines, etc.

3. Subgrade Preparation

Excavations should be made to remove any soils disturbed by demolition, undocumented fill and surficial materials where encountered within the planned building areas. A minimum removal depth of 3 feet is recommended to remove and replace the existing sand deposits and provide uniform bearing conditions below foundation and slab areas. Removals should be followed by 6-inches of scarification and recompaction. These remedial excavations should be made within the planned building footprint and the influence zone of footings. Deeper excavations may be necessary to remove unsuitable materials, if encountered.

Soil cement is recommended to stabilize and strengthen the compacted fill. Existing walls and retaining walls may be suitable locally for excavation support; however, structures must be supported laterally during grading operations. Although not anticipated at this time, lateral support may sometimes be achieved by the use of bracing, slot cutting, or trenching where wall footings are shallow relative to excavation depths.

Dewatering is not expected to be necessary at planned removal depths.

Removals below significant hardscape improvements such as driveway aprons, patios, and sidewalks should be sufficient to provide a 1.5-foot-thick compacted fill zone. Removal depths of approximately 18-inches in the exterior yard areas are expected to be adequate; however, boundary conditions for removals under exterior improvements may be better addressed subsequent to demolition when equipment can expose the site materials for evaluation and when improvement limits are identified on the plan.

Light track propelled mini-loader type equipment should be used for the grading. Rubber tire equipment shall not be used until a stable subgrade is achieved.

The depths of overexcavation should be reviewed by the Geotechnical Engineer or Geologist during the actual construction. Any surface or subsurface obstructions, or questionable material encountered during grading, should be brought immediately to the attention of the Geotechnical Engineer for recommendations.

4. Fill Soils

The on-site soils are anticipated to be suitable for use as compacted fill; however, cement treatment is recommended within the graded building pad to aid in the foundation construction and reduce collapse potential of vertical trench cuts. Fill soils

should be free of debris, organic matter, cobbles and concrete fragments greater than 6-inches in diameter.

Soils imported to the site for use as fill below foundation and slab areas should be predominantly granular, non-expansive, non-plastic and approved by the Geotechnical Engineer prior to importing.

5. Shrinkage

Shrinkage losses are expected to be about 6 percent overall. This does not include clearing losses from demolition that could result in volume reductions for available fill soils.

6. Expansive Soils

On-site surface soils encountered during our investigation were determined to be non-plastic, non-expansive sands.

7. Compaction Standard

The on-site soils are anticipated to be generally suitable for use as compacted fill. Highly organic and oversize materials must be removed prior to compaction. Fill materials should be placed at above optimum moisture content and compacted under the observation and testing of the Soil Engineer. The recommended minimum density for compacted material is 90 percent of the maximum density as determined by ASTM D1557.

8. Temporary Construction Slopes

Temporary slopes exposing on-site materials should be cut in accordance with Cal/OSHA Regulations. It is anticipated that the exposed on-site earth materials may be classified as Type C soil, and temporary cuts of 1:1 (horizontal: vertical) or flatter may be appropriate to heights of 5 feet or less; however, the material exposed in temporary excavations should be evaluated by the Contractor during construction. Dry or running sands may require flatter laybacks. Temporary construction slopes should not be left exposed overnight unless approved in writing by the Geotechnical Consultant.

Excavations should proceed in a manner so as not to remove lateral or bearing support of adjacent properties or structures. Along property lines, cuts of 1:1 or flatter are typically prudent and are required by the City of Newport Beach. Care will be needed along the property lines. The soils exposed in the excavation cuts should be observed by the Geotechnical Consultant during excavation.

The safety and stability of temporary construction slopes and cuts is deferred to the General Contractor, who should implement the safety practices as defined in Section 1541, Subchapter 4, of Cal/OSHA T8 Regulations (2006). The Geotechnical Consultant makes no warranties as to the stability of temporary cuts. Soil conditions may vary

locally and the Contractor(s) should be prepared to remedy local instability if necessary. Contract Documents should be written in a manner that places the Contractor in the position of responsibility for the stability of all temporary excavations. Stability of excavations is also time dependent.

If unsupported property line cuts are made, the Contractor should monitor the performance of adjacent structures and improvements during construction. If movement or distress is noted, appropriate remedial measures should be immediately implemented.

9. Adjacent Property Assessments and Monitoring

The following measures may be considered in order to reduce the potential risks of damage, and perceived damage, to adjoining improvements:

- Visual inspections and walk-throughs of each of the adjacent properties should be arranged in order to document pre-existing conditions and damages.
- Measurements of all existing damages observed, including crack lengths, widths and precise locations should be made.
- Photographs should be taken to accompany written notes that refer to damages or even lack of damages. Video may also be considered; however, videos that attempt to show these types of damages are often lacking in detail.
- Floor level surveys of nearby structures may be considered especially if pre-existing damage is evident.
- Vibrations from construction equipment may be monitored with portable seismographs during excavation.
- Surveys to monitor lateral and vertical position of adjacent improvements and shoring elements is recommended.
- It is recommended that the Project Geologist be on-site during excavation in order to evaluate conditions as the project advances.
- Please note that these activities require coordination with your contractor and listed activities may not be part of our normal scope of work unless requested.

Construction activities, particularly excavation equipment, produce vibrations that can be felt by occupants of adjoining properties. People will often be annoyed by the noise and vibration caused by construction activities, which prompts them to personally perform detailed inspections of their property for damage. Pre-existing damage, that previously went unnoticed, can be unfairly attributed to current construction activities, particularly when pre-construction property inspections are not performed. At that point, it may be difficult to determine what caused the damage, especially damages such as wall separations, cracks in drywall, stucco and masonry. Other common problems that may be scrutinized can include uneven doors, sticking windows, tile cracks, leaning patio posts, fences, gates, etc. Implementation of measures such as those listed above can help avoid conflicts by monitoring construction activities that may be problematic as well as provide valuable data to defend against unwarranted claims.

Foundation Design

1. General

It is anticipated that foundation elements for the planned structure will bear in re-compacted fill and will utilize a mat slab foundation.

The near surface materials are expected to exhibit a very low expansion potential. The following recommendations are based on the geotechnical data available and are subject to revision based on conditions actually encountered in the field.

Foundations and slabs should be designed for the intended use and loading by the Structural Engineer. Our recommendations are considered to be generally consistent with the standards of practice. They are based on both analytical methods and empirical methods derived from experience with similar geotechnical conditions. These recommendations are considered the minimum necessary for the likely soil conditions and are not intended to supersede the design of the Structural Engineer or criteria of governing agencies.

2. Bearing Capacity for Foundations

A mat slab may be utilized to support the proposed structure. The purpose of the mat slab system is to help mitigate potential earthquake effects, static and seismic settlement and to provide an appropriate foundation in the local marine environment. The allowable bearing capacity for a mat slab type system founded in re-compacted fill should not exceed 1,800 pounds per square foot. This value may be increased by one-third for short-term wind or seismic loading; however, there is no increase in bearing value with depth. A minimum slab thickness of 12-inches is recommended. A thickened edge to a minimum depth of 24-inches below the top of the slab, or at least 6-inches below the lowest adjacent grade, whichever is deeper, is recommended. For design of a mat foundation system, a modulus of subgrade reaction of 100 pounds per cubic inch may be considered. The subgrade is expected to consist of sand. Actual thickness, depths and widths of the foundation and slab system should be governed by CBC requirements and the structural engineering design.

3. Settlement

Static

Static settlement is anticipated to be on the order of 0.5-inch total and less than 0.25-inch differential between adjacent similarly loaded columns (approximately 30 feet assumed horizontal distance), provided that the recommended site grading is implemented first and that the bearing capacity values given above are not exceeded. These estimates should be confirmed when structural engineering plans are prepared and foundation load conditions are determined.

Dynamic

Potential seismic dry sand and liquefaction-induced settlement based on current estimates of peak ground accelerations during an earthquake was calculated to be 0.91-inch total within the upper 10 feet (see Appendix E). Additional seismic settlement on the order of 3-inches should be assumed below that depth. The underlying stratigraphy is fairly uniform below the planned development area; therefore, differential seismic settlement can be estimated as approximately one-half of the total estimated settlement, or on the order of 1.96-inches across a span of about 30 feet (Martin and Lew, 1999). Seismically-induced settlements were estimated by using the procedure of Boulanger and Idriss (2010-16) and Tokimatsu and Seed (1987). These methods are based on empirical data from past seismic events that have been studied and are, therefore, approximate.

4. Lateral Resistance

Lateral loads may be resisted by passive pressure forces developed in front of the slab/foundation system and by friction acting at the base of the slab. Allowable lateral resistance should not exceed 150 pounds per square foot per foot of depth equivalent fluid pressure. Resistance to sliding can be calculated using a coefficient of friction of 0.35. These values may be used in combination per 2022 CBC, Section 1806.3.1.

5. Footing Reinforcement

Two No. 5 bars should be placed at the top and two at the bottom of continuous footings in order to resist potential movement due to various factors such as subsurface imperfections and seismic shaking. Dowelled connections between the slab and footings should be provided and should consist of No. 4 bars at 24-inches on center maximum spacing. Quantity and placement of reinforcing steel should be determined by the Structural Engineer.

Slab-On-Grade Construction

Slabs should be designed in accordance with the 2022 CBC and the requirements of the City of Newport Beach. On-site materials were determined to be non-plastic. Concrete floor slabs should be at least 12-inches thick (actual). Slab design and reinforcement should be determined by the Structural Engineer; however, the minimum slab reinforcement should consist of No. 5 bars at 18-inches on-center in each direction placed at the top and bottom of the slab (or approved equivalent). These recommendations assume that the subsurface soils have first been densified as recommended above.

Slabs should be underlain by 4-inches of open-graded gravel. Slab underlayment is deferred to the Project Architect; however, in accordance with the American Concrete Institute, we suggest that slabs be underlain by a 15-mil thick vapor retarder/barrier (Stego Wrap or equivalent) in accordance with the requirements of ASTM E1745 and E1643. Slab subgrade soils should be well moistened prior to placement of the vapor retarder. All subgrade materials should be geotechnically approved prior to placing the gravel for the slab underlayment.

The above recommendations are provided for vapor transmission considerations but do not provide for waterproofing of the slab in the local marine environment. If flooding is a concern, additional underlayment measures may be appropriate and should be addressed by the Civil Engineer and/or Project Architect.

Seismic Design

Based on the geotechnical data and site parameters, the following table is provided based on ASCE/SEI 7-16 using the ASCE Hazard Tool to satisfy the 2022 CBC design criteria. A site-specific Ground-Motion Hazard Analysis (GMHA) was not performed for the site.

Site and Seismic Design Criteria For 2022 CBC

Design Parameters	Recommended Values ASCE/SEI 7-16
Site Class	D (Default) *
Site Longitude (degrees)	-117.91943780952455 W
Site Latitude (degrees)	33.60627514573877 N
Ss (g)	1.39
S1 (g)	0.494
SMs (g)	1.668
SM1 (g)	0.892
SDs (g)	1.112
SD1 (g)	0.594
Fa	1.2
Fv	1.805
Seismic Design Category	D

**Per ASCE 7-16, Section 11.4.8, the above values may be used provided the value of the seismic response coefficient Cs is determined by Eq. (12.8-2) for values of T ≤ 1.5Ts and taken as equal to 1.5 times the value computed in accordance with either Eq. (12.8-3) for TL ≥ T > 1.5Ts or Eq. (12.8-4) for T > TL. This is due to the value of S1 greater than or equal to 0.2 g for this site. The values above are generally applicable for typical residential structures. The Structural Engineer should verify that Section 11.4.8 is satisfied per the above.*

Supporting documentation is also included in a previous section of this report, Site Classification for Seismic Design, and in Appendix E.

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PRECISE GRADING PLAN
FOR HALE RESIDENCE
GEOTECHNICAL NOTES
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661

REVISIONS

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REGISTERED PROFESSIONAL ENGINEER
WILLIAM D. ROSE
C 76698
CIVIL
STATE OF CALIFORNIA

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C4
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Structural Design of Retaining Walls

1. Lateral Loads

No retaining walls are currently planned at the site. Active pressure forces acting on backfilled retaining walls which support level ground may be computed based on an equivalent fluid pressure of 35 pounds per cubic foot. Restrained retaining walls should add an additional 6H pounds per cubic foot for at-rest loading, where H is the retained height of the soil.

Other topographic and structural surcharges should be addressed by the Structural Engineer. Minor wall rotations should be anticipated for walls that are free to rotate at the top and considered in design of walls and adjacent improvements.

2. Earthquake Loads on Retaining Walls

The Structural Engineer should determine if there are retaining walls at the site within their purview that will be subject to design lateral loads due to earthquake events. Section 1803.5.12 of the 2022 CBC states that the geotechnical investigation shall include the determination of dynamic seismic lateral earth pressures on foundation walls and retaining walls supporting more than 6 feet (1.83 m) of backfill height due to design earthquake ground motions. No walls are planned and, therefore, the site development is not subject to the design requirements of Section 1803.5.12.

3. Foundation Bearing Values for Walls

Footings for retaining walls may be designed in accordance with the recommendations provided above for building foundations and should be embedded in compacted fill at a minimum depth of 18-inches below the lowest adjacent grade.

4. Wall Backfill

The on-site soils are suitable for use as retaining wall backfill. Imported backfill, if needed, should consist of select, non-expansive soil or gravel. Gravel may consist of pea gravel or crushed rock. Where space for compaction equipment is adequate, on-site or imported granular, non-expansive sand materials may be compacted into place in thin lifts per the compaction requirements provided herein. Imported pea gravel or crushed rock should be placed in lifts and tamped or vibrated into place. The lift thickness for gravel is dependent on the type of material and method of compaction. Gravel lifts of 18- to 24-inches or less are recommended. The Geotechnical Engineer should observe the backfill placement of soil or gravel behind each wall following approval of wall backdrains. Gravel wall backfill material should be covered with a suitable filter fabric such as Mirafi 140N and capped with on-site soil or concrete.

Fill soils should be free of debris, organic matter, cobbles and rock fragments greater than 6-inches in diameter. Fill materials should be placed in 6- to 8-inch maximum lifts at above optimum moisture content and compacted under the observation and testing

of the Soil Engineer. The recommended minimum density for compacted material is 90 percent of the maximum dry density as determined by ASTM D1557-12. Field density tests should be performed at intervals of 2 vertical feet or less within the backfill zone and in accordance with agency requirements at the time of grading.

5. Subdrains

An approved foundation subdrain system should be used to achieve control of seepage forces behind retaining walls. The details of such subdrain systems are deferred to the Wall Designer, Builder or Waterproofing Consultant. The subdrain is not a substitute for waterproofing. Water in subdrain systems should be collected and delivered to suitable disposal locations or facilities. Additional recommendations may be provided when plans are available.

Retaining walls should be provided with an approved drain at the base of the backfill. Subdrains should consist of a 4-inch diameter perforated pipe (Schedule 40 or similar) surrounded by at least 1 cubic foot per foot of 3/4-inch gravel wrapped in geofabric (Mirafi 140N or similar). Subdrains for non-basement exterior retaining walls should consist of a 4-inch diameter perforated pipe (Schedule 40 or similar) surrounded by at least 0.5 cubic foot per foot of 3/4-inch gravel wrapped in geofabric (Mirafi 140N or similar). Perforations should be placed down and filter fabric should be lapped at least 12-inches at seams.

Weep holes or open head joints may be included for low-height garden retaining walls with a height of less than 30-inches as an alternative to a pipe subdrain; however, the geofabric wrapped gravel burrito drain at the base of the wall is recommended to reduce clogging of the weep openings.

Shotcrete walls should be constructed using a front side drain board on the lagging (such as an appropriate Miradrain product) with sufficient subdrain outlets.

6. Dampproofing and Waterproofing

Waterproofing in consideration of the local marine environment should be installed in accordance with the architectural specifications or those of a Waterproofing Consultant. The criteria in Section 1805 of the 2022 CBC should be followed as a minimum.

Hardscape Design and Construction

Hardscape improvements may utilize conventional foundations in compacted fill. Such improvements should be designed in accordance with the foundation recommendations presented above. Cracking and offsets at joints are possible; however, occurrence may be minimized by appropriate drainage and the use of thickened edge beams to limit moisture transfer below slabs.

Concrete flatwork should be divided into as nearly square panels as possible. Joints should be provided at maximum 8-feet intervals to give articulation to the concrete panels (shorter spacing is recommended if needed to square the panels).

Landscaping and planters adjacent to concrete flatwork should be designed in such a manner as to direct drainage away from concrete areas to approved outlets. Planters located adjacent to principal foundation elements should be sealed and drained; this is especially important if they are near retaining wall backfills.

Exterior flatwork elements should be a minimum 4-inches thick (actual) and reinforced with No. 3 bars 18-inches on center both ways. Subgrade soils should be well moistened prior to placing concrete.

Concrete Construction Components in Contact with Soil

Testing of the on-site sandy soils indicated a low soluble sulfate content. Various components within the concrete may be subject to corrosion over time when exposed to soluble sulfates and chemical attack. To help mitigate corrosion, Exposure Class S3 and C2 should be assumed in the absence of a site-specific corrosion study. Sulfate resistant cement should be used in concrete that may be in contact with on-site soils or ground source water. Attention to maximum water-cement ratio and the minimum compressive strength may also help mitigate deterioration of concrete components. The sulfate testing is presented in the attached Appendix C, Laboratory Test Results.

Type V cement or an appropriate alternate is, therefore, recommended with a maximum water-cement ratio of 0.45 percent. The minimum concrete compressive strength should be at least 4,500 pounds per square inch.

It is recommended that a concrete expert be retained to design an appropriate concrete mix to address the structural requirements. In lieu of retaining a concrete expert, it is recommended that the 2022 CBC, Section 1904 and 1905, be utilized which refers to ACI 318. Testing should be performed during grading when fill materials are identified to confirm the sulfate concentration.

Metal Construction Components in Contact with Soil

Corrosion testing was performed as part of our investigation. The results of the testing are included in Appendix C. The on-site soil sample that was tested was determined to have a minimum resistivity of 2,278 ohm-cm (saturated), which indicates moderate potential for corrosion in the presence of water. Metal rebar encased in concrete, iron pipes, copper pipes, elevator shafts, air conditioner units, etc. that are in contact with soil or water that permeates the soil should be protected from corrosion that may result from salts contained in the soil. Recommendations to mitigate damage due to corrosive soils, if needed, should be provided by a qualified corrosion specialist.

Finished Grade and Surface Drainage

Finished grades should be designed and constructed so that no water ponds in the vicinity of footings. Drainage design in accordance with the 2022 CBC, Section 1804.4, is recommended or per local City requirements. Roof gutters should be provided and outflow directed away from the house in a non-erosive manner as specified by the Project Civil Engineer or Landscape Architect. Surface and subsurface water should be directed away from building areas. Proper interception and disposal of on-site surface discharge is presumed to be a matter of civil engineering or landscape architectural design.

Infiltration

A minimum setback of 3 feet from the nearest foundation is recommended for infiltration runoff. Simple trench drains and permeable pavement surfaces may be allowable without setback with appropriate agency and geotechnical review and approvals. Proposed water infiltration features should be reviewed and approved by the Geotechnical Consultant. It is our opinion that typical gravel trenches and permeable hardscape for periodic water infiltration into the on-site soil is acceptable from a geologic and geotechnical standpoint. The water levels are expected to be at a depth of about 7 feet below grade over most of the site based on our borings. The water table is ultimately tidal in nature and introduction of the infiltration water is not expected to raise the water level or create new perched water zones. These types of infiltration will, therefore, not be expected to create any geohazards due to modification of groundwater levels. Planned infiltration design and BMP devices should be reviewed by our office prior to construction.

Foundation Excavations

All excavations should be observed by the Geotechnical Engineer prior to placement of forms, reinforcement, and concrete for verification of conformance with the intention of these recommendations. All excavations should be trimmed neat, level, and square. All loose or sloughed material should be removed prior to the placement of concrete. Materials from footing excavations should not be spread in house slab-on-grade areas.

Utility Trench Backfill

Utility trench backfill should be placed in accordance with Appendix D, Standard Grading Guidelines. It is the Owner's and Contractor's responsibility to inform Subcontractors of these requirements and to notify R McCarthy Consulting, Inc. when backfill placement is to begin. It has been our experience that trench backfill requirements are rigorously enforced by the local agencies.

Backfill materials should be placed at near optimum moisture content and compacted under the observation and testing of the Soil Engineer. The minimum dry density required for compacted backfill material is 90 percent of the maximum dry density as determined by ASTM D1557.

If utility contractors indicate that it is undesirable to use compaction equipment in close proximity to a buried conduit, we recommend the utilization of lightweight mechanical

equipment and/or shading of the conduit with clean granular material, which could be thoroughly jetted in place above the conduit prior to initiating mechanical compaction procedures. Bedding materials should have a Sand Equivalent not less than 35. Other methods of utility trench compaction may also be appropriate as approved by the Geotechnical Engineer at the time of construction.

The walls of temporary construction trenches are expected to be stable when cut into soils, with only minor sloughing, provided the total depth does not exceed about 4 feet. Shoring of excavation walls or flattening of slopes may be required, if greater depths are necessary. All work associated with trench shoring must conform to the State of California Safety Code. The depth of the site utilities is unknown at this time. Excavation exceeding 5 feet below site grades should be reviewed by the Geotechnical Consultant to provide recommendations prior to digging.

Trenches should be located so as not to impair the bearing capacity or cause settlement under foundations. As a guide, trenches subparallel to foundations should be clear of a 45-degree plane extending outward and downward from the edge of the foundations. Similarly, foundations for exterior structures should be clear of a 45-degree plane extending outward and downward from the edge of the foundations. It is generally feasible to deepen the main structure footing so that bearing is obtained below exterior improvements where these conditions occur.

Foundation and Grading Plan Review

The undersigned should review final foundation and grading plans and specifications prior to their submission to the Building Official for issuance of permits. The review is to be performed only for the limited purpose of checking for conformance with design concepts and the information provided herein. Review shall not include evaluation of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. The R McCarthy Consulting, Inc. (RMC) review shall be conducted with reasonable promptness while allowing sufficient time in our judgment to permit adequate review. Review of a specific item shall not indicate that RMC has reviewed the entire system of which the item is a component. RMC shall not be responsible for any deviation from the Contract Documents not brought to our attention in writing by the Contractor. RMC shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

Pre-Grade Meeting

A pre-job conference should be held with a representative of the Owner, Contractor, Architect, Civil Engineer, Geotechnical Engineer, and Building Official prior to commencement of grading and construction to clarify any questions relating to the intent of these or additional recommendations. This meeting is typically required by the City of Newport Beach as part of the grading permit.

Observation and Testing

Geotechnical observation and testing during construction are required to verify proper removal of unsuitable materials, check that foundation excavations are clean and founded in competent material, to test for proper moisture content and proper degree of compaction of fill, to test and observe placement of wall and trench backfill materials, and to confirm design assumptions. It is noted that the CBC requires continuous verification and testing during placement of fill, and pile driving.

An RMC representative shall observe the site at intervals appropriate to the phase of construction, as notified by the Contractor, in order to observe the work completed by the Contractor. Such visits and observation are not intended to be an exhaustive check or a detailed inspection of the Contractor's work but rather are to allow RMC as an experienced professional, to become generally familiar with the work in progress and to determine, in general, if the grading and construction is in accordance with the recommendations of this report.

RMC shall not supervise, direct, or control the Contractor's work. RMC shall have no responsibility for the construction means, methods, techniques, sequences, or procedures selected by the Contractor, the Contractor's safety precautions or programs in connection with the work. These rights and responsibilities are solely those of the Contractor.

RMC shall not be responsible for any acts or omissions of any entity performing any portion of the work, including the Contractor, Subcontractor, or any agents or employees of any of them. RMC does not guarantee the performance of any other parties on the project site, including the Contractor, and shall not be responsible for the Contractor's failure to perform its work in accordance with the Contract Documents or any applicable law, codes, rules or regulations.

Construction-phase observations are beyond the scope of this investigation and budget and are conducted on a time and material basis. The responsibility for timely notification of the start of construction and ongoing geotechnically-involved phases of construction is that of the Owner and his Contractor. We request at least 48 hours' notice when such services are required.

List of Guidelines

The Geotechnical Consultant should be notified to observe and test the following activities during grading and construction:

- To observe proper removal of unsuitable materials;
- To observe the bottom of removals for all excavations for the building pad grading, trenching, exterior site improvements, etc.;
- To observe side cut excavations for grading, retaining walls, trenches, etc.;
- To test for proper moisture content and proper degree of compaction of fill;
- To check that foundation excavations are clean and founded in competent material;
- To check the slab subgrade materials prior to placing the gravel, vapor barrier and concrete;
- To check retaining wall subdrain installation;
- To test and observe placement of wall backfill materials;

- To test and observe placement of all trench backfill materials;
- To test and observe patio, driveway apron and sidewalk subgrade materials;
- To observe any other fills or backfills that may be constructed at the site.

It is noted that this list should be used as a guideline. Additional observations and testing may be required per local agency and Code requirements at the time of the actual construction. The 2022 CBC requires continuous verification and testing during placement of fill materials.

LIMITATIONS

This investigation has been conducted in accordance with, and limited to, generally accepted practice in the engineering geologic and soils engineering field, and in accordance with services provided by geotechnical consultants practicing in the same or similar locality under the same or similar circumstances. No further warranty, expressed or implied, is made as to the conclusions and professional advice included in this report. Conclusions and recommendations presented are based on subsurface conditions encountered and are not meant to imply that we have control over the natural site conditions. The samples taken and used for testing, the observations made and the field testing performed are believed representative of the general project area; however, soil and geologic conditions can vary significantly between tested or observed locations.

Site geotechnical conditions may change with time due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur as a result of the broadening of knowledge, new legislation, or agency requirements. The recommendations presented herein are, therefore, arbitrarily set as valid for one year from the report date. The recommendations are also specific to the current proposed development. Changes in proposed land use or development may require supplemental investigation or recommendations. Also, independent use of this report without appropriate geotechnical consultation is not approved or recommended.

Thank you for this opportunity to be of service. If you have any questions, please contact this office.

Respectfully submitted,

R MCCARTHY CONSULTING, INC.

REGISTERED PROFESSIONAL ENGINEER ROBERT J. MCCARTHY No. 2490 Exp. 3/31/ GEOTECHNICAL STATE OF CALIFORNIA

Robert J. McCarthy
Principal Engineer, G.E. 2490
Registration Expires 3-31-26
Date Signed: 12/17/2024

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE CALL 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

CIVILSCAPES
ENGINEERING
28052 CAMINO CAPISTRANO, STE 213
LAGUNA NIGUEL, CA 92677
949.464.8115 info@civilscapes.com

PRECISE GRADING PLAN
FOR HALE RESIDENCE
GEOTECHNICAL NOTES (CONTD.)
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661

REVISIONS

NO.	REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER WILLIAM D. ROSE C 76698 CIVIL STATE OF CALIFORNIA

JOB NO. 24039
DATE 10/22/2025
SHEET NO.
C5
SHEET NO. 5 OF 5

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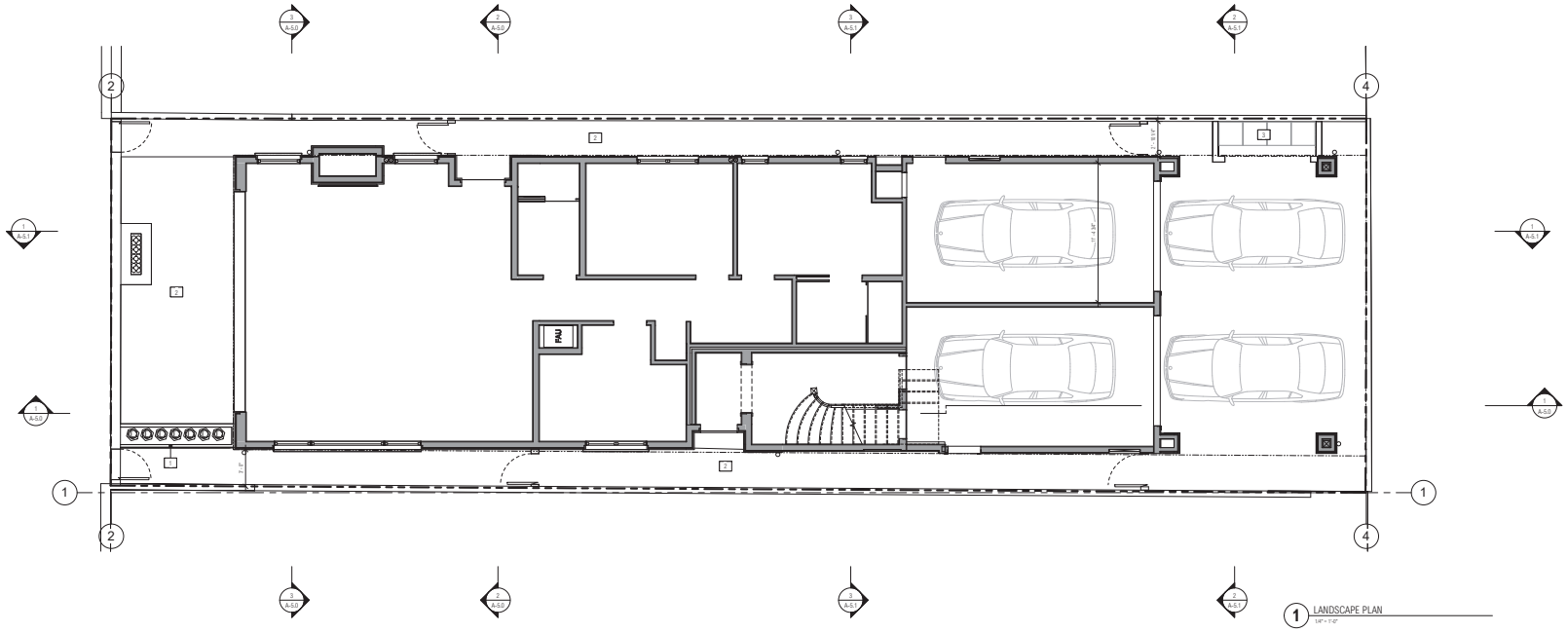

1 LANDSCAPE PLAN
1/4" = 1'-0"

1 (N.) 36" RAISED PLANTER BED PER LAND. - REF. LANDS. DWGS.
2 (N.) HARDSCAPE - COLORED & SCORED CONCRETE, REF. LAND. & CIVIL DWGS.
3 DESIGNATED TRASH LOCATION

LANDSCAPE NOTES:
1. DOCUMENTARY FORMAT REQ'D. FOR ANY WORK PROPOSED IN THE PUBLIC R.O.W.
2. IF APPLICABLE, REF. PRELIMINARY LANDSCAPE PLAN, FOR ALL HARDSCAPE & PLANTING AREAS WITH REPECTIVE HEIGHTS AND MATERIALS.
3. TOTAL LANDSCAPE AREA = 1512 S.F., SEE AREA PLANS ON SHEET A-0.2.

GENERAL MATERIAL SPECIFICATION:

1. GROUT CELLS WITH REINFORCED CEMENT PER ASTM C150. 1 PART PORTLAND CEMENT, 2 TO 3 PARTS LOOSE SAND, 2 PARTS COARSE AGGREGATE.

2. REINFORCING: FS = 20,000 PSI ASTM A615 GRADE 40.

3. MASONRY: F.C = 1,500 PSI GRADE 'N' PER ASTM C150.

4. CONCRETE: F.C = 3,500 PSI AT 28 DAYS CEMENT PER ASTM C150.

5. POUR ALL WALL FOOTINGS AGAINST NATURAL UNDISTURBED EARTH.

6. TELEPHONE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE NOT AS SHOWN.

PROJECT HARDSCAPE MATERIALS:

STONE SHOULD MATCH THE STONE USED ON THE HOUSE.

PAVING STONE SHALL BE SHADOW GRAY SANDSTONE/QUARTZITE.

ALL GROUT JOINTS SHALL BE PIGMENTED PER ARCH./G.C. APPROVAL.

ALL HARDSCAPE MATERIAL SHALL RECEIVE 6 MIL. VISQUEEN ON UNDER SIDE FOR WATERPROOF PROTECTION.

	LAVANDULA SPP. LAVENDER *(LOW WATER USE)*
PLANT LEGEND	

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

PROJECT STATUS
C.N.B. 2ND SUBMITTAL

PLAN CHECK NO.
XR2025-2001

PROJECT CONTACT
OCTAVIO HERNANDEZ

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HALE RESIDENCE

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OWNER INFORMATION:
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1402 W OCEANFRONT
NEWPORT BEACH, CA 92661
P-480.262.8522

DATE
10.03.25

REVISIONS

NO.	REVISION	DATE

LANDSCAPE PLANTING PLAN

L-1

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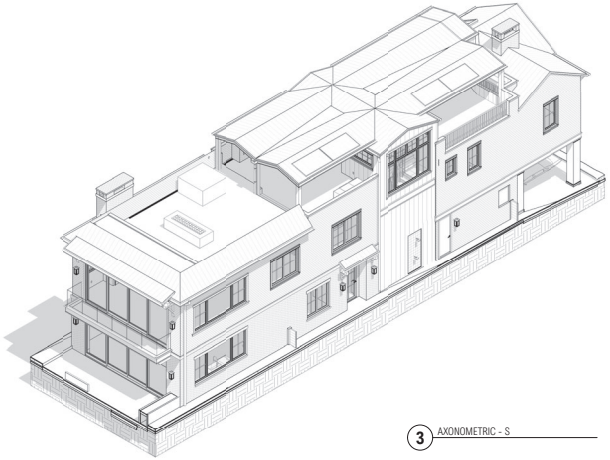

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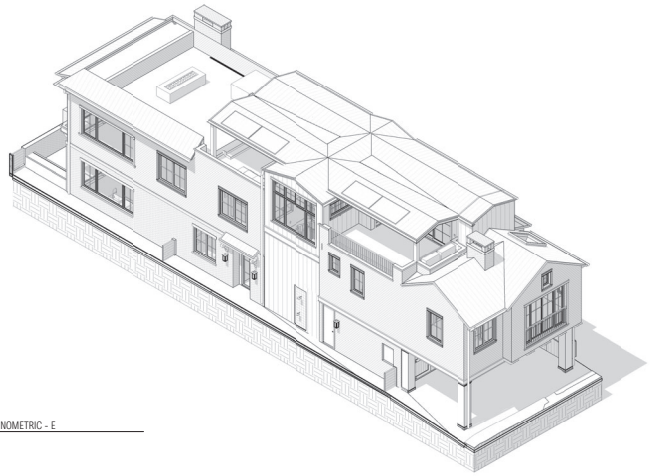

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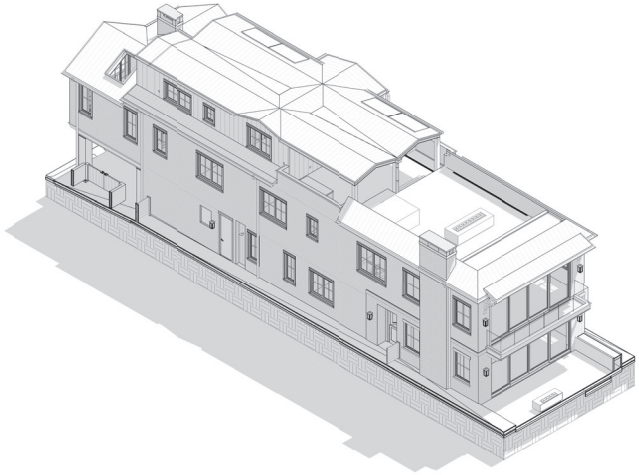

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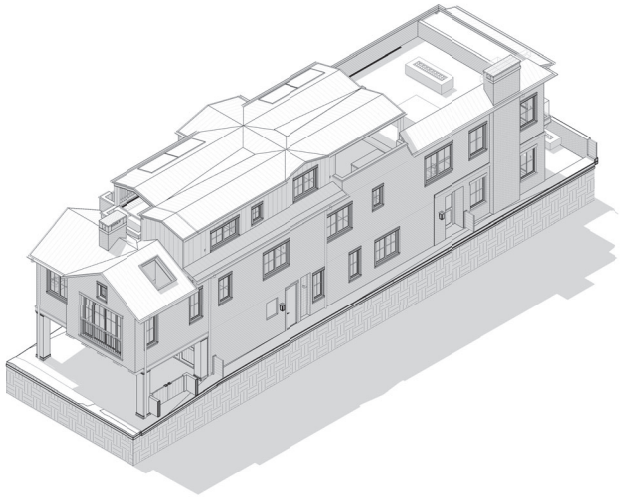

BRANDON ARCHITECTS

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

PROJECT STATUS
C.N.B. 2ND SUBMITTAL

PLAN CHECK NO.
XR0325-2001

PROJECT CONTACT
OCTAVIO HERNANDEZ

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HALE RESIDENCE

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1402 W OCEANFRONT
NEWPORT BEACH, CA 92661
P-480.262.8522

DATE
10.03.25

REVISIONS

NO.	REVISION	DATE

3D VIEWS

A-1.0

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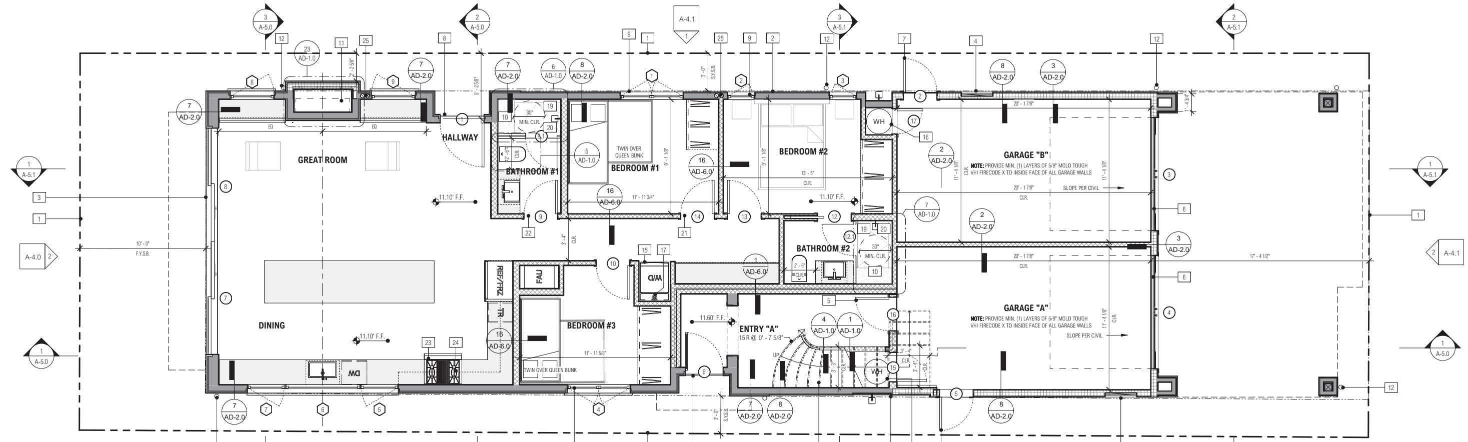
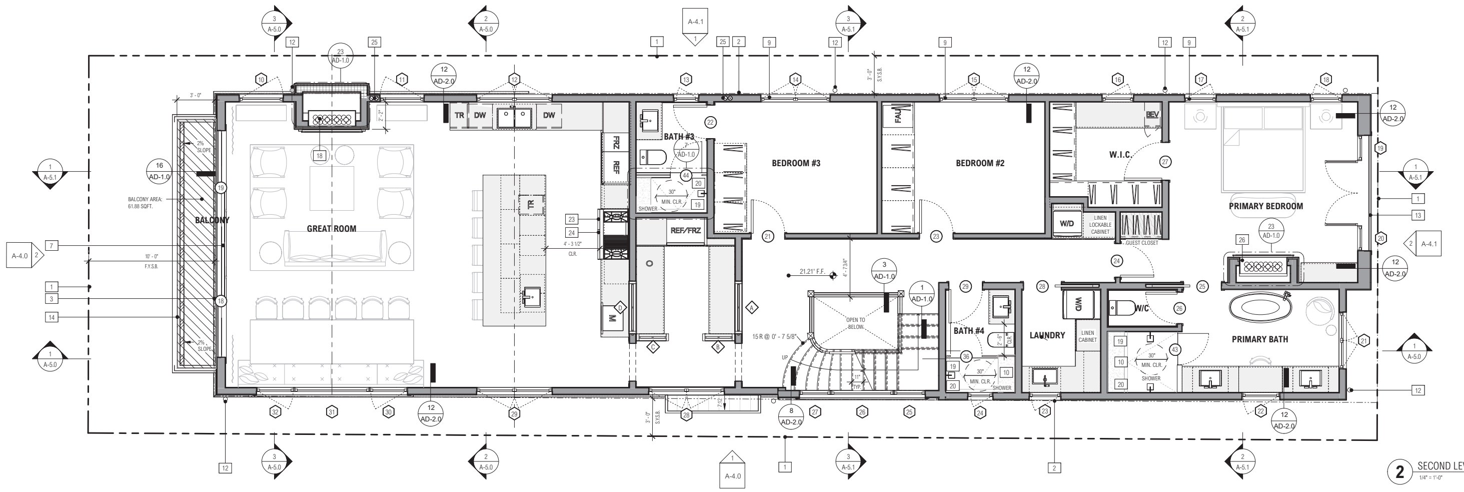


1 FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"



2 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

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ROOM NAME

- **ROOM TAG**
- **ELEVATION / SECTION INDICATOR**
- **CALL-OUT TAG**
- **SPOT ELEVATION**
- **KEYNOTE TAG**
- **DOOR / WINDOW / WINDOW WALL TAG**
- **REVISION TAG**
- **FIRE RATED CEILING ASS'Y** - REF. DTLS. 2/AD-2.0
- **1-HR RATED INT CONDITION** - REF. DTLS. 2/AD-2.0, 16/AD-6.0
- **1-HR RATED EXT CONDITION** - REF. DTLS. 3/AD-2.0
- **1-HR INT. FIRE/SOUND RATED PARTITION CONDITION** - REF. DTLS. 2/AD-2.0
- **STRUCTURAL STEEL COLUMN** PER STRUCT., REF. STRUCT. DWGS, - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS
- **STRUCTURAL WOOD POST/COLUMN COLUMN** - PER STRUCT., REF. STRUCT. DWGS, - PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH, APPROVAL
- **DOORS** - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-3.0 FOR JAMB, HEAD AND THRESHOLD DETAILS, PROVIDE FLASHING AND WATERPROOFING AT DOOR OPENING PER THE DOOR MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC
- **WINDOW** - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-3.0 FOR JAMB, HEAD AND SILL DETAILS, PROVIDE FLASHING AND WATERPROOFING AT WINDOW OPENING PER THE WINDOW MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC
- **STAIRS** - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0
- **KITCHEN RANGE W/. EXHAUST HOOD** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY
- **KITCHEN/BAR SINK** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC
- **VANITY SINK** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN
- **WASHER (W) / DRYER (D) / STACKED (W/D)** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.
- **REFRIGERATOR (REF) / FREEZER (FRZ)** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND WATER SUPPLY AS REQUIRED
- **BUILT-IN APPLIANCE / DISHWASHER (DW) / TRASH COMPACTOR (TR)** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , WATER SUPPLY & DRAINAGE PIPE AS REQUIRED
- **TOILET** - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE
- **CASEWORK, TALL CABINET** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER
- **CASEWORK, BASE CABINET W/. COUNTERTOP** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER
- **CASEWORK, UPPER CABINET/SHELVES** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER
- **BUILT-IN CLOSET** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER
- **FIREPLACE** - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)
- **A/C CONDENSER / HEAT PUMP** - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
- **FAU** - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION
- **ROOF/DECK DRAIN** - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 10/AD-1.0
- **OVERFLOW / EMERGENCY DRAIN** - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 13/AD-1.0
- **CHANNEL DRAIN** - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 13/AD-1.0

A | ANNOTATION LEGEND

1 PROPERTY LINE - REF. SURVEY
2 SIDE YARD SETBACK
3 FRONT YARD SETBACK
4 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36"" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
5 INTERIOR GARAGE DOOR - RATED, 1-3/8" SOLID CORE, SELF-CLOSING AND SELF-LATCHING. REF. DOOR SCHEDULE, SHEET A-7.0 (CRC R302.5.1)
6 GARAGE DOOR - CUSTOM BUILT, REF. MAT. AND DOOR SCHED., SHEETS A-4.0 & A-7.0- ARCH TO APPV. SHOP DWGS. PRIOR TO FAB.
7 1-1/2" MAX. STEP AT OUT SWING REQ'D. EGRESS DOORS (R311.3.1)
8 7 3/4" STEP AT IN SWING REQ'D. EGRESS DOORS (R311.3.1.)
9 WINDOW TO MEET EGRESS REQUIREMENTS PER SECTION R310 OF CRC - REF. EMERGENCY ESCAPE AND RESCUE OPENING NOTES ON SHT. A-7.0
10 CUSTOM SHOWER SEAT PER I.D., VERIFY W/. I.D & OWNER
11 FIREPLACE - MASON-LITE MODULAR CONC. FIREPLACE GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION, MODEL MGFP-49' ICC# ESR-2401, ANSI Z21.50/CSA2.22-2016 FOR DECORATIVE FIREPLACES. [DTL. 24/AD-1] (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THE OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE W/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. MAY BE INSTALLED WITH A CROWN-BRECKENRIDGE GLASS DOOR OR MCKENZIE-PENDELTON GLASS DOOR TO COMPLY. FIREPLACE MUST COMPLY W/. THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.) - REF. FIREPLACE NOTES ON B/T-1.1 FOR MORE INFO
12 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
13 EXTERIOR GUARDRAIL - MIN. 42" HEIGHT ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
14 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 3/AD-1.0
15 WASHER/DRYER AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - SEE WASHER & DRYER NOTE ON B/T-1.1 FOR MORE INFO AND REQS.
16 HEAT PUMP WATER HEATERS, PROVIDE DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE PER CALENERGY, REF. SHEETS T-1.4 & T-1.5 FOR MORE INFO
17 PROVIDE FLOOR DRAIN IN LAUNDRY ROOM - FLOOR DRAINS SHALL CONNECT INTO A TRAP SO CONSTRUCTED THAT IT CAN BE READILY CLEANED AND BE OF A SIZE TO SERVE EFFICIENTLY THE PURPOSE FOR WHICH IT IS INTENDED. THE DRAIN INLET SHALL BE SO LOCATED THAT IT IS IN FULL VIEW. (CPC 1006)
18 FIREPLACE - FLARE PREFABRICATED FIREPLACE LISTED TO ANSI Z21.88/CSA 2.33-2014, GAS ONLY,DIRECT VENT W/. SEALED COMBUSTION - FLARE - FF-45 [DTL. 19/AD-1] (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE W/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY W/. THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.) - REF. FIREPLACE NOTES ON B/T-1.1 FOR MORE INFO
19 SHOWER TEMPERED GLASS ENCLOSURE - 1/2" THK. (MIN. 3/8" THK.) GLASS TO BE ETCH MARKED (FRAMELESS U.N.O.)
20 SHOWER - PROVIDE TILE W/. CEMENT BACKING MIN. 72" HIGH (R307.2) - SEE PLUMBING NOTES ON B/T-1.1 FOR MORE INFO AND REQ'S.
21 BEDROOM TO COMPLY WITH CRC R327 FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION. REF. AGING-IN-PLACE DESIGN AND FALL PREVENTION NOTES ON B/T-1.1 FOR MORE INFO. DOORS TO THE BEDROOM TO HAVE MIN. 32" WIDE CLEAR OPENING PER CRC R327.1.3.
22 BATHROOM TO COMPLY WITH CRC R327 FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION. REF. AGING-IN-PLACE DESIGN AND FALL PREVENTION NOTES ON B/T-1.1 AND DETAILS FOR MORE INFO. DOORS TO THE BATHROOM AND BEDROOM (IF APPLICABLE) TO HAVE MIN. 32" WIDE CLEAR OPENING PER CRC R327.1.3.
23 RANGE AS SELECTED PER I.D., VERIFY APPLIANCE W/. I.D. & OWNER - PROVIDE POWER, GAS AND HOOD CAPABLE OF 180 CFM MIN. (VERIFY W/. MFG.) - VENT TO OUTDOOR AIR
24 KITCHEN EXHAUST HOOD TO VENT TO EXT. ABV. GRADE AND HAVE A BACK-DRAFT DAMPER - PROVIDE MIN. RATE OF 180 CFM W/. MAX SOUND RATING OF 3 SONES @100 CFM - INSTALL & PROVIDE POWER PER MFG. INSTRUCTION
25 DRAIN & OVERFLOW VERTICAL PIPE LINE - IN WALL FROM DECK/ROOF ABV., REF. VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW NOTES ON DIM. PLANS LEGENDS- PROVIDE DRAIN SWEEP(ELBOW JOINT) PER CIVIL DWG'S., PRIOR TO POURING SLAB. VERIFY LOC'N. W/. SITE DRAINAGE & COORD. W/. CIVIL
26 FIREPLACE - ORTAL PREFABRICATED FIREPLACE LISTED TO ANSI Z21.88/CSA 2.33 – 2019 & ANSI Z21.50/CSA 2.22 – 2019, GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION - FLARE, FF45 [DTL. 23/AD-1.0] (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE W/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY W/. THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.) - REF. FIREPLACE NOTES ON B/T-1.1 FOR MORE INFO
27 ENCLOSED USEABLE SPACE UNDER STAIRWAY, 5/8" TYPE 'X' GYP. BD. FINISH TYP. (1/2" MIN.) IS REQUIRED UNDERSIDE OF STAIRS AND ENCLOSED SIDE OF WALLS. (CRC R302.7)

B | KEYNOTES

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XR2025-2001

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REVISIONS

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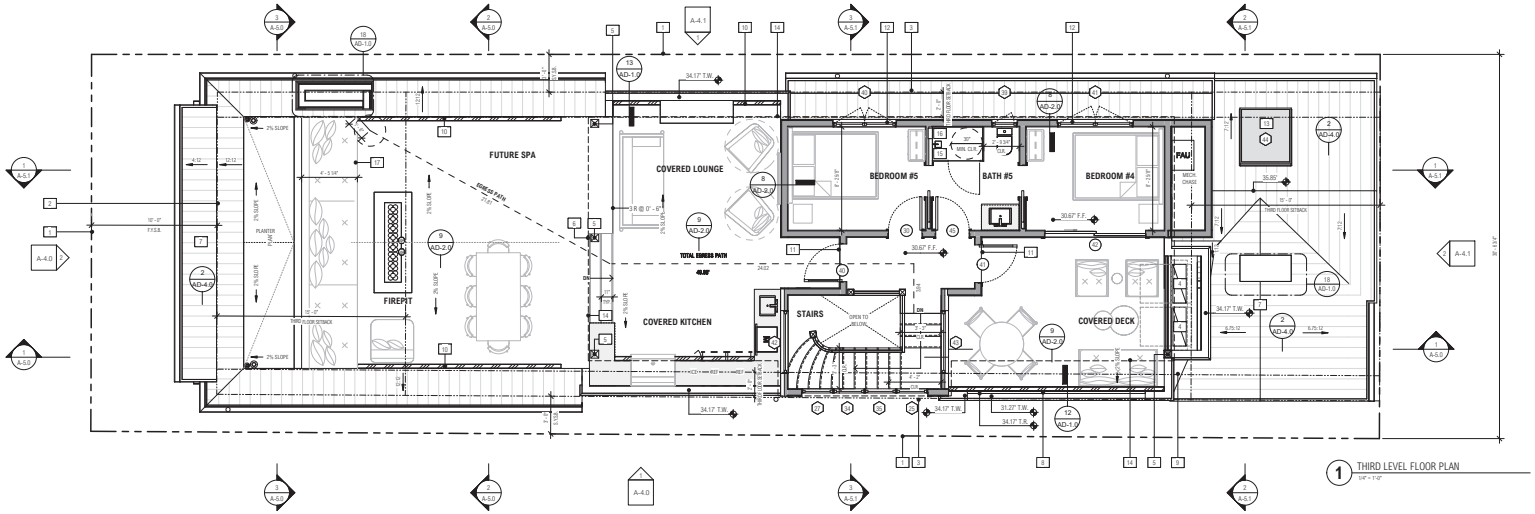
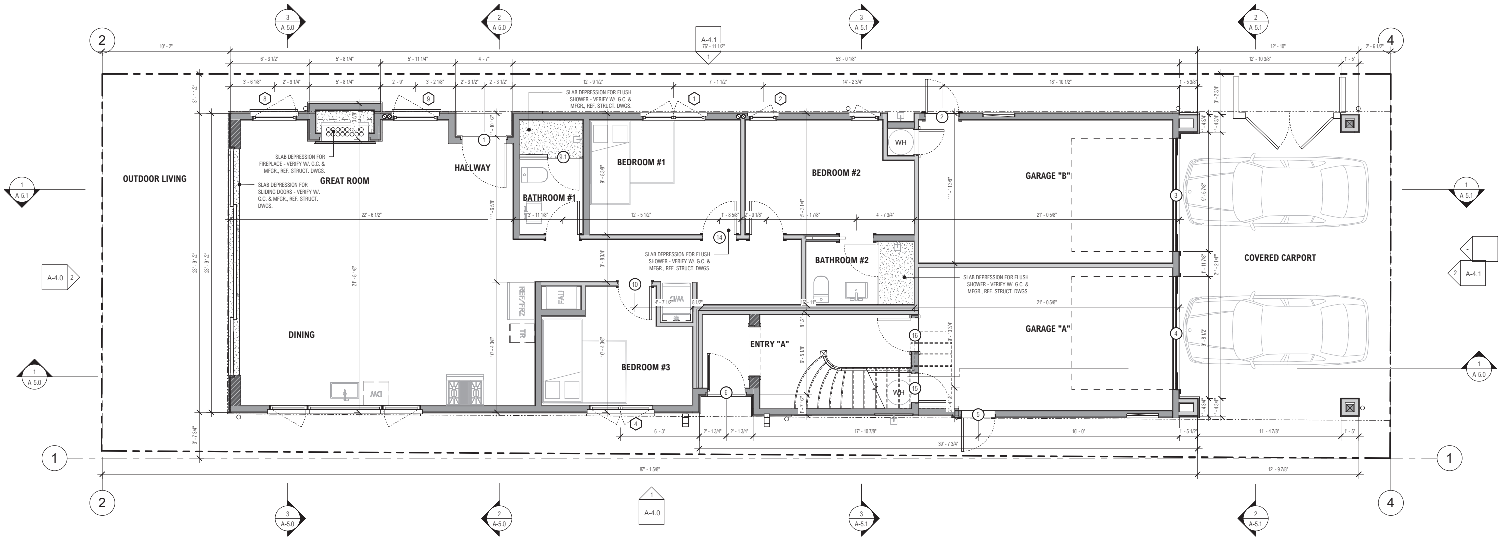
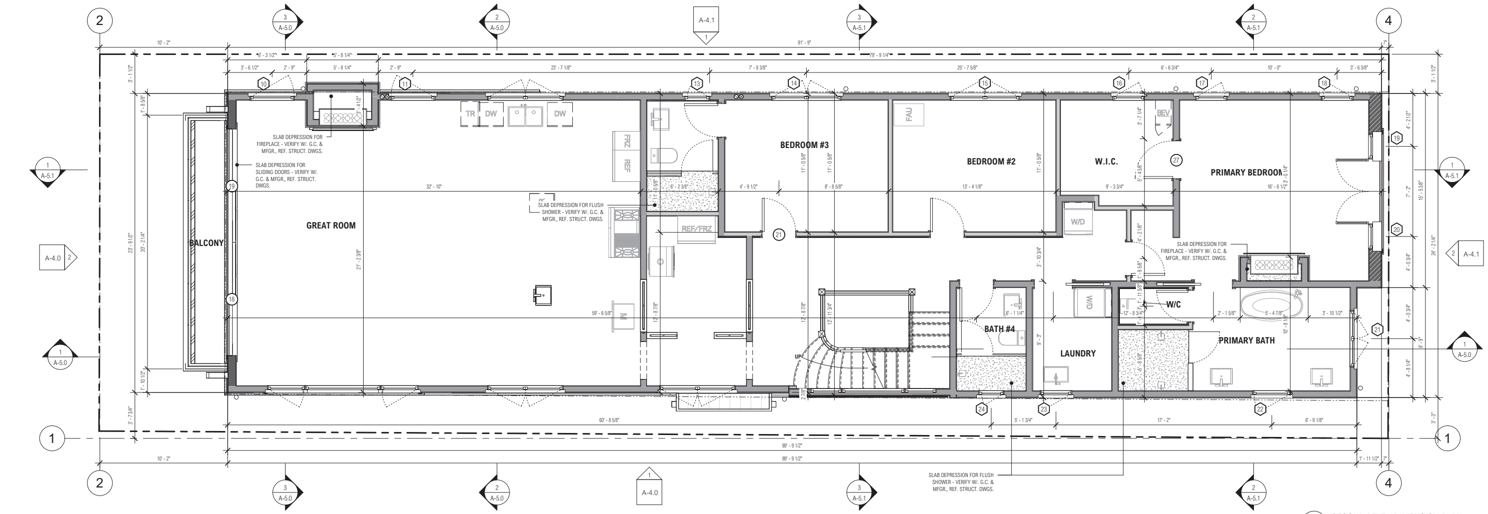
FIRST AND SECOND LEVEL FLOOR PLAN

A-2.0


FUTURE SPA
COVERED LOUNGE
BEDROOM #5
BATH #5
BEDROOM #4
FIREPIT
COVERED KITCHEN
STAIRS
COVERED DECK
TOTAL EGRESS PATH
45.00'
EGRESS PATH
THIRD FLOOR DETAILS
THIRD FLOOR SETBACK
2% SLOPE
34.17' T.W.
30.67' F.F.
31.27' T.W.
35.80'
24.62'
24.12'
18' - 0"
F.F.S.B.
6' - 5 1/8"
10' - 0"
3' - 0"
3' - 6"
6' - 2 1/8"
6' - 3 1/8"
6' - 2 1/8"
6' - 0"
6' - 3 1/8"
6' - 0"
6' - 0"
6' - 0



1 FIRST LEVEL DIMENSION PLAN
1/4" = 1'-0"



2 SECOND LEVEL DIMENSION PLAN
1/4" = 1'-0"

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

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED W/. 2X6 STUD MIN. U.N.O.
USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS
SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8"
ENTIRE EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" PLYWOOD
DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFGR. ROUGH OPENING MAY NEED TO BE OVERSIZED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SHT. AD-3.0 FOR TYP. RECESSED CONDITIONS.

GARAGE FLOOR:
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

PLUMBING:
1. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.6.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS. (CPC 402.4)

2. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6)

3. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

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

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1) (REF. B /T-1.1 FOR MORE INFO)
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204 MM) TO EXPOSED GROUND.

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

3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

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

6.WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.

7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

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

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

A GENERAL NOTES

ROOM NAME	ROOM TAG
10.00'	SPOT ELEVATION
1	DOOR TAG
1	WINDOW TAG
1	WINDOW WALL TAG
1	REVISION TAG
	2X4 STUD WALL
	2X6 STUD WALL — STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS
	2X8 STUD WALL
	2X10 STUD WALL
	EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR FRAMING W/. DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O., MIN. AIR SPACE/DOOR POCKET TO BE VERIFIED W/. DOOR MFGR. - STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS
	CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF. SOILS REPORT, WATERPROOFING & DAMPPROOFING NOTES ON SHEET T-1.1 - EXPOSED SURFACES TO HAVE TROWELED SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O., PROVIDE SAMPLE FOR ARCH. APPROVAL
	SLAB/FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS - FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/. MFGR. OR FABRICATOR – SHOWER DEPRESSION TO BE VERIFIED W/. I.D.
	STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUCT. DWGS, - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS
	STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUCT. DWGS, - PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH, APPROVAL
	KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY
	KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC
	VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN
D W W/D	**WASHER (W) / DRYER (D) / STACKED (W/D)** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.
	TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE
	FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)
	A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
FAU	**FAU** - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION
	RECESSED MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) – GC TO COORDINATE W/. UTILITY COMPANY
	ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 10/AD-1.0
	OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 13/AD-1.0
	CHANNEL DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 13 & 14/AD-1.0
OVERFLOW / DRAINLINE	**VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW** - MTL. PIPE PER CHAPTER 11 OF CPC, SIZE PER TABLE 1103.1 (MIN. 2" DIA. PIPE & TYP. 3" DIA. PIPE) – SEE CIVIL DWGS. FOR TERMINATION DTLS. ABV. OR BLW. GROUND. VERIFY ALL TERMINATION POINTS, TYPE AND DETAILS W/. CIVIL PRIOR TO POURING THE CONCRETE SLAB - OVERFLOW TO DISCHARGE ABV. GROUND

A ANNOTATION LEGEND

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10.03.25

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FIRST AND SECOND LEVEL DIMENSION PLAN

A-2.2

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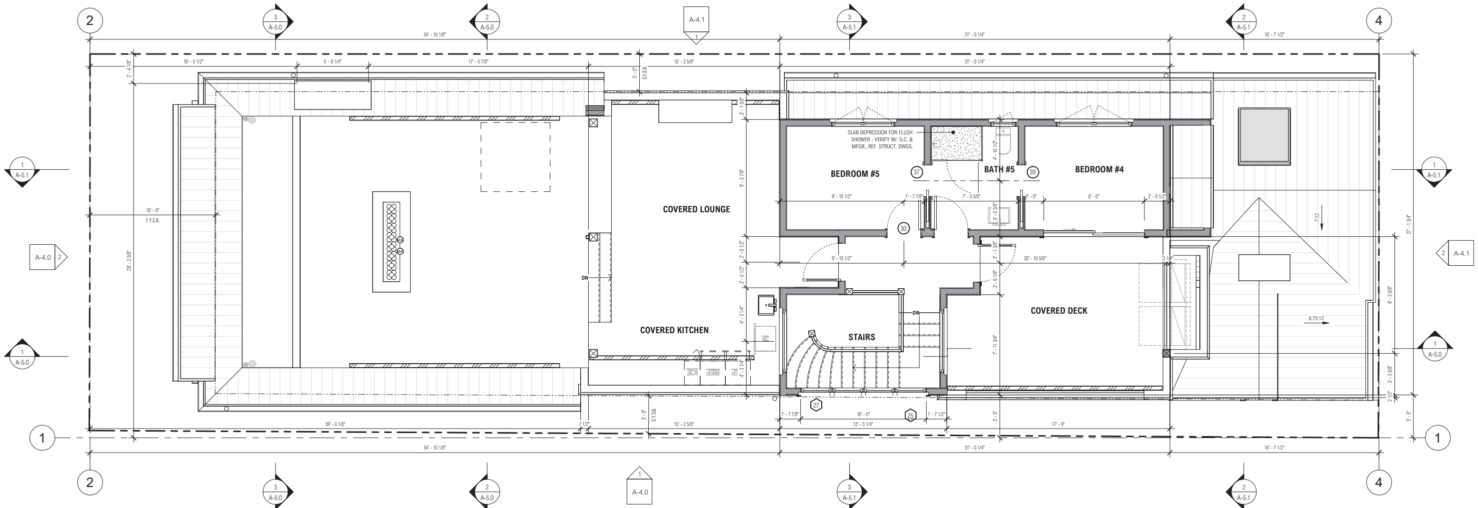

1 THIRD LEVEL DIMENSION PLAN
1/4" = 1'-0"

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

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED W/. 2X6 STUD MIN. U.N.O.
USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS
SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8"
ENTIRE EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" PLYWOOD
DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFGR. ROUGH OPENING MAY NEED TO BE OVERSIZED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SHT. AD-3.0 FOR TYP. RECESSED CONDITIONS.

GARAGE FLOOR:
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

PLUMBING:
1. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.6.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS. (CPC 402.4)

2. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6)

3. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

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

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1) (REF. B /T-1.1 FOR MORE INFO)
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204 MM) TO EXPOSED GROUND.

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

3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

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

6.WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.

7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

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

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

A GENERAL NOTES

ROOM NAME — **ROOM TAG**

10.00' — **SPOT ELEVATION**

DOOR TAG

WINDOW TAG

WINDOW WALL TAG

REVISION TAG

2X4 STUD WALL

2X6 STUD WALL / **2X8 STUD WALL** — STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

2X10 STUD WALL

EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR FRAMING W/. DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O., MIN. AIR SPACE/DOOR POCKET TO BE VERIFIED W/. DOOR MFGR. - STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF. SOILS REPORT, WATERPROOFING & DAMPPROOFING NOTES ON SHEET T-1.1 - EXPOSED SURFACES TO HAVE TROWELED SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O., PROVIDE SAMPLE FOR ARCH. APPROVAL

SLAB/FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS - FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/. MFGR. OR FABRICATOR – SHOWER DEPRESSION TO BE VERIFIED W/. I.D.

STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUCT. DWGS, - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

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

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

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

D W W/D — **WASHER (W) / DRYER (D) / STACKED (W/D)** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

FAU — **FAU** - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION

RECESSED MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) – GC TO COORDINATE W/. UTILITY COMPANY

ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 10/AD-1.0

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 9 & 13/AD-1.0

CHANNEL DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 13 & 14/AD-1.0

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

A ANNOTATION LEGEND

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THIRD LEVEL DIMENSION PLAN

A-2.3

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

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

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

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

B.NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED. (R 806.2)

3. PROVIDE 1" SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING WHERE EAVE OR CORNICE VENTS INSTALLED, PROVIDED BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. (R806.3)

4. INSTALL VENTILATOR PER MANUFACTURER INSTRUCTION. INSTALL VENTILATOR IN ROOF PER SECTION R903 AND VENTILATOR IN WALL ASSEMBLIES PER SECTION R703.1. (CRC R806.4)

5. FOR THE ATTIC WITH VERTICAL HEIGHT GREATER THAN OR EQUAL TO 30" (VERTICAL HEIGHT MEASURED FROM THE TOP OF CEILING JOIST TO THE BOTTOM OF THE ROOF RAFTERS) WITHIN 30 S.F. MIN. PROVIDE THE OPENING WITH ROUGH-FRAMED OPENING OF NOT LESS THAN 22"X30" WHICH SHOULD BE LOCATED IN HALLWAY OR OTHER LOCATION WITH READY ACCESS. IF THE ACCESS LOCATED IN THE WALL THEN THE WIDTH SHOULD BE 22" AND HEIGHT SHOULD BE 30" MIN. IF LOCATED IN CEILING THEN THE MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SHOULD BE 30" FROM THE BOTTOM OF CEILING JOIST AT SOME POINT. (CRC R807.1)

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

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

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

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

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

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

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

2.THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.

3.THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

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

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

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

2. PROVIDE AND INSTALL FLASHING TO PREVENT ENTRY OF MOISTURE TO WALL AND ROOF ASSEMBLIES THRU THE JOINTS IN COPINGS, PERMEABLE MATERIAL, AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATION THRU ROOF. (R903.2)

3. FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.5 MM) (NO. 26 GALVANIZED SHEET). (R903.2.1)

4. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES (762 MM) WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING. EXCEPT FOR UNIT SKYLIGHTS INSTALLED IN ACCORDANCE WITH SECTION R308.6 AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS SHALL BE PERMITTED TO BE INSTALLED WITHOUT A CRICKET OR SADDLE. (R903.2.2)

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

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

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

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

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

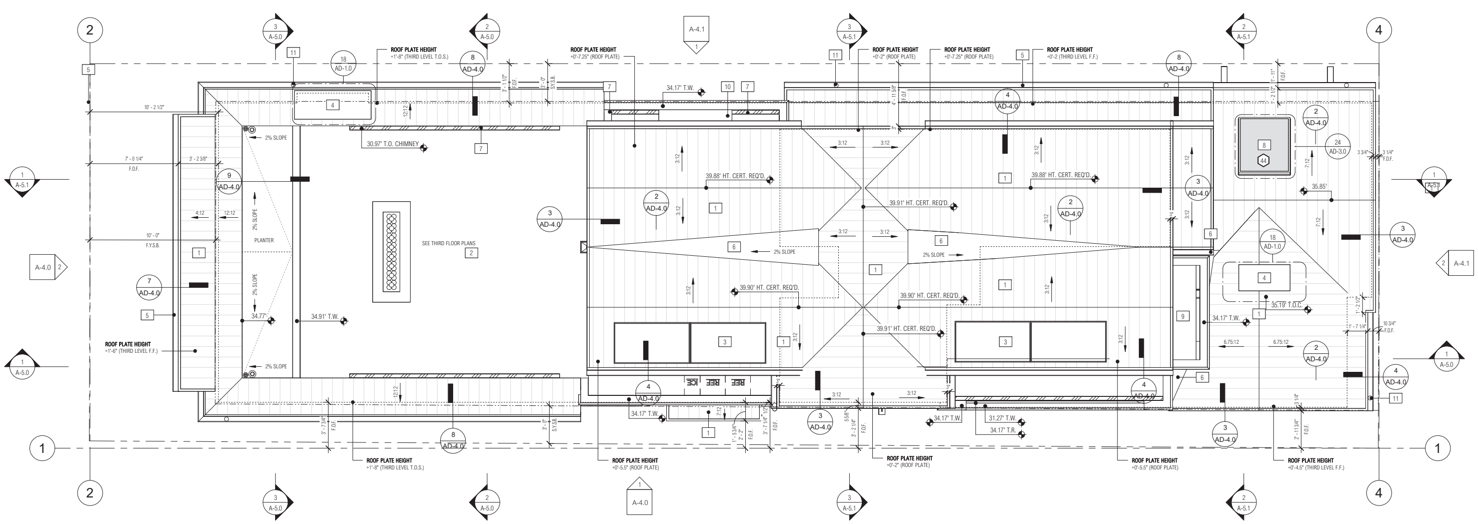
4. REF. WOOD OR WOODBASE PRODUCT NOTES ON SHEET T-1.1

A | ROOF PLAN NOTES

1. STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
2. WESTCOAT ALX WALKING DECK AND ROOF COVERING SYSTEM RATED CLASS 'A' ASSEMBLY PER UES ER-587, REF. MAT. SCHED. A/A-4.0
3. SOLAR PANELS PER SEPARATE PERMIT (MAINTAIN REQ. CLEARANCES)
4. CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: 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 FAC. BLT. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
5. GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
6. CRICKET - 2% MIN. SLOPE, TO BE COMPATIBLE W/. ROOF
7. CHANNEL DECK DRAIN - REF. DTL. 13/AD-1.0 & DECK/ROOF DRAIN NOTES ON FLOOR PLAN LEGENDS - ROOF DRAIN SHALL HAVE DOMED STRAINER
8. SKYLIGHT - SIZE AS DIM. PER PLANS AND SCHED. - 'VELUX' ICC# ESR-4108 OR EQUIV., INSTALL PER MFGR. GUIDELINES & INSTRUCTION
9. FLAT COOL ROOF, CLASS 'A' - COLOR AS SELECTED - TPO MEMBRANE - REF. MAT. SCHEDULE A/A-4.0
10. STONE CAP AS SELECTED, SLOPED 2% MIN. TO SHED WATER - G.C. TO PROVIDE MOCK UP FOR ARCH. APPV.
11. DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC

5

B | KEYNOTES



1 ARCHITECTURAL ROOF PLAN
1/4" = 1'-0"

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ROOF PLAN

A-3.0

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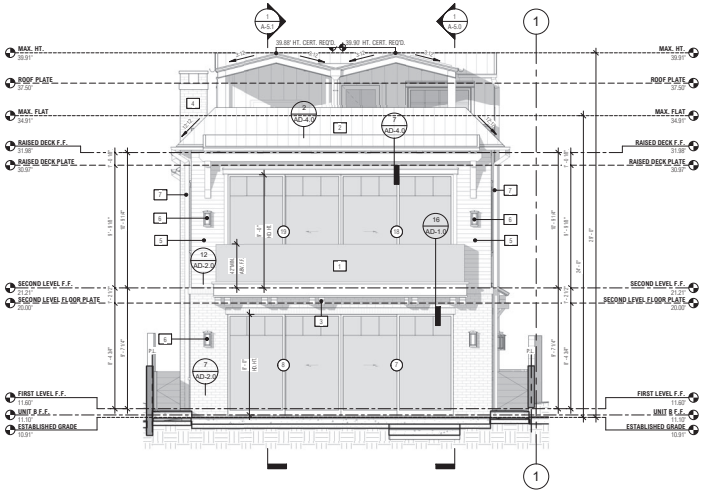
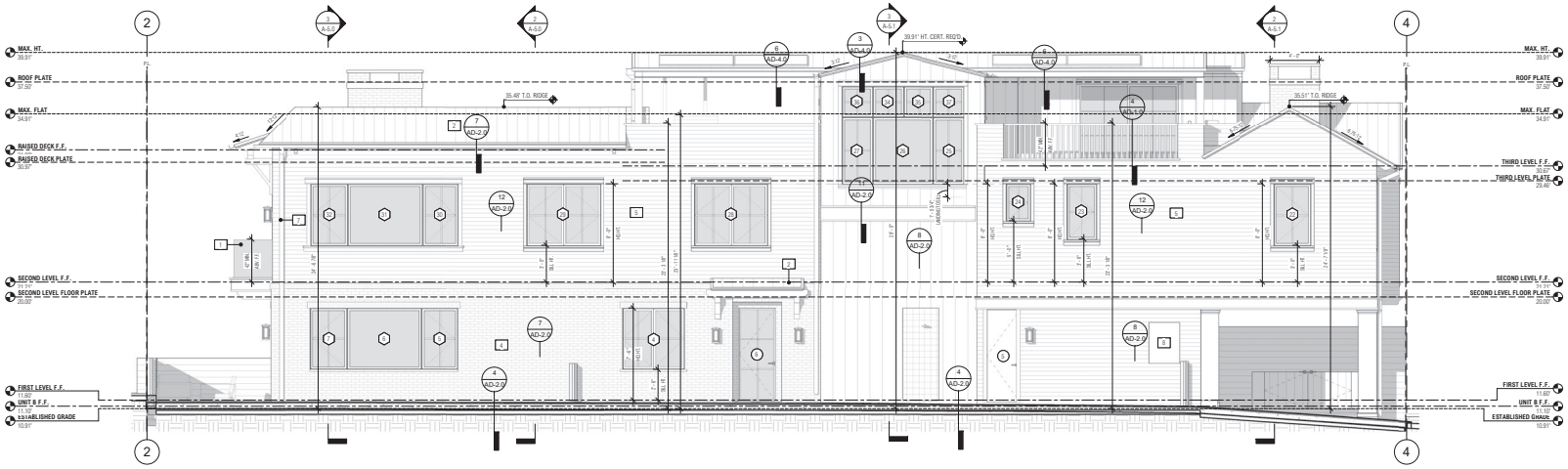


2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

WINDOWS & DOORS:

AUTHORIZED DEALER (PRODUCTS LISTED BELOW)
SUPPLIER: ASSOCIATED BUILDING SUPPLY
ADDRESS: STONE MILL DESIGN CENTER 2915 RED HILL AVE., SUITE F104, COSTA MESA, CA 92626
CONTACT: JOE YOUNAN
PHONE: 949-972-2319
FAX: 206-998-2150
EMAIL: JYOUNAN@BSCAL.COM
WEB: WWW.ASSOCIATEDBUILDINGSUPPLY.COM

WINDOWS:
MANUFACTURER: JELD-WEN WINDOWS & DOORS
PRODUCT: CUSTOM COLLECTION
ADDRESS: 3250 LAKEPORT BLVD. P.O. BOX 1329; KLAMATH FALLS, OREGON 97601
PHONE: 541-885-7412 OR 800-535-3936
FAX: 541-884-3333
WEB: WWW.JELD-WEN.COM

MULTI SLIDE DOORS & WINDOW WALLS:
MANUFACTURER: AMAWIZ WINDOW AND DOOR CO.
PRODUCT: SERIES 425 & 800
COLOR: WHITE - TO BE APPROVED BY ARCH. & OWNER
ADDRESS: 435 E GERMANN RD., SUITE 104, GILBERT, AZ 85297
PHONE: 833.392.5393
WEB: WWW.AMAWIZWDC.COM

GARAGE DOORS:
SUPPLIER: RANCH HOUSE DOORS
WEB: WWW.RANCHHOUSEDOORS.COM
STYLE: CUSTOM
MATERIAL: CUSTOM BUILT, WOOD & GLASS

MATERIALS:

EXTERIOR T&G SOFFIT:
SUPPLIER: NUSKU TRATEK (ENGINEERED WESTERN RED CEDAR)
TYPE: 1x6 T&G FINE LINE, INSTALL PER MFGR. GUIDELINES
COLOR: WHITE - ARCH. TO APPROVE
CODE: COMPLY W/ SFM STANDARD 12-7-a-3, CAL FIRE LISTING #: 8160-2246:0500
WEIGHT: AVERAGE DRIED 23 LBS/CU FT

EXTERIOR BRICK VENEER:
PRODUCT: RECLAIMED BRICK SAWN VENEER
COLOR: WHITE, ARCH. TO APPV.
APPLICATION: MODULAR BRICK COURSE PER ELEVATION - REF. DTL. 8/AD-1
THICKNESS: 1"

HORIZONTAL CEMENT BASED WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 909.356.6366
COLOR: EVENING BLUE WITH ARTIC WHITE TRIM BOARDS, ARCH TO APPROVE
APPLICATION: ARTISAN LAP SIDING 4" (SMOOTH) W/ MITERED CORNER
CODE: ICC# ESR-2290

BOARD & BATTEN:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 949.356.6366
COLOR: ARCTIC WHITE, ARCH. TO APPV.
APPLICATION: HARDIEPANEL VERTICAL SIDING SMOOTH W/ BATTEN @ 12" O.C., ARCH TO APPV.
CODE: ICC ESR-1844 INSTALL PER REPORT, MFGR. INSTRUCTION AND R703.5

METAL ROOFING: (CLASS 'A' - NON REFLECTIVE)
PRODUCT: STANDING SEAM METAL ROOFING, ULTRA-COOL, CB-150
MFGR: CUSTOM-BILT METALS
COLOR: OLD TOWN GRAY, TO BE APPRV. BY ARCH. & OWNER (SOLAR REFLECTANCE 0.35, THERMAL EMITTANCE 0.82) - TO MATCH WINDOW AND DOOR SASH
APPLICATION: USE CONTINUOUS 12" OR 16" PANS - VERIFY W/. ARCH. SIZE & LOC'N. OF SEAMS (NO TRANSVERSE SEAMS)
CODE: ICC ESR-2046, CLASS 'A' ASSEMBLY
WEIGHT: APPX. 2 PSF.

GUTTERS:
MATERIAL: METAL - ALUM. PAINTED K/YNAR
SHAPE: HALF ROUND/SQUARE (2") (VERIFY W/. ARCH.)

WATERPROOF DECK MEMBRANE:
MFGR: WESTCOAT
ADDRESS: 770 GATEWAY CENTER DRIVE, SAN DIEGO, CA 92101
PRODUCT: ALX WALKING DECK (CLASS 'A')
APPLICATION: DECK FINISH SURFACE TO BE NON-COMMUSTIBLE
CODE: UES ER-587

FLASHING & WEATHERSTRIPPING
PROVIDE CORROSION-RESISTANCE METAL FLASHING PER CRC FOR ALL EXTERIOR FLASHING. MIN. 24 GUAGE COPPER (16 OZ.) SHEETS U.N.O. IN CRC OR MFGR. INSTALLATION GUIDELINES. ALL METAL IN CONTACTS TO BE OF SIMILAR TYPE TO AVOID GALVANIC CORROSION. VERIFY W/. ARCHITECT ANY UNCONVENTIONAL ENVELOPE WATERPROOFING AREAS PRIOR TO INSTALLATION

A | MATERIAL SPECIFICATIONS

NOTE: HEIGHT CERTIFICATION IS REQUIRED

B | GENERAL NOTES

1. EXTERIOR GLASS GUARDRAIL, TEMPERED & LAMINATED - MIN. 42" HIGH ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 3/AD-1.0
2. STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
3. 6X6 DECO. WOOD CORBEL - CHAMFER EDGES APPX. 1/2", PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE WOOD OR WOODBASED PRODUCTS NOTES ON 8/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
4. BRICK VENEER - REF. MAT. SCHEDULE A/A-4.0
5. SHIP LAP SIDING - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 14/AD-1.0
6. WALL MOUNTED LIGHT FIXTURE, SCONCE - TO BE HIGH EFFICIENCY
7. DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
8. MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36"" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)

C | KEYNOTES

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

PROJECT STATUS
C.N.B. 2ND SUBMITTAL

PLAN CHECK NO.
XR3525-2001

PROJECT CONTACT
OCTAVIO HERNANDEZ

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HALE RESIDENCE

PROJECT ADDRESS:
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661

OWNER INFORMATION:
MR. AND MRS. HALE
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661
P-480.262.8522

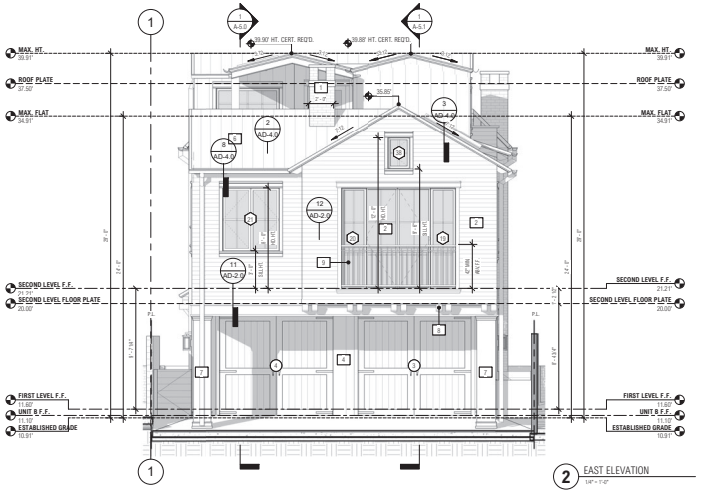
DATE
10.03.25

REVISIONS

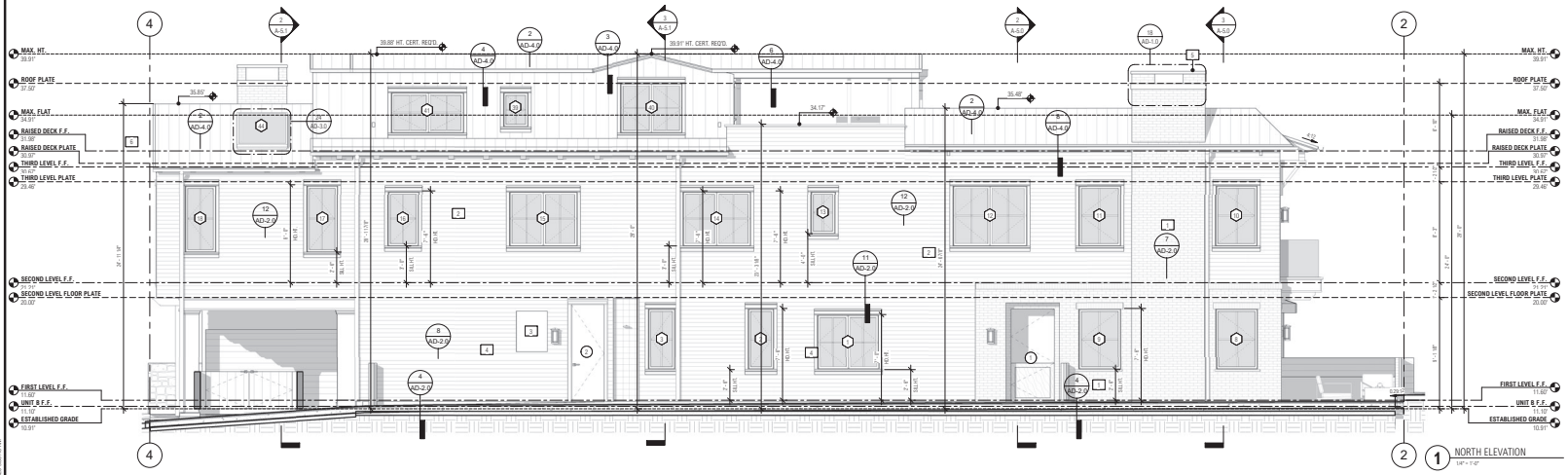
NO.	REVISION	DATE

EXTERIOR ELEVATIONS

A-4.0



2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

WINDOWS & DOORS:

AUTHORIZED DEALER (PRODUCTS LISTED BELOW)
SUPPLIER: ASSOCIATED BUILDING SUPPLY
ADDRESS: STONE MILL DESIGN CENTER 2915 RED HILL AVE., SUITE F104, COSTA MESA, CA 92626
CONTACT: JOE YOUNAN
PHONE: 949-872-2319
FAX: 206-998-2150
EMAIL: JYOUNAN@BSCAL.COM
WEB: WWW.ASSOCIATEDBUILDINGSUPPLY.COM

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MANUFACTURER: JELD-WEN WINDOWS & DOORS
PRODUCT: CUSTOM COLLECTION
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FAX: 541-884-3333
WEB: WWW.JELD-WEN.COM

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MANUFACTURER: AMAWIZ WINDOW AND DOOR CO.
PRODUCT: SERIES 425 & 805
COLOR: WHITE - TO BE APPROVED BY ARCH. & OWNER
ADDRESS: 435 E GERMANN RD., SUITE 104, GILBERT, AZ 85297
PHONE: 833.392.5393
WEB: WWW.AMAWIZWDC.COM

GARAGE DOORS:
SUPPLIER: RANCH HOUSE DOORS
WEB: WWW.RANCHHOUSEDOORS.COM
STYLE: CUSTOM
MATERIAL: CUSTOM BUILT, WOOD & GLASS

MATERIALS:

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SUPPLIER: NUSKU TRATEK (ENGINEERED WESTERN RED CEDAR)
TYPE: 1x6 T&G FINE LINE, INSTALL PER MFGR. GUIDELINES
COLOR: WHITE - ARCH. TO APPROVE
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PRODUCT: RECLAIMED BRICK SAWN VENEER
COLOR: WHITE, ARCH. TO APPV.
APPLICATION: MODULAR BRICK COURSE PER ELEVATION - REF. DTL. 8/AD-1
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HORIZONTAL CEMENT BASED WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 909.356.6366
COLOR: EVENING BLUE WITH ARTIC WHITE TRIM BOARDS, ARCH TO APPROVE
APPLICATION: ARTISAN LAP SIDING 4" (SMOOTH) W/ MITERED CORNER
CODE: ICC# ESR-2290

BOARD & BATTEN:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 949.206.6366
COLOR: ARCTIC WHITE, ARCH. TO APPV.
APPLICATION: HARDIEPANEL VERTICAL SIDING SMOOTH W/ BATTEN @ 12" O.C., ARCH TO APPV.
CODE: ICC ESR-1844 INSTALL PER REPORT, MFGR. INSTRUCTION AND R703.5

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PRODUCT: STANDING SEAM METAL ROOFING, ULTRA-COOL, CB-150
MFGR: CUSTOM-BILT METALS
COLOR: OLD TOWN GRAY, TO BE APPRV. BY ARCH. & OWNER (SOLAR REFLECTANCE 0.35, THERMAL EMITTANCE 0.82) - TO MATCH WINDOW AND DOOR SASH
APPLICATION: USE CONTINUOUS 12" OR 16" PANS - VERIFY W/ ARCH. SIZE & LOC'N. OF SEAMS (NO TRANSVERSE SEAMS)
CODE: ICC ESR-2046, CLASS 'A' ASSEMBLY
WEIGHT: APPX. 2 PSF.

GUTTERS:
MATERIAL: METAL - ALUM. PAINTED K/YNAR
SHAPE: HALF ROUND/SQUARE (?") (VERIFY W/ ARCH.)

WATERPROOF DECK MEMBRANE:
MFGR: WESTCOAT
ADDRESS: 770 GATEWAY CENTER DRIVE, SAN DIEGO, CA 92101
PRODUCT: ALX WALKING DECK (CLASS 'A')
APPLICATION: DECK FINISH SURFACE TO BE NON-COMBUSTIBLE
CODE: UES ER-587

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A | MATERIAL SPECIFICATIONS

NOTE: HEIGHT CERTIFICATION IS REQUIRED

B | GENERAL NOTES

1. BRICK VENEER - REF. MAT. SCHEDULE A/A-4.0
2. SHIP LAP SIDING - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 14/AD-1.0
3. MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
4. BOARD & BATTEN SIDING - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 15/AD-1.0
5. CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: 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 FAC. BLT. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
6. STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
7. STRUCT. TIMBER COLUMN - REF. STRUCT. DWGS. & PROVIDE SHOP DWGS. FOR ARCH. & ENGINEER APPV. PRIOR TO FAB.
8. EAE DECO. WOOD CORBEL - CHAMFER EDGES APPV. 1/2", PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE WOOD OR WOODBASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
9. DECO. WROUGHT IRON GUARDRAIL, PAINT AS SELECTED AND SEAL AS REQ'D., MIN. 42" HIGH ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0, ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT.

C | KEYNOTES

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

PROJECT STATUS
C.N.B. 2ND SUBMITTAL

PLAN CHECK NO.
XR3525-2001

PROJECT CONTACT
OCTAVIO HERNANDEZ

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HALE RESIDENCE

PROJECT ADDRESS:
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661

OWNER INFORMATION:
MR. AND MRS. HALE
1402 W OCEANFRONT
NEWPORT BEACH, CA 92661
P-480.262.8522

DATE
10.03.25

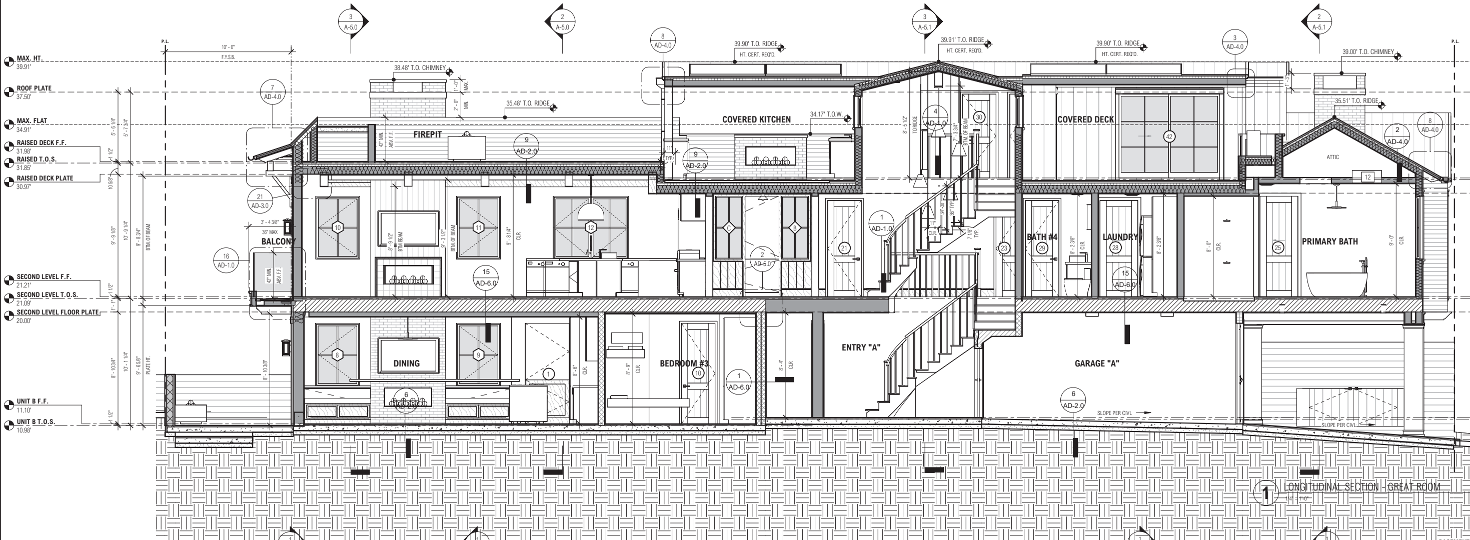
REVISIONS

NO.	REVISION	DATE

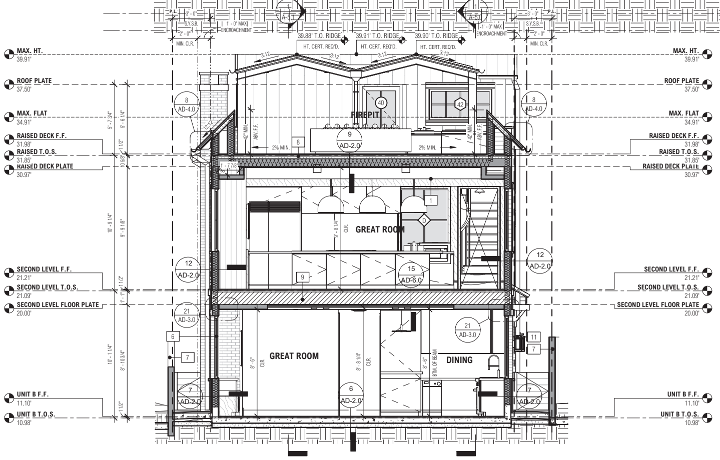
EXTERIOR ELEVATIONS

A-4.1

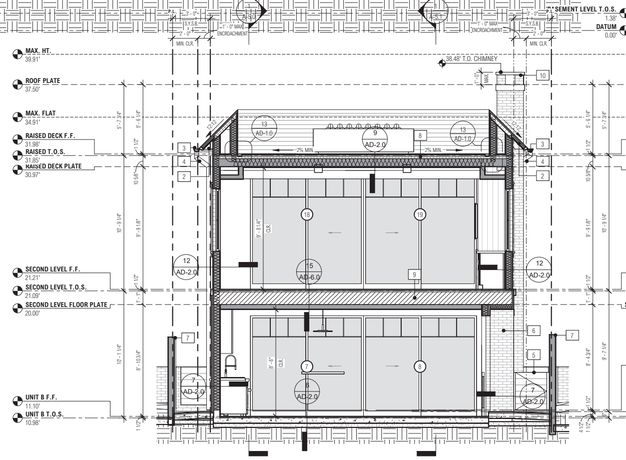
10/3/2025 8:59:46 AM



1 LONGITUDINAL SECTION - GREAT ROOM
1/4" = 1'-0"



3 TRANSVERSE SECTION - NOOK
1/4" = 1'-0"



2 TRANSVERSE SECTION - KITCHEN
1/4" = 1'-0"

FIREBLOCKING AND DRAFT STOPS NOTES:
FIREBLOCKING: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS: (CRC R302.11)
1.IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1.1.VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2.HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2.AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3.IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4.AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
5.FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6.FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

FIREBLOCKING MATERIALS: EXCEPT AS PROVIDED ABOVE (SECTION R302.11) IN ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS. (CRC R302.11.1)
1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 3/4-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLEBOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.

- **BATTS OR BLANKETS OF MINERAL OR GLASS FIBER:** BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. (CRC R302.11.1.1)
- **UNFACED FIBERGLASS:**UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. (CRC R302.11.1.2)
- **LOOSE-FILL INSULATION MATERIAL**: LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES. (CRC R302.11.1.3)
- **FIREBLOCKING INTEGRITY:** THE INTEGRITY OF FIREBLOCKS SHALL BE MAINTAINED. (CRC R302.11.2)

DRAFTSTOPPING: IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9 M2). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES: (CRC R302.12)
1.CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2.FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

DRAFTSTOPPING MATERIALS: DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD, 3/8-INCH (9.5 MM) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)

FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2-INCH (12.7 MM) GYPSUM WALL-BOARD MEMBRANE, 5/8-INCH (16 MM) WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED. (CRC R302.13)

COMBUSTIBLE INSULATION CLEARANCE: COMBUSTIBLE INSULATION SHALL BE SEPARATED NOT LESS THAN 3 INCHES (76 MM) FROM RECESSED LUMINAIRES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES. (CRC R302.14)
EXCEPTION: WHERE HEAT-PRODUCING DEVICES ARE LISTED FOR LESSER CLEARANCES, COMBUSTIBLE INSULATION COMPLYING WITH THE LISTING REQUIREMENTS SHALL BE SEPARATED IN ACCORDANCE WITH THE CONDITIONS STIPULATED IN THE LISTING.

A FIRE-BLOCKING & DRAFT STOP NOTES

EXTERIOR WALL:

2 x 6 CONST. OR LARGER:	R-21 MIN.
2 x 8 CONST. OR LARGER:	R-25 MIN.
2 x 10 CONST. OR LARGER:	R-25 MIN.
RAISED FLOOR:	R-30 MIN.
ROOF:	R-30 MIN.

NOTES:
1. REF. T-24 REPORT FOR MORE INFORMATION
2. PROVIDE BID FOR INSULATION OF ENTIRE HOME
*TOTAL R-VALUE INCLUDING THE RIDGID AND SPRAYED AIR-IMPERMEABLE INSULATION WHERE OCCURS FOR UNVENTED ASSEMBLY

****ALWAYS CHECK THIS INSULATION SCHEDULE FOR CONFORMANCE WITH THE TITLE 24 REPORT****

B INSULATION SCHEDULE

ROOM NAME	ROOM TAG
1 A-5.0	ELEVATION / SECTION INDICATOR
1 AD-1.0	CALL-OUT TAG
10.00'	SPOT ELEVATION
?	KEYNOTE TAG
1 1 1	DOOR / WINDOW / WINDOW WALL TAG
1	REVISION TAG
	FIRE RATED CEILING ASS'Y - REF. DTLS. 2/AD-2.0
	1-HR RATED INT CONDITION - REF. DTLS. 2/AD-2.0
	1-HR RATED EXT CONDITION - REF. DTLS. 3/AD-2.0
	CONCRETE WALL/PODIUM DECK - PER STRUCT. REF. STRUCT DWGS. – FOR SLAB ON GRADE PROVIDE BASE PER R506.2.2 AND VAPOR RETARDER PER R506.2.3 W/. CAPILLARY BREAK, SEE SLAB ON GRADE NOTES ON SLAB EDGE PLAN FOR MORE INFO.
	UNVENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT., REF. STRUCT. DWGS. – UNVENTED ASSEMBLY TO COMPLY W/. SECTION R806.5 OF CRC, AIR- IMPERMEABLE VALUE PER TABLE R806.5 OF CRC
	VENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT., REF. STRUCT. DWGS. – PROVIDE CROSS VENTILATION PER SECTION R806 OF CRC, SEE ROOF PLAN SHEET A-3.0 FOR ATTIC VENT CALC AND MORE INFO
	INSULATED BUILDING ENVELOPE - 2X STUDS PER PLANS, SEE DIMENSION PLANS FOR MORE INFO – INSULATION PER INSULATION SCHEDULE AND T-24 ENERGY REPORTS

C ANNOTATION LEGEND

1. DECO WOOD WRAPPED BEAM, STAIN AS SELECTED AND SEAL AS REQ'D., ARCH. TO APPV. COLOR AND PROFILE - SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - SIZE & CONN. PER STRUCT. CONCEAL CONNECTIONS.
2. 6X6 DECO. WOOD CORBEL - CHAMFER EDGES APPX. 1/2", PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE WOOD OR WOODBASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
3. GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
4. DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
5. (N.) WOOD GATE - AS SELECTED (MAX. 3' HT. ABOVE NATURAL GRADE)
6. BRICK VENEER - REF. MAT. SCHEDULE A/A-4.0
7. (E.) PROPERTY LINE WALL - PROTECT IN PLACE - REF. SURVEY, CIVIL AND LAND. DWGS
8. DECK FRAMING/JOISTS PER STRUCT. - REF. STRUCT. DWGS.
9. FLOOR FRAMING/JOISTS PER STRUCT. - REF. STRUCT. DWGS.
10. CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: 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 FAC. BLT. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
11. WALL MOUNTED LIGHT FIXTURE, SCONCE - TO BE HIGH EFFICIENCY
12. FAU - PROVIDE GAS S.O., POWER, CLEARANCES AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION, SEE FAU NOTES ON B/T-1.1 FOR MORE INFO

D KEYNOTE LEGEND

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PROJECT STATUS
C.N.B. 2ND SUBMITTAL

PLAN CHECK NO.
XR2025-2001

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10.03.25

REVISIONS

NO.	REVISION	DATE

BUILDING SECTIONS

A-5.0

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