CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT

August 13, 2026
Agenda Item No. 2

SUBJECT:	Everett Residence (PA2026-0086) ▪ Coastal Development Permit
SITE LOCATION:	816 Via Lido Nord
APPLICANT:	Brandon Architects
OWNER:	Everett Family Survivors Trust/Elizabeth Ann Turner Everett
PLANNER:	Cameron Younger, Planning Technician 949-644-3228, cyounger@newportbeachca.gov

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LAND USE AND ZONING

- **General Plan:** RS-D (Single Unit Residential Detached)
- **Zoning District:** R-1 (Single-Unit Residential)
- **Coastal Land Use Category:** RSD-C (Single Unit Residential Detached) – (10.0 - 19.9 DU/AC)
- **Coastal Zoning District:** R-1 (Single-Unit Residential)

PROJECT SUMMARY

A coastal development permit (CDP) request to allow for the demolition of an existing single-unit residence and the construction of a new, 3,876-square-foot, single-unit residence including a 619-square-foot attached two-car garage. The proposed development also includes additional appurtenances such as walls, fences, hardscape, drainage devices, and landscaping. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested.

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 PA2026-0086 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The property is located in the R-1 Coastal Zoning District, which allows for a range of detached single-unit residential dwelling units, each located on a single legal lot. A single-unit residence is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code.

- The property currently consists of one legal lot developed with a single-unit residence on the waterfront. The neighborhood is predominantly developed with one- and two-story, single-unit residences (see Figure 1).

Figure 1 (Oblique Image of Property)

- The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.

- The proposed development conforms to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans and illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	**Standard**	**Proposed**
Setbacks (min.)		
Front*	4 feet	4 feet
Sides	3 feet	3 feet
Front**	10 feet	10 feet
Allowable Floor Area (max.)	5,168 square feet	3,876 square feet
Allowable 3rd Floor Area (max.)	387 square feet	N/A (No third floor proposed)
Allowable 3rd Floor Area & Covered (max.)	1,292 square feet	N/A (No third floor proposed)
Open Space (min.)	387 square feet	1,210 square feet
Parking (min.)	2-car garage	2-car garage
Height (max.)	24-foot flat roof 29-foot sloped roof	23.5-foot sloped roof

**Facing Via Lido Nord.*
***There is an additional 10' setback abutting the bay front.*

Hazards

- The development fronts the Newport Bay and the property is protected from coastal hazards by an existing bulkhead in place.
- The finished floor elevation of the proposed single-unit residence is 12.21 feet per the North American Vertical Datum of 1988 (NAVD 88), which complies with the minimum 9.00-foot NAVD 88 elevation standard.
- A Coastal Hazards Report was prepared by PMA Consulting dated March 27, 2026. The report analyzed sea level rise over the 75-year design life of the structure using projections from the State of California Sea-Level Rise Guidance 2024. The current highest high tide elevation is 7.7 feet NAVD 88. Under the Low-Risk Aversion scenario, sea level rise of 2.8 feet would result in a projected high tide of 10.5 feet NAVD 88.
- Under the Medium-High Risk Aversion scenario, a 6.3-foot rise would result in a projected high tide elevation of 14.6 feet NAVD 88. The height of the existing seawall at the property is about 12.63 feet NAVD 88. Based on the data provided, the study states that the existing seawall and bulkhead is required to protect the proposed principal structure on the lot, adjacent properties, and infrastructure, and cannot be removed. The top of the existing seawall at the Property is 8.99 feet NAVD88.The report concludes a new top of seawall of 12.63 NAVD 88 is required at the Property to protect the structure and adjacent properties in the neighborhood It concludes that the seawall is required to be required, reinforced, and raised, and

once completed, coastal hazards will not impact the property over the next 75 years, as the proposed project has minimal risk from flooding.

- Pursuant to NBMC Section 21.30.030(C)(3)(i)(iv) – (Natural Landform and Shoreline Protection), the property owner will be required to agree with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). 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, consistent with NBMC Section 21.30.015(D)(3)(c) - Waterfront Development - Development Standards). The Acknowledgement of Coastal Hazards is included as a condition of approval that will need to be satisfied before the issuance of building permits.

- 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 before 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 before building permit issuance.

Water Quality

- Under Municipal Code Section 21.35.050 (Water Quality and Hydrology Plan), due to the proximity of the development to the shoreline and the development containing more than 75% of impervious surface area, a preliminary Water Quality Management Plan (WQMP) is required. A preliminary WQMP has been prepared for the project by Forkert Engineering and Surveying Inc. dated, April 29, 2026. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for Best Management Practices (BMPs), the use of a Low Impact Development approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs. Construction plans will be reviewed for compliance with the approved WQMP before building permit issuance.

- The project design addresses water quality with a construction erosion control plan and a post-construction drainage system that includes drainage and percolation features designed to retain dry weather runoff 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 project site is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 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 replaces an existing single-unit residence located on a standard R-1 lot with a new single-unit residence. Therefore, the project does not involve a change in land use, density, or intensity that will result in increased demand for 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. Nearby, vertical access to the beach is provided on Via Lido Nord and Via Waziers intersection with the bay front, approximately 175 feet west to the property. Lateral access to the coast is provided along Via Lido Nord and along the beach. The project does not include any features that would obstruct access along these routes.

- 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 approximately located 2,600 feet north at Lower Castaways Park and is not visible from the site. The site is located approximately 175 feet west of a park intersecting Via Waziers and Via Lido Nord, which is accessible to the public. As is currently developed, the existing property and other residences within the area along Via Lido Nord are not within the view shed of the park. Furthermore, the proposed single-unit residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.

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.

Class 3 exempts the demolition of up to three single-unit residences and construction of one single-unit dwelling. The proposed project will demolish an existing single-unit residence and construct a new single-unit residence within the R-1 Coastal Zoning District. Therefore, the Class 3 exemption is applicable.

There are no known exceptions listed in CEQA Guidelines Section 15300.2 that would invalidate the use of this 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 by the provisions of Title 21 (Local Coastal Program [LCP] Implementation Plan) of the Newport Beach Municipal Code. 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:

Cameron Younger

Cameron Younger, Planning Technician

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

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING SINGLE-UNIT RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE-UNIT RESIDENCE LOCATED AT 816 VIA LIDO NORD (PA2026-0086)

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 Everett Family Survivors Trust/Elizabeth Ann Turner Everett (Owner) with respect to property located at 816 Via Lido Nord, legally described as Lot 345 of Tract 907 (Property), requesting approval of a coastal development permit (CDP).

2. The Applicant requests a CDP to allow the demolition of an existing single-unit dwelling and the construction of a new two-story, 3,876-square-foot single-unit residence, including a 619-square-foot attached two-car garage. The project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested (Project).

3. The Property is designated Single Unit Residential (R-1) by the General Plan Land Use Element and is located within the Single Unit Residential (R-1) Zoning District.

4. The Property is located within the Coastal Zone. The Coastal Land Use Plan category is Single Unit Residential Detached (RSD-C 10.0 – 19.9 DU/AC) and it is located within the Single-Unit Residential (R-1) Coastal Zoning District.

5. A public hearing was held on August 13, 2026, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the 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. This 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 of up to three single-unit residences and construction of one single-unit dwelling. This Project consists of the demolition of an existing single-unit residence and the construction of a new single-unit residence. Therefore, the Project is eligible for 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.

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

    a. The Project proposes a gross floor area of 3,876 square feet, which complies with the maximum gross floor area of 5,168 square feet allowed for the Property.

    b. The Project provides the minimum required setbacks, which are 4 feet along the front property line abutting Via Lido Nord, 3 feet along each side property line, and 10 feet along the bayfront property line.

    c. The highest guardrail is less than 24 feet from the established grade (12.21 feet per the North American Vertical Datum of 1988 (NAVD 88) and the highest ridge is less than 29 feet from the established grade which complies with the height requirements of Section 21.30.060 (Height Limits and Exceptions) in the NBMC.

2. The neighborhood is predominantly developed with one- and two-story single-unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.
3. A Coastal Hazards Report was prepared by PMA Consulting dated March 27, 2026. The report analyzed sea level rise over the 75-year design life of the structure using projections from the State of California Sea-Level Rise Guidance 2024. The current highest high tide elevation is 7.7 feet NAVD 88. Under the Low-Risk Aversion scenario, sea level rise of 2.8 feet would result in a projected high tide of 10.5 feet NAVD 88. Under the Medium-High Risk Aversion scenario, a 6.3-foot rise would result in a projected high tide elevation of 14.6 feet NAVD 88. Based on the data provided, the study states that the existing seawall and bulkhead is required to protect the proposed principal structure on the lot, adjacent properties, and infrastructure, and cannot be removed, and concludes that once the existing seawall/bulkhead is repaired, reinforced,

and raised, coastal hazards will not impact the property over the next 75 years, as the proposed project has minimal risk from flooding.

4. The finished floor elevation of the proposed single-unit residence is 12.63 feet NAVD 88, which complies with the minimum 9.00-foot NAVD 88 elevation standard.

5. The top of the existing seawall at the Property is 8.99 feet NAVD 88. The report concludes a new top of seawall of 12.63 NAVD 88 is required at the Property to protect the structure and adjacent properties in the neighborhood. If sea level rise reaches 14.6 feet NAVD 88, the proposed bulkhead is adaptable to 14.6 feet NAVD 88 if needed in the future.

6. Pursuant to NBMC Section 21.30.030(C)(3)(i)(iv) – (Natural Landform and Shoreline Protection), the Owner will be required to agree with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The Waiver of Future Protection is included as a condition of approval that will need to be recorded prior to a final building permit inspection.

7. The 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, consistent with NBMC Section 21.30.015(D)(3)(c) – (Waterfront Development - Development Standards). An Acknowledgement of Coastal Hazards is included as a condition of approval that will need to be recorded prior to the issuance of building permits.

8. 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 before 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 before building permit issuance.

9. The Property 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 located approximately 2,600 feet north of the Property at the Lower Castaways Park, and although visible from the site, it will not impact public views as the Property is located beyond the Newport Harbor within a distant viewshed of the park.

10. As it is currently developed, the Property is located approximately 175 feet west of a park intersecting Via Waziers and Via Lido Nord as identified in the Coastal Land Use Plan. However, the Property and other residences within the area along Via Lido Nord are not within the view shed of the park. The proposed single-unit residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the Project does not contain any unique features that could degrade the visual quality of the coastal zone.

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.

Fact in Support of Finding:

1. The Property is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 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 creates a new single-unit residence to an existing R-1 zoned lot. Therefore, the Project does not involve a change in land use, density, or intensity that will result in increased demand for 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. The Project is not located near a Public Beach Access point as identified in the Coastal Land Use Plan. Nearby, vertical access to the beach along the bay is provided on Via Lido Nord and Via Waziers intersection with the ocean front, approximately 175 feet west to the property. Lateral access to the bay is provided along Via Lido Nord, where there is a public walkway adjacent to the Property. 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 under 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.

2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit filed as PA2026-0086, subject to the conditions outlined 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 by the provisions of Title 21 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.

PASSED, APPROVED, AND ADOPTED THIS 13TH DAY OF AUGUST 2026.

_____
Liz Westmoreland, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

(Project-specific conditions are in italics)

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. *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 and assigns.*

3. *The existing seawall shall be raised by the recommendations provided in the Coastal Hazards Report and Sea Level Rise Analysis prepared by PMA Consulting Inc. dated March 27, 2026.*

4. *Prior to the issuance of a building permit, the property owner shall submit a notarized signed 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 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 the development. This letter shall be scanned into the plan set before building permit issuance.*

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

6. Demolition beyond the approved scope of work requires planning division approval before the commencement of work. Approval of revisions to project plans is not guaranteed. Any changes in the current scope of work may require the entire structure to be demolished and redeveloped in conformance with the current Zoning Code Development Standards.

7. 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 under 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.

8. 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.

9. 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.

10. 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. Stockpiles 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.

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

12. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.

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

14. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this CDP.

15. This CDP 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 are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.

16. *Before the issuance of building permits, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*

17. *Before the issuance of building permits, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*

18. *Before the issuance of building permits, 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*.

19. All landscape materials and irrigation systems shall be maintained by 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.

20. 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 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.

21. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control), under Sections 10.26.025 (Exterior Noise Standards) and 10.26.030 (Interior Noise Standards), and other applicable noise control requirements of the Newport Beach Municipal Code (NBMC).

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

23. 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.

24. This Coastal Development Permit No. PA2026-0086 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.

25. 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 nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Everett Residence, including but not limited to Coastal Development Permit No. PA2026-0086.** 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, attorney's fees, and damages that which the City incurs in enforcing the indemnification provisions set forth in 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.

Fire Department

26. *The Project shall require the installation of fire sprinklers, complying with the 2022 NFPA 13D standards, unless otherwise directed by the Fire Department.*

27. *At least one unobstructed walk path from the front to the rear of the property at a minimum of 36 inches wide shall be required for emergency access.*

Building Division

28. *The Applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent City-adopted version of the California Building Code (CBC).*

Attachment No. ZA 2

Vicinity Map

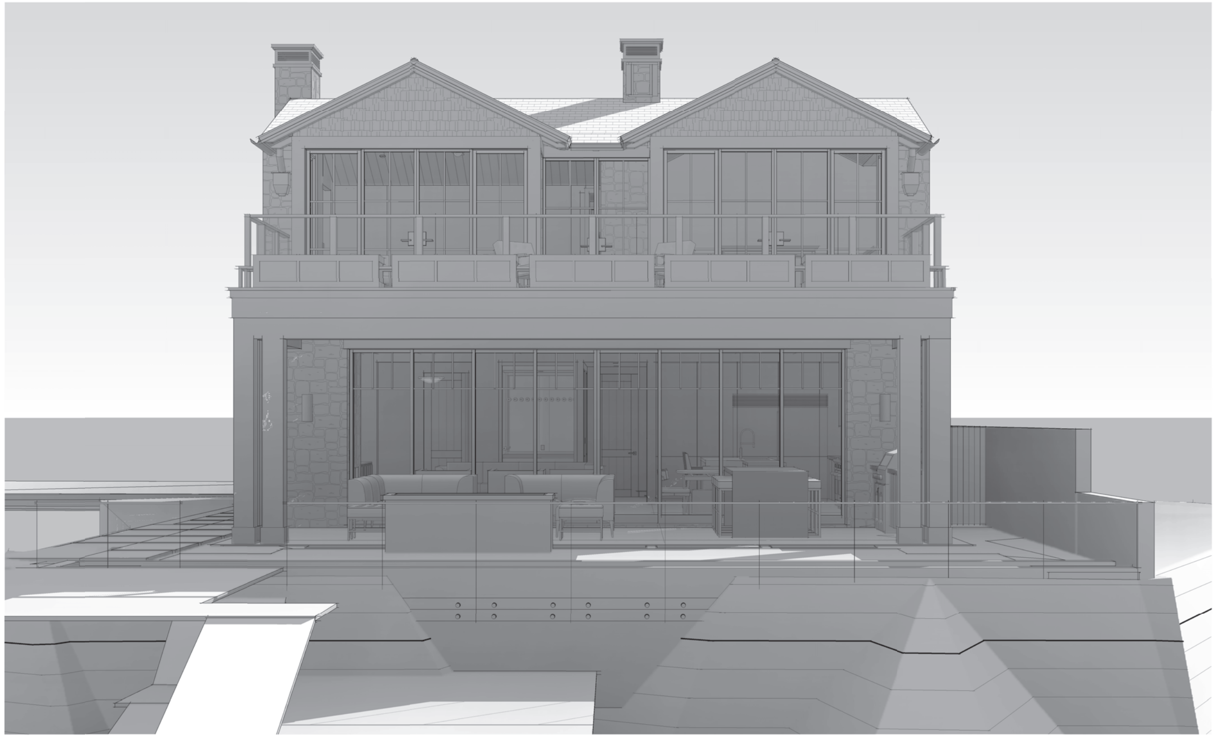
VICINITY MAP

Coastal Development Permit
(PA2026-0086)
816 Via Lido Nord

Attachment No. ZA 3

Project Plans

BRANDON ARCHITECTS, INC.

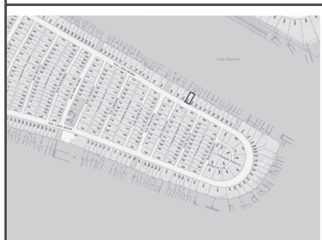


BREZZA DEL NORD

**816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663**

1 SHEET LIST

10 VICINITY MAP



8 SPECIAL INSPECTIONS

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

6 AHJ NOTES

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)

HOA NOTES:

1. A CERTIFIED BUILDING HEIGHT CERTIFICATION MUST BE SUBMITTED AT THE FOLLOWING POINT IN THE CONSTRUCTION PROCESS:
   A. AFTER ROOF FRAMING AND INSTALLATION OF THE ROOF MATERIAL. MEASURE FROM AVERAGE CURB HEIGHT OF 11.77'

4 AGENCIES & SERVICES

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

2 PROJECT DIRECTORY

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

OWNER
EVERETT FAMILY SURVIVOR'S TRUST, DATED 4/1/88
557 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

GENERAL CONTRACTOR
PATTERSON CUSTOM HOMES
ANDREW PATTERSON
15 CORPORATE PLAZA DR. SUITE 150
NEWPORT BEACH, CA 92660
P: 949.723.1800

STRUCTURAL ENGINEER
ESI/FME, INC.
FARHAD MANSHADI
230 COMMERCE, SUITE 200
IRVINE, CA 92602
P: 657.335.4112
E: farhad@esifme.com

CIVIL ENGINEER
FORKERT ENGINEERING & SURVEYING, INC.
TOM RUIZ
22311 BROOKHURST ST., SUITE 203
HUNTINGTON BEACH, CA 92646
P: 714.963.6793
E: tomr@forkertengineering.com

GEOTECHNICAL ENGINEER
COAST GEOTECHNICAL, INC.
1200 WEST COMMONWEALTH,
FULLERTON, CA 92833
P: 714.870.1222
E: coastgeotec@gmail.com

INTERIOR DESIGNER
MORRISON INTERIORS
151 KALMUS DRIVE, SUITE J1
COSTA MESA, CA 92626
P: 949.450.0015
WWW.MORRISONINTERIORS.COM

LANDSCAPE DESIGNER
KOHEID DESIGN
TRAVIS GRAMBERG
1720 SANTA ANA AVE #B
COSTA MESA, CA 92627
P: 714.403.5798
E: TRAVIS@KOHEID.COM

SURVEYOR
APEX LAND SURVEYING INC.
PAUL CRAFT
HUNTINGTON BEACH, CA 92646
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E: apexlsinc@gmail.com

ENERGY CONSULTANT
ENERGY CODE WORKS, INC.
MARK MADISON
ONE PARK PLAZA, SUITE 600
IRVINE, CA 92614
P: 949.240.1867
E: mark@energycode.com

MEP CONSULTANT
GREGORY DESIGN
CAITLIN GREGORY
4 SHETLAND
TRABUCO CANYON, CA 92679
P: 949.888.9511
E: caitlin@gregory-design.com

STRUCTURAL ENGINEER - SEAWALL
PMA CONSULTING, INC.
PLAMEN PETROV
28161 CASITAS CT.
LAGUNA NIGUEL, CA 92677
P: 714.717.7542
E: consulting@pma-bg.com

11 PROJECT DESCRIPTION

THE SUBJECT PROPERTY IS LOCATED IN NEWPORT BEACH, CA ON LIDO ISLE ON VIA LIDO NORD. THE LOT IS APPROXIMATELY 40' WIDE BY 90' DEEP, IT IS ZONED R-1 - SINGLE-UNIT RESIDENTIAL AND IS APPROXIMATELY 3,600 S.F.. THE PROPERTY INCLUDES AN EXISTING RESIDENCE WITH ATTACHED GARAGE. THE CLIENT PROPOSES TO DEMOLISH THE EXISTING STRUCTURE AND BUILD A NEW TWO-STORY SINGLE FAMILY RESIDENCE OF APPROXIMATELY 3,101 S.F. LIVING AND A 2 - CAR GARAGE SPACE OF APPROXIMATELY 619 S.F. TO BE WOOD FRAMED WITH A SLAB ON GRADE FOUNDATION. THE PROJECT WILL BE OF A TRANSITIONAL DESIGN, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: AMPLE INDOOR/OUTDOOR LIVING SPACE INTEGRATED WITH A MODERN "OPEN" LIVING PLAN, WHICH MAXIMIZES VIEWS FROM LIVING SPACES AS WELL AS OUTDOOR PATIOS AND BALCONIES. THE EXTERIOR MATERIALS WILL BE OF A RICH QUALITY AND HIGH DURABILITY; TO BE CONSISTING PRIMARILY OF WOOD SIDING, NATURAL STONE VENEER, SLATE TILE ROOFING, AND THE USE OF WOOD AND METAL ACCENT PRODUCTS. THE PROGRAM CONSISTS OF THE FOLLOWING: KITCHEN WITH AN EAT-IN ISLAND, GREAT ROOM WITH A FIREPLACE, DINING AREA, WINE ROOM, ELEVATOR, POWDER, PRIMARY SUITE WITH A FIREPLACE, PRIMARY BATH, A WALK-IN CLOSET, AND A SMALL RETREAT/ OFFICE, TWO (2)SECONDARY BEDROOMS WITH ATTACHED BATHS, AND A LAUNDRY ROOM.

9 DEFERRED SUBMITTALS

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; 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. PV SOLAR SYSTEM (MIN. 4.3KW 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.

7 PROJECT STATISTICS

HOA BUILDING AREA SCHEDULE

FIRST FLOOR LIVING	**1221 SF**	
HOA ADDITIONAL F.F. S.F.	**156 SF**	HOA ADDITIONAL OPEN SIDED SQUARE FOOTAGE
SECOND FLOOR LIVING	**1881 SF**	
TOTAL LIVING	**3258 SF**	
GARAGE	**619 SF**	
TOTAL GARAGE	**619 SF**	
GRAND TOTAL	**3876 SF**	

CITY BUILDING AREA SCHEDULE

FIRST FLOOR LIVING	**1221 SF**
SECOND FLOOR LIVING	**1881 SF**
TOTAL LIVING	**3101 SF**
GARAGE	**619 SF**
TOTAL GARAGE	**619 SF**
GRAND TOTAL	**3720 SF**

5 SITE INFORMATION

LEGAL DESCRIPTION:
APN: 423-271-08
LOT 345, TRACT 907, LIDO ISLE, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 28, PAGES 25-36, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT INFORMATION:
ZONED: R-1 SINGLE-FAMILY RESIDENTIAL
SITE AREA: 3,600.3 S.F.
BUILDABLE AREA: 2,584.25 S.F.

TOTAL ALLOWABLE AREA
CITY: TOTAL ALLOWABLE AREA: 2 X 2,584.25 S.F. = 5,168.5 S.F. MAX.

HOA: TOTAL ALLOWABLE AREA: 1.5 X S.F. = 3,876.375 S.F. MAX.
PROPOSED: 3,876 S.F.

OPEN VOLUME AREA REQUIRED
CITY: OPEN VOLUME AREA REQUIRED: .15 X 2,584.25 S.F. = 387.64 S.F. MIN. (.15 x BUILDABLE AREA, 5'-0" DEPTH MIN. & 7'-6" HT. MIN.)
PROPOSED: 1,210 S.F.

HOA: OPEN VOLUME AREA REQUIRED: .15 X 2,584.25 S.F. = 387.64 S.F. MIN.
PROPOSED: 1,210 S.F.

EXISTING BUILDING INFORMATION:
EXISTING SINGLE FAMILY W/ GARAGE TO BE DEMOLISHED
EXISTING S.F. = 3,372 S.F. (3 BEDS. TTL.)

ZONING INFORMATION:
FRONT/ WATERFRONT SETBACK: 10 FT.
FRONT SETBACK: 4 FT.
LEFT SETBACK: 3 FT.
RIGHT SETBACK: 3 FT.

3 CODE INFORMATION

CODES: NBMC (NEWPORT BEACH MUNICIPAL CODE)
2025 CRC, 2025 CFC, 2025 CEC, 2025 CMC, 2025 CPC,
2025 CALGREEN, 2025 CAL. ENERGY CODE , 2025 ISPSC

OCCUPANT LOAD	1 UNIT
OCCUPANCY CLASSIFICATION	R-3/U
OCCUPANCY SEPARATION (GARAGE)	1-HR.
FLOOR & FLOOR-CEILING	N/A.
TYPE OF CONSTRUCTION	VB - SPRINKLERED
FIRE SPRINKLER	YES, NFPA13D
HEIGHT	2 - 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	ZONE X, AE 8

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

PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
0000-2021

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST,
DATED 4/1/88
557 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

DATE
07.12.2026

REVISIONS

NO.	REVISION	DATE

TITLE SHEET

T-1.0

C ABBREVIATION

&	AND
.	ANGLE
@	AT
C.L.	CENTERLINE
∅	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.R.	TOP OF RAIL
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

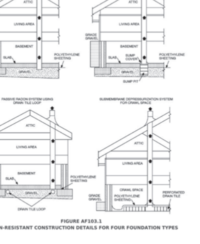

FIGURE AF103.1
RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES

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: EVERETT FAMILY SURVIVOR'S TRUST, DATED 4/1/88

ARCHITECT SHALL MEAN: BRANDON ARCHITECTS, INC., **JUSTIN JOHNSTON**

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, 2025 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.

BRANDON ARCHITECTS
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PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
0000-2021

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST,
DATED 4/1/88
557 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

DATE
07.12.2026

REVISIONS

NO.	REVISION	DATE

ARCHITECTURAL GENERAL NOTES

T-1.1

7/15/2026 9:10:57 AM

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

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 (1159922))
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 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) (e). 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.)

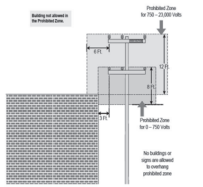
FOUNDATION:

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 Cables, 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 conductors 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



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PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
-2021

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST,
DATED 4/1/88
157 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

DATE
07.12.2026

REVISIONS

NO.	REVISION	DATE

C.N.P.B. SUPPLEMENTAL DOCS.

T-1.2

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 buildings 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 tested.
   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(a)(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 (M)(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)

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 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 18IB, 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, ft^2.

    Q_{filter} = design airflow rate for the air filter, ft^3/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)12Ai 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, ft^2

   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, ft^3.

   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.

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

(Equation 150.0-D)

   where

   Q_{50} = leakage rate at 50 Pa

   V_{du} = dwelling unit conditioned volume, ft^3.

   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].

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

   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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PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
0000-2021

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST,
DATED 4/1/88
557 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

DATE
07.12.2026

REVISIONS

NO.	REVISION	DATE

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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.

(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.

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

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."

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 ($inch^2$)
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.

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 ($inch^2$)
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

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-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-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 (ft^2)	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.

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

PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
0000-2021

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST,
DATED 4/1/88
557 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

DATE
07.12.2026

REVISIONS

NO.	REVISION	DATE

CAL ENERGY MANDATORY REQUIREMENTS

T-1.5

Housing Crisis Act Compliance for Demolitions

Community Development Department
Planning Division
100 Civic Center Drive / P.O. Box 1768 / Newport Beach, CA 92658-8915
(949) 644-3204 Telephone / (949) 644-3229 Facsimile
www.newportbeachca.gov

General Information

The Housing Crisis Act of 2019 [SB 330 (Chapter 654, Statutes of 2019) and SB 8 (Chapter 161, Statues of 2021)] set a temporary 10-year prohibition on reducing residential density when associated with the approval of a "housing development project", beginning January 1, 2020 and concluding on January 1, 2030. A "housing development project" is defined as: a residential project of one or more units; a mixed-use project with two-thirds of the floor area designated for residential use; or a transitional or supportive housing project. In addition, existing units that are defined as "protected"[1] under the law (see below for qualifications) must be replaced with units that have an equivalent number of bedrooms, rents affordable at the same income category as the displaced tenant(s) (or if incomes are unknown, according to the proportion of lower income renter households in the jurisdiction), and displaced tenants must be provided relocation benefits. Assembly Bill No. 1218 (Chapter 754, Statutes of 2023) also prohibits the loss of protected units associated with the approval of a non-housing development project that requires the demolition of occupied or vacant protected units. Therefore, concurrent with the application of any development project that involves the demolition of any residential unit(s), or the application of a non-housing development project, the property owner shall answer the questions below for Housing Crisis Act compliance.

Site Address: 816 Via Lido Nord **Legal Description:** APN: 423-271-08

1) **Units proposed for demolition:** 1 **Units proposed for construction:** 1

2) **Are you proposing to redevelop the site with a "housing development project"?** ☐ Yes ☑ No

   For housing development projects, reductions in density are prohibited whether or not units are deemed "protected" and a demolition permit cannot be issued.

3) **If you answer yes to any of the following questions, the unit(s) are considered "protected" and must be replaced:**

   a. Currently, or within the last 5 years, are any of the units subject to a recorded covenant ordinance, or law restricting rents to levels affordable to low- or very low-income households? ☐ Yes ☑ No

   b. Currently, or within the last 5 years, are any of the units occupied by low- or very-low income households (see attachment for current income limits)? ☐ Yes ☑ No

   If any of the units proposed for demolition meet the "protected" criteria, please provide a summary of units (i.e., apartment number, size, number of bedrooms, household size, and income level of tenant) and schedule a meeting with a planner to discuss replacement requirements. A demolition permit cannot be issued until an agreement is executed with the City guaranteeing the replacement of the protected units and tenant relocation benefits.

Property Owner Certification (required):

I Elizabeth Ann Turner Everett Trustee Everett Family Survivors Trust DTD 4/1/88 hereby certify that I am the property owner of the above described property. I declare under the penalty of perjury, the facts, statements and information presented in this document are true and correct to the best of my knowledge and belief.

[signature] Trustee — Signature
4/17/26 — Date
949/887-8858 — Phone Number

[1] The City of Newport Beach does not have a local rent control ordinance. As such, the categories of "protected units" are limited to those stated above.

Updated 05/15/2024

BRANDON ARCHITECTS

151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
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SUPPLEMENTAL DOC. & NOTES

T-1.6

LEGEND

- BLOCK WALL
- WROUGHT IRON FENCE (WIF)
- AC — ASPHALT PAVEMENT
- ACU — AIR CONDITION UNIT
- AD — AREA DRAIN
- BX — BOTTOM OF CURB X
- ℄ — CENTERLINE
- CLM — COLUMN
- EG — EDGE OF GUTTER
- EPB — ELECTRICAL PULLBOX
- FF — FINISHED FLOOR
- FFG — FINISHED FLOOR GARAGE
- FL — FLOWLINE
- FS — FINISHED SURFACE
- GM — GAS METER
- MG — METAL GRATE
- ML — METAL LID
- NG — NATURAL GROUND
- PA — PLANTER AREA
- PC — PALM TREE CLUSTER
- SCO — SEWER CLEANOUT
- SL — STREET LIGHT
- TC — TOP OF CURB
- TD — TOP OF DECK
- TS — TOP OF STEP
- TW — TOP OF WALL
- TWS — TOP OF WALL STEP
- TX — TOP OF CURB X
- WM — WATER METER
- WV — WATER VALVE
- ( ) — EXISTING ELEVATION
- ○ — SEARCHED, FOUND NOTHING; SET NOTHING
- T.B.M. — TEMPORARY BENCHMARK SET ON A FOUND SPIKE AND WASHER 'LS 5411' ELEVATION = 12.17 FEET
- CONCRETE SURFACE
- WATER

TITLE REPORT/EASEMENT NOTES

816 VIA LIDO NORD
NEWPORT BEACH, CA 92663
(APN: 423-271-08)

TITLE REPORT PROVIDED BY
CHICAGO TITLE COMPANY,
ORDER NUMBER 58602503177-CB

(A) ITEM 6: AN EASEMENT FOR PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO OVER THE SOUTHWESTERLY 4 FEET OF SAID LAND, RECORDED IN MISCELLANEOUS MAPS BOOK 28, PAGES 25 THROUGH 36 OF OFFICIAL RECORDS. **(AFFECTS PROPERTY, PLOTTED HEREON)**

ITEM 8: AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 25, 1984 AS INSTRUMENT NO. 1984-398244 OF OFFICIAL RECORDS **(INSUFFICIENT DOCUMENTATION, NOT PLOTTED HEREON)**

ITEM 9: AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, GRANTED TO PACIFIC BELL, RECORDED SEPTEMBER 25, 1984 AS INSTRUMENT NO. 1984-398245 OF OFFICIAL RECORDS **(INSUFFICIENT DOCUMENTATION, NOT PLOTTED HEREON)**

LEGAL DESCRIPTION

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

LOT 345, TRACT 907, LIDO ISLE, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 28, PAGES 25-36, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK INFORMATION

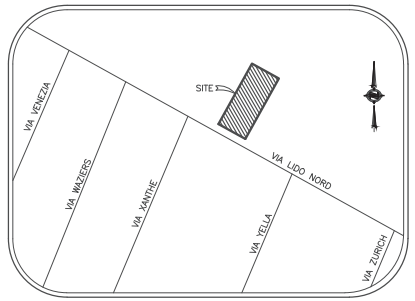
BENCHMARK NO: NB3-21-92

DESCRIBED BY OCS 2002 - FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "NB3-21-92", SET IN THE NORTHWEST CORNER OF A 4 FT. BY 10 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF VIA LIDO NORO AND VIA KORON, 40 FT. WESTERLY OF THE CENTERLINE OF VIA KORON AND 20 FT. SOUTHERLY OF THE CENTERLINE OF VIA LIDO NORO. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

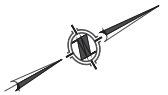
ELEVATION: 11.912 FEET (NAVD88), YEAR LEVELED 2015

BASIS OF BEARINGS

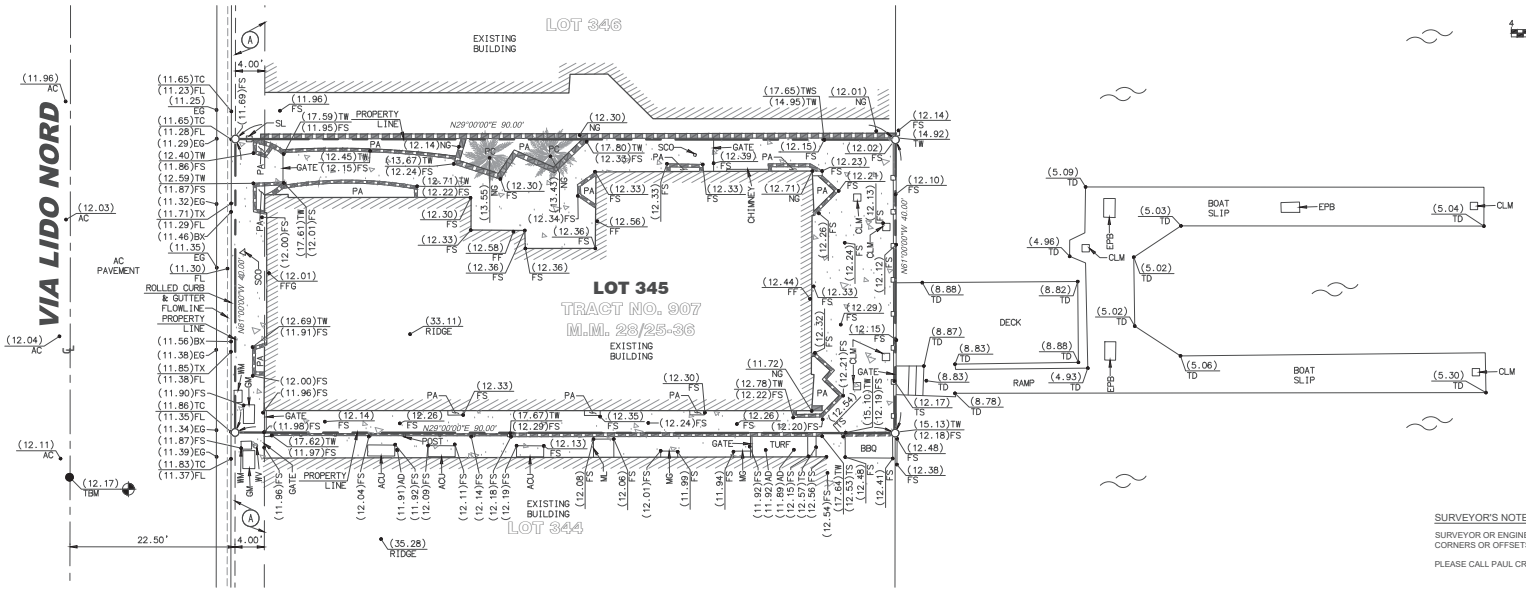
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF VIA LIDO NORD HAVING A BEARING OF N61°00'00"W PER TRACT NO. 907, M.M. 28/25-36.



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.

7/6/2026
PAUL D. CRAFT, P.L.S. 8516 — DATE
LICENSE RENEWAL DATE 12/31/26

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

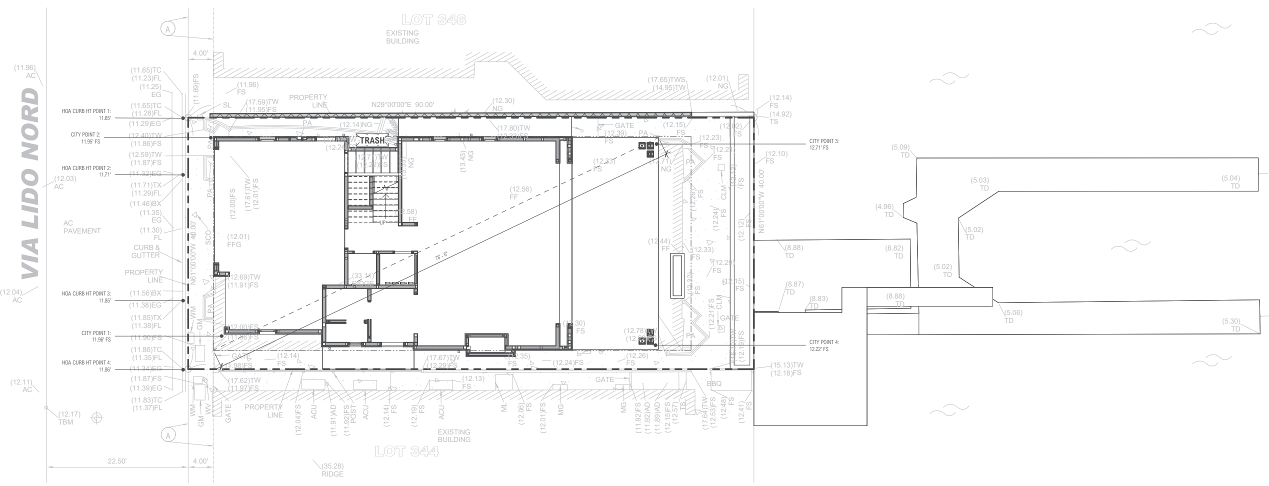
PROJECT SURVEYOR
APEX LAND SURVEYING INC.
VILLA PARK, CALIFORNIA 92861
PHONE: (714) 488-5006
APEXLSINC@GMAIL.COM

DATE: 9/26/2025
SCALE: 1" = 8'
DRAWN: A. R. H.
CHECKED: P. D. C.

SHEET TITLE: TOPOGRAPHIC MAP
PROJECT: 816 VIA LIDO NORD, NEWPORT BEACH, CA 92663 (APN: 423-271-08)

SHEET NO. 1 OF 1

PROJECT NO. 25095

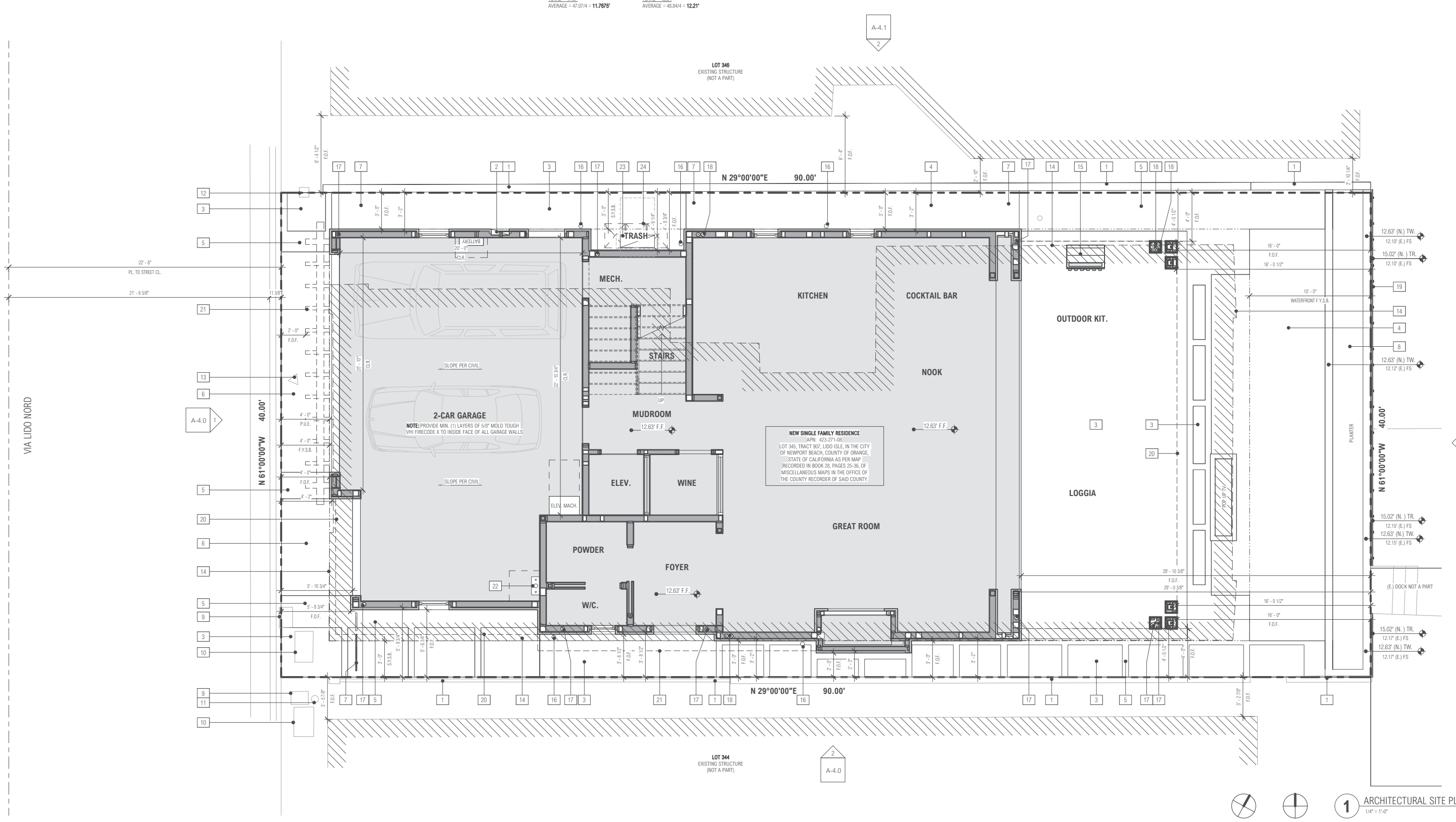


HOA AVERAGE CURB HEIGHT CALC:
POINT 1: 11.65'
POINT 2: 11.71'
POINT 3: 11.85'
POINT 4: 11.86'
TOTAL = 47.07
AVERAGE = 47.07/4 = **11.7675'**

CITY GRADE PLANE CALC:
POINT 1: 11.96'
POINT 2: 11.95'
POINT 3: 12.71'
POINT 4: 12.22'
TOTAL = 48.84
AVERAGE = 48.84/4 = **12.21'**

CITY AVERAGE SLOPE::
(12.71' - 11.96') / 78' - 6" =
AVERAGE SLOPE = **.96%**

2 GRADE PLANE EXHIBIT
1/8" = 1'-0"



1 ARCHITECTURAL SITE 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**.

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.

7. FENCES, HEDGES, WALLS, RETAINING WALLS, GUARDRAILS, AND HANDRAILS OR ANY COMBINATION THEREOF SHALL NOT EXCEED 42 INCHES FROM EXISTING GRADE BEFORE CONSTRUCTION WITHIN THE REQUIRED FRONT SETBACK AREA(S).

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.

POOL& SPA NOTES:
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)

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.

3. PROVIDE POWER SAFETY COVER IN COMPLIANCE WITH ASTM F1346-23 FOR POOL & SPA (CBC 3109 SECTION (3) OF 115922).

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 SECTION 115923)

A | SITE PLAN NOTES

N 90 00' 00" E 20.00'
ROOM NAME
10.00'

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 (CRC R325.7) - REF. DTL. 1/AD-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 DAMPENING 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

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

B | ANNOTATION LEGEND

1 (E.) PROPERTY LINE WALL - PROTECT IN PLACE - REF. SURVEY, CIVIL AND LAND. DWGS
2 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36"" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
3 (N.) HARDSCAPE - STONE PAVERS (AS SELECTED), REF. LAND. & CIVIL DWGS.
4 (N.) LANDSCAPE PAVING SYSTEM - 'TURFBLOCK'/'GRASSCRETE' OR EQUIV. (ARCH. & OWNER TO APPROVE) - REF. LAND. & CIVIL DWGS.
5 (N.) HARDSCAPE - GRAVEL (AS SELECTED), REF. LAND. & CIVIL DWGS.
6 (N.) DRIVEWAY PAVERS - REF. LAND. & CIVIL DWGS., SLOPE PER CIVIL
7 (N.) WOOD GATE - AS SELECTED (MAX. 6' HT. ABOVE NATURAL GRADE)
8 PLANTED AREA
9 (E.) WATER METER LOCATION - REF. SURVEY & CIVIL DWGS.
10 (E.) GAS METER LOCATION - REF. SURVEY & CIVIL DWGS.
11 (E.) WATER VALVE - REF. SURVEY & CIVIL DWGS.
12 (E.) STREET LIGHT - REF. SURVEY & CIVIL DWGS.
13 (E.) SEWER C.O. LOCATION - REF. SURVEY & CIVIL DWGS.
14 OUTLINE OF EXISTING STRUCTURE - TO BE REMOVED - REF. SURVEY
15 BUILDING OR SITE IDENTIFICATION - 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.
16 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
17 DRAIN 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
18 DRAIN AND 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 - OVERFLOW PIPE TO DISCHARGE ABOVE GROUND
19 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 8/AD-1.0 - CLEAR GLASS REQUIRED - NO TINTING OR OBSCURE GLASS IS PERMITTED BY HOA.
20 LINE OF SECOND FLOOR ABOVE
21 LINE OF ROOF, EAVES & OVERHANGS ABOVE
22 TANKLESS WATER HEATER, REF. AS-1.0 SPEC SHEETS, VERIFY PRODUCT W/. OWNER - SIZE AND INSTALL PER CHAPTER 5 OF CPC AND MFG. INSTRUCTION, VERIFY THE SIZING W/. ENERGY REPORT (PROVIDE ADEQUATE N.G. CONN. & POWER AS REQ'D.) – 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)
23 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
24 TRASH LOCATION - SCREEN FROM STREET AS NEEDED

C | KEYNOTES

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
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557 EMERALD BAY,
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P: 949.887.8858

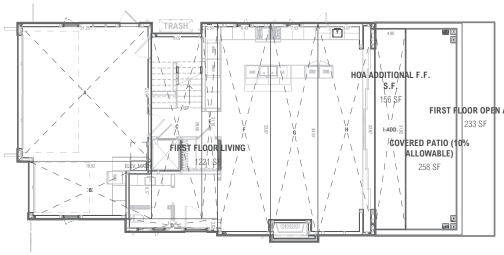
DATE
07.12.2026

REVISIONS

NO.	REVISION	DATE

ARCHITECTURAL SITE PLAN

A-0.0



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

FIRST LEVEL AREA SCHEDULE

LEVEL	AREA SYMBOL	WIDTH	LENGTH	AREA
FIRST FLOOR	A	21.25	21.94	466.14 SF
FIRST FLOOR	B	19.52	9.17	178.97 SF
FIRST FLOOR	C	8.02	29.50	236.60 SF
FIRST FLOOR	D	14.58	2.02	29.49 SF
FIRST FLOOR	E	2.50	31.10	77.76 SF
FIRST FLOOR	F	8.43	33.67	283.74 SF
FIRST FLOOR	G	7.53	34.67	261.11 SF
FIRST FLOOR	H	9.07	33.67	305.49 SF
FIRST FLOOR	I-ADD.	4.90	31.92	156.26 SF
FIRST FLOOR				**1995.56 SF**
GRAND TOTAL				**1995.56 SF**

HOA ADDITIONAL S.F. - OPEN SIDED COVERED AREAS
TOTAL BUILDABLE AREA: 2,584.25 SF
ALLOWABLE OPEN SIDED AREA = 2,584.25 X 10% = 258.43 SF
TOTAL COVERED PATIO = 414 SF - 258.43 SF = 155.57 SF TO BE ADDED TO TOTAL SF. (SEE "I" ABV.)

FIRST FLOOR OPEN AREA

HOA ADDITIONAL F.F. S.F.	**156 SF**
FIRST FLOOR OPEN AREA	**233 SF**
COVERED PATIO (10% ALLOWABLE)	**258 SF**
GRAND TOTAL	**647 SF**

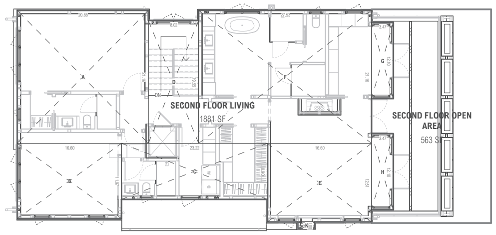
HOA BUILDING AREA SCHEDULE

FIRST FLOOR LIVING	**1221 SF**
HOA ADDITIONAL F.F. S.F.	**156 SF**
SECOND FLOOR LIVING	**1881 SF**
TOTAL LIVING	**3258 SF**
GARAGE	**619 SF**
TOTAL GARAGE	**619 SF**
GRAND TOTAL	**3876 SF**

HOA ADDITIONAL OPEN SIDED SQUARE FOOTAGE

CITY BUILDING AREA SCHEDULE

FIRST FLOOR LIVING	**1221 SF**
SECOND FLOOR LIVING	**1881 SF**
TOTAL LIVING	**3101 SF**
GARAGE	**619 SF**
TOTAL GARAGE	**619 SF**
GRAND TOTAL	**3720 SF**



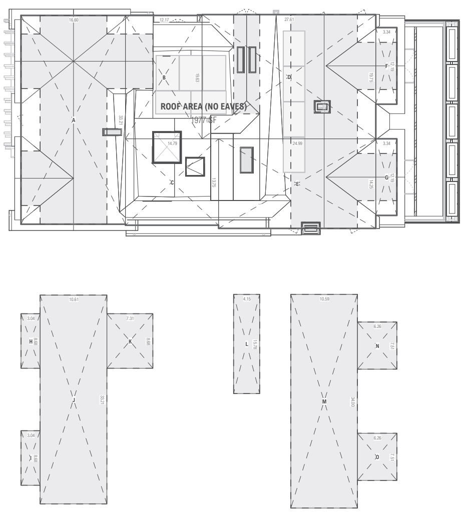
2 SECOND LEVEL AREA PLAN
1/8" = 1'-0"

SECOND LEVEL AREA SCHEDULE

LEVEL	AREA SYMBOL	WIDTH	LENGTH	AREA
SECOND FLOOR	A	20.88	21.16	441.72 SF
SECOND FLOOR	B	16.60	11.97	198.69 SF
SECOND FLOOR	C	23.22	8.90	206.70 SF
SECOND FLOOR	D	8.02	19.55	156.84 SF
SECOND FLOOR	E	16.60	12.51	207.71 SF
SECOND FLOOR	F	27.53	21.16	582.57 SF
SECOND FLOOR	G	3.47	12.10	41.99 SF
SECOND FLOOR	H	3.47	12.10	41.99 SF
SECOND FLOOR	K	2.67	1.00	2.67 SF
SECOND FLOOR				**1880.88 SF**
GRAND TOTAL				**1880.88 SF**

SECOND FLOOR OPEN AREA

SECOND FLOOR OPEN AREA	**563 SF**
GRAND TOTAL	**563 SF**



PORTION OF ROOF ABV. 22'

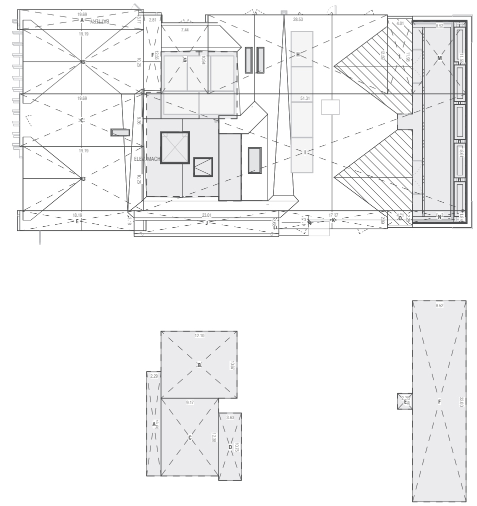
3 AREA PLAN - AVERAGE ROOF HT.
1/8" = 1'-0"

ROOF AREA - AVERAGE ROOF HT.

LEVEL	AREA SYMBOL	WIDTH	LENGTH	AREA
TOTAL ROOF (NO EAVES)	A	16.60	33.21	551.42 SF
TOTAL ROOF (NO EAVES)	B	12.17	19.63	238.79 SF
TOTAL ROOF (NO EAVES)	C	14.79	13.75	203.39 SF
TOTAL ROOF (NO EAVES)	D	27.61	19.75	545.43 SF
TOTAL ROOF (NO EAVES)	E	24.99	14.25	356.14 SF
TOTAL ROOF (NO EAVES)	F	3.34	12.19	40.75 SF
TOTAL ROOF (NO EAVES)	G	3.34	12.19	40.75 SF
TOTAL ROOF (NO EAVES)				**1976.68 SF**
ABV. 22'	H	3.04	8.68	26.39 SF
ABV. 22'	I	3.04	8.68	26.39 SF
ABV. 22'	J	10.61	33.21	352.26 SF
ABV. 22'	K	7.31	8.68	63.45 SF
ABV. 22'	L	4.15	15.78	65.51 SF
ABV. 22'	M	10.59	34.00	359.97 SF
ABV. 22'	N	6.26	7.51	47.00 SF
ABV. 22'	O	6.26	7.51	47.00 SF
ABV. 22'				**987.96 SF**
GRAND TOTAL				**2964.64 SF**

SHADED REGION INDICATES CUT PLANE LOCATED AT 22'

TOTAL ROOF AREA (EXCLUSIVE OF EAVES) = 1,976.68 S.F.
TOTAL ROOF AREA ABV. 22' = 987.96 SF
1,976.68 S.F. / 2 = 988.5 SF > 987.96 SF



4 AREA PLAN - ROOF AREA (FLAT/SLOPED)
1/8" = 1'-0"

ROOF AREA - SLOPED VS. FLAT

LEVEL	AREA SYMBOL	WIDTH	LENGTH	AREA
TOTAL ROOF	A	19.69	3.17	62.45 SF
TOTAL ROOF	B	19.19	10.25	196.67 SF
TOTAL ROOF	C	19.69	8.36	164.61 SF
TOTAL ROOF	D	19.19	10.25	196.67 SF
TOTAL ROOF	E	18.19	3.18	57.78 SF
TOTAL ROOF	F	2.81	12.55	35.29 SF
TOTAL ROOF	G	7.44	10.94	81.37 SF
TOTAL ROOF	H	28.53	12.59	359.17 SF
TOTAL ROOF	I	51.31	18.61	954.98 SF
TOTAL ROOF	J	23.01	3.68	84.61 SF
TOTAL ROOF	K	17.27	2.89	49.86 SF
TOTAL ROOF	L	4.01	11.98	48.06 SF
TOTAL ROOF	M	8.52	11.55	98.37 SF
TOTAL ROOF	N	8.52	1.84	15.71 SF
TOTAL ROOF	O	4.01	2.28	9.15 SF
TOTAL ROOF				**2414.75 SF**
FLAT ROOF	A	2.29	16.60	38.05 SF
FLAT ROOF	B	12.10	10.67	129.13 SF
FLAT ROOF	C	9.17	12.38	113.48 SF
FLAT ROOF	D	3.63	10.75	38.96 SF
FLAT ROOF	E	2.39	2.50	5.98 SF
FLAT ROOF	F	8.52	32.00	272.67 SF
FLAT ROOF				**598.26 SF**
GRAND TOTAL				**3013.01 SF**

SHADED REGION INDICATES CUT PLANE LOCATED AT 22'

SHADED REGION INDICATES METAL ROOF

TOTAL ROOF AREA = 2,414.75 S.F.
TOTAL FLAT ROOF = 598.26 S.F.

TOTAL ROOF = 2,414.75 S.F.
25% X 2,415.43 = 603.68 SF > 598.26 S.F. FLAT ROOF

TOTAL ROOF AREA = 2,414.75 S.F.
TOTAL ALLOWABLE METAL ROOF = 2,414.75 S.F. X 10% = 241.475 S.F.

TOTAL METAL ROOF PROVIDED = 226.38 S.F.

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

PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
0000-2021

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST,
DATED 4/1/88
557 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

DATE
07.12.2026

REVISIONS

NO.	REVISION	DATE

AREA PLANS

A-0.2

PRECISE GRADING PLAN
816 VIA LIDO NORD
CORONA DEL MAR, CALIFORNIA

GRADING 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/OR DUST PALLIATIVE.
3. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE 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 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 PROVISIONS 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 OFFICIAL.
10. HAUL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER AND PROCEDURES SHALL CONFORM WITH CHAPTER 15 OF THE NBMC.
11. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDING 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 OR ABS PLASTIC SCHEDULE 40 OR SDR 35 OR ADS 3000 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 MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.

EROSION CONTROL

1. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
2. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
3. BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
4. TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

REQUIRED INSPECTIONS

1. A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
2. A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF THE SUB-GRADE PREPARATION FOR THE PAVING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, PAVING CONTRACTORS, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

GRADING FILLS/CUTS

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 A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT 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 ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESENCE OF, OR POSSIBILITY OF FUTURE ACCUMULATION OF, SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
9. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
10. ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DIVISION MAY REQUIRE CORING OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
11. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DIVISION.
12. LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NBMC.
13. 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 GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DIVISION FOR APPROVAL.
14. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATION AND CALCULATIONS FROM THE BUILDING DIVISION PRIOR TO CONSTRUCTION.
15. 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.
16. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
17. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
18. 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.

DOCUMENTATION

1. AN AS-BUILT GRADING PLAN SHALL BE PREPARED BY THE CIVIL ENGINEER INCLUDING ORIGINAL GROUND SURFACE ELEVATIONS, AS GRADED GROUND SURFACE ELEVATIONS, LOT DRAINAGE PATTERNS AND LOCATIONS, AND ELEVATIONS OF ALL SURFACE AND SUBSURFACE DRAINAGE FACILITIES. HE/SHE SHALL PROVIDE WRITTEN APPROVAL THAT THE WORK WAS DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN AND STATE THE NUMBER OF YARDS OF CUT AND/OR FILL MOVED DURING THE OPERATION.
2. A SOILS GRADING REPORT PREPARED BY THE SOILS ENGINEER, INCLUDING LOCATIONS AND ELEVATION OF FIELD DENSITY TESTS. SUMMARIES OF FIELD AND LABORATORY RESULTS AND OTHER SUBSTANTIATED DATA AND COMMENTS ON ANY CHANGES MADE DURING GRADING AND THEIR EFFECT ON THE RECOMMENDATIONS MADE IN THE SOILS ENGINEERING INVESTIGATION REPORT. HE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AND COMPLETION OF WORK IN ACCORDANCE WITH THE JOB SPECIFICATIONS.
3. A GEOLOGIC GRADING REPORT PREPARED BY THE ENGINEERING GEOLOGIST, INCLUDING A FINAL DESCRIPTION OF THE GEOLOGY OF THE SITE, INCLUDING ANY NEW INFORMATION DISCLOSED DURING THE GRADING AND THE EFFECT OF SAME ON RECOMMENDATIONS INCORPORATED IN THE APPROVED GRADING PLAN. HE/SHE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AS AFFECTED BY GEOLOGIC FACTORS.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

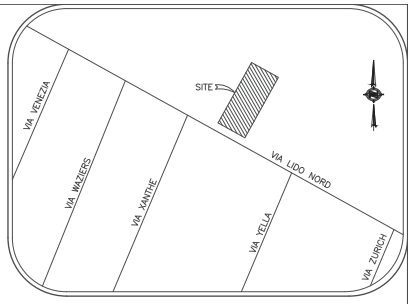
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS BY THE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITIES OF RECORD OR NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE QUANTITIES SHOWN ON THESE PLANS AS PART OF HIS BID AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND.
4. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF NEWPORT BEACH BUILDING CODE OF THE LATEST EDITIONS, AS AMENDED TO DATE, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
6. CONTRACTOR SHALL NOTIFY "UNDERGROUND SERVICE ALERT" AT 1-800-422-4133 FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION.

ABBREVIATIONS

ARCH	ARCHITECTURAL
A.C.	ASPHALT CONCRETE
BFF	BASEMENT FINISH FLOOR
BFP	BASEMENT FINISH PAD
B.S.P.	BY SEPARATE PERMIT
C.O.	CLEAN OUT
CONC	CONCRETE
DG	DECOMPOSED GRANITE
DS	DOWNSPOUT
DWY	DRIVEWAY
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST	EXISTING
FD	FOUND
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAD
FS	FINISH SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GFP	GARAGE FINISH PAD
GM	GAS METER
HH	HANDHOLE
HP	HIGH POINT
IE	INVERT ELEVATION
I.P.	IRON PIPE
L&T	LEAD AND TACK
MH	MANHOLE
MON.	MONUMENT
NTG	NOTHING
OG	ORIGINAL GROUND
PA	PLANTER AREA
PB	PULL BOX
PL PROP	PROPERTY LINE
P.U.E.	PROPOSED
R/W	PUBLIC UTILITY EASEMENT
SDWK	RIGHT OF WAY
S.F.N.	SIDEWALK
SMH	SEARCHED FOUND NOTHING
STLT	SEWER MANHOLE
T.B.M.	STREET LIGHT
TC	TEMPORARY BENCHMARK
TD	TOP OF CURB
TEL	TOP OF DECK
TF	TELEPHONE
TFN	TOP OF FOOTING
TG	TOP OF FENCE
TOC	TOP OF GRATE
TOS	TOP OF CONCRETE
TP	TOP OF SLAB
TW	TOP OF PLASTER
WI	TOP OF WALL
WM	WROUGHT IRON
	WATER METER

LEGEND & SYMBOLS

238.4 FS	PROPOSED ELEVATION
(234.77) TC	EXISTING ELEVATION
	EXISTING ELEVATION
1%	FLOW LINE
	PROPERTY LINE
	EXIST CONTOUR
240	PROPOSED CONTOUR
	PROP WALL
S=.01	DRAIN PIPE
	EXIST FENCE
	EXIST BUILDING
6"W	UTILITY-WATER
8"SWR	UTILITY-SEWER
	STREET LIGHT
	FIRE HYDRANT
TV	CATV HH
ED	ELECTRICAL HH
WM	WATER METER



VICINITY MAP
NTS

GENERAL NOTES:

1. 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.
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. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
4. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY AN C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
5. 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.
6. SEPARATE PERMIT FOR WALLS AND FENCES SHALL BE OBTAINED AT THE SAME TIME AS THE BUILDING PERMIT.
7. 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.

CONSTRUCTION NOTES:

		QUANTITIES
1	CONSTRUCT 6" MIN CONCRETE DRIVEWAY	127 SF
2	CONSTRUCT 4" CONCRETE HARDSCAPE.	834 SF
3	INSTALL 4" FLAT GRATE DRAIN.	10 EA
4	INSTALL 4" ATRIUM GRATE DRAIN.	3 EA
5	INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN.	198 LF
6	INSTALL PERFORATED TRENCH DRAIN PER DETAIL SHEET C2.	22 LF
7	INSTALL 12" DRAIN BOX PER DETAIL SHEET C2.	2 EA
8	INSTALL CURB DRAIN PER STD 184.	2 EA
9	CONSTRUCT DRIVEWAY APPROACH PER STD 164	61 SF
10	REPLACE CURB AND GUTTER PER STD 182. MATCH ROLLED CURB.	3 LF

EARTHWORK

RAW CUT:	64 CY
RAW FILL:	0 CY
OVER-X(±3'):	271 CY

SHEET INDEX

SURVEY NOTE:

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

NO.	DATE	REVISIONS	DRAWN: JG	CHCK'D: TR	DATE: 3/13/26

ARCHITECT:
BRANDON ARCHITECTS
151 KALMUS DR.
SUITE G-1
COSTA MESA, CA 92626
(714) 754-4040

OWNER/DEVELOPER:
EVERETT FAMILY SURVIVOR'S TRUST
557 EMERALD BAY
LAGUNA BEACH,CA 92651

PREPARED BY:
FORKERT ENGINEERING & SURVEYING, INC.
22311 BROOKHURST ST, STE 203
HUNTINGTON BEACH, CA 92646
(714) 963-6793
JN 10792

REGISTERED PROFESSIONAL ENGINEER — THOMAS M. RUIZ — NO. 58627 — EXP. 12-31-26 — CIVIL — STATE OF CALIFORNIA

THOMAS M. RUIZ 6/29/26
DATE

SOILS ENGINEER/GEOLOGIST:
COAST GEOTECHNICAL
1200 W. COMMONWEALTH AVE
FULLERTON, CA 92833
PH: 714-870-1211

W.O. 698826-01
DATE: FEBRUARY 19, 2026

BENCHMARK:
BENCHMARK NO: NB3-21-92

ELEVATION: 11.912 FEET (NAVD88), YEAR LEVELED 2015

LEGAL DESCRIPTION:
LOT 167 AND THE SOUTHWESTERLY ONE-HALF OF LOT 166 IN TRACT NO. 907, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 28, PAGES 25-36, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TITLE SHEET
816 VIA LIDO NORD
CORONA DEL MAR, CALIFORNIA

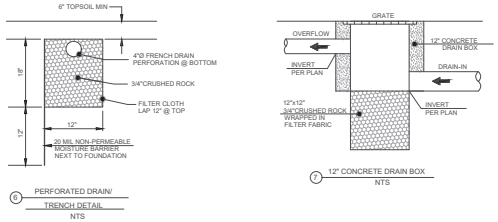
SHEET: C1

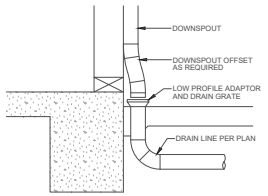
CONSTRUCTION NOTES:

1. CONSTRUCT 5" MIN CONCRETE DRIVEWAY, FINISH PER ARCH
2. CONSTRUCT 4" CONCRETE HARDSCAPE, FINISH PER ARCH
3. INSTALL 4" FLAT GRATE DRAIN
4. INSTALL 4" ATRIUM GRATE DRAIN
5. INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN
6. INSTALL PERFORATED TRENCH DRAIN PER DETAIL SHEET C2.
7. INSTALL 12" DRAIN BOX PER DETAIL SHEET C2.
8. INSTALL CURB DRAIN PER STD 184.
9. CONSTRUCT DRIVEWAY APPROACH PER STD 164
10. REPLACE CURB AND GUTTER PER STD 182. MATCH ROLLED CURB.

VIA LIDO NORD IS ON THE CITY'S STREET/ALLEY-CUT MORATORIUM LIST. SHOULD THE PROJECT PROPOSE EXCAVATION/TRENCHING INTO SAID STREET, EXTENSIVE STREET REPAIR WORK WILL BE REQUIRED AS A PART OF THIS DEVELOPMENT. DETAILS OF SUCH REPAIR WORK MAY BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT

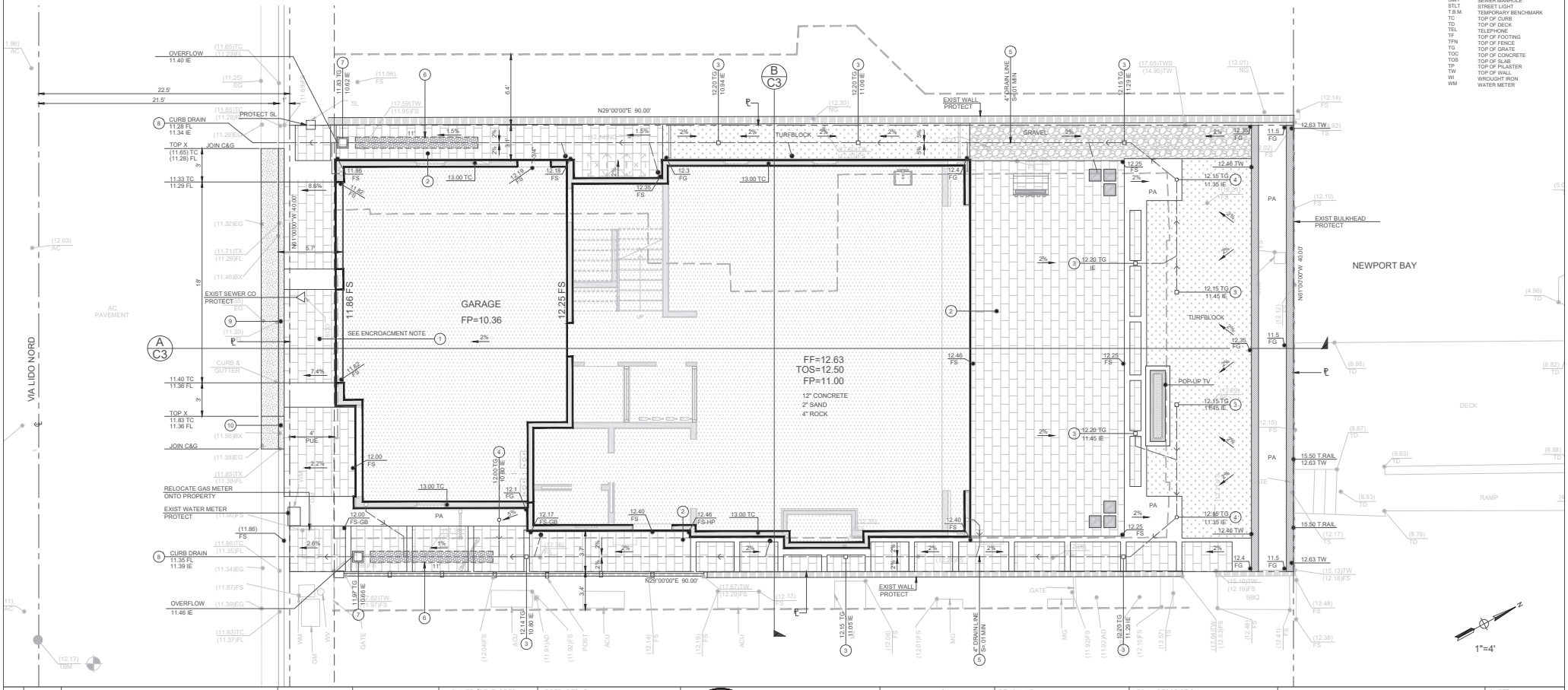
ENCROACHMENT NOTE:
AN ENCROACHMENT AGREEMENT AND PERMIT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY/EASEMENT AREA. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.



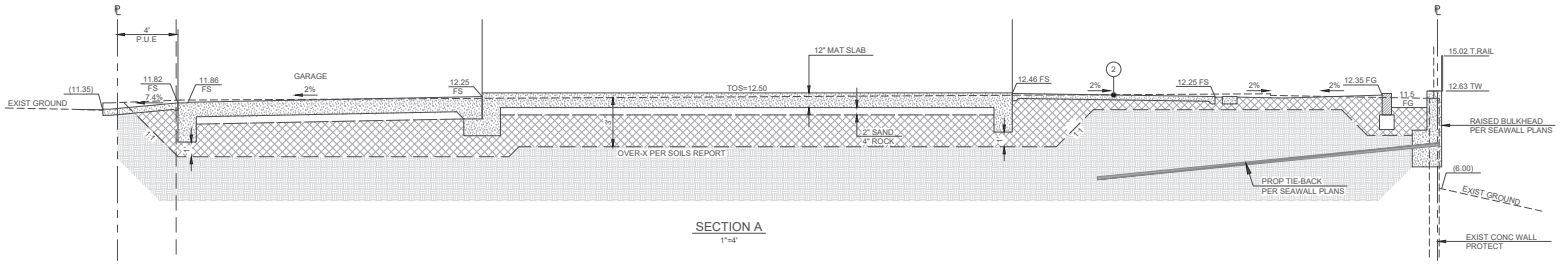


ABBREVIATIONS

ARCH	ARCHITECTURAL
A.C.	ASPHALT CONCRETE
BFF	BASEMENT FINISH FLOOR
BFP	BASEMENT FINISH PAD
B.S.P.	BY SEPARATE PERMIT
C.O.	CLEAN OUT
CONC	CONCRETE
DG	DECOMPOSED GRANITE
DS	DOWNSPOUT
DWY	DRIVEWAY
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST	EXISTING
FD	FOUND
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAD
FS	FINISH SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GFP	GARAGE FINISH PAD
GM	GAS METER
HH	HANDHOLE
HP	HIGH POINT
IE	INVERT ELEVATION
I.P.	IRON PIPE
L&T	LEAD AND TACK
MH	MANHOLE
MON.	MONUMENT
OG	ORIGINAL GROUND
PA	PLANTER AREA
PB	PULL BOX
PL	PROPERTY LINE
PROP	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SMH	SEWER MANHOLE
STLT	STREET LIGHT
T.B.M.	TEMPORARY BENCHMARK
TC	TOP OF CURB
TD	TOP OF DECK
TEL	TELEPHONE
TF	TOP OF FOOTING
TFN	TOP OF FENCE
TG	TOP OF GRATE
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TP	TOP OF PILASTER
TW	TOP OF WALL
WI	WROUGHT IRON
WM	WATER METER

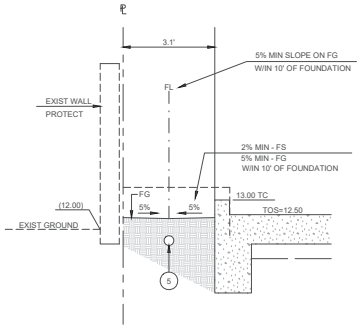


NO.	DATE	REVISIONS	DRAWN: JG	CHCK'D: TR	DATE: 4/29/26	ARCHITECT: BRANDON ARCHITECTS 151 KALMUS DR. SUITE G-1 COSTA MESA, CA 92626 (714) 754-4040	OWNER/DEVELOPER: EVERETT FAMILY SURVIVOR'S TRUST 557 EMERALD BAY LAGUNA BEACH,CA 92651	PREPARED BY: FORKERT ENGINEERING & SURVEYING, INC. 22311 BROOKHURST ST, STE 203 HUNTINGTON BEACH, CA 92646 (714) 963-6793 JN 10792	REGISTERED PROFESSIONAL ENGINEER THOMAS M. RUIZ NO. 58627 EXP. 12-31-26 CIVIL STATE OF CALIFORNIA	THOMAS M. RUIZ 6/29/26 DATE	SOILS ENGINEER/GEOLOGIST: COAST GEOTECHNICAL 1200 W. COMMONWEALTH AVE FULLERTON, CA 92833 PH: 714-870-1211 W.O. 698826-01 DATE: FEBRUARY 19, 2026	BENCHMARK: BENCHMARK NO: NB3-21-92 ELEVATION: 11.912 FEET (NAVD88), YEAR LEVELED 2015	LEGAL DESCRIPTION: LOT 167 AND THE SOUTHWESTERLY ONE-HALF OF LOT 166 IN TRACT NO. 907, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA. APN: 423-271-08	PRECISE GRADING PLAN 816 VIA LIDO NORD CORONA DEL MAR, CALIFORNIA	SHEET: C2



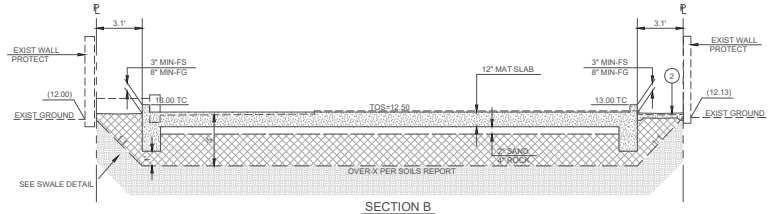
SECTION A

1"=4'



SWALE DETAIL

1"=2'



SECTION B

1"=4'

NO.	DATE	REVISIONS

DRAWN: JG
CHCK'D: TR
DATE: 4/29/26

ARCHITECT:
BRANDON ARCHITECTS
151 KALMUS DR.
SUITE G-1
COSTA MESA, CA 92626
(714) 754-4040

OWNER/DEVELOPER:
EVERETT FAMILY SURVIVOR'S TRUST
557 EMERALD BAY
LAGUNA BEACH,CA 92651

PREPARED BY:
FORKERT ENGINEERING & SURVEYING, INC.
22311 BROOKHURST ST, STE 203
HUNTINGTON BEACH, CA 92646
(714) 963-6793
JN 10792

REGISTERED PROFESSIONAL ENGINEER THOMAS M. RUIZ NO. 58627 EXP. 12-31-26 CIVIL STATE OF CALIFORNIA

6/29/26
THOMAS M. RUIZ DATE

SOILS ENGINEER/GEOLOGIST:
COAST GEOTECHNICAL
1200 W. COMMONWEALTH AVE
FULLERTON, CA 92833
PH: 714-870-1211

W.O. 698826-01
DATE: FEBRUARY 19, 2026

BENCHMARK:
BENCHMARK NO: NB3-21-92

ELEVATION: 11.912 FEET (NAVD88), YEAR LEVELED 2015

LEGAL DESCRIPTION:
LOT 167 AND THE SOUTHWESTERLY ONE-HALF OF LOT 166 IN TRACT NO. 907, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

APN: 423-271-08

PRECISE GRADING PLAN
816 VIA LIDO NORD
CORONA DEL MAR, CALIFORNIA

SHEET:
C3

EROSION CONTROL

1. IN CASE OF EMERGENCY, CALL TIM SMITH.
2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS 2 FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DESCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES, AS NEEDED, SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
9. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
10. EVERY EFFORT SHALL BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITE AT ALL TIMES.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OR WIND OR WATER.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE THE BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
14. EXCESS WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF QUARTER INCH OR MORE OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECKLIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOIL OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. HOME OWNER TO ROUTINELY CLEAN ALL CATCH BASINS AND DRAIN LINES OF DEBRIS.
20. ADDITIONAL BMP'S WILL BE IMPLEMENTED AS DEEMED NECESSARY BY CITY INSPECTORS.

BMP FACTS SHEET

WM-1 MATERIAL DELIVERY AND STORAGE

PROVIDE A MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT AND/OR WEATHER PROTECTION. NOTE THE MAINTENANCE PRACTICES AND SCHEDULE PROPOSED FOR THIS AREA.

WM-2 MATERIAL USE

HAZARDOUS MATERIALS, FERTILIZERS, PESTICIDES, PLASTERS, SOLVENTS, PAINTS, AND OTHER COMPOUNDS MUST BE PROPERLY HANDLED IN ORDER TO REDUCE THE RISK OF POLLUTION OR CONTAMINATION. TRAINING AND INFORMATION ON PROCEDURES FOR THE PROPER USE OF ALL MATERIALS MUST BE AVAILABLE TO THE EMPLOYEES THAT APPLY SUCH MATERIALS.

WM-4 SPILL PREVENTION AND CONTROL

IDENTIFY SPILL PREVENTION AND CONTROL MEASURES THAT WILL BE TAKEN FOR ALL PROPOSED MATERIALS. IDENTIFY THE METHODS, BY WHICH ACCIDENTAL SPILLS WILL BE CLEANED AND PROPERLY DISPOSED OF.

WM-5 SOLID WASTE MANAGEMENT

PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR DISPOSAL. PROVIDE COVERED STORAGE WITH SECONDARY CONTAINMENT. CONTAINERS ARE REQUIRED TO PROTECT WASTE FROM RAIN TO PREVENT WATER POLLUTION AND PREVENT WIND DISPERSAL.

WM-6 HAZARDOUS WASTE MANAGEMENT

HAZARDOUS MATERIALS MUST BE DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IDENTIFY THE PROPOSED METHODS OF DISPOSAL AND ANY SPECIAL HANDLING CONTRACTS THAT MAY BE APPLICABLE.

WM-7 CONTAMINATED SOIL MANAGEMENT

PREVENT OR REDUCE THE DISCHARGE OR POLLUTANTS TO STORM WATER FROM CONTAMINATED SOIL AND HIGHLY ACIDIC OR ALKALINE SOILS BY CONDUCTING PRE-CONSTRUCTION SURVEYS, INSPECTING EXCAVATIONS REGULARLY, AND REMEDIATING CONTAMINATED SOIL PROMPTLY.

WM-8 CONCRETE WASTE MANAGEMENT

STORE DRY AND WET MATERIALS UNDER COVER. AVOID ON-SITE WASHOUT EXCEPT IN DESIGNATED AREAS AWAY FROM DRAINS, DITCHES, STREETS, AND STREAMS. CONCRETE WASTE DEPOSITED ON-SITE SHALL SET UP, BE BROKEN APART, AND DISPOSED OF PROPERLY. CONTAINMENT AND PROPER DISPOSAL IS REQUIRED FOR ALL CONCRETE WASTE.

WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

UNTREATED RAW WASTEWATER IS NOT TO BE DISCHARGED OR BURIED. SANITARY SEWER FACILITIES ON-SITE ARE REQUIRED TO BE IN COMPLIANCE WITH LOCAL HEALTH AGENCY REQUIREMENTS. SANITARY OR SEPTIC WASTES MUST BE TREATED OR DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

TC-1 STABILIZED CONSTRUCTION ENTRANCE

A STABILIZED ENTRANCE IS REQUIRED FOR ALL CONSTRUCTION SITES TO ENSURE THAT DIRT AND DEBRIS ARE NOT TRACKED ONTO THE ROAD OR ADJACENT PROPERTY. MAINTENANCE OF SUCH A SYSTEM IS REQUIRED FOR THE DURATION OF THE PROJECT. SUCH STABILIZATION MAY BE OF ROCK OR PAVED.

SE-1 SILT FENCE

SE-3 SEDIMENT TRAP

SE-8 GRAVEL BAGS

ERODED SEDIMENTS MUST BE RETAINED ON-SITE AND NOT PERMITTED TO ENTER THE DRAINAGE SYSTEM. REQUIREMENT MAY BE WAIVED AT THE SOLE DISCRETION OF THE CITY INSPECTOR IF OTHER EROSION CONTROL BMP'S ARE DEEMED SUFFICIENT.

BMP FACTS SHEET

ALL BMP'S SHALL BE IN ACCORDANCE WITH MODEL BMP'S FROM THE CALIFORNIA STORM WATER BMP HANDBOOK FOR CONSTRUCTION AT WWW.CABMPHANDBOOKS.COM

EC1 CONSTRUCT GRAVEL BAG EROSION CONTROL ALONG PROPERTY LINES EXCEPT DRIVEWAY APPROACHES. THE SAND BAGS SHOULD BE 24" WIDE AND 10" HIGH. MINIMUM PER DETAIL HEREON AND IN ACCORDANCE WITH BMP FACTS SHEET #SE-8.

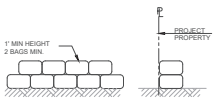
EC2 CONSTRUCT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-9.

EC3 CONSTRUCT MATERIALS STORAGE AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-1.

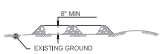
EC4 EXISTING WALL TO REMAIN. PROTECT IN PLACE.

EROSION CONTROL LEGEND

PLACE GRAVEL BAGS AND FENCE WITH WIND SCREEN

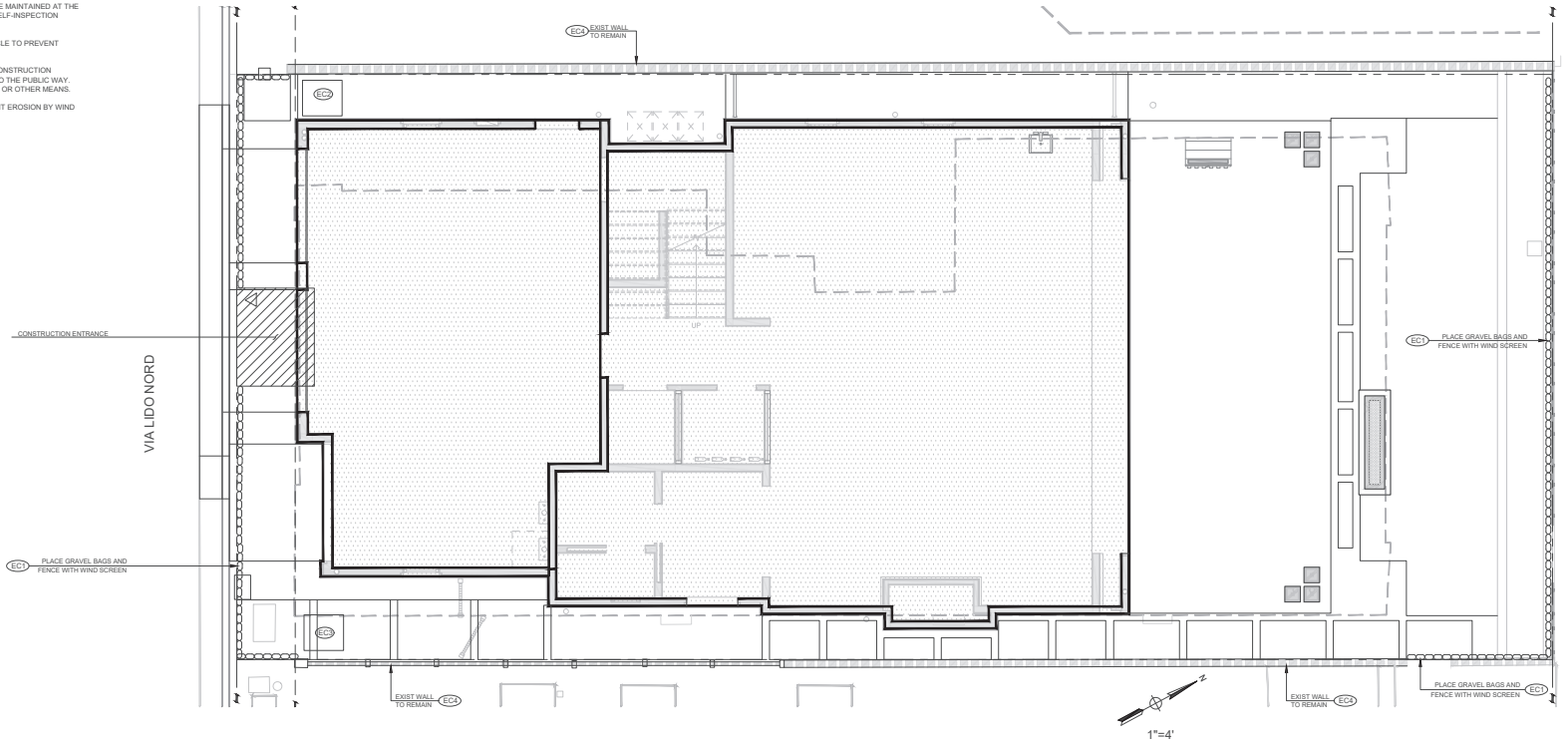


GRAVEL BAG DETAIL
NTS



PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND STREET

CONSTRUCTION ENTRANCE
NTS



NO.	DATE	REVISIONS

DRAWN: JG
CHCK'D: TR
DATE: 4/29/26

ARCHITECT:
BRANDON ARCHITECTS
151 KALMUS DR.
SUITE G-1
COSTA MESA, CA 92626
(714) 754-4040

OWNER/DEVELOPER:
EVERETT FAMILY SURVIVOR'S TRUST
557 EMERALD BAY
LAGUNA BEACH,CA 92651

PREPARED BY:
FORKERT ENGINEERING & SURVEYING, INC.
22311 BROOKHURST ST, STE 203
HUNTINGTON BEACH, CA 92646
(714) 963-6793
JN 10792

REGISTERED PROFESSIONAL ENGINEER
THOMAS M. RUIZ
NO. 58627
EXP. 12-31-26
CIVIL
STATE OF CALIFORNIA

THOMAS M. RUIZ 6/29/26
DATE

SOILS ENGINEER/GEOLOGIST:
COAST GEOTECHNICAL
1200 W. COMMONWEALTH AVE
FULLERTON, CA 92833
PH: 714-870-1211

W.O. 698826-01
DATE: FEBRUARY 19, 2026

BENCHMARK:
BENCHMARK NO: NB3-21-92

ELEVATION: 11.912 FEET (NAVD88), YEAR LEVELED 2015

LEGAL DESCRIPTION:
LOT 167 AND THE SOUTHWESTERLY ONE-HALF OF LOT 166 IN TRACT NO. 907, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 28, PAGES 25-36, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONSTRUCTION POLLUTION PREVENTION PLAN
EROSION CONTROL PLAN
816 VIA LIDO NORD
CORONA DEL MAR, CALIFORNIA

SHEET: C4

The following recommendations are subject to change based on review of final foundation and grading plans.

CONCLUSION AND RECOMMENDATIONS

Development of the site as understood is considered feasible from a soils engineering standpoint, provided that the recommendations stated herein are incorporated in the design and are implemented in the field.

PROPOSED GRADING

Grading plans were not available at the time this report was prepared. The following recommendations are subject to change based on review of final grading plans.

Based on our understanding of proposed construction and existing soil conditions, earthwork is anticipated to consist of pool removal and backfill and grading to provide uniform support for foundations and hardscape and to improve site drainage.

GENERAL GRADING NOTES

All existing structures in the area of the proposed new residence shall be demolished and all vegetation and debris shall be stripped from the area and hauled from the site. The entire grading operation shall be done in accordance with the attached "Specifications for Grading".

Any import fill materials to the site shall not have an expansion index greater than 20, and shall be tested and approved by our laboratory. Samples must be submitted 48 hours prior to import.

Grading and/or foundation recommendations are subject to modification upon review of final plans by the Geotechnical Engineer. Please submit plans to COAST GEOTECHNICAL, Inc. when available.

GRADING RECOMMENDATIONS

Existing artificial fills shall be overexcavated down to competent earth material. Competent earth material shall exhibit a relative compaction of 90% or better, as determined by the project geotechnical engineer.

The overexcavation areas shall include areas proposed for foundations, slabs, hardscape, asphaltic concrete or other areas as determined by the geotechnical engineer. The excavations shall extend three feet beyond the structure's outline, except where contained by a designed wall or property lines. Removals of existing fills and native soils are estimated at three feet in depth or one foot below proposed footing bottom, whichever is deeper.

To provide adequate support along property lines excavations shall be sloped at a 1:1 (H/V) gradient from property line down to the excavation bottom. As fill soils are placed the grading contractor shall bench into the 1:1 construction cut to final grade. Temporary excavations along property lines are shown on Plate 4.

Exposed excavation bottoms shall be observed by the geotechnical engineer prior to processing. Field recommendations will be made depending on conditions encountered. Upon approval, the excavation bottoms shall be processed; moisture conditioned approximately to optimum moisture content and compacted to a minimum of 90% relative compaction.

Subsequent fills shall be placed in six to eight inch lifts, moisturized to approximately optimum moisture content and compacted to a minimum of 90% relative compaction. This process shall be followed to finish grade.

Grading and/or foundation plans shall be reviewed by the soil engineer and geologist. All recommendations are subject to modification upon review of such plans.

Foundations for the structure and improvements will derive support from compacted fills placed under the observation and testing of COAST GEOTECHNICAL, Inc.

FOUNDATIONS - RESIDENCE

The proposed structures shall be supported by a mat foundation or a conventional foundation system.

Conventional foundations shall utilize spread footings and/or isolated pad footings placed a minimum depth of 24 inches below lowest adjacent grade utilizing an allowable bearing value of 1,800 pounds per square foot. This value is for dead plus live load and may be increased 1/3 for total including seismic and wind loads where allowed by code. The structural engineer's reinforcing requirements should be followed if more stringent. Calculations are provided on Plate G.

Where isolated pads are utilized, they shall be tied in two directions into adjacent foundations with grade beams.

The minimum width of footings shall be 12-inches wide for one-story construction, 15-inches wide for two-story construction, and 18-inches wide for three-story construction.

It is recommended that all footings be reinforced with a minimum of four No.5 bars (two top and two bottom). The structural engineer's reinforcing requirements should be followed if more stringent.

Footing excavations shall be observed by a representative of COAST GEOTECHNICAL, INC., prior to placement of steel or concrete to verify competent soil conditions. If unacceptable soil conditions are exposed mitigation will be recommended.
Geotechnical recommendations for foundation reinforcement are given under the liquefaction section of this report.

If a mat slab design is utilized, the mat foundation slab should be at least twelve inches thick. A modulus of subgrade reaction of 100 pci may be used in the design of the mat foundation.

Reinforcement shall be determined by the structural engineer. Calculations for the subgrade reaction are provided on Plate I.

Alternate foundations and or additional ground modification techniques, for support of the structure, can be addressed upon request of the project manager. All foundation plans are subject to review and approval of the soils engineer.

All foundation bottoms shall be observed and approved by COAST GEOTECHNICAL, Inc. prior to placement of the capillary break.

FOUNDATIONS - SECONDARY STRUCTURES

Property line walls, planter walls, and other incidental foundations may utilize conventional foundation design.

Continuous spread footings or isolated pads placed a minimum depth of 24-inches below lowest adjacent grade may utilize an allowable bearing value of 1,500 pounds per square foot. This value is for dead plus live load and may be increased 1/3 for total including seismic and wind loads where allowed by code.

Where isolated pads are utilized, they shall be tied in two directions into adjacent foundations with grade beams.

Footing excavations shall be observed by a representative of COAST GEOTECHNICAL, Inc., prior to placement of steel or concrete to verify competent soil conditions. If unacceptable soil conditions are exposed mitigation will be recommended.

Foundations shall be reinforced with a minimum of four #5 bars, two top and two bottom, The structural engineer's recommendations for reinforcement shall be utilized where more severe.

LATERAL DESIGN

Lateral restraint at the base of footings and on slabs may be assumed to be the product of the dead load and a coefficient of friction of 0.35. Passive pressure on the face of footings may also be used to resist lateral forces. A passive pressure of zero at the surface of finished grade, increasing at the rate of 300 pounds per square foot of depth to a maximum value of 3,000 pounds per square foot, may be used for compacted fill at this site. Calculations are provided on Plate H. If passive pressure and friction are combined when evaluating the lateral resistance, then the value of the passive pressure should be limited to 2/3 of the values given above.

FLOOR SLABS

Due to liquefaction potential at the subject site, it is recommended that a mat foundation be used for the proposed structure. The minimum thickness of the mat slab is twelve inches.

Slab on grades shall be designed in accordance with current CBC codes.

Subgrade soils shall exhibit a minimum of 90% relative compaction to the depth determined by the geotechnical engineer. The soil should be kept moist prior to casting the slab. However, if the soils at grade become disturbed during construction, they should be brought to approximately optimum moisture content and rolled to a firm, unyielding condition prior to placing concrete.

It is recommended that subgrade soils be checked to verify adequacy prior to placement of sand or vapor barrier.

Section 4.505.2.1 of the California Green Code requires the use of a capillary break between the slab subgrade and vapor barrier. The capillary break material shall comply with the requirements of the local jurisdiction and shall be a minimum of four inches in thickness. The City of Newport Beach requires the use of four inches of gravel (1/2-inch or larger clean aggregate). Where gravels are used, a heavy filter fabric (Mirafi 140N) shall be placed over the gravels prior to placement of the recommended vapor barrier to minimize puncturing of the vapor barrier. Additionally, a vibratory plate should be used over the gravels prior to placement of the recommended filter fabric to smooth out any sharp protuberances and consolidate the gravels.

Slab areas should be underlain by a vapor retarder consisting of an engineered plastic film (as described by ASTM:E-1745). In areas where a moisture sensitive floor covering will be used and/or where moisture infiltration is not desirable, a vapor barrier with a permeance of less than 0.01perms (consistent with ACI 302.2R-06) such as 15 mil. Stego Wrap Vapor Barrier, or equivalent, should be considered, and a qualified water proofing specialist should be consulted. The vapor barrier should be underlain by the above described capillary break materials and filter cloth. The capillary break materials should be compacted to a uniform condition prior to placement of the recommended filter cloth and vapor barrier. The vapor barrier should be properly lapped and sealed. Since the vapor barrier will prevent moisture from draining from fresh concrete, a better concrete finish can usually be obtained if at least two inches of sand is spread over the vapor barrier prior to placement of concrete.

BULKHEAD UPGRADE

Recommendations for upgrading the existing bulkhead have been included. The following design values may be utilized:

Bearing Value	1,500 psf & 1,200 psf submerged
Passive Pressure	300 psf/ft & 160 psf/ft submerged
Coefficient of Friction	0.35

Soil Parameters

Unit weight = 120 pcf (saturated)
Cohesion = 50 pcf
Angle of internal Friction = 30°

Walls unrestrained from deflection should be designed for active earth pressures. For the level backfill conditions, an equivalent fluid pressure of 32.7 pounds per cubic foot may be used for design. Calculations are provided on Plate J.

Walls restrained from deflection should be designed for "at-rest" earth pressures. For the level backfill conditions, an equivalent fluid pressure of 55.0 pounds per cubic foot may be used for design. Calculations are provided on Plate L.

The surcharge pressure of adjacent buildings should be added to these soil pressures.

Code requires that retaining walls with more than six feet of backfill be designed for seismic loads. For a retaining wall under earthquake loading the designed equivalent fluid pressure is sensitive to the ground motion value applied to analysis. Our understanding is that the current reviewer for the City of Newport Beach utilizes S_{DS} for the ground motion and allows the consulting engineer to utilize his allowed reduction to determine the seismic coefficient Ks.

Calculations for determining Ks for restrained and unrestrained conditions are appended on Plate K. For unrestrained conditions a Ks value of 0.230 was determined. Use of this value in a simplified analysis method allowed by the reviewer, determines that a seismic load of 19 pcf should be utilized by the structural engineer.

For restrained conditions a Ks value of 0.391 was determined. Use of this value in a simplified analysis method, determines that a seismic load of 32.3 pcf should be utilized by the structural engineer.

SEISMIC DESIGN

Based on the 2025 CBC and the ASCE 7-22, the following seismic design parameters are provided. These seismic design values were determined utilizing latitude 33.610894 and longitude -117.911472. A site class D-Stiff Soil was assigned to site earth materials. A printout of the data is attached.

- Site Class = D-Stiff Soils
- Mapped 0.2 Second Spectral Response Acceleration, S_S = 1.57g
- Mapped One Second Spectral Response Acceleration S_1 = 0.51g
- Maximum Design Spectral Response Acceleration for short period, S_{MS} = 1.73g
- Maximum Design Spectral Response Acceleration for one-second period, S_{M1} = 1.20g
- 5% Design Spectral Response Acceleration for short period, S_{DS} = 1.15g
- 5% Design Spectral Response Acceleration for one-second period, S_{D1} = 0.80g
- PGA$_M$ = 0.67g

SETTLEMENT

The maximum total post-construction static settlement is anticipated to be on the order of 1/2 inch. Differential settlements are expected to be less than 1/2 inch, measured between adjacent structural elements over a distance of 40 feet. Seismic induced settlements are addressed under previous sections.

SUBSIDENCE & SHRINKAGE

Subsidence over the site is anticipated to be negligible. Shrinkage of reworked materials should be in the range of 5 to 10 percent.

EXPANSIVE SOILS

Results of expansion tests indicate that the near surface soils have a very low expansion potential. The very low recommendations on the accompanying Expansive Soil Recommendations Chart, Plate A, shall be utilized.

UTILITY LINE BACKFILLS

All utility line backfills, both interior and exterior, shall be compacted to a minimum of 90% relative compaction and shall require testing at a maximum of two-foot vertical intervals.

Utility lines shall be placed at appropriate depths. Shallow pipes can be damaged by the forces imposed by compacting backfill soils. If shallow pipes are not capable of withstanding the forces of backfill compaction, slurry backfill will be recommended.

HARDSCAPE AND SLABS

Hardscape and slab subgrade areas shall exhibit a minimum of 90% relative compaction to a depth of one foot. Deeper removal and recompaction may be required if unacceptable conditions are encountered. These areas require testing just prior to placing concrete. Hardscape shall be at least four inches thick and reinforced with #3 bars on 18-inch centers both ways.

CHEMICAL ANALYSIS

An on-site soil sample showed a soluble sulfate content of 70 ppm, which is a negligible sulfate exposure. Based on the current ACI 318-19, Table 19.3.1.1, the sulfate content is an S0 classification to sulfate corrosion. Concrete Type II, 2,500 psi may be utilized; however, the saltwater environ may cause damage to exposed concrete and a designed concrete should be considered.

DRAINAGE

Positive drainage should be planned for the site. Drainage should be directed away from structures via non-erodible conduits to suitable disposal areas. The structure should utilize roof gutters and down spouts tied directly to yard drainage.

Pipes used for storm/site water drainage should be stout enough to withstand the force of compaction of the soils above. This force can be considerable, causing some weaker pipes to collapse. Drainage pipes shall have a smooth interior. Pipes with a corrugated interior can cause the buildup of deleterious matter, which can impede or block the flow of site waters and, as such, are not recommended. All storm/site water drainage pipes should be in conformance with the requirements of the California Plumbing Code.

Unlined flowerbeds, planters, and lawns should not be constructed against the perimeter of the structure. If such landscaping (against the perimeter of a structure) is planned, it should be properly drained and lined or provided with an underground moisture barrier. Irrigation should be kept to a minimum.

The current CBC recommends five percent slope away from structures for landscape areas within ten feet of the residence. Hardscape areas shall be sloped a minimum of two percent where within ten feet of the residence unless allowed otherwise by the building official. Minimum drainage shall be one percent for hardscape areas and two percent for all other areas.

We do not recommend the use of bottomless trench drains to conform with infiltration best management practice (BMP) such as infiltration trenches, infiltration basins, dry wells, permeable pavements or similar systems designed primarily to percolate water into the subsurface soils within three feet of foundations. Due to the physical characteristics of the site earth materials, infiltration of waters into the subsurface earth materials has a risk of adversely affecting below grade structures, building foundations and slabs, and hardscape improvements. From a geotechnical viewpoint surface drainage should be directed to the street.

The WQMP requirement shall be addressed by the Civil Engineer.

ENGINEERING CONSULTATION, TESTING & OBSERVATION

We will be pleased to provide additional input with respect to foundation design once methods of construction have been determined.

Grading, foundation and shoring plans should be reviewed by this office prior to commencement of grading so that appropriate recommendations, if needed, can be made.

Areas to receive fill should be observed when unsuitable materials have been removed and prior to placement of fill. Fill should be observed and tested for compaction as it is placed.

SUPPLEMENTAL CONSULTING

During construction, a number of reviews by this office are recommended to verify site geotechnical conditions and conformance with the intentions of the recommendations for construction. Although not all possible geotechnical observation and testing services are required by the City of Newport Beach, the following site reviews are advised, some of which will probably be required by the City:

- Dead man installation
- Bulkhead tie-backs and wall backfills
- Site grading
- Foundation excavation review for the all structures
- Slab subgrade compaction testing
- Slab steel placement, primary and appurtenant structures
- Compaction of interior and exterior utility trench backfill
- Hardscape subgrade testing
- Temporary construction cuts

AGENCY REVIEW

All soil, geologic and structural aspects of the proposed addition are subject to the review and approval of the governing agency(s). It should be recognized that the governing agency(s) can dictate the manner in which the project proceeds. They could approve or deny any aspect of the proposed improvements and/or could dictate which foundation and grading options are acceptable. Supplemental geotechnical consulting in response to agency requests for additional information could be required and will be charged on a time and materials basis.

LIMITATIONS

This report presents recommendations pertaining to the subject site based on the assumption that the subsurface conditions do not deviate appreciably from those disclosed by our exploratory excavations. Our recommendations are based on the technical information, our understanding of the proposed construction, and our experience in the geotechnical field. We do not guarantee the performance of the project, only that our engineering work and judgments meet the standard of care of our profession at this time.

In view of the general conditions in the area, the possibility of different local soil conditions may exist. Any deviation or unexpected condition observed during construction should be brought to the attention of the Geotechnical Engineer. In this way, any supplemental recommendations can be made with a minimum of delay necessary to the project.

If the proposed construction will differ from our present understanding of the project, the existing information and possibly new factors may have to be evaluated. Any design changes and the finished plans should be reviewed by the Geotechnical Consultant. Of particular importance would be extending development to new areas, changes in structural loading conditions, postponed development for more than a year, or changes in ownership.

This report is issued with the understanding that it is the responsibility of the owner, or of his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project, and incorporated into the plans and that the necessary steps are taken to see that the contractors and subcontractors carry out such recommendations in the field.

This report is subject to review by the controlling authorities for this project.

We appreciate this opportunity to be of service to you.

Respectfully submitted:
COAST GEOTECHNICAL, INC.

Ming-Tarng Chen
RCE 54011

REGISTERED PROFESSIONAL ENGINEER — No. 54011 Exp. 12/31/27 — CIVIL — STATE OF CALIFORNIA

Daniel E. Herz
Staff Geologist

NO.	DATE	REVISIONS	DRAWN: JG / CHCK'D: TR / DATE: 3/13/26

ARCHITECT:
BRANDON ARCHITECTS
151 KALMUS DR.
SUITE G-1
COSTA MESA, CA 92626
(714) 754-4040

OWNER/DEVELOPER:
EVERETT FAMILY SURVIVOR'S TRUST
557 EMERALD BAY
LAGUNA BEACH,CA 92651

PREPARED BY:
FORKERT ENGINEERING & SURVEYING, INC.
22311 BROOKHURST ST, STE 203
HUNTINGTON BEACH, CA 92646
(714) 963-6793
JN 10792

REGISTERED PROFESSIONAL ENGINEER — THOMAS M. RUIZ — NO. 58627 EXP. 12-31-26 — CIVIL — STATE OF CALIFORNIA

THOMAS M. RUIZ 6/29/26 DATE

SOILS ENGINEER/GEOLOGIST:
COAST GEOTECHNICAL
1200 W. COMMONWEALTH AVE
FULLERTON, CA 92833
PH: 714-870-1211

W.O. 698826-01
DATE: FEBRUARY 19, 2026

BENCHMARK:
BENCHMARK NO: NB3-21-92

ELEVATION: 11.912 FEET (NAVD88), YEAR LEVELED 2015

LEGAL DESCRIPTION:
LOT 167 AND THE SOUTHWESTERLY ONE-HALF OF LOT 166 IN TRACT NO. 907, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 28, PAGES 25-36, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SOILS REPORT RECOMMENDATIONS
816 VIA LIDO NORD
CORONA DEL MAR, CALIFORNIA

SHEET: C5

STRUCTURAL GENERAL NOTES

GENERAL REQUIREMENTS

1. CONSTRUCTION SHALL BE IN CONFORMITY WITH THE 2025 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
2. SITE INSPECTION: THE CONTRACTOR SHALL EXAMINE THE PROJECT SITE & SHALL VERIFY ALL DIMENSIONS, LOCATIONS & ELEVATIONS OF THE EXISTING CONSTRUCTION. THE CONTRACTOR SHALL ALSO DILIGENTLY INVESTIGATE THE SITE FOR THE POSSIBLE EXISTENCE & LOCATION OF UNDERGROUND UTILITIES, PRIOR TO ORDERING ANY MATERIAL AND/OR COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO "PMA CONSULTING, INC." HEREINAFTER CALLED "THE ENGINEER".
3. CONTRACTOR SHALL PROVIDE BARRICADES AND PEDESTRIAN PROTECTION AS REQUIRED BY STATE AND LOCAL CODES.
4. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF CITY AND UTILITY COMPANIES CONCERNING AVAILABLE FACILITIES BEFORE COMMENCING WORK OR CONNECTING TO SEWER, PIPING OR WIRING, ETC., AND REPORT ANY PROBLEMS TO THE ENGINEER.
5. CONTRACTOR SHALL FULLY PROTECT ALL ADJACENT PROPERTIES BEFORE COMMENCING ANY WORK.
6. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
7. CONTRACTOR SHALL INSTALL TEMPORARY TOILETS BEFORE START OF JOB.
8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
9. TYPICAL DETAILS SHOWN SHALL APPLY WHERE NO SPECIAL DETAIL IS SHOWN. WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
10. DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS. DETAILED DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER GENERAL DRAWINGS AND SPECIFICATIONS.
11. WRITTEN DIMENSIONS (NOT SCALED DIMENSIONS) SHALL BE USED.
12. TEMPORARY ERECTION BRACING AND SHORING SHALL BE PROVIDED AS REQUIRED ON ALL STRUCTURES, ADEQUATE TO PROVIDE FULL STRUCTURAL STABILITY AND SAFETY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENTS ARE FULLY CONNECTED AND ARE CAPABLE OF SUPPORTING THE DESIGN LOADING.
13. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
14. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO UNDERMINE ANY ADJACENT STRUCTURE DURING THE COURSE OF CONSTRUCTION.
15. CLEAN UP: NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER THE BAY, STREETS, GUTTERS OR STORM DRAINS. ALL MATERIALS & WASTE SHALL BE REMOVED FROM THE SITE, NBMC 17.32.020.
16. DEMOLITION: ALL MATERIAL FROM THE EXISTING BULKHEAD THAT IS NOT USED AS FILL SHALL BE REMOVED FROM THE SITE & DISPOSED OF IN AN OFFICIAL DUMP SITE.
17. SEE THE LATEST "GENERAL GRADING SPECIFICATIONS" OF THE BUILDING DEPARTMENT FOR THE CITY'S: GENERAL NOTES, EROSION CONTROLS, REQUIRED INSPECTIONS, GRADING FILLS/CUTS & ALL NECESSARY DOCUMENTATION.
18. POOLS, SPAS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
19. ALL A.S.T.M. SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE A.S.T.M.
20. OBSERVATION VISITS TO THE PROJECT SITE BY THE ENGINEER SHALL NOT BE CONSTRUED AS ANY INSPECTION AS REQUIRED BY CODE.

GRADING NOTES

1. THE ANTICIPATED TOTAL VOLUME OF CUT AND FILL FOR SEAWALL CONSTRUCTION ON THIS PROJECT WILL BE GREATER THAN 50 CUBIC YARDS. THUS, GRADING PERMIT IS REQUIRED - SEE ITEM 2 BELOW.
2. WHEN A GRADING PERMIT & PLANS ARE REQUIRED, IF NO GRADING IS ADDRESSED ON THE PLANS - SEE THE CIVIL & ARCHITECTURAL PLANS FOR THE FINISH GRADING ON THE SHORE SIDE OF THE BULKHEAD.
3. A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY GRADING ENGINEER OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
4. A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY GRADING ENGINEER OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
5. THE PROJECT GEOTECHNICAL ENGINEER SHALL INSPECT & APPROVE ALL AREAS PRIOR THE THE PLACEMENT OF ANY FILL.
6. ALL FILLS SHALL BE INSPECTED, TESTED & APPROVED BY THE GEOTECHNICAL ENGINEER VERIFYING MINIMUM OF 90% REQUIRED RELATIVE COMPACTION AS WELL AS STABILITY.
7. ALL EXCAVATIONS FOR ANCHORS SHALL BE INSPECTED & APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
8. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
9. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
10. BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT. SEE DETAILS N & T ON SHEET SW-2.
11. LANDSCAPING PLANS SHALL BE SUBMITTED FOR APPROVAL, WORK COMPLETED AND A CERTIFICATE OF CONFORMANCE RECEIVED BY THE CITY GRADING ENGINEER PRIOR TO CLOSURE OF PERMIT, UNLESS WAIVED BY THE CITY GRADING ENGINEER.
12. TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.
13. DATUM: ALL ELEVATIONS ARE BASED ON MLLW AND/OR NAVS88 DATUM.

FOUNDATIONS

1. THE CONTRACTOR SHALL ESTABLISH ALL BUILDING LINES AND PROCEED WITH THE EXCAVATION OF ALL FOOTINGS AS CALLED FOR ON THE DRAWINGS.
2. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED UNIFORM EARTH OR ENGINEERED COMPACTED FILL.
3. NO REINFORCING STEEL AND NO CONCRETE SHALL BE PLACED IN ANY EXCAVATION PRIOR TO APPROVAL BY THE BUILDING DEPARTMENT.
4. THE TOP OF ALL EXCAVATIONS SHALL BE PROTECTED AGAINST HEAVY SURCHARGE LOADS AND FROM EROSION DUE TO RAINFALL OR SURFACE RUN-OFF DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE SOILS REPORT DESCRIBED UNDER ITEM NO. 8 BELOW SHALL BE A PART OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN THE SOILS REPORT AND COMPLY WITH ALL RECOMMENDATIONS THEREIN.
6. PAD PREPARATION SHALL BE IN ACCORDANCE WITH THE SOILS REPORT. THE PAD SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING ANY CONCRETE. THE PAD SHALL BE KEPT MOIST PRIOR TO THE PLACING OF CONCRETE.
7. NO PIPES OR CONDUITS SHALL EXTEND UNDER ISOLATED COLUMN FOOTINGS OR UNDER CONTINUOUS WALL FOOTINGS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ENGINEER AND THE BUILDING OFFICIAL.
8. FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT ON FILE WITH THE BUILDING DEPARTMENT.

BACKFILLING & COMPACTION NOTES

1. ALL BACKFILL SHALL CONFORM TO THE SOILS ENGINEER'S REPORT AND RECOMMENDATIONS.
2. UTILITY TRENCH BACKFILL AND ANY OTHER BACKFILL MUST BE MECHANICALLY COMPACTED. JETTING AND FLOODING SHALL NOT BE PERMITTED.
3. WHERE WALLS ARE BACKFILLED ON ONE SIDE ONLY, PROVIDE SHORING OR OTHER APPROVED MEANS OF LATERAL SUPPORT UNTIL RESISTING ELEMENTS ARE ALL IN PLACE AND HAVE ATTAINED THEIR REQUIRED STRENGTHS. RESISTING ELEMENTS SHALL BE CONCRETE SLABS OR OTHER PERMANENT BUILDING COMPONENTS.
4. UNLESS NOTED OTHERWISE IN THE SOILS REPORT, ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CBC APPENDIX SECTION 3313.
5. FILTER CLOTH SHALL BE MIRAFI 140N-SERIES NONWOVEN POLYPROPYLENE GEOTEXTILE AS MANUFACTURED BY "TC MIRAFI COMPANY" AND SHALL BE MINIMUM 2.0' WIDE AND BE PLACED ON THE INSIDE FACE OF THE BULKHEAD EXTENDED EQUALLY FROM THE JOINT TO (2.0') BELOW THE FINAL MUDLINE FOR THE ENTIRE HEIGHT OF THE BULKHEAD.
6. COMPACTION REPORT MUST BE SUBMITTED TO AND BE APPROVED BY THE BUILDING DEPARTMENT BEFORE FOUNDATION INSPECTION.
7. A FINAL SOIL REPORT OF COMPACTION & APPROVAL SHALL BE PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER & SUBMITTED FOR BUILDING DEPARTMENT REVIEW AT THE COMPLETION OF THE PROJECT.
8. COMPACT SOIL TO THE REQUIRED RELATIVE DENSITIES PER ASTM 155-91. DO NOT USE HEAVY COMPACTION EQUIPMENT WITHIN 20 FEET OF THE BULKHEAD.
9. ON SITE BROKEN CONCRETE & AC PAVING MAY BE USED AS FILL PROVIDED IT DOES NOT EXCEED 6 INCHES IN SIZE & IS NOT STACKED, LAYERED OR PLACED ABOVE ELEVATION +7.0' & IS APPROVED BY THE GEOTECHNICAL ENGINEER.

STEEL

1. STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO A.S.T.M. A572 GRADE 50 OR A992 WITH Fy = 50 KSI.
2. STEEL PIPE COLUMNS AND OTHER STEEL PIPE STRUCTURAL MEMBERS SHALL CONFORM TO A.S.T.M. A53, GRADE B.
3. STRUCTURAL STEEL TUBING SHALL CONFORM TO A.S.T.M. A500, GRADE B, Fy = 46 KSI.
4. BOLTS SHALL CONFORM TO A.S.T.M. A307, UNLESS NOTED OTHERWISE. WHERE HIGH STRENGTH (H.S.) BOLTS ARE SPECIFIED, THEY SHALL BE MINIMUM ¾" DIAMETER AND CONFORM TO A.S.T.M. A325 SC CLASS A UNLESS NOTED OTHERWISE ON THE PLANS. THE INSTALLATION OF H.S. BOLTS SHALL BE INSPECTED BY A REGISTERED DEPUTY INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.
5. ALL BOLTS HOLES IN STEEL MEMBERS SHALL BE STANDARD HOLES, U.N.O.
6. STRUCTURAL STEEL "NELSON" STUDS SHALL BE MANUFACTURED FROM C1015, C1017 AND C1020 COLD DRAWN STEEL CONFORMING TO A.S.T.M. A108-58T.
7. LIGHT GAUGE STEEL MEMBERS SHALL CONFORM TO A.S.T.M. STANDARDS AS FOLLOWS:
   A) FOR 18 GA. THICK AND LIGHTER STEEL : A446, GRADE A (GALVANIZED) OR A570, GRADE 33 OR A611, GRADE C - ALL HAVING MINIMUM OF 33 KSI YIELD STRENGTH.
   B) FOR 16 GA. THICK AND HEAVIER STEEL : A446, GRADE D (GALVANIZED) OR A570, GRADE 50 OR A607, GRADE 50 - ALL HAVING MINIMUM OF 50 KSI YIELD STRENGTH.
8. FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST EDITION OF A.I.S.C. SPECIFICATIONS.
9. ALL HOLES FOR BOLTS IN STRUCTURAL STEEL SHALL BE DRILLED OR PUNCHED. BURNING OF HOLES SHALL NOT BE PERMITTED.
10. ALL STEEL SHALL BE STAINLESS, HOT DIP GALVANIZED OR EPOXY COATED.

REINFORCING STEEL

1. FOR STRUCTURES EXPOSED TO SALT WATER SPLASH OR IMMERSION, REBAR REINFORCEMENT SHALL CONFORM TO ASTM A706, UNLESS NOTED OTHERWISE ON DETAILS, AND SHALL BE EPOXY COATED PER ASTM A775 OR ASTM A934. WELDED WIRE MESH SHALL CONFORM TO ASTM A185 AND SHALL BE EPOXY COATED CONFORMING TO ASTM A884, WITH ALL VISIBLE DEFECTS AND CUT ENDS REPAIR COATED. WIRES USED TO TIE REINFORCING STEEL SHALL BE EITHER EPOXY COATED STEEL, OR A 316 STAINLESS STEEL.
2. REINFORCEMENT MARKED CONTINUOUS MAY BE SPLICED BY LAPPING 42 BAR DIAMETERS IN CONCRETE AND 48 BAR DIAMETERS IN MASONRY WITH 24 INCH MINIMUM LAP IN EACH CASE, UNLESS NOTED OTHERWISE ON PLANS. ALL SPLICES WHEN DETAILED SHALL BE LOCATED WHERE SHOWN ON PLANS.
3. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND SECURED IN POSITION WITH METAL OR CONCRETE BLOCKS, CHAIRS, SPACERS, ETC., AND WIRE TIES BEFORE PLACING ANY CONCRETE.
4. ADDITIONAL REINFORCING REQUIRED FOR ERECTION OF PRECAST CONCRETE PANELS SHALL BE ADDED PER THE CONTRACTOR'S DETAILS.
5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE.

A) CONCRETE BELOW GRADE OR IN CONTACT WITH SOIL: WHEN CAST AGAINST EARTH 3", WHEN FORMED 2".
B) WALLS ABOVE GRADE: EXTERIOR FACE 1½", INTERIOR FACE 1".
C) PRECAST CONCRETE ELEMENTS: AS DETAILED.
D) CONCRETE SLAB ON GRADE: REINFORCING STEEL AT CENTER OF SLAB, UNLESS NOTED OTHERWISE.

6. REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH CBC SECTION 1907.
7. ALL TIE WIRES SHALL BE MINIMUM 16 GAUGE, BLACK ANNEALED, CONFORMING TO A.S.T.M. A82.
8. ALL REINFORCING BARS SHALL BE FREE OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BONDING.
9. ALL BENDS IN REINFORCING SHALL BE COLD BENDS.

WELDING

1. ALL WELDING SHALL BE DONE USING THE SHIELDED ELECTRIC ARC PROCESS BY CERTIFIED WELDERS, USING E70XX ELECTRODES.
2. WELDING OF STEEL REINFORCING BARS SHALL BE DONE WITH LOW HYDROGEN ELECTRODES, A233, CLASS E70XX SERIES.
3. WELDS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSPECTION NEED NOT HAVE SPECIAL INSPECTION WHEN WELDING IS DONE IN AN APPROVED FABRICATOR'S SHOP, HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH THE SECTION 1704.2.2 OF THE CBC.
4. SPECIAL INSPECTION IS REQUIRED FOR ALL FIELD WELDINGS.

CONCRETE

1. ALL CONCRETE MIX DESIGNS, CONFORMING TO CHAPTER 19 OF ACI 318-19, TABLE 19.3.2.1, CATEGORY (C) & CLASS C2 PER TABLE 19.3.1.1 OF ACI 318-19, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE ANY CONCRETE IS PLACED. ALL CONCRETE MIXES SHALL HAVE A MINIMUM CEMENT CONTENT OF 6.0 SACKS OF CEMENT PER CUBIC YARD OF MIX. ALL CONCRETE MIXES SHALL BE CERTIFIED BY A CONCRETE TESTING LABORATORY AND SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.
2. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI AND A 0.40 WATER-TO-CEMENT RATIO.
3. CONCRETE GROUT SHALL HAVE THE SAME COMPRESSIVE STRENGTH AS THE OTHER CONCRETE AND SHALL BE A SUITABLE MIX CONSISTING OF PEA GRAVEL, SAND, CEMENT AND WATER. MAXIMUM SLUMP SHALL BE 5 INCHES. AN APPROVED SUPERPLASTICIZING ADMIXTURE MAY BE ADDED TO INCREASE THE SLUMP TO MAXIMUM 7.5 INCHES. GROUT UNDER STEEL COLUMN BASE PLATES SHALL BE "RAPID-SET" OR "FIVE STAR GROUT" OR APPROVED EQUAL.
4. CONCRETE SHALL BE DESIGNED FOR PERMEABILITY, STRENGTH, CHEMICAL STABILITY AND ABRASION RESISTANCE, APPROPRIATE FOR ITS APPLICATION. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE II/5 MODIFIED, AND LOW ALKALI. CHEMICAL ADMIXTURES SHALL CONFORM TO ASTM C 494. CHEMICALS DESIGNED TO LIMIT CORROSION OF INTERNAL REINFORCING MAY BE USED. AIR ENTRAINMENT ADMIXTURES SHALL CONFORM TO ASTM C 260. COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C 33, AND ASTM C 330 WHERE LIGHTWEIGHT AGGREGATES ARE USED. LIGHTWEIGHT AGGREGATE, IF USED, SHALL CONSIST OF EXPANDED AND COATED SHALE OR EQUIVALENT MATERIAL OF SUFFICIENT STRENGTH AND DURABILITY TO PROVIDE CONCRETE OF THE REQUIRED STRENGTH.
5. CONCRETE TEST SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH A.S.T.M. AND CBC STANDARDS. RESULTS OF THE 7 & 28 DAY TESTS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS RECORDS. SLUMP TESTS ARE REQUIRED FOR ALL TEST SAMPLES AND MUST ALSO BE REPORTED. ADDITIONALLY, ALL LIGHT WEIGHT CONCRETE SAMPLES MUST HAVE THEIR IN-PLACE DENSITIES DETERMINED AND REPORTED.
6. SIDES OF FOOTING PADS MAY BE POURED AGAINST STABLE EARTH.
7. SLURRY CONCRETE, WHERE SPECIFIED OR USED, SHALL HAVE A MINIMUM CEMENT CONTENT OF 1.5 SACKS OF CEMENT PER CUBIC YARD OF MIX.
8. SEE ARCHITECTURAL NOTES FOR COLORED OR TEXTURED CONCRETE.
9. CONCRETE FORM WORK TOLERANCES SHALL BE IN ACCORDANCE WITH CBC AND A.C.I. STANDARDS.
10. ALL STEEL REINFORCING, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR, PRIOR TO THE PLACING OF ANY CONCRETE.
11. ALL NECESSARY BRACES, STRONGBACKS, PICK-UP INSERTS, BOLTS, ETC., FOR PRECAST CONCRETE PANELS SHALL BE DESIGNED BY OTHERS FOR SAFE ERECTION OF THE PANELS.
12. NO CALCIUM CHLORIDE SHALL NOT BE USED IN ANY CONCRETE.
13. ALL CONCRETE TO BE CURED FOR A MINIMUM OF 3 DAYS BY A METHOD ACCEPTABLE TO THE ENGINEER. FORMS MAY BE STRIPPED ONLY AFTER THE CONCRETE HAS ATTAINED MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
14. CHAMFER EXPOSED CORNERS ¾" U.N.O.

NAILING AND FASTENERS

1. ALL NAILS AND FASTENERS SHALL BE CORROSION RESISTANT MEETING ASTM A153 CLASS D, HOT DIP GALVANIZED AND BE ACRYLIC ADHESIVE OR THERMAL PLASTIC RESIN LATEX ADHESIVE COATED.
2. ALL NAILS SHALL BE 16d (0.148" DIAMETER) HELICAL THREAD NAILS, WITH MINIMUM BENDING YIELD STRENGTH OF F_{YB} = 90,000 PSI, U.N.O.
3. NAILING OTHER THAN ROOF OR FLOOR DIAPHRAGM SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH TABLE 2304.10.2 OF THE CBC.
4. NAILS FOR ROOF AND FLOOR SHEATHING SHALL HAVE A MIN OF 1½" PENETRATION INTO THE FRAMING MEMBERS.
5. ALL HARDWARE SHALL BE CORROSION-RESISTANT COMPLYING WITH HDG G185 FINISH AND BE MANUFACTURED BY "SIMPSON STRONG-TIE CO., INC." (OR APPROVED EQUAL), AND SHALL HAVE A VALID ICC NUMBER ON THE PRODUCT. ANY DEVIATION FROM THE APPROVED PRODUCTS MUST BE APPROVED BY THE BUILDING DEPARTMENT, NOT BY THE FIELD INSPECTOR.
6. ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. BLIND NAILING SHALL NOT BE ACCEPTABLE AND WILL BE REJECTED.
7. WHERE MECHANICAL OR ADHESIVE ANCHORS/DOWELS ARE INDICATED ON DRAWINGS:

A) MECHANICAL ANCHORS SHALL BE STAINLESS STEEL HILTI KWIK BOLT KB-TZ AND BE INSTALLED IN ACCORDANCE WITH ICC ESR-1917
B) ADHESIVE ANCHORS SHALL BE HILTI STAINLESS STEEL "HIT-HY 200 MAX-SD" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-3187 OR STAINLESS STEEL SIMPSON STRONG-TIE "SET-3G EPOXY" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-4057.
C) HOLES SHALL BE DRILLED WITH NON-REBAR-CUTTING DRILL BITS.
D) CONTINUOUS INSPECTION IS REQUIRED FOR THE INSTALLATION OF THE ALL ANCHORS/DOWELS BY A REGISTERED SPECIAL INSPECTOR APPROVED BY THE BUILDING DEPARTMENT. THE INSPECTOR SHALL VERIFY THE INSTALLATION OF ANCHORS/DOWELS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS INCLUDING CLEANLINESS OF DRILL HOLES AND PROPER EMBEDMENT.
E) UNLESS NOTED OTHERWISE ON THE DRAWINGS, USE MINIMUM ⅝" DIAMETER AT 24" ON CENTER WITH A MINIMUM OF 5" EMBEDMENT.

ANCHOR RODS

1. ANCHOR RODS/TIE-RODS SHALL CONFORM TO A.S.T.M. A722-95 GR 150 TYPE II THREADED REBAR AS MANUFACTURED BY DYWIDAG-SYSTEMS INTERNATIONAL (DSI) WITH DOUBLE CORROSION PROTECTION.
2. ROD TENSIONING: AFTER BACKFILLING & COMPACTING TO TOP OF ANCHOR BEAM, TENSION RODS TO 1,000#. COMPLETE BACKFILL & COMPACTION TO ROUGH GRADE & TENSION RODS TO 5,000#.

GENERAL SPECIAL INSPECTIONS

1. PERIODIC (NON-CONTINUOUS) OR CONTINUOUS SPECIAL INSPECTION BY A CITY CERTIFIED DEPUTY INSPECTOR IS REQUIRED FOR THE FOLLOWING:

A) SITE CONCRETE WORK (COPING & ANCHOR BEAM) :...........NON-CONTINUOUS.
B) INSPECT SHEET PILE FOR LENGTH & DAMAGE :..................NON-CONTINUOUS.
C) T & G LOCKING OF PANELS :..NON-CONTINUOUS.
D) ANCHOR ROD TENSIONING :..NON-CONTINUOUS.
E) GROUTING OF PVC SLEEVES :..NON-CONTINUOUS.
F) PILING INSTALLATION :...NON-CONTINUOUS.
G) HELICAL ANCHORS INSTALLATION IN ACCORDANCE WITH SECTION 2.4.2. OF ICC ER-2794:..NON-CONTINUOUS.
SPECIAL INSPECTION IS REQUIRED FOR SEAWALL PANEL CONCRETE IF NOT CAST IN A CERTIFIED YARD.

2. CONTINUOUS SPECIAL INSPECTIONS IS REQUIRED FOR THE INSTALLATION OF ANCHOR BOLTS, ADHESIVE ANCHOR BOLTS, ADHESIVE DOWELS AND MECHANICAL ANCHORS IN ALL CONCRETE AND MASONRY WORKS.
3. SPECIAL INSPECTIONS SHALL BE DONE BY ONE OR MORE REGISTERED DEPUTY (SPECIAL) INSPECTORS, APPROVED BY THE BUILDING DEPARTMENT ONLY, HIRED AND PAID FOR BY THE OWNER.
4. SITE VISITS CONDUCTED BY THE ENGINEER ARE MERELY FOR OBSERVATION PURPOSE ONLY AND DO NOT CONSTITUTE AN INSPECTION.
5. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION AGREEMENT MUST BE SUBMITTED TO THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
6. AS A MINIMUM, THE DEPTH OF THE SEAWALL EMBEDMENT INTO THE GROUND SHALL BE AS SHOWN ON ELEVATIONS ON (S-1) AND MUST BE ACCURATELY MEASURED BY THE DEPUTY INSPECTOR. A COPY OF THE MEASUREMENT MUST BE SUBMITTED TO THE CITY & THE ENGINEER OF RECORD.
7. SPECIAL INSPECTION IS REQUIRED FOR ALL NEW CONCRETE AND MASONRY CONSTRUCTION, INCLUDING REINFORCING STEEL.

CAL-OSHA NOTE

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

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
A.C.P.	ASPHALT CONCRETE PAVING
ADDL	ADDITIONAL
A.F.F.	ABOVE FININSH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
ARCHT	ARCHITECTURAL
B.B.	BOTTOM OF BEAM
BET	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
B.N.	BOUNDARY NAILING
BOT	BOTTOM
B.W.	BOTTOM OF WALL
C	CHANNEL
CANT	CANTILEVER
C.G.	CENTER OF GRAVITY
C.J.	CONSTRUCTION JOINT OR CEILING JOIST
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL	COLUMN
COMPO	COMPOSITION
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONST	CONSTRUCTION
CORR	CORRIDOR
CTR	CENTER
DBL	DOUBLE
DET	DETAIL
DF	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DP	DEEP
D.S.	DOWNSPOUT
DWGS	DRAWINGS
(E)	EXISTING
EA	EACH
E.F.	EACH FACE
ELEC	ELECTRICAL
ELEV	ELEVATION
EMBED	EMBEDMENT, EMBEDDED
E.N.	EDGE NAILING
EQ	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN	FINISH
F.J.	FLOOR JOIST
FLG	FLANGE
FLR	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.N.	FIELD NAILING
F.S.	FAR SIDE
FT	FEET OR FOOT
FTG	FOOTING
GALV	GALVANIZED
GA	GAUGE
G.I.	GALVANIZED IRON
GLB	GLU-LAM BEAM
GLP	GLU-LAM PURLIN
GYP BD	GYPSUM BOARD
HDR	HEADER
HGR	HANGER
HK.	HOOK
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HT	HEIGHT
H.S.	HIGH STRENGTH
HVAC	HEATING/VENTILATING & AIR CONDITIONING
IN	INCH
INFO	INFORMATION
INT	INTERIOR
J.B.	JOIST BEARING
J.G.	JOIST GIRDER
JST	JOIST
JT	JOINT
K.O.	KNOCK OUT
L	ANGLE
LAT	LATERAL
LDR	LEDGER
LG	LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONGIT	LONGITUDINAL
L.P.	LOW POINT
LT	LIGHT
MATL	MATERIAL
MAX	MAXIMUM
M.B.	MACHINE BOLT
MATL	MATERIAL
MAX	MAXIMUM
M.B.	MACHINE BOLT
MECH	MECHANICAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
M.F.O.	METAL FRAMED OPENING
MLB	MICROLLAM BEAM
M.P.H.	MILES PER HOUR
MTL	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.S.	NELSON STUD OR NEAR SIDE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OFF	OFFICE
OPNG	OPENING
OPP HD	OPPOSITE HAND
O.S.F.	OUTSIDE FACE
P.C.	PIPE COLUMN
PEN	PENETRATION
PL	PLATE OR PROPERTY LINE
PILAS	PILASTER
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESERVATIVE TREATED
R.D.	ROOF DRAIN
REBAR	REINFORCING BAR
R.B.	ROOF BEAM
REQD	REQUIRED
REINF	REINFORCING
REF	REFERENCE
REV	REVISION
R.J.	ROOF JOIST
RM	ROOM
R.O.	ROUGH OPENING
SCH	SCHEDULE
SECT	SECTION
SHTG	SHEATHING
SHT	SHEET
SIM	SIMILAR
S.J.	SAWCUT JOINT
S.P.	SPLICE POINT
SPA	SPACING
SPECS	SPECIFICATIONS
SQ	SQUARE
STAGG	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
S.S.	SELECT STRUCTURAL
STRUCT	STRUCTURAL
SYM	SYMETRICAL
T & B	TOP & BOTTOM
T & G	TONGUE & GROVE
TEMP	TEMPERED
T.F.	TOP OF FOOTING
T.B.	TOP OF BEAM
TG	TAPERED GIRDER
T.G.	TOP OF GIRDER
THK	THICK
THRU	THROUGH
T.L.	TOP OF LEDGER
T.N.	TOP OF NAILER
T.O.	TOP OF
T.O.P.	TOP OF PARAPET/PANEL
T.O.S.	TOP OF STEEL
TOT	TOTAL
TRANSF	TRANSFER
TRANSV	TRANSVERSE
TS	TUBE STEEL
T.S.	TOP OF SLAB
T.W.	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
WD	WOOD
W	WIDE FLANGE
W/O	WITHOUT
W.P.	WORK POINT
W.R.	WATER RESISTANT
WT	WEIGHT
W.W.F.	WELDED WIRE FABRIC
X	EXTRA STRONG
XX	DOUBLE EXTRA STRONG

SYMBOLS

@	AT
℄	CENTER LINE
Ø	DIAMETER
℘	PLATE OR PROPERTY LINE
$	STEP IN FOOTING

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 AS REQUIRED BY NBMC SECTION 15.02.95.

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 ASSOCIATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

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

VICINITY MAP

SCOPE OF WORK:

1. TO REINFORCE THE EXISTING SEAWALL BY UTILIZING DYWIDAG TIE-BACKS CONNECTING EXISTING CONCRETE COPINGS WITH NEW CONCRETE ENCASEMENT TO A NEW CONCRETE DEADMAN.
2. TO CONSTRUCT NEW STEM WALL, WITH TOP OF WALL ELEVATION OF +12.63' NAVD88.
3. THE ABOVE LISTED CONSTRUCTION WILL BE DONE FROM LANDSIDE, WITHOUT ANY MECHANIZED EQUIPMENT BEYOND THE FACE OF THE SEAWALL.

NOTE TO THE BIDDERS:

AFTER THOROUGHLY EXAMINING THE CONSTRUCTION DOCUMENTS AND THE SITE:

1. NOTIFY THE ARCHITECT AND/OR THE ENGINEER IN WRITING, REGARDING ALL DISCREPANCIES REQUIRING CLARIFICATION, PRIOR TO THE "BID SUBMITTAL".
2. IF THE ARCHITECT AND/OR THE ENGINEER IS NOT NOTIFIED, AS REQUIRED PER ITEM #1 ABOVE, IT SHALL MEAN THAT THE CONTRACTOR HAS CONSIDERED ADEQUATE CONTINGENCY IN HIS BID TO COVER ALL COSTS TO COMPLY WITH THE MOST STRINGENT CONDITIONS.
3. THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION FOR ANY DISCREPANCY DISCOVERED AFTER THE "CLOSE OF THE BID".

DATE | REVISIONS | NO

REGISTERED PROFESSIONAL ENGINEER
PLAMEN BORISSOV PETROV
No.C 66947
CIVIL
STATE OF CALIFORNIA
03/27/2026

PMA Consulting, Inc.
Consulting Structural Engineers
28161 Casitas Ct., Laguna Niguel, CA 92677
Phone: (714) 717-7542
E-Mail: P.Petrov@PMA-BG.com

OWNER / APPLICANT
EVERETT FAMILY SURVIVOR'S TRUST DATED 4/1/88
816 VIA LIDO NORD
NEWPORT BEACH, CA 92663

REINFORCING THE EXISTING SEAWALL/BULKHEAD LOCATED AT:
816 VIA LIDO NORD
NEWPORT BEACH, CA 92663
STRUCTURAL GENERAL NOTES & VICINITY MAP

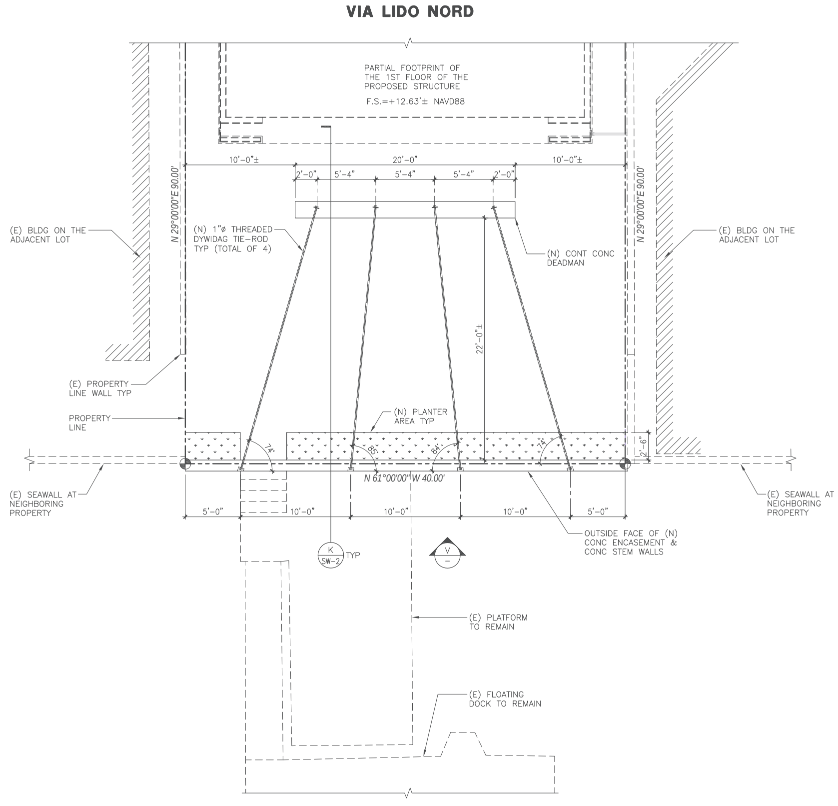
DATE 03/27/2026
JOB NO. 68226
DRAWN P.PETROV
CHECKED P.PETROV

SHEET OF

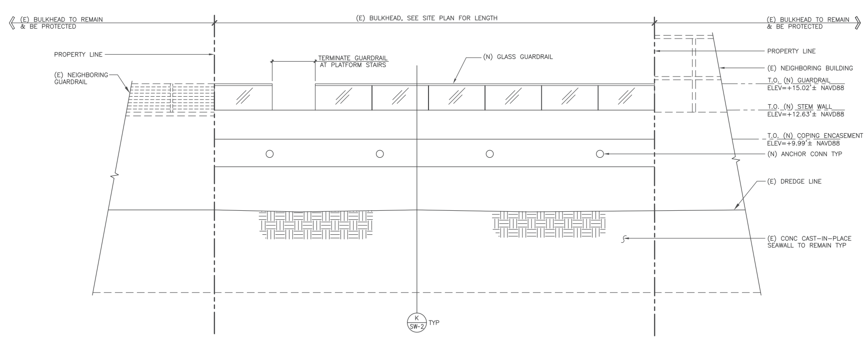
SW-0

PRELIMINARY FOR CDP

PRELIMINARY FOR CDP



N.T.S. Q



N.T.S. V

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT | BUILDING DIVISION

STRUCTURAL OBSERVATION GENERAL NOTES

1. STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH CBC 1710. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A LICENSED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
2. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE REQUIRED INSPECTIONS BY THE CITY OF NEWPORT BEACH.
3. THE OWNER SHALL EMPLOY A LICENSED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATION SITE VISITS, AND TO ISSUE ALL STRUCTURAL OBSERVATION REPORTS.
4. THE DESIGN ENGINEER SHALL IDENTIFY THE REQUIRED STRUCTURAL OBSERVATION SITE VISITS ON THE STRUCTURAL OBSERVATION SCHEDULE.
5. THE REQUIRED SITE VISITS SHALL AT A MINIMUM INCLUDE THE FOLLOWING:
   A. OBSERVATION OF THE FOUNDATION SYSTEM PRIOR TO FINAL CONCRETE POUR;
   B. OBSERVATION OF BUILDING FRAMING PRIOR TO CALLING FOR THE CITY OF NEWPORT BEACH "COMPLETE FRAMING INSPECTION"; AND,
   C. FINAL OBSERVATION OF THE COMPLETED STRUCTURE.
   ADDITIONAL SITE VISITS MAY BE NEEDED AS DETERMINED BY THE DESIGN ENGINEER OR STRUCTURAL OBSERVER.
6. THE STRUCTURAL OBSERVER SHALL PREPARE A STRUCTURAL OBSERVATION REPORT FOR EACH STAGE OF CONSTRUCTION OBSERVED. THE CITY OF NEWPORT BEACH "STRUCTURAL OBSERVATION REPORT" FORM, OR A SIMILARLY FORMATTED REPORT, SHALL BE USED FOR ALL STRUCTURAL OBSERVATION REPORT.
7. IF THE CITY'S FORM IS NOT USED, REPORTS SHALL BE ON STRUCTURAL OBSERVER'S LETTERHEAD, STATE SITE ADDRESS, PLAN CHECK & PERMIT NUMBERS, STAGES & ELEMENTS OBSERVED, DATE OBSERVED, & COMPLETE CONTACT INFORMATION FOR STRUCTURAL OBSERVER.
8. ALL STRUCTURAL OBSERVATION REPORTS, REGARDLESS OF FORM USED, SHALL INCLUDE THE LICENSE STAMP & SIGNATURE OF THE STRUCTURAL OBSERVER RESPONSIBLE FOR THE PROJECT.
9. EACH STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT CONTRACTOR, AND THE BUILDING INSPECTOR.
10. THE CONTRACTOR SHALL RESOLVE ALL DEFICIENCIES & THE FINAL STRUCTURAL OBSERVATION REPORT ISSUED PRIOR TO FINAL INSPECTION OR ACCEPTANCE OF STRUCTURAL WORK BY THE BUILDING INSPECTOR.
11. THE FINAL STRUCTURAL OBSERVATION REPORT SHALL STATE THAT THE STRUCTURAL SYSTEM CONFORMS TO THE APPROVED CONSTRUCTION DOCUMENTS & THAT ALL PREVIOUSLY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED.
12. FINAL INSPECTION OR OTHER ACCEPTANCE OF THE STRUCTURAL SYS- TEM BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, WILL NOT OCCUR UNTIL THE FINAL STRUCTURAL OBSERVATION REPORT IS RECEIVED.
13. THE LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE ALL CONSTRUCTION DOCUMENT CHANGES RELATING TO THE STRUCTURAL SYSTEMS. REVIEW & APPROVAL OF SUCH CHANGES BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, SHALL BE OBTAIN BY THE DESIGN PROFESSIONAL AND/OR CONTRACTOR PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF SAID CHANGES.

STRUCTURAL OBSERVATION SCHEDULE

SITE ADDRESS: 816 VIA LIDO NORD | **PC #:**

TO BE COMPLETED BY THE DESIGN ENGINEER, AND INCLUDED ON THE CONSTRUCTION DRAWINGS.
BASED ON THE PROJECT SCOPE, PLEASE IDENTIFY THE ELEMENTS AND/OR CONNECTIONS THAT REQUIRE STRUCTURAL OBSERVATION. SPECIFY THE INTERVAL OR STAGE OF CONSTRUCTION WHEN THE STRUCTURAL OBSERVATION WILL BE PERFORMED.

TYPE	STRUCTURAL ELEMENTS AND/OR CONNECTIONS TO BE OBSERVED	SCHEDULED INTERVAL OR STAGE OF CONSTRUCTION
FOUNDATIONS	☐ FOOTINGS, SLAB FOUNDATION, ANCHORS	
	☐ MAT FOUNDATION, PRESTRESSED CONC. SLAB	
	☐ CAISSON, PILE, GRADE BEAM	
	☒ OTHER: CONCRETE COPING, DEADMEN, & TIE-BACKS CONNECTIONS TO THEM	PRIOR TO POURING CONCRETE
SHEAR WALLS	☐ CONCRETE	
	☐ MASONRY	
	☐ WOOD OR MANUFACTURED SHEAR PANELS	
	☐ OTHER:	
FRAMES	☐ STEEL MOMENT OR BRACED FRAME	
	☐ CONCRETE MOMENT FRAME	
	☐ MASONRY WALL FRAME	
	☐ OTHER:	
DIAPHRAGMS	☐ CONCRETE	
	☐ STEEL DECK	
	☐ WOOD	
	☐ OTHER:	
FINAL	☒ FINAL OBSERVATION & REPORT	

FORMS\STRUCTURAL OBSERVATION GENERAL NOTES & SCHEDULE 11-29-11

APPLY DETAIL R/SW-2 AT THE ENTIRE PERIMETER OF ANY EXCAVATED MATERIAL PILED UP AT THE PROJECT SITE IN COMPLIAQNCE WITH ITEM 6 UNDER "EROSION CONTROL NOTES" ON SHEET S-0.

DATE | REVISIONS | NO

REGISTERED PROFESSIONAL ENGINEER PLAMEN BORISSOV PETROV No.C 66947 CIVIL STATE OF CALIFORNIA
03/27/2026

PMA Consulting, Inc.
Consulting Structural Engineers
28161 Casitas Ct., Laguna Niguel, CA 92677
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OWNER / APPLICANT
EVERETT FAMILY SURVIVOR'S TRUST DATED 4/1/88
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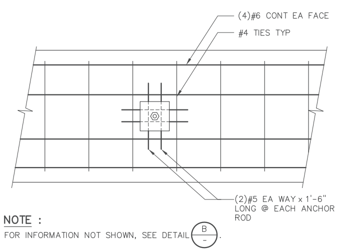
REINFORCING THE EXISTING SEAWALL/BULKHEAD LOCATED AT:
816 VIA LIDO NORD
NEWPORT BEACH, CA 92663

DATE 03/27/2026
JOB NO. 68226
DRAWN T.PETROV
CHECKED P.PETROV

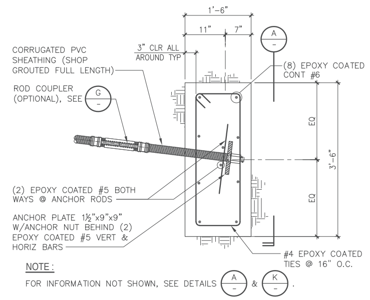
SHEET OF
SW-1

PRELIMINARY FOR CDP

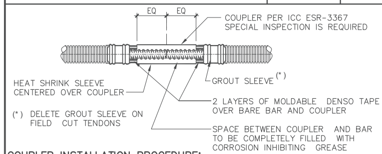
PRELIMINARY FOR CDP



DEADMAN ELEVATION — N.T.S. — A



SECTION AT DEADMAN — N.T.S. — B



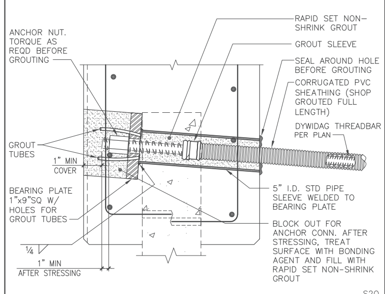
COUPLER INSTALLATION PROCEDURE:

1. APPLY CORROSION INHIBITING GREASE TO THE BARE ENDS OF THE BARS AND THE INSIDE OF THE COUPLER.
2. CONNECT THE TWO BAR ENDS WITH THE COUPLER. EACH END SHALL BE SCREWED INTO THE COUPLER HALF THE LENGTH OF THE COUPLER.
3. TORQUE BAR ENDS TOGETHER (200 FT. LBS).
4. ADD ANOTHER COAT OF GREASE TO BARE BAR AND COUPLER AND WRAP WITH TWO LAYERS OF DENSO TAPE.
5. CENTER HEAT SHRINK SLEEVE OVER COUPLER AND APPLY HEAT UNTIL SLEEVE IS FULLY RECOVERED.

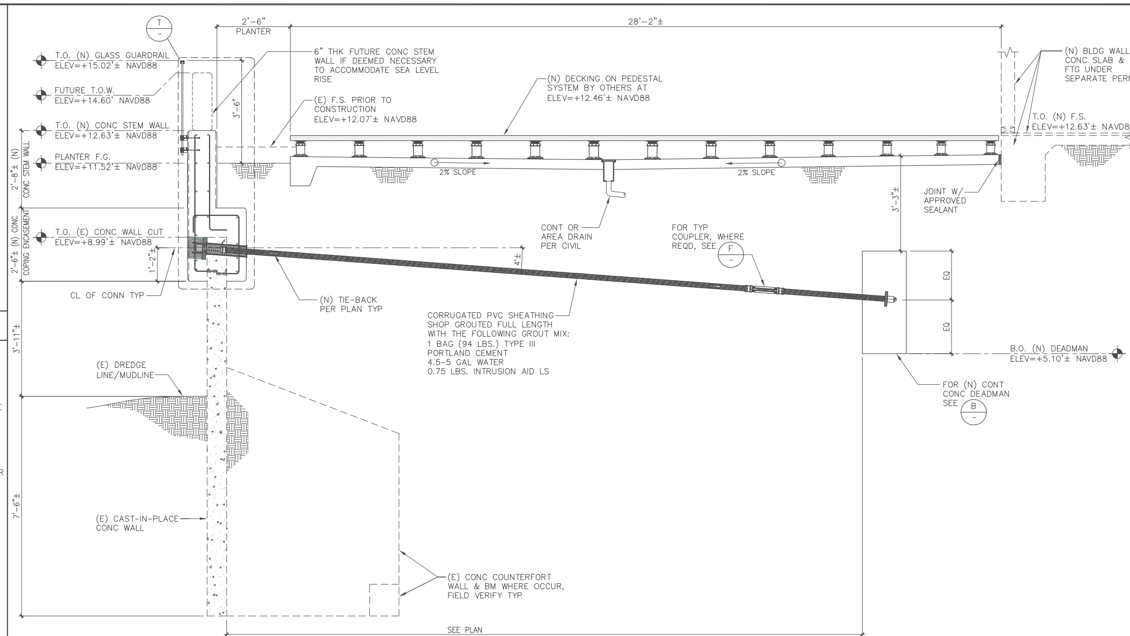
PREPARATION FOR FIELD CUT BARS:

1. CUT CORROSION PROTECTION AND THREAD BAR WITH AN ABRASIVE SAW (DO NOT USE A TORCH).
2. CAREFULLY REMOVE 6" (± ¼") CORRUGATED AND CEMENT GROUT FROM THE END OF THE NEW CUT.

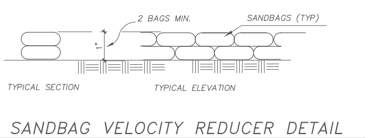
DCP COUPLER DETAIL — N.T.S. — F



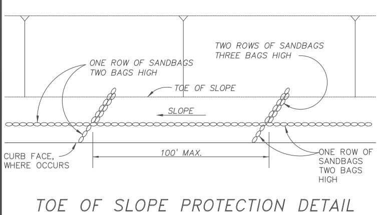
CORE DRILL DETAIL — N.T.S. 1½"=1'-0" — G



TYPICAL SECTION — N.T.S. — K



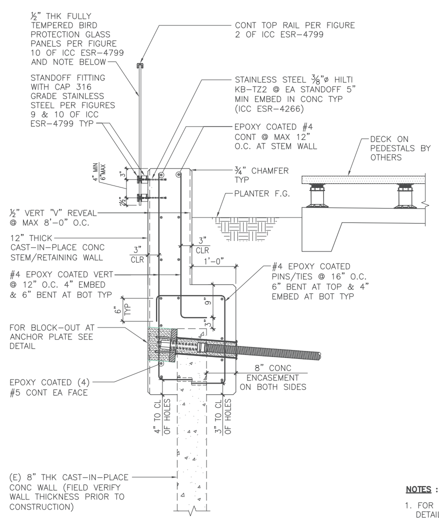
VELOCITY REDUCER DETAIL — N.T.S. — L



NOTE:

THIS DETAIL SHALL APPLY AT THE ENTIRE PERIMETER OF ANY EXCAVATED MATERIAL PILED UP AT THE PROJECT SITE IN COMPLIANCE WITH ITEM 6 UNDER "EROSION CONTROL NOTES" ON SHEET S-0.

TOE OF SLOPE PROTECTION — N.T.S. — R



NOTES :

1. FOR INFO NOT SHOWN, SEE DETAILS & .
2. CHIP-OUT & REMOVE ALL EXISTING LOOSE CONCRETE. REMOVE OR MECHANICALLY CLEAN ALL EXPOSED RUSTED REBAR AND COAT WITH SIKA ARMATEC-110 EPOCEM CEMENTITIOUS EPOXY RESIN AS CORROSION PROTECTIVE INHIBITOR.

SECTION AT COPING & STEM WALL — N.T.S. — T

P

Q

U

V

DATE
REVISIONS
NO

03/27/2026

PMA Consulting, Inc.
Consulting Structural Engineers
28161 Casitas Ct., Laguna Niguel, CA 92677
Phone: (714) 717-7542
E-Mail: P.Petrov@PMA-BG.com

OWNER / APPLICANT
EVERETT FAMILY SURVIVOR'S TRUST DATED 4/1/88
816 VIA LIDO NORD
NEWPORT BEACH, CA 92663

REINFORCING THE EXISTING SEAWALL/BULKHEAD LOCATED AT:
816 VIA LIDO NORD
NEWPORT BEACH, CA 92663
DETAILS

DATE 03/27/2026
JOB NO. 68226
DRAWN T.PETROV
CHECKED P.PETROV

SHEET OF
SW-2

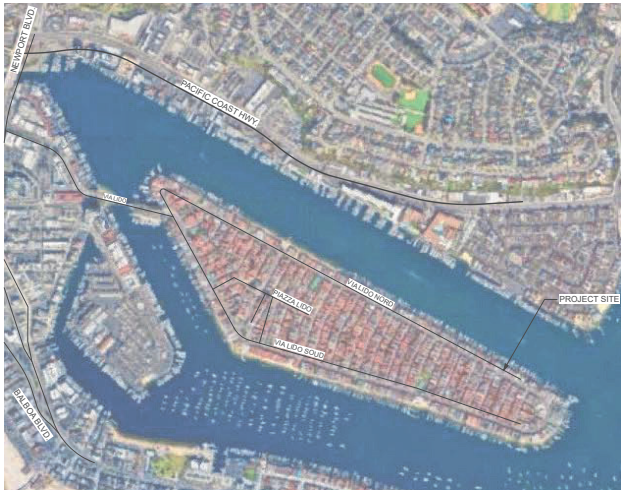
PRELIMINARY FOR CDP

PRELIMINARY FOR CDP

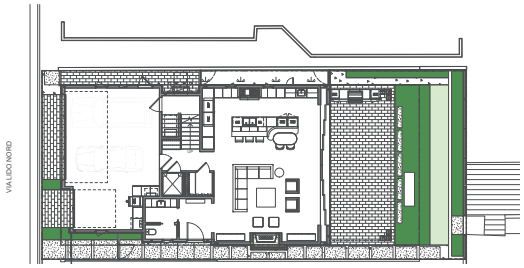
EVERETT RESIDENCE

LANDSCAPE ARCHITECTURE PLANS
816 VIA LIDO NORD
NEWPORT BEACH, CA 92663

VICINITY MAP



OVERALL PLAN



SHEET INDEX

Sheet Number	Sheet Title
TITLE SHEET	COVER SHEET
LI-001	LANDSCAPE CALCULATIONS
LP-001	PLANTING LEGEND
LP-101	PLANTING PLAN
LP-201	PLANTING DETAILS

NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, TRANSPORTATION, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWING
2. ALL WORK SHALL BE PERFORMED BY A CALIFORNIA LICENSED CONTRACTOR
3. CONSTRUCTION AND INSTALLATION OF ALL LANDSCAPE ITEMS SHALL BE ACCORDING TO STATE, COUNTY AND LOCAL CODES, ORDINANCES AND UP TO CAL-OSHA SAFETY ORDERS REGARDING PERFORMANCE OF WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE NATURE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL COSTS INCURRED DUE TO DAMAGE AND / OR REPLACEMENT OF SAID UTILITIES, INCLUDING DELAYS
5. ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER, JOB SUPERINTENDENT AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER, JOB SUPERINTENDENT, OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION OF DISCREPANCIES IS AT THE CONTRACTORS RISK AND EXPENSE.
6. NO WORK SHALL BE PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY BY THE APPLICATN/ OWNER OR HIS OR HER AGENTS UNTIL A PUBLIC PROPERTY ENCROACHMENT PERMIT IS ISSUED BY THE CITY ENGINEER
7. WITH THE ACCEPTANCE TO CONSTRUCT THIS PROJECT, CONTRACTOR AND OWNER AGREE TO HOLD LANDSCAPE ARCHITECT HARMLESS OF ANY UNFORESEEN CONSTRUCTION COSTS DUE TO ELEMENTS NOT SPECIFIED ON THESE PLANS
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO COMPLETING BIDS. CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST OF ALL DEMOLITION AND ANY SOIL IMPORT AND OR EXPORT NEEDED TO COMPLETE THIS PROJECT

CONSULTANTS

CLIENT:
EVERETT FAMILY SURVIVOR'S TRUST
557 EMERALD BAY
LAGUNA BEACH, CA 92651
949.887.8858

ARCHITECT:
BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE #G-1
COSTA MESA CA 92626
714.7544040
CONTACT: JUSTIN JOHNSTON
JUSTIN@BRANDONARCHITECTS.COM

LANDSCAPE ARCHITECT:
KOHEID
1720 SANTA ANA AVE.
COSTA MESA CA 92649
714.403.5798
CONTACT: TRAVIS GRAMBERG
TRAVIS@KOHEID.COM

PROJECT INFORMATION

WATER PURVEYOR: CITY OF NEWPORT BEACH

WATER TYPE: POTABLE

SCOPE OF WORK:
SITE IMPROVEMENTS INCLUDING HARDSCAPE FLATWORK, WALLS, OUTDOOR KITCHEN & 556 SQ. FT. LANDSCAPE & IRRIGATION.

2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA GREEN BUILDING CODE
2025 CALIFORNIA FIRE CODE
APPLICABLE SECTIONS OF THE 2025 CALIFORNIA BUILDING CODE

KOHEID
1720 Santa Ana Ave.
Costa Mesa
CA 92627

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816 VIA LIDO NORD
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CLIENT INFORMATION
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557 EMERALD BAY
LAGUNA BEACH, CA 92651
P.949.887.8858

JOB SITE INFORMATION
816 VIA LIDO NORD
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2026.07.01 HOA SUBMITTAL #2

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TITLE SHEET
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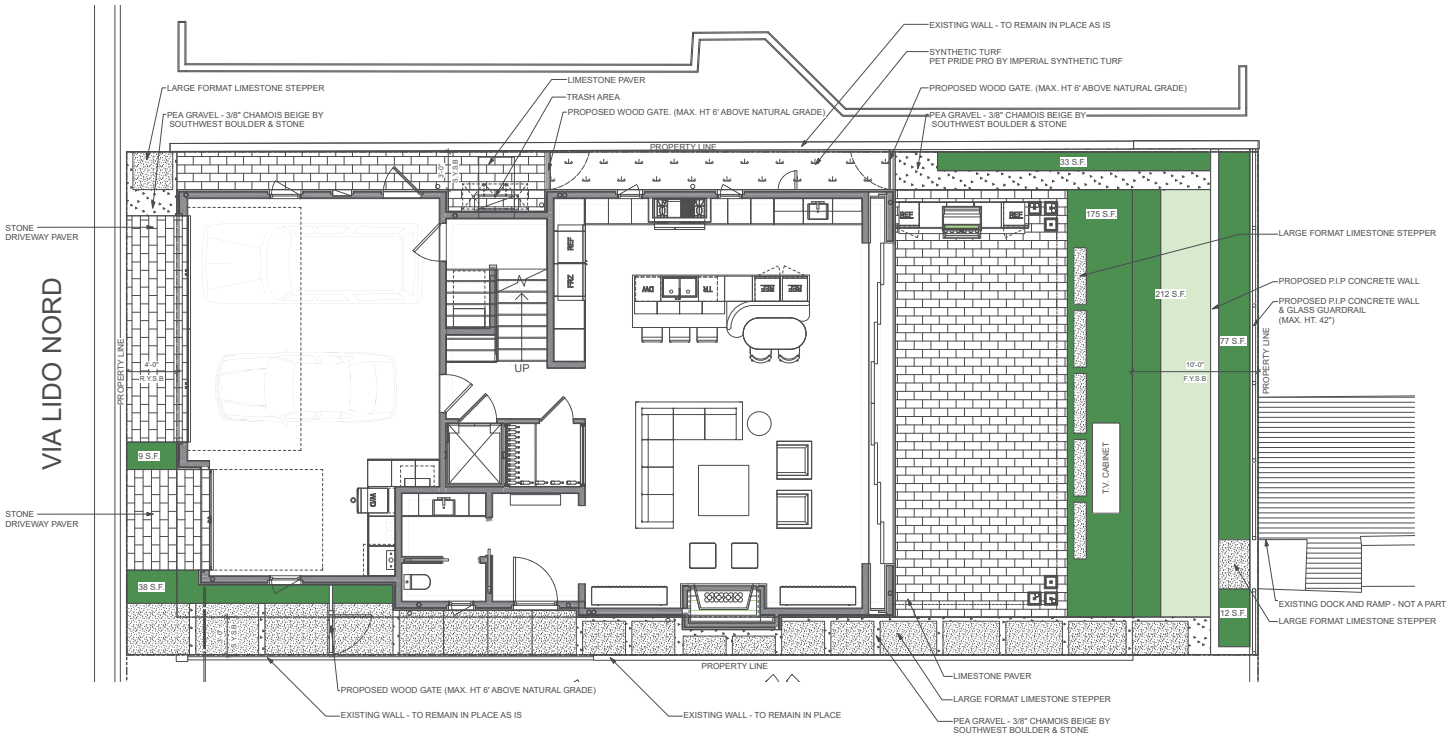
Everett Residence_Fake Set A HOA Submittal v2026.vwx



LANDSCAPE AREAS WITHIN PROPERTY BOUNDARY
TOTAL AREA: 421 SQ. FT.

GRASS LAWN AREAS WITHIN PROPERTY BOUNDARY
TOTAL AREA: 135 SQ. FT.

TOTAL LANDSCAPE AREAS WITHIN PROPERTY BOUNDARY: 556 SQ. FT.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 44.90 **ETAF for MAWA** 0.55 (Residential)

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Zone 1 Low	0.20	drip	0.81	0.25	9	2	62
Zone 2 Low	0.20	drip	0.81	0.25	38	9	261
Zone 3 Moderate	0.40	drip	0.81	0.49	252	124	3,464
Zone 4 Low	0.20	drip	0.81	0.25	12	3	82
Zone 5 Low	0.20	drip	0.81	0.25	77	19	529
Zone 6 Low	0.20	drip	0.81	0.25	33	8	227
Zone 7 Lawn	0.70	spray	0.75	0.93	135	126	3,508
			0.81	0.00		0	0
			0.81	0.00		0	0
				Totals	556	292	8,134
Special Landscape Areas							
				1.00		0	0
				1.00		0	0
				1.00		0	0
				Totals	0	0	0
						ETWU Total	**8,134**
				Maximum Allowed Water Allowance (MAWA)*			**8,913**

*Hydrozone #/Planting Description E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

*Irrigation Method overhead spray or drip

*Irrigation Efficiency 0.75 for spray head 0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	292
Total Area	556
Average ETAF	**0.53**

All Landscape Areas

Total ETAF x Area	292
Total Area	556
Sitewide ETAF	**0.53**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Eto data for from City of Newport Beach MWELO Appendix C 4/10/26

CITY OF NEWPORT BEACH EXHIBIT B WELO NOTES:

Turf area does not exceed 25% of landscape planting area (prohibited on slope areas and parkways less than 10 feet wide).

75% of landscape area must be plated with climate adapted plants with an average WUCOLS plant factor of 0.3.

Compost at a rate of four cubic yards per 1,000 square feet to a depth of six inches.

3-inch mulch layer applied to all planting areas (excluding turf areas).

Automatic irrigation controllers will use evapotranspiration or soil moisture sensor data and will have manual shut-off valves.

I agree to comply with the requirements of the prescriptive compliance option to the MWELO.

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

0 4 8 12 ft

KOHEID
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EVERETT RESIDENCE

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CLIENT INFORMATION

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557 EMERALD BAY
LAGUNA BEACH, CA 92651
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JOB SITE INFORMATION

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LANDSCAPE CALCULATIONS

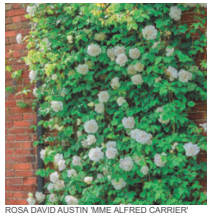
Everett Residence_Fake Set A HOA Submittal v2026.vwx

OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE

CARISSA MACROCARPA 'GREEN CARPET'
LOW GROWING NATAL PLUM

MYOPORUM PARVIFOLIUM
GROUNDCOVER MYOPORUM

PRUNUS CAROLINIANA 'BRIGHT N TIGHT'
DWARF CHERRY LAUREL COLUMN



ROSA DAVID AUSTIN 'MME ALFRED CARRIER'
DAVID AUSTIN CLIMBING ROSE

WESTRINGIA 'LOW HORIZON'
LOW HORIZON WESTRINGIA

TREE LEGEND

Symbol	Botanical Name	Common Name	Qty.	Size	WUCOLS	Height	Spread	Notes
	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	2	36" BOX	Moderate	20 - 30 ft	20 - 30 ft	

SHRUB AND GROUNDCOVER LEGEND

Image	Botanical Name	Common Name	Qty	Size	WUCOLS	Height	Spread	Notes
	Carissa macrocarpa 'Green Carpet'	Low Growing Natal Plum	14	1 Gal	Low	3'-4'	4'-6'	
	David Austin 'Mme Alfred Carrier'	David Austin Climbing Rose	10	5 Gal	Low	15'-25'	8'-10'	
	Myoporum parvifolium	Groundcover Myoporum	18	4" Pot	Low	3"-12"	6'-15'	
	Prunus 'Bright n Tight'	'Bright n Tight' Cherry Laurel	6	24" Box	Low	8'-10'	6'-8'	
	Westringia fruticosa 'Low Horizon'	Low Horizon Westringa	12	5 Gal	Low	1'	3-4'	

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PLANTING LEGEND

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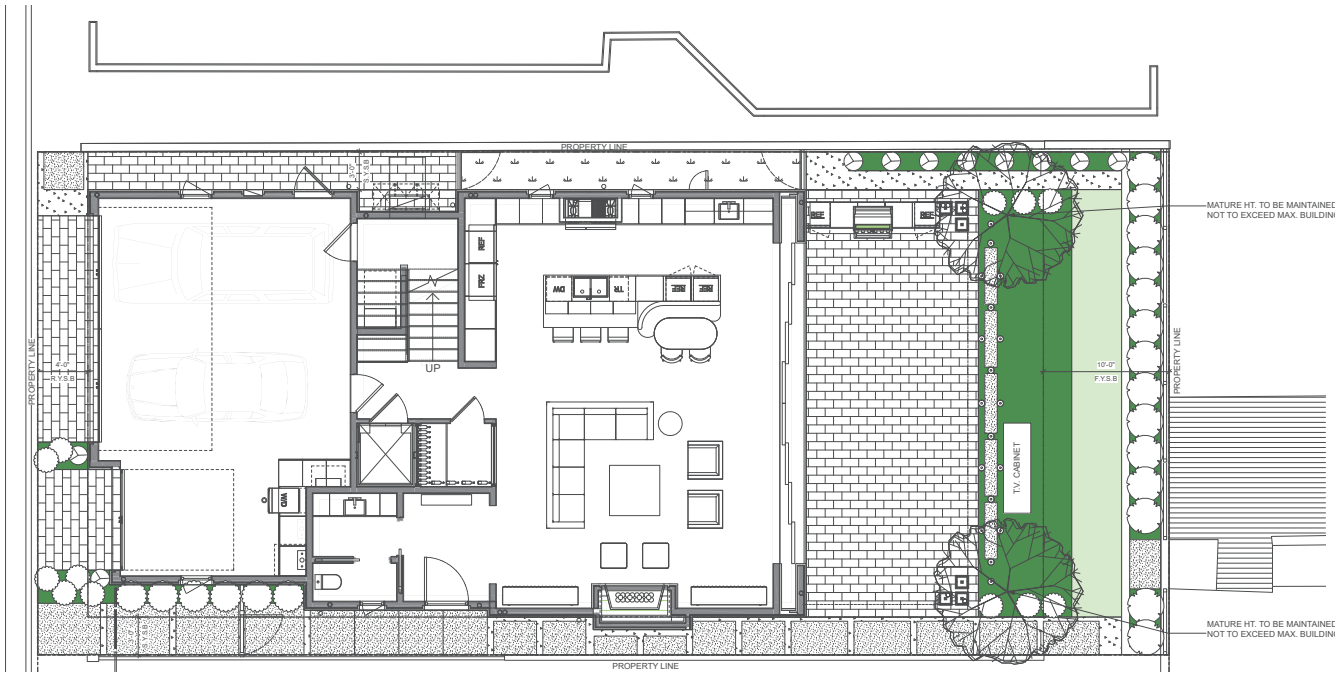

TREE LEGEND		
Symbol	**Botanical Name**	**Common Name**
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MARATHON II SOD: 135 SQ. FT.

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			0.81	0.00		0	0
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				1.00		0	0
				1.00		0	0
				1.00		0	0
				Totals	0	0	0
						ETWU Total	**8,134**
						Maximum Allowed Water Allowance (MAWA)*	**8,513**

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I agree to comply with the requirements of the prescriptive compliance option to the MWELO.

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

0 4 8 12 ft

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JOB SITE INFORMATION
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LP-101

PLANTING PLAN

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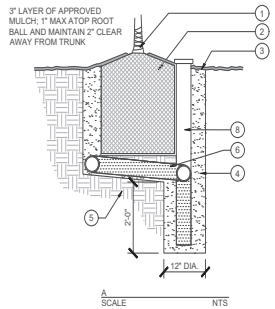
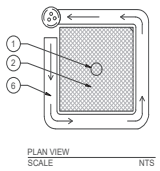




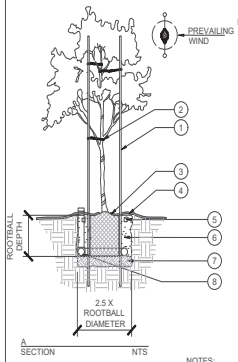
LEGEND

1. PROPOSED TREE; INSTALL PER SEPARATE TREE PLANTING
2. PROPOSED TREE ROOT BALL; INSTALL PER SEPARATE PLANTING TREE PLANTING DETAIL
3. FINISH GRADE/ NATIVE SOILS
4. 3" MIN. PREPARED AMENDED BACKFILL
5. UNDISTURBED SUB-GRADE OR PROPERLY RE-COMPACTED FILL.
6. 1'-0" DIA. X 2'-" DEEP AUGERED HOLE/SUMP WITH ¾" MINUS CRUSTED AGG. BACKFILL AROUND PERFORATED PIPE;
7. HOLD 3" ABOVE BOTTOM OF HOLE.
8. 3" DIA. PVC RISER WITH BLACK END CAP; PROVIDE MINIMUM 3" HOLES IN CAP OR APPROVED EQUAL; PVC RISER TO TRANSITION INTO PERFORATED PIPE AT SUMP

NOTES:

A. REFER TO SEPARATE TREE PLANTING DETAIL FOR ADDITIONAL TREE INSTALLATION INFORMATION.

A TREE ROOTBALL DRAINAGE & AERATION (24" BOX & LARGER)



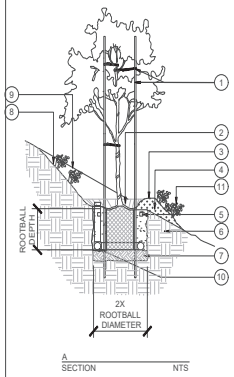
LEGEND

1. 2" DIA. X 12' LONG MIN. LODGE POLE PINE STAKES. ONE STAKE FOR 5 GAL., TWO STAKES FOR 15 GAL. AND LARGER TREES.
2. EZ CINCH TREE TIE OR EQUAL. TIE AROUND TREE BRANC, TWIST TIE, THEN LOOP AROUND STAKE & DRIVE NAIL THROUGH THE TIE AT THE BACK OF STAKE. PROVIDE TWO TIES FOR 5 GAL. & 3 TIES FOR 15 GAL. & LARGER TREES PER MANUFACTURERS DIRECTION.
3. TREE ROOTBALL: 5 GAL. & 15 GAL., 1" ABOVE GRADE. 24" BOX & LARGER, 3" ABOVE GRADE. TAPER ROOTBALL TO GRADE.
4. 4" HIGHT WATER RETENTION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT.
5. FERTILIZER TABLESTS PER PLANTING NOTES.
6. PREPARED BACKFILL PER PLANTING NOTES.
7. 6" ZONE OF OVER EXCAVATED & RE-COMPACTED NATIVE SOIL.
8. SEE ROOTBALL DRAINAGE AND AERATION DETAIL ON THIS SHEET.

NOTES:

A. ALL PLANT MATERIAL SHALL HAVE 2" - 4" LAYER OF NITROLIZED WOOD CHIP MULCH, TYP. PLACED IN WATER RETENTION BASIN
B. LIBERALLY DUST SIDES AND BOTTOM OF PITS W/ FINELY GROUND AGRICULTURAL GYPSUM

B TREE PLANTING/STAKING



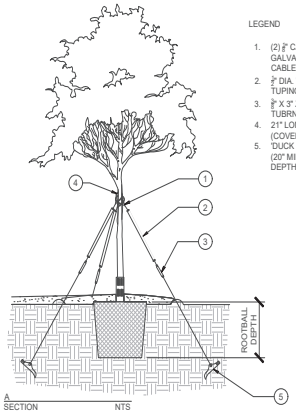
LEGEND

1. TREE STAKING PER DETAIL 'B', THIS SHEET
2. TREE ROOTBALL: 5 & 15 GAL. 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
3. 6" HIGH WATER RETENTION BASIN. FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF TREE
4. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
5. FERTILIZER TABLETS PER PLANTING NOTES
6. PREPARED BACKFILL PER PLANTING NOTES
7. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
8. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
9. EXISTING SLOPE
10. SEE ROOTBALL DRAINAGE AND AERATION DETAIL ON THIS SHEET
11. SHRUB PLANTING ON RETENTION BASIN.

NOTES:

A. ALL PLANT MATERIAL SHALL HAVE A 3" - 4" LAYER OF NITROLIZED WOOD CHIP MULCH, TYPICAL PLACED IN WATER RETENTION BASIN
B. LIBERALLY DUST SIDES AND BOTTOM OF PITS W/ FINELY GROUND AGRICULTURAL GYPSUM

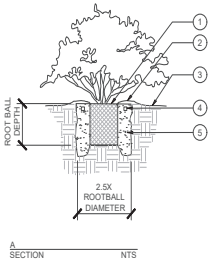
C TREE PLANTING ON SLOPE



LEGEND

1. (2) ⅜" CABLE CLAMPS W/ ⅜" GALVANIZED AIRCRAFT CABLES
2. ¾" DIA. WHITE PLASTIC TUPING
3. ⅜" X 3" ZINC-PLATED TURNBUCKLE
4. 21" LONG PVC TUBING (COVERING CABLE)
5. 'DUCK BILL' EARTH ANCHOR (20" MIN. INSTALLATION DEPTH)

D TREE GUYING (48" BOX & LARGER)



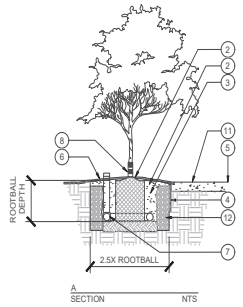
LEGEND

1. ROOTBALL CROWN SHALL BE 1" ABOVE FINISH GRADE. AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS. PROVIDE CLEARANCE WHEN POSSIBLE
2. 3" HIGH WATER RETENTION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
3. FINISH GRADE
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES

NOTES:

A. ALL PLANT MATERIAL SHALL HAVE 2" - 4" LAYER OF NITROLIZED WOOD CHIP MULCH, TYP. PLACED IN WATER RETENTION BASIN

E SHRUB PLANTING

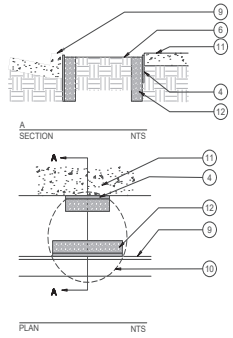


LEGEND

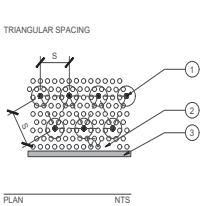
1. TREE ROOTBALL: 5 & 15 GAL. 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTB ALL TO GRADE
2. FERTILIZER TABLETS PER PLANTING NOTES
3. PREPARED BACKFILL PER PLANTING NOTES
4. APPROVED ROOT CONTROL BARRIER AND INSTALLATION THIS DETAIL
5. USE ROOT BARRIERS WHEREVER TREES ARE PLANTED WITHIN 5' OF ANY STRUCTURE, CONCRETE FLATWORK, CURB AND GUTTER, UTILITIES, ETC.
6. FINISH GRADE
7. SEE DETAIL 'D', TREE ROOTBALL DRAINAGE AND AERATION FOR 24" BOX OR LARGER UNLESS NOTED OTHERWISE
8. PROVIDE TREE TRUNK GUARDS FOR ALL TREES IN TURF AREAS
9. CONCRETE CURB
10. DRIP LINE OF TREE (DEFINED BY THE MINIMUM SPACING DISTANCE IN THE TREE PLANTING GUIDELINES)
11. CONCRETE FLATWORK
12. ¾" - 1½" INCHI GRAVEL OR CRUSHED ROCK OR PER CITY STANDARD DETAIL

NOTES:

A. POSITION BARRIER AS CLOSE TO CURB OR SIDEWALK AS POSSIBLE. RAISED ROOT PROTECTORS SHALL BE FACING TOWARDS THE TREE.
B. TOP OF BARRIER SHALL BE 1" ABOVE FINISHED GRADE.
C. LENGTH OF ROOT BARRIER SHALL BE EQUAL TO THE DRIPLINE OF THE PARTICULAR TREE TO BE PLANTED AS DEFINED BY THE MINIMUM SPACING DISTANCE IN THE TREE PLANTING GUIDELINE
D. APPLY A MASTIC SEALER TO JOINT BETWEEN CONCRETE SURFACES AND ROOT CONTROL BARRIER



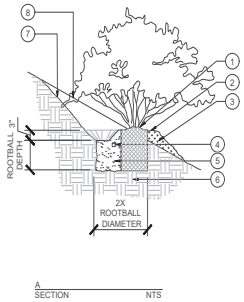
F TREE PLANTING W/ ROOT BARRIER



LEGEND

1. TRIANGULATED ROWS OF SHRUBS
2. TRIANGULATED ROWS OF GROUNDCOVER CONTINUE UP TO SHRUB WATER BASIN. SEE PLANT LEGEND FOR SPACING
3. HARDSCAPE ELEMENT
4. GROUND COVER TO BE PLANTED IN FLATS, CUTTINGS, LINERS OR 1 GAL. CONTAINERS PER PLAN
5. SOIL PREP REFER TO PLANTING SPECS AND NOTES

G GROUNDCOVER SPACING



LEGEND

1. SHRUB ROOTBAL: CROWN SHALL BE 3" ABOVE FINISH SLOPE GRADE @ LOWER AND UHILL SIDE
2. 3" HIGHT WATER RETENTION BASIN. FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
3. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
4. FERTILIZER TABLETS PER PLANTING NOTES, NO TABLETS FOR NATIVE PLANTS
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF NATIVE SOIL
7. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
8. EXISTING SLOPE

H SHRUB ON SLOPE

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Costa Mesa
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EVERETT RESIDENCE

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NEWPORT BEACH, CA 92663

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SUBMITTAL(S) LISTING:

2026.04.13 HOA SUBMITTAL #1
2026.07.01 HOA SUBMITTAL #2

REVISION(S) LISTING:

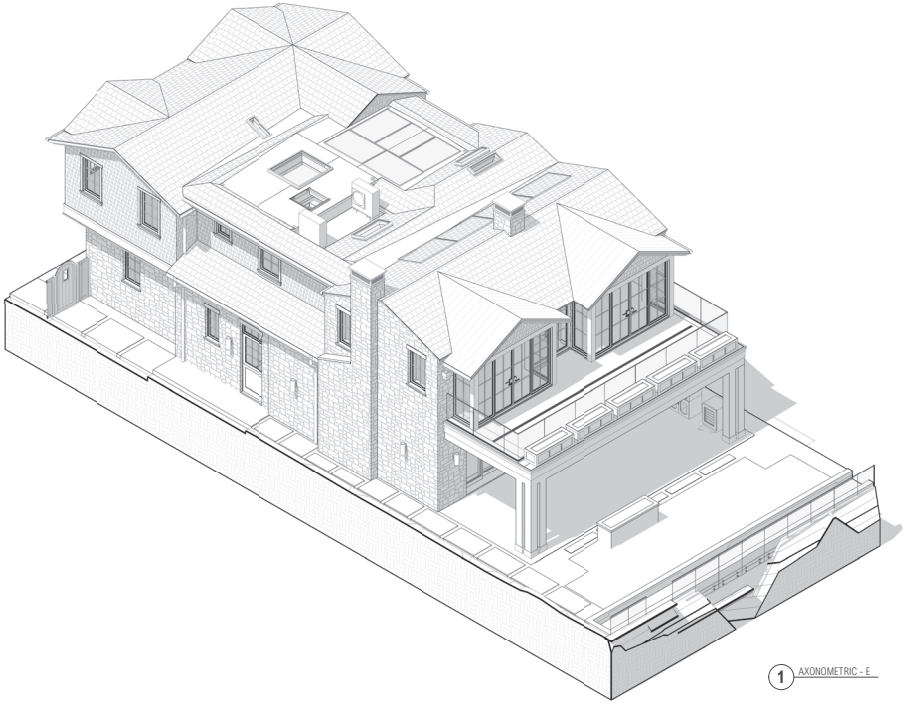
DESCRIPTION:

Job No.
Date: 6/30/26
Sheet No.

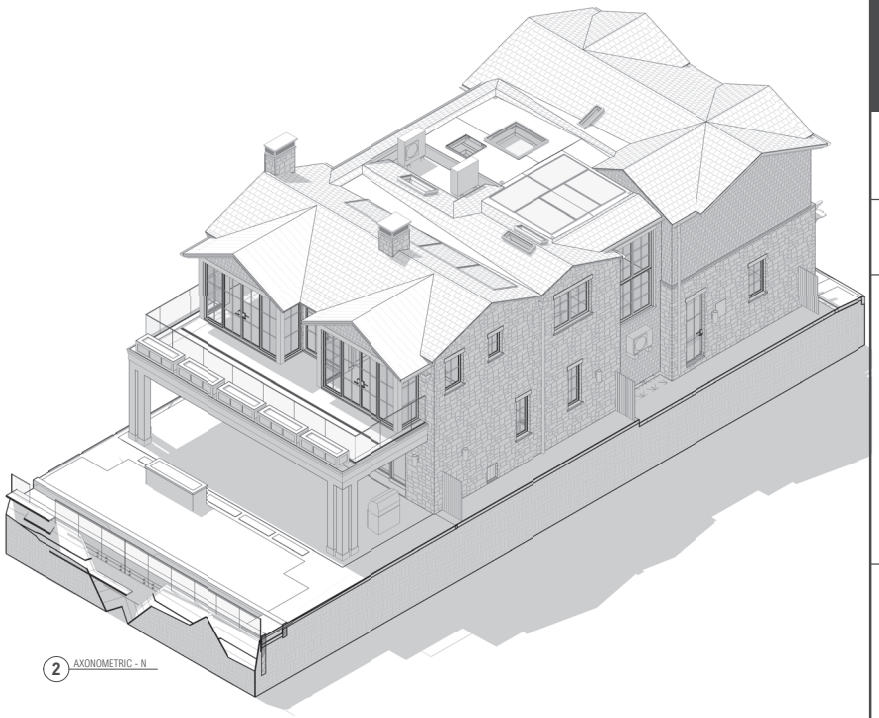
LP-201

PLANTING DETAILS

Everett Residence_Fake Set A HOA Submittal v2026.pwx



1 AXONOMETRIC - E



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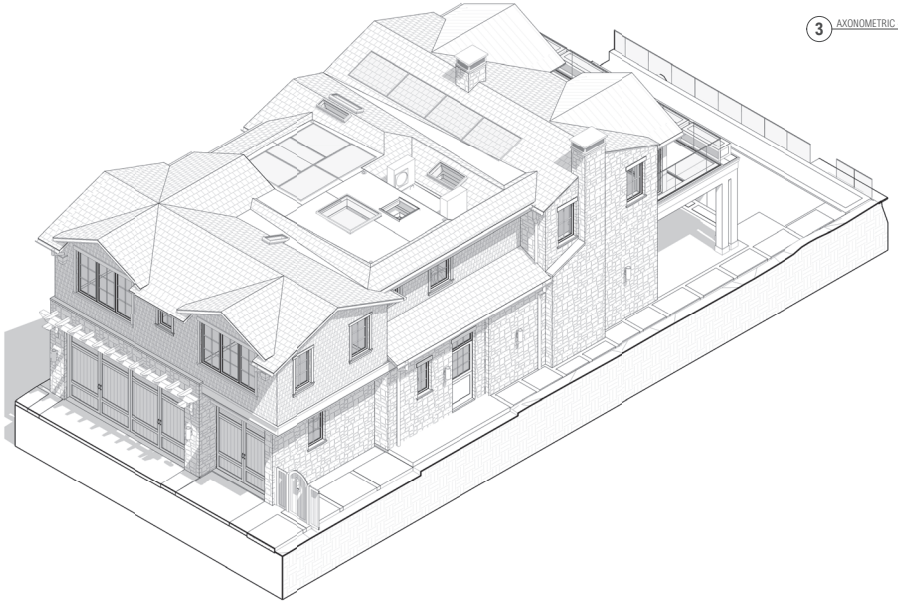

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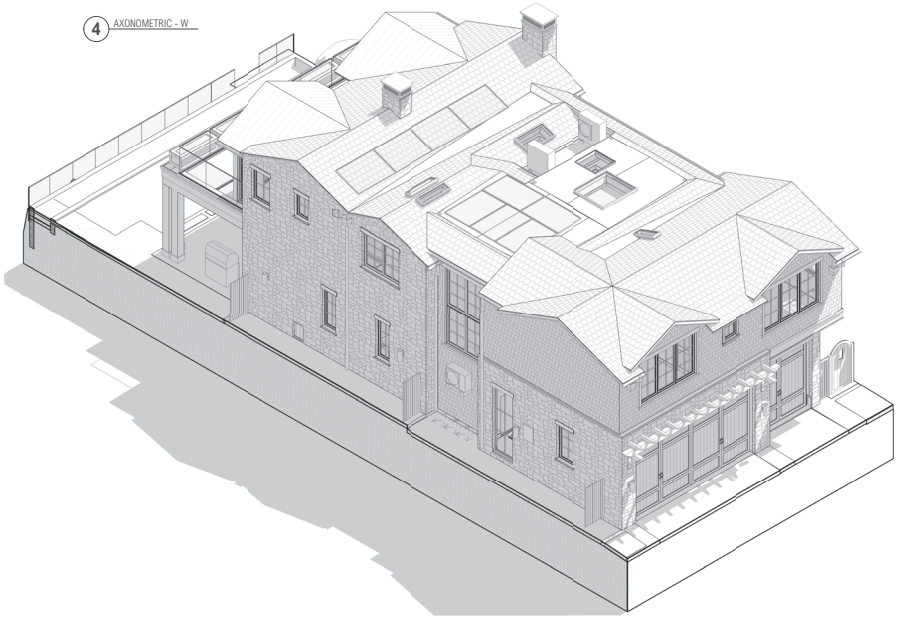

4 AXONOMETRIC - W

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PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
YEAR-2021

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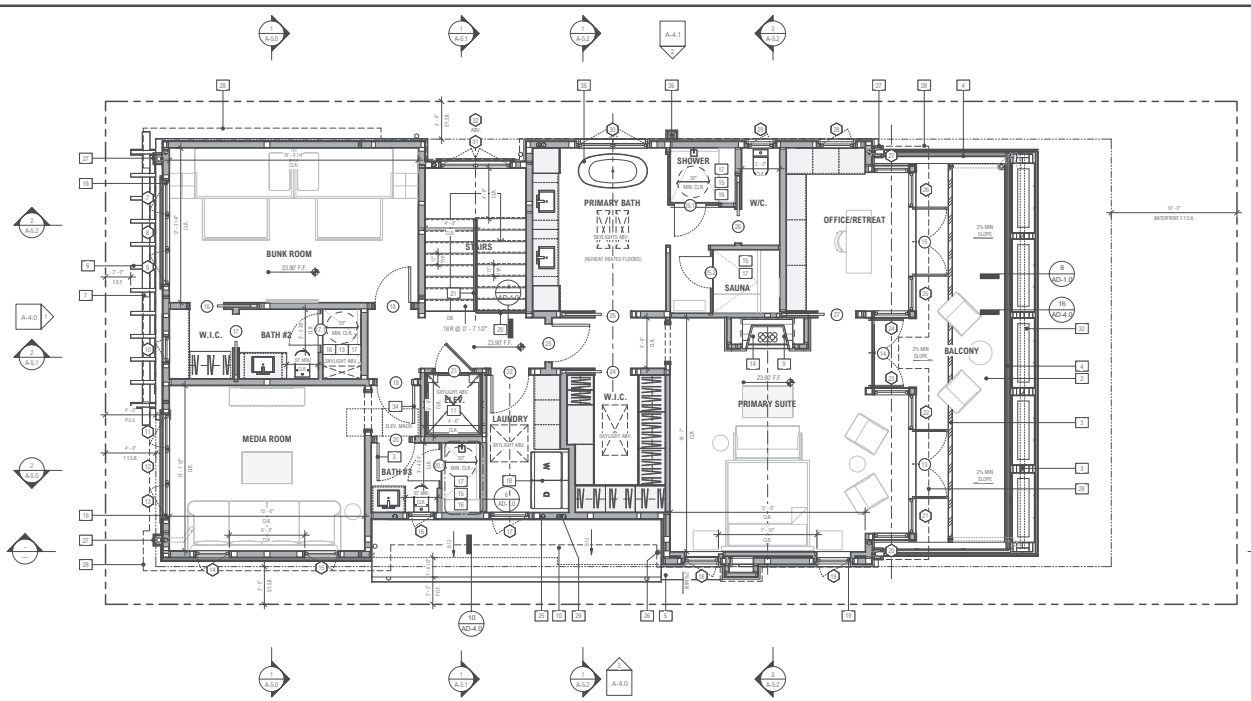
DATE
07.12.2026

REVISIONS

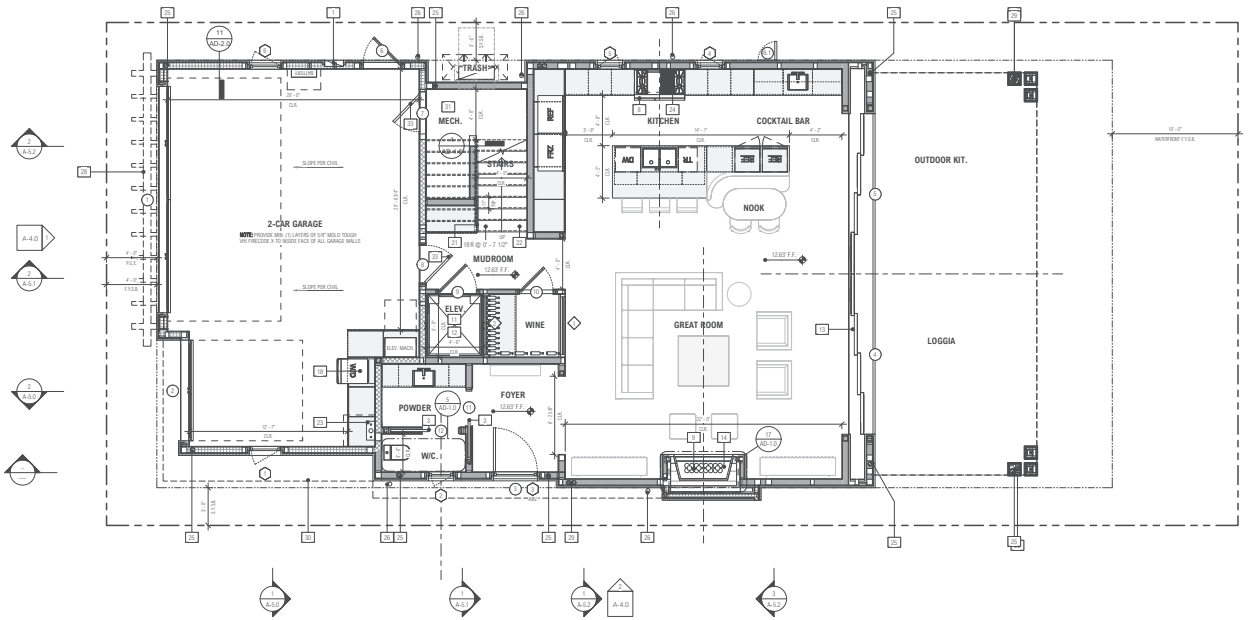
NO.	REVISION	DATE

3D VIEWS

A-1.0



2 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"



1 FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"

A | ANNOTATION LEGEND

1 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36"" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
2 WESTCOAT ALK WALKING DECK AND ROOF COVERING SYSTEM RATED CLASS 'A' ASSEMBLY PER UES ER-587, REF. MAT. SCHED. A/A-4.0
3 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. REFER TO DETAILS 5 AND 6 ON A3-1.0
4 EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - +4" MAX. SPHERE OPENING, REF. DTL. 8/A3-1.0 - CLEAR GLASS REQUIRED - NO TINTING OR OBSCURE GLASS IS PERMITTED BY HOA.
5 STONE CAP AS SELECTED, SLOPED 2% MIN. TO SHED WATER - G.C. TO PROVIDE MOCK-UP FOR ARCH. APPV.
6 WOOD TRELLIS, PAINT/STAIN AS SELECTED AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT.
7 8X10 WOOD TRELLIS BEAM, PAINT AS SELECTED AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT. - CONCEAL ALL CONNECTIONS
8 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
9 FIREPLACE - MASON-LITE MODULAR CONC. FIREPLACE GAS ONLY, DIRECT VENT W/ SEALED COMBUSTION, MODEL 'MGFP40' ICC# ESR-2401 (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
10 NATURAL SLATE TILE ROOFING - COLOR AS SEL. REF. MAT. SCHEDULE A/A-4.0
11 RESIDENTIAL ELEVATOR - INFINITY OR EQUIV., VERIFY W/ OWNER - VERIFY REQ'D. SHAFT SIZE AND OVERHEAD CLEARANCE W/ MFG. PRIOR TO ORDERING AND CONTRACT AWDN. IN WRITING IF SHAFT SIZE AND/OR OVERHEAD SPACE IS INADEQUATE - PRIVATE RESIDENCE ELEVATOR TO BE IN COMPLIANCE W/: ASME A17.1/CSA B44 , VERIFY W/ OWNER – PROVIDE POWER AS REQ'D. (CRC 321.1)
12 DEPRESSED SLAB FOR ELEVATOR. - 12" TYP., VERIFY WITH ELEVATOR MFGR. - REF. STRUCT. DRAWINGS
13 DEPRESSED SLAB FOR FLUSH TRACK AT SLIDING/POCKET DOORS - VERIFY WITH DOOR MFGR. - REF. STRUCT. DWGS.
14 DEPRESSED SLAB/STRUCTURE FOR FIREPLACE - COORD. WITH MFG'R. & GENERAL CONTRACTOR, REF. STRUCT. DWGS.
15 DEPRESS STRUCTURE FOR FLUSH SHOWER CONDITION - VERIFY WITH I.D. - REF. STRUCT. DWGS.
16 CUSTOM SHOWER SEAT PER I.D., VERIFY W/ I.D. & OWNER
17 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.
18 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 1906)
19 WINDOW TO MEET EGRESS REQUIREMENTS PER SECTION R310 OF CRC - REF. EMERGENCY ESCAPE AND RESCUE OPENING NOTES ON SHT. A-7.0
20 INTERIOR GUARDRAIL - MIN. 42" HIGH ABV. F.F. - MATERIAL AS SELECTED, +4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
21 INTERIOR STAIR MOUNTED HANDRAIL, 34"-38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
22 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
23 TANKLESS WATER HEATER, REF. AS-1.0 SPEC SHEETS, VERIFY PRODUCT W/ OWNER - SIZE AND INSTALL PER CHAPTER 5 OF CPC AND MFG. INSTRUCTION, VERIFY THE SIZING W/. ENERGY REPORT (PROVIDE ADEQUATE N.G. CONN. & POWER AS REQ'D.) - 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)
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 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 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
27 IN-WALL SCUPPER- SIZE PER TABLE 1103.1 OF CPC
28 LINE OF ROOF, EAVES & OVERHANGS ABOVE
29 DRAIN AND 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 – OVERFLOW PIPE TO DISCHARGE ABOVE GROUND
30 LINE OF SECOND FLOOR ABOVE
31 ENCLOSED USEABLE SPACE UNDER STAIRWAY, USE 5/8" TYPE 'X' GYP. BD. FINISH TYP. (1/2" MIN.) (CRC R302.7)
32 PLANTED AREA
33 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)
34 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.
35 BATHTUB - FREE-STANDING, AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER (VERIFY LOC'N. OF FIXTURES W/. OWNER) - SEE PLUMBING NOTES ON B/T-1.1 FOR MORE INFO AND REQ'S.

B | KEYNOTES

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
1-HR RATED EXT CONDITION - REF. DTLS. 3/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-FACTOR 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-FACTOR 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 919.4.2) – 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-A & G CALGREEN
KITCHEN/LAUNDRY/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 403.3 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 PER 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" MIN. IN FRONT AND 15" FROM CTR 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 & 14/AD-1.0

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PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
**/2022-

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OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST,
DATED 4/1/88
357 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

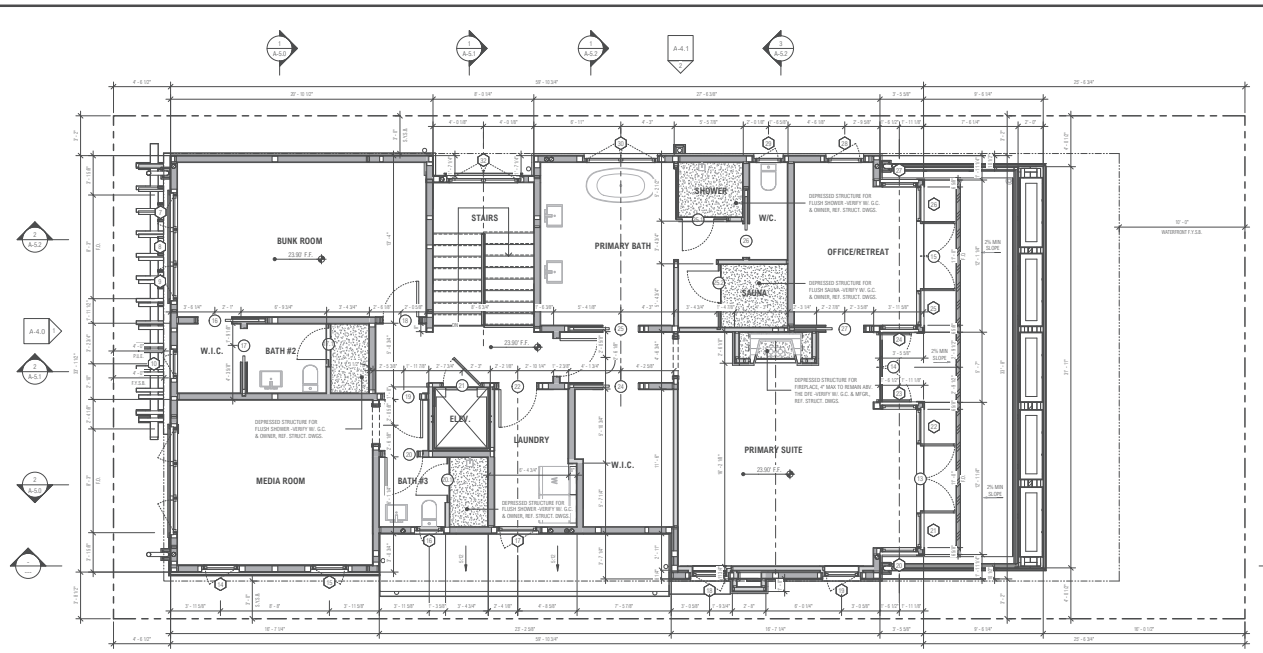
DATE
07.12.2026

REVISIONS

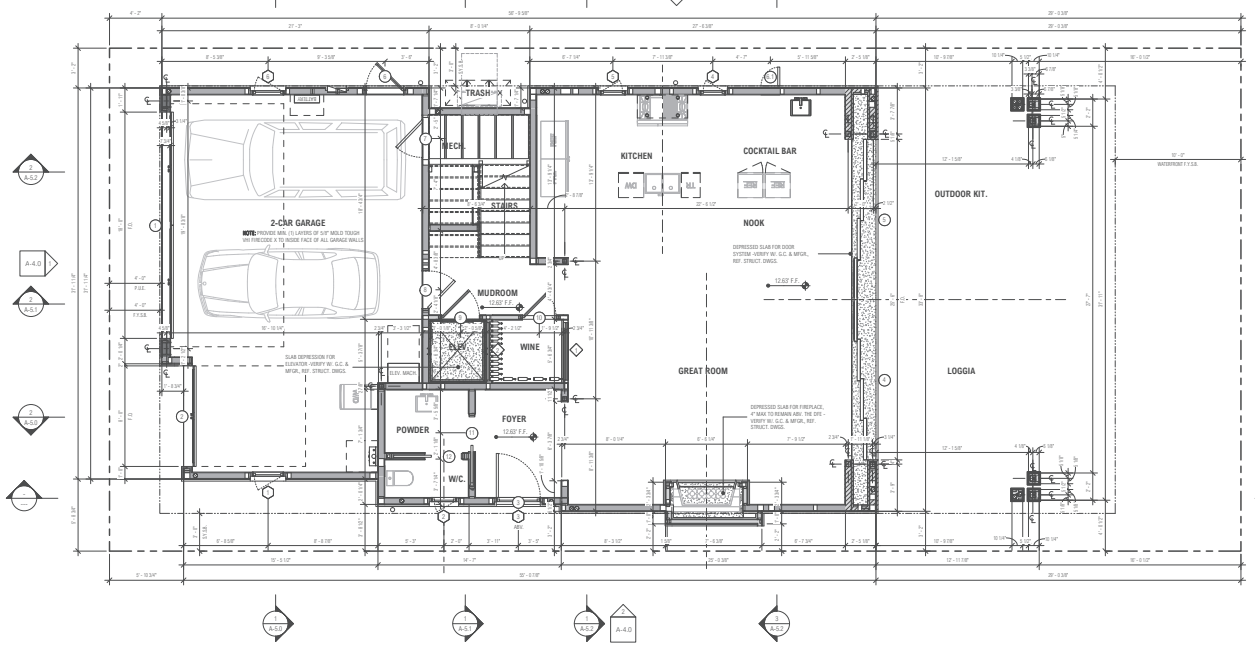
NO.	REVISION	DATE

FLOOR PLANS

A-2.0



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



1 FIRST LEVEL DIMENSION PLAN
1/8" = 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. A0-3.0 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. (CRC R317.1)

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 408.7)

3. APPLIANCES IN RESIDENTIAL GARAGES AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE AND ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT SHALL BE INSTALLED SO THAT ALL HEATING ELEMENTS, SWITCHES, BURNERS, AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR. 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. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, MINIMUM A DISTANCE OF NOT LESS THAN FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. (CPC 507.2)

WOOD OR WOODBASED PRODUCTS NOTE: (CEC R04.4) (REF. B-7-1-1 FOR MORE INFO)
PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA 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, DECKS, 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 PREVENTS MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

EXCEPTION: SAWN LUMBER USED IN STRUCTURES 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.

A | DIMENSION PLAN NOTES

B | ANNOTATION LEGEND

ROOM NAME
01.00

ROOM TAG

SPOT ELEVATION

DOOR TAG

WINDOW TAG

WINDOW WALL TAG

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/GLUMN 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 916.4.2) – EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 160 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-C & G CALGREEN

KITCHEN/LAUNDRY/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) WI. 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. 5.1.1.

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-2.4 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 MFGR. – INSTALL PER MFGR. INSTRUCTION

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/A0-1.0

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/A0-1.0

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/A0-1.0

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 PLUMBING THE CONCRETE SLAB – OVERFLOW TO DISCHARGE ABV. GROUND

OVERFLOW
DRAINLINE

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

PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
/2026-2027

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
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NEWPORT BEACH, CA 92663

OWNER INFORMATION:
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DATED 4/1/88
357 EMERALD BAY,
LAGUNA BEACH, CA 92651
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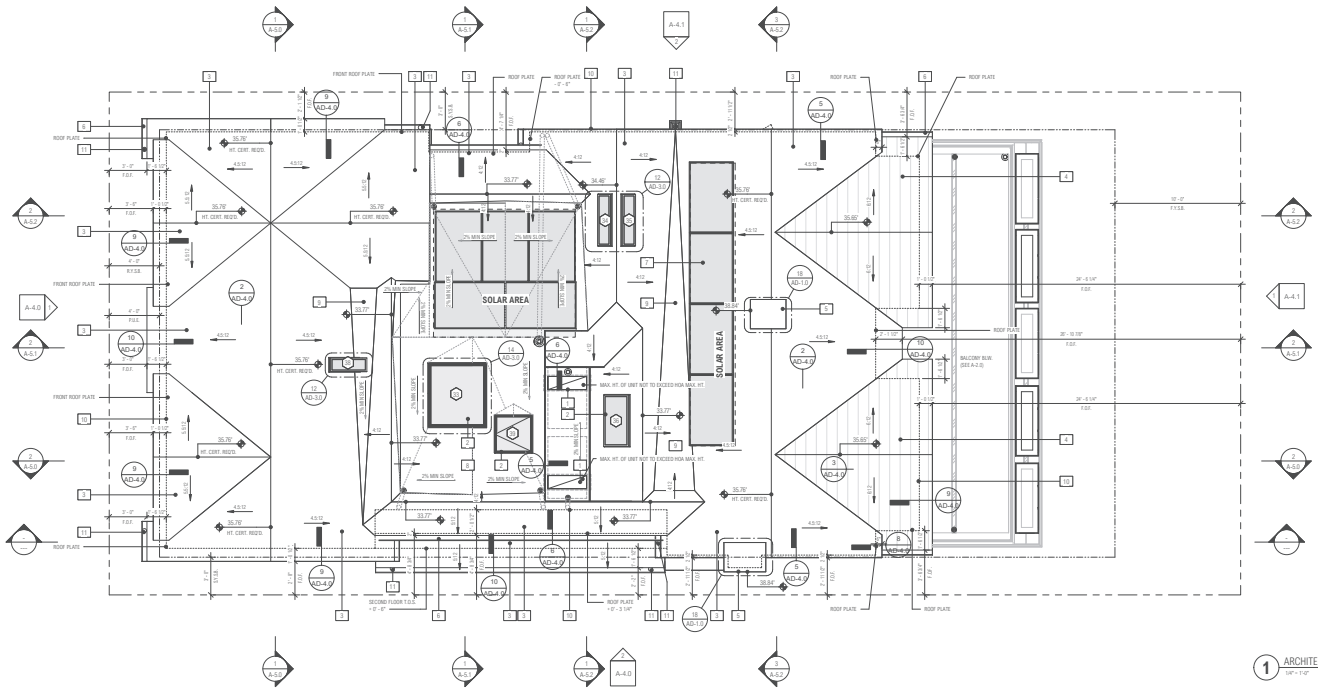
DATE
07.12.2026

REVISIONS

NO.	REVISION	DATE

DIMENSION PLANS

A-2.1



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

DIMENSION NOTE:
ALL DIMS. ARE TO FACE OF STUD (F.O.S.) OR FACE OF SHTG. (F.O.S.) TYP. U.N.O. EAVE DIMS. ARE FROM FACE OF SHTG. TO FACE OF FINISH FASCIA

ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES VENTING NOTES:
1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS 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.

2. THE MINIMUM NET FREE VENTILATING AREA SHOULD BE 1/150 OF THE AREA OF THE VENTED SPACE (CRC R806.2)

EXCEPTION: 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.

3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT. (CRC R806.3)

4. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CRC SECTION R703.1. (CRC R806.4)

5. BUILDINGS WITH ATTICS SHALL HAVE AN ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M2). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH). WHERE THE ACCESS IS LOCATED IN A CEILING, UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE ABOVE THE ACCESS SHALL BE NOT LESS THAN 30 INCHES (762 MM) ALONG ONE SIDE OR MORE MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE THE CALIFORNIA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS. (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 CALIFORNIA WILDLAND-URBAN INTERFACE CODE SECTION 504.10 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 R334.1.3)

ROOF DRAINAGE:
IN AREAS WHERE EXPANSIVE SOILS OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS AND TOWNHOUSES SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE NOT LESS THAN 5 FEET (1524 MM) FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM. (CRC R801.3) - REF.CIVIL DWGS FOR STORM WATER MANAGEMENT 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. (CRC R903.1)

2. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. (CRC 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). (CRC 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 R324.6 AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS SHALL BE PERMITTED TO BE INSTALLED WITHOUT A CRICKET OR SADDLE. (CRC 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. (CRC R903.3)

6. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. (CRC R903.4)

7. WHERE ROOF DRAINS ARE REQUIRED, SECONDARY EMERGENCY OVERFLOW ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON. OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2 INCHES (51 MM) ABOVE THE LOW POINT OF THE ROOF. OR OVERFLOW SCUPPERS HAVING THREE TIMES THE SIZE OF THE ROOF DRAINS AND HAVING A MINIMUM OPENING HEIGHT OF 4 INCHES (102 MM) SHALL BE INSTALLED IN THE ADJACENT PARAPET WALLS WITH THE INLET FLOW LOCATED 2 INCHES (51 MM) ABOVE THE LOW POINT OF THE ROOF SERVED. THE INSTALLATION AND SIZING OF OVERFLOW DRAINS, LEADERS AND CONDUCTORS SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE. (CRC R903.4.1)

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 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/ OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO. - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
2 SKYLIGHT – SIZE AS DIM. PER PLANS AND SCHED. – 'SKYCO' ICC# ESR-3837 OR EQUIV., INSTALL PER MFG. GUIDELINES & INSTRUCTION
3 NATURAL SLATE TILE ROOFING - COLOR AS SEL. REF. MAT. SCHEDULE A/A-4.0
4 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
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 SYSTEMS ARE INSTALLED IN ACCORDANCE WITH MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
6 GUTTER – AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR – SIZE PER TABLE 1103.3 OF CPC
7 SOLAR PANELS PER SEPARATE PERMIT (MAINTAIN REQ. CLEARANCES)
8 FLAT COOL ROOF, CLASS 'A' - COLOR AS SELECTED – TPO MEMBRANE – REF. MAT. SCHEDULE A/A-4.0
9 CRICKET - 2% MIN. SLOPE, TO BE COMPATIBLE W/ ROOF
10 OUTLINE OF STRUCTURE/WALLS BELOW
11 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR – SIZE PER TABLE 1103.1 OF CPC

B | KEYNOTES

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

PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
/**-2021**

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST,
DATED 4/1/88
357 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

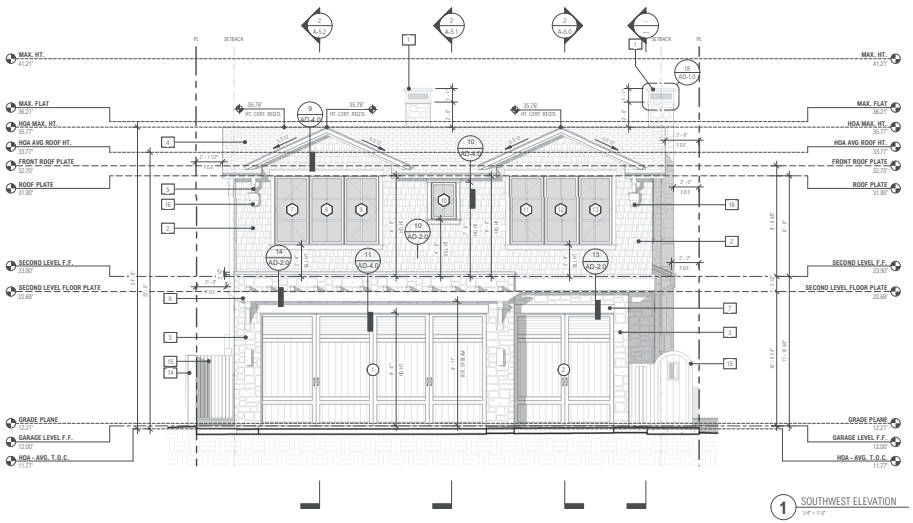
DATE
07.12.2026

REVISIONS

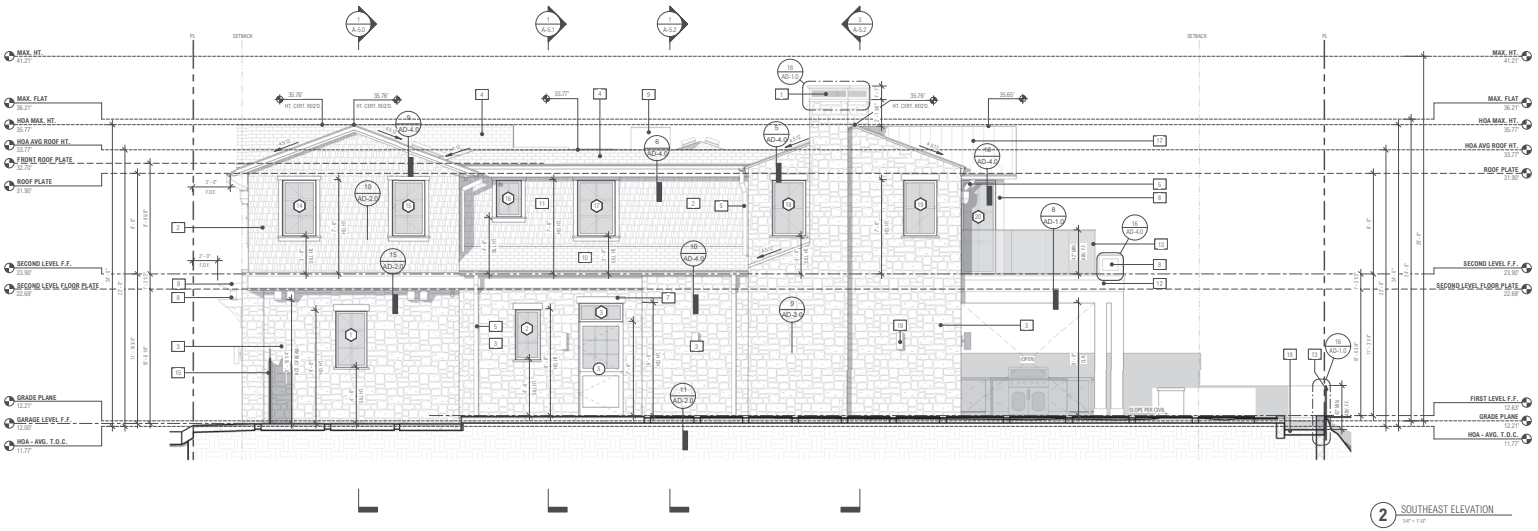
NO.	REVISION	DATE

ROOF PLAN

A-3.0



1 SOUTHWEST ELEVATION
1/4" = 1'-0"



2 SOUTHEAST 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: 949-972-3319
FAX: 206-666-2150
EMAIL: JYOUNAN@ABSCAL.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: 541-864-3331
WEB: WWW.JELD-WEN.COM

MULTI SLIDE DOORS & WINDOWS:
MANUFACTURER: EUROLINE STEEL WINDOWS & DOORS
COLOR: TO BE APPROVED BY ARCH. & OWNER
ADDRESS: 23501 SAN JACINTO PKWY., YORBA LINDA, CA 92887
PHONE: 877.590.2716
WEB: WWW.EUROLINESTEELWINDOWS.COM

GARAGE DOORS:
SUPPLIER: ZIEGLER GARAGE DOORS
WEB: WWW.ZIEGLERDOORSINC.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: ARCH. TO APPROVE
CODE: COMPLY W/ SFM STANDARD 12-7a-3, CAL FIRE LISTING #: 8160-2246:0500
WEIGHT: AVERAGE GREED 23 LBS/SQ FT

EXTERIOR STONE / MASONRY VENEER:
SUPPLIER: SANDRINE SCOTT COMMODITIES
STONE TYPE: TRAVERTINE (ARCH. TO VERIFY)
COLOR: LT. BEIGE & WHITE, TO BE APPROVED BY ARCH. & OWNER
APPLICATION: STACKED OFFSET (ARCH. TO APPV.) - REF. DTL. **9/AD-2.0**
THICKNESS: 1" - 1.5" NOMINAL
WEIGHT: +6 LBS/S.F.

HORIZONTAL AND VERTICAL CEMENT BASED WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 909.356.8388
COLOR: EVENING BLUE WITH ARTIC WHITE TRIM BOARDS, ARCH TO APPROVE
APPLICATION: ARTISAN LAP SIDING 4" (SMOOTH) W/ MITERED CORNER - REF. DTL. **10/AD-2.0**
CODE: ICC# ESR-2290

ROOF / DECK MATERIAL:

SLATE TILE ROOFING (CLASS 'A'):
PRODUCT: COMPOSITE SLATE TILE
MANUFACTURER: DAVINCI ROOFSCAPES
COLOR: DARK GRAY, TO BE APP'VD. BY OWNER & ARCH.
APPLICATION: CLOSE VALLEY W/. MITERED HIP CUTS, 16 GAUGE COPPER FLASHING, STAGGERED COURSING - REF. DTL. **2/AD-4.0**
CODE: CERtu-1049

FLAT ROOFING (CLASS 'A'):
PRODUCT: TPO MEMBRANE, CLASS 'A'
MANUFACTURER: EVERGUARD
CODE: UL LISTING - ER 1306-1
COLOR: ENERGY GRAY, TO BE APP'VD. BY OWNER & ARCH.
MIN. 3 YEARS AGED, SOLAR REFLECTANCE OF 0.63 AND MIN. THERMAL EMITTANCE OF 0.75 OR
3 YEAR AGED SRI OF AT LEAST 75
APPLICATION: INSTALLATION PER MFG'R REQUIREMENTS - REF. DTL. **4/AD-2.0**

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 0.83) - TO MATCH WINDOW AND DOOR SASH
APPLICATION: USE CONTINUOUS 12" OR 16" PANS - VERIFY W/. ARCH. SIZE & LOC'N. OF SEAMS (NO TRANSVERSE SEAMS) - REF. DTL. **3/AD-2.0**
CODE: ICC ESR-2046, CLASS 'A' ASSEMBLY
WEIGHT: APPX. 2 PSF.

GUTTERS:
MATERIAL: METAL - ALUM. PAINTED KYNAR
SHAPE: HALF ROUND/SQUARE (5") (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

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

1. FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS
2. REF. ROOF PLAN (A-3.0) FOR ALL PLATE HTS. & RIDGE HTS.

B | GENERAL NOTES

1 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. BILT. CHIMNEY SYSTEMS ARE INSTALLED IN ACCORDANCE WITH W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
2 WOOD SHINGLE SIDING - REF. MATERIAL SCHEDULE A/A-4.0
3 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0
4 NATURAL SLATE TILE ROOFING - COLOR AS SEL. REF. MAT. SCHEDULE A/A-4.0
5 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
6 8X16 WOOD TRELLIS BEAM, PAINT AS SELECTED AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT. - CONCEAL ALL CONNECTIONS
7 PRECAST CONCRETE HEADER AS SELECTED, ARCH. TO APPROVE COLOR & PROFILE, G.C. TO PROVIDE MOCK UP
8 WOOD PANEL SIDING, EXTRA OR EQ. - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 13/AD-1.0
9 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.5 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. - INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
10 ASPHALT SHINGLE ROOFING - REF. MAT. SCHEDULE A/A-4.0
11 SHIP LAP SIDING - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 10/AD-2.0
12 AZEK OR EQ. DECO. 'BELLY BAND' PER DTL. 13/AD-2.0 - PAINT AS SELECTED, ARCH. TO APPROVE PROFILE AND COLOR
13 EXTERIOR GLASS: GUARDSMAL - TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - 44" MAX. SPHERE OPENING, REF. DTL. 8/AD-1.0 - CLEAR GLASS REQUIRED - NO TINTING OR OBSCURE GLASS IS PERMITTED BY HOA.
14 (E.) PROPERTY LINE WALL - PROTECT IN PLACE - REF. SURVEY, CIVIL AND LAND. DWGS
15 (N.) WOOD GATE - AS SELECTED (MAX. 6' HT. ABOVE NATURAL GRADE)
16 IN-WALL SCUPPER- SIZE PER TABLE 1103.1 OF CPC
17 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
18 PLANTED AREA
19 EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY

C | KEYNOTES

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

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CDP - SECOND CHECK

PLAN CHECK NO.
/**-2021**

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST,
DATED 4/1/88
357 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

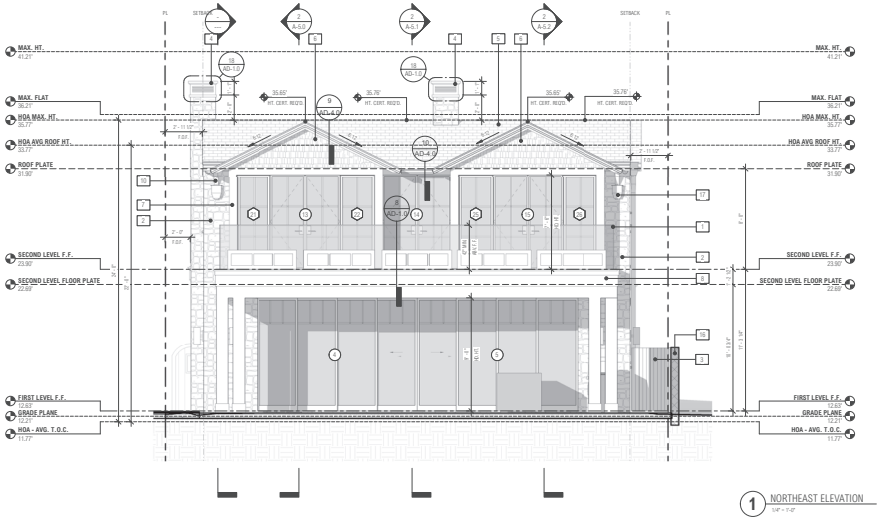
DATE
07.12.2026

REVISIONS

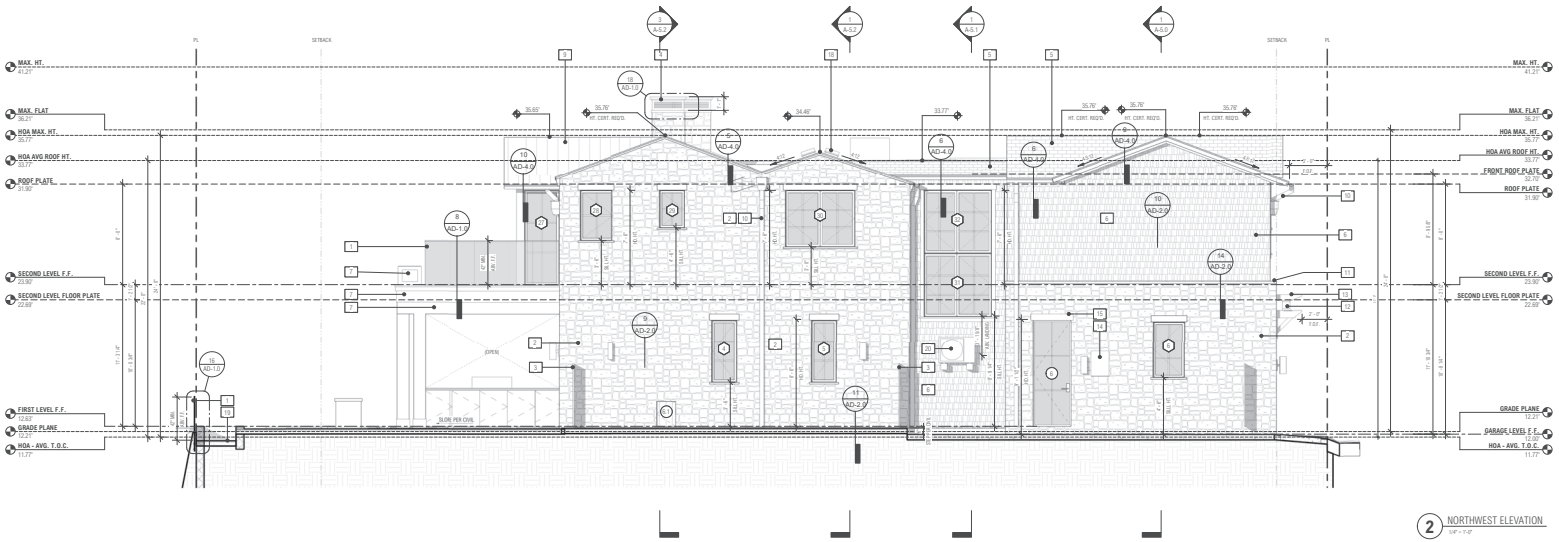
NO.	REVISION	DATE

EXTERIOR ELEVATIONS

A-4.0



1 NORTHEAST ELEVATION
1/4" = 1'-0"



2 NORTHWEST 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: 949-972-3319
FAX: 206-666-2150
EMAIL: JYOUNAN@ABSCAL.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: 541-884-3331
WEB: WWW.JELD-WEN.COM

MULTI SLIDE DOORS & WINDOWS:
MANUFACTURER: EUROLINE STEEL WINDOWS & DOORS
COLOR: TO BE APPROVED BY ARCH. & OWNER
ADDRESS: 23950 SAVI RANCH PKWY., YORBA LINDA, CA 92887
PHONE: 877.590.2716
WEB: WWW.EUROLINESTEELWINDOWS.COM

GARAGE DOORS:
SUPPLIER: ZIEGLER GARAGE DOORS
WEB: WWW.ZIEGLERDOORSINC.COM
STYLE: CUSTOM
MATERIAL: CUSTOM BUILT, WOOD & GLASS

MATERIALS:

EXTERIOR T&G SOFFIT:
SUPPLIER: NUSKU TRATEK (ENGINEERED WESTERN RED CEDAR)
TYPE: 1x6 T&G FIRE LINE, INSTALL PER MFGR. GUIDELINES
COLOR: ARCH. TO APPROVE
CODE: COMPLY W/ SFM STANDARD 12-7a-3, CAL FIRE LISTING #: 8160-2246:0500
WEIGHT: AVERAGE GREED 23 LBS/CU FT

EXTERIOR STONE / MASONRY VENEER:
SUPPLIER: SANDRINE SCOTT COMMODITIES
STONE TYPE: TRAVERTINE (ARCH. TO VERIFY)
COLOR: LT. BEIGE & WHITE, TO BE APPROVED BY ARCH. & OWNER
APPLICATION: STACKED OFFSET (ARCH. TO APPV.) - REF. DTL. **9/AD-2.0**
THICKNESS: 1" - 1.5" NOMINAL
WEIGHT: +6 LBS/S.F.

HORIZONTAL AND VERTICAL CEMENT BASED WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 909.356.6396
COLOR: EVENING BLUE WITH ARTIC WHITE TRIM BOARDS, ARCH TO APPROVE.
APPLICATION: ARTISAN LAP SIDING 4" (SMOOTH) W/ MITERED CORNER - REF. DTL. **10/AD-2.0**
CODE: ICC# ESR-2290

ROOF / DECK MATERIAL:

SLATE TILE ROOFING (CLASS 'A'):
PRODUCT: COMPOSITE SLATE TILE
MANUFACTURER: DAVINCI ROOFSCAPES
COLOR: DARK GRAY, TO BE APPVD. BY OWNER & ARCH.
APPLICATION: CLOSE VALLEY W/ MITERED HIP CUTS, 16 GAUGE COPPER FLASHING, STAGGERED COURSING - REF. DTL. **2/AD-4.0**
CODE: CERtu-1049

FLAT ROOFING (CLASS 'A'):
PRODUCT: TPO MEMBRANE, CLASS 'A'
MANUFACTURER: EVERGUARD
CODE: UL LISTING - ER 1306-1
COLOR: ENERGY GRAY, TO BE APPVD. BY OWNER & ARCH.
MIN. 3 YEARS AGED, SOLAR REFLECTANCE OF 0.63 AND MIN. THERMAL EMITTANCE OF 0.75 OR
3 YEAR AGED SRI OF AT LEAST 75
APPLICATION: INSTALLATION PER MFG'R REQUIREMENTS - REF. DTL. **4/AD-2.0**

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 0.83) - TO MATCH WINDOW AND DOOR SASH
APPLICATION: USS CONTINUOUS 12" DR 16" PANS - VERIFY W/. ARCH. SIZE & LOC'N. OF SEAMS (NO TRANSVERSE SEAMS) - REF. DTL. **3/AD-2.0**
CODE: ICC ESR-2046, CLASS 'A' ASSEMBLY
WEIGHT: APPX. 2 PSF.

GUTTERS:
MATERIAL: METAL - ALUM. PAINTED KYNAR
SHAPE: HALF ROUND/SQUARE (5") (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

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

1. FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS
2. REF. ROOF PLAN (A-3.0) FOR ALL PLATE HTS. & RIDGE HTS.

B GENERAL NOTES

1 EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - 4" MAX. SPHERE OPENING, REF. DTL. 8/AD-1.0 - CLEAR GLASS REQUIRED - NO TINTING OR OBSCURE GLASS IS PERMITTED BY HOA.
2 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0
3 (N.) WOOD GATE - AS SELECTED (MAX. 6' HT. ABOVE NATURAL GRADE)
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. BUILT CHIMNEY SYSTEMS AND INSTALLED IN ACCORDANCE WITH W. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1)
5 NATURAL CLAY TILE ROOFING - COLOR AS SEL. REF. MAT. SCHEDULE A/A-4.0
6 WOOD SHINGLE SIDING - REF. MATERIAL SCHEDULE A/A-4.0
7 WOOD PANEL SIDING, EXTRA CW EQ. - REF. MATERIAL SCHEDULE A/A-4.0 AND DTL. 13/AD-1.0
8 AZEK OR EQ. DECO. 'BELLY BAND' PER DTL. 13/AD-2.0 - PAINT AS SELECTED, ARCH. TO APPROVE PROFILE AND COLOR
9 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
10 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
11 STONE CAP AS SELECTED, SLOPED 2% MIN. TO SHED WATER - S.C. TO PROVIDE MOCK UP FOR ARCH. APPV.
12 8X10 WOOD TRELLIS BEAM, PAINT AS SELECTED AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT. - CONCEAL ALL CONNECTIONS
13 WOOD TRELLIS, PANCETAIN AS SELECTED AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT.
14 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
15 PRECAST CONCRETE HEADER AS SELECTED, ARCH. TO APPROVE COLOR & PROFILE, S.C. TO PROVIDE MOCK UP
16 (E.) PROPERTY LINE WALL - PROTECT IN PLACE - REF. SURVEY, CIVIL AND LAND. DWGS
17 IN-WALL SCUPPER- SIZE PER TABLE 1103.1 OF CPC
18 SKYLIGHT – SIZE AS DIM. PER PLANS AND SCHED. - 'SKYCO' ICC# ESR-3837 OR EQUIV., INSTALL PER MFG. GUIDELINES & INSTRUCTION
19 PLANTED AREA
20 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

C KEYNOTES

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

PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
/2026-2027

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST,
DATED 4/1/88
357 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

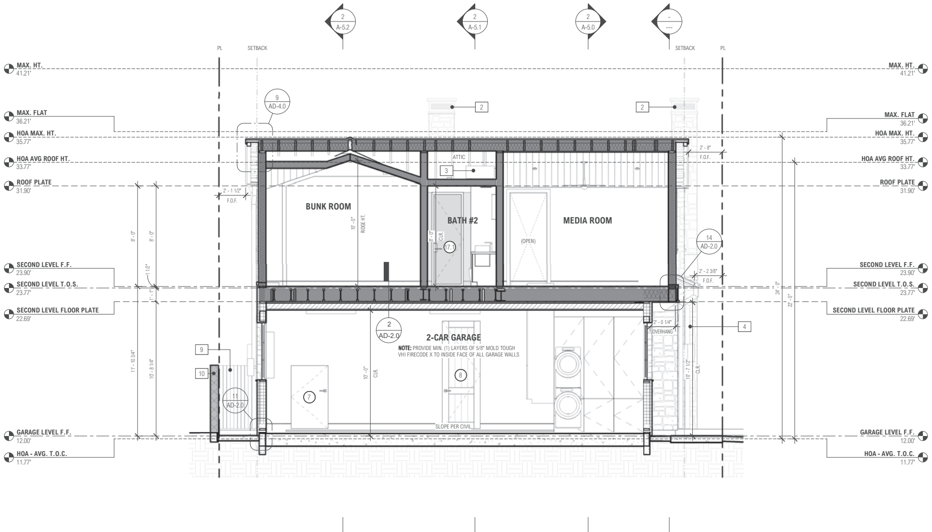
DATE
07.12.2026

REVISIONS

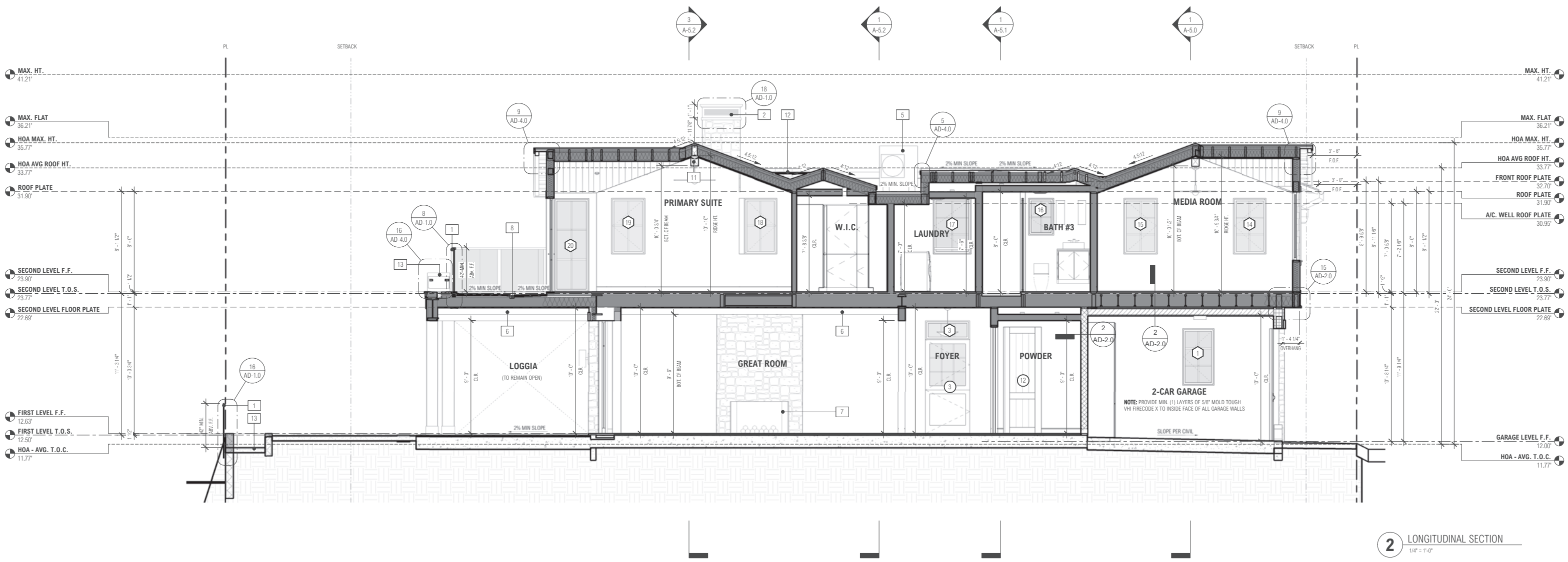
NO.	REVISION	DATE

EXTERIOR ELEVATIONS

A-4.1



1 TRANSVERSE SECTION
1/4" = 1'-0"



2 LONGITUDINAL SECTION
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 CRC 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 CRC 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 4 CONST.:	R-13 MIN.
2 x 6 CONST. OR LARGER:	R-20 MIN.
RAISED FLOOR:	R-30 MIN.
ROOF:	R-30

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

Symbol	Description
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 R506.3.2 AND VAPOR RETARDER PER R506.3.3 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 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 8/AD-1.0 - CLEAR GLASS REQUIRED - NO TINTING OR OBSCURE GLASS IS PERMITTED BY HOA.
2 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. BILT. CHIMNEY SYSTEMS ARE INSTALLED IN ACCORDANCE WITH W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
3 FAU - PROVIDE GAS S.O., POWER, CLEARANCES AND VENTING AS REQ'D. BY MFG. – INSTALL PER MFG. INSTRUCTION, SEE FAU NOTES ON B/T-1.1 FOR MORE INFO
4 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0
5 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
6 11X6 DECO CEILING BEAM, STAIN AND SEAL AS SELECTED AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT. - CONCEAL ALL CONNECTIONS
7 FIREPLACE - MASON-LITE MODULAR CONC. FIREPLACE GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION, MODEL 'MGFP49' ICC# ESR-2401 (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
8 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. REFER TO DETAILS 5 AND 6 ON AD-1.0
9 (N.) WOOD GATE - AS SELECTED (MAX. 6' HT. ABOVE NATURAL GRADE)
10 (E.) PROPERTY LINE WALL - PROTECT IN PLACE - REF. SURVEY, CIVIL AND LAND. DWGS
11 8X10 WOOD TRELLIS BEAM, PAINT AS SELECTED AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT. - CONCEAL ALL CONNECTIONS
12 CRICKET - 2% MIN. SLOPE, TO BE COMPATIBLE W/. ROOF
13 PLANTED AREA

D KEYNOTES

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
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PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
0000-2021

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST, DATED 4/1/88
557 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

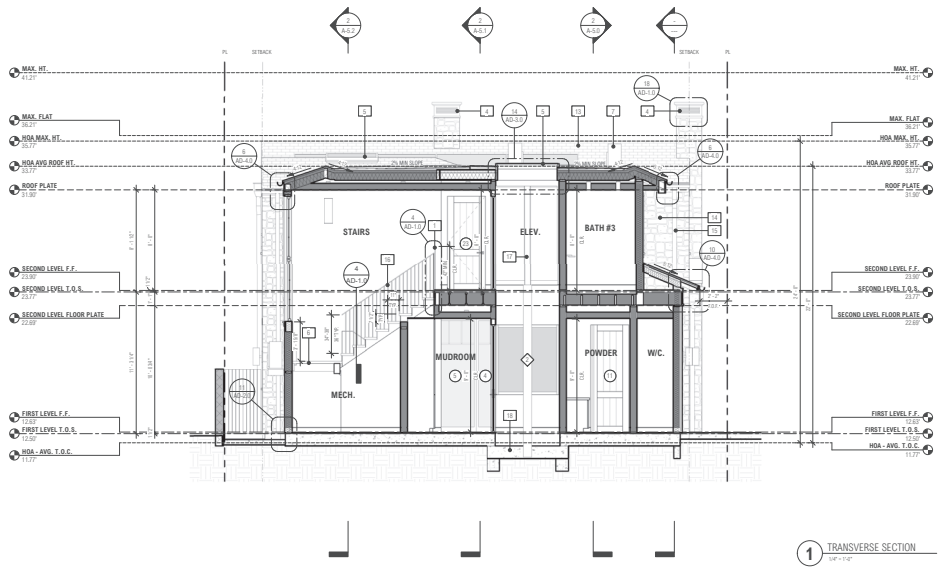
DATE
07.12.2026

REVISIONS

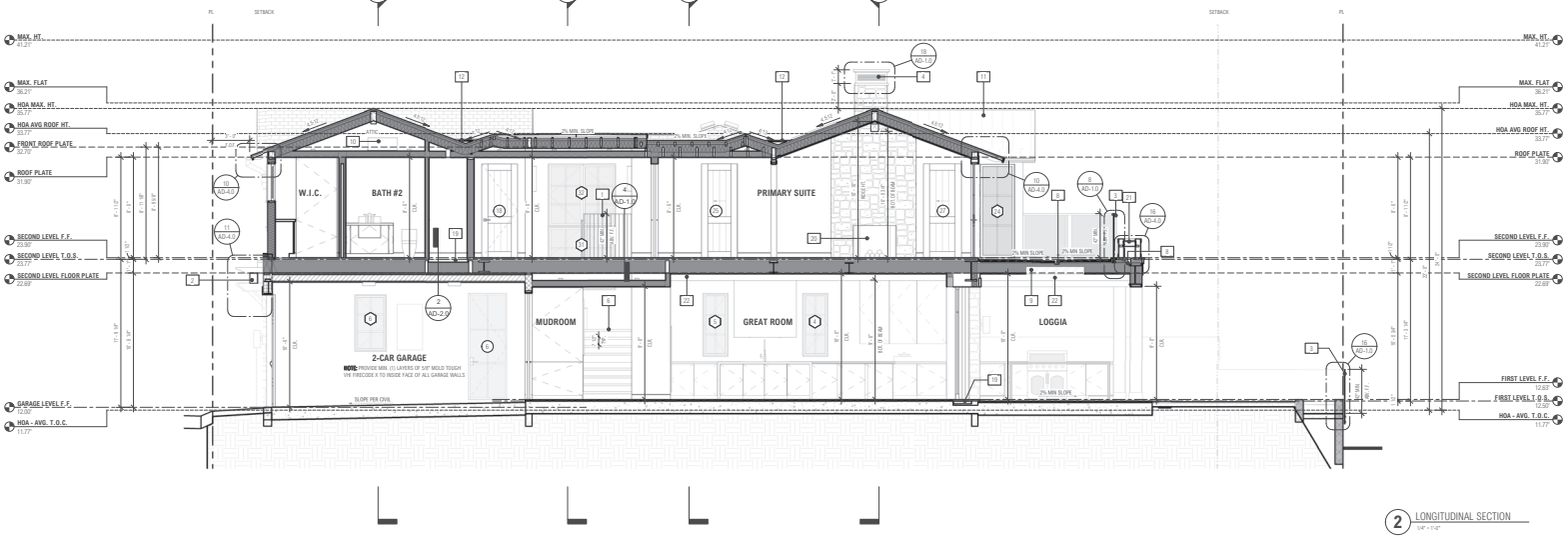
NO.	REVISION	DATE

BUILDING SECTIONS

A-5.0



1 TRANSVERSE SECTION
1/4" = 1'-0"



2 LONGITUDINAL SECTION
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 CRC 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 CRC 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 NONFIRED 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 4 CONST.: R-13 MIN.
2 x 6 CONST. OR LARGER: R-20 MIN.

RAISED FLOOR: R-30 MIN.

ROOF: R-30

NOTES:
1. REF. T-24 REPORT FOR MORE INFORMATION
2. PROVIDE BID FOR INSULATION OF ENTIRE HOME.
*TOTAL R-VALUE INCLUDING THE RIGID 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

ELEVATION / SECTION INDICATOR

CALL-OUT TAG

SPOT ELEVATION

KEYNOTE TAG

DOOR / WINDOW / WINDOW WALL TAG

REVISION TAG

FIRE RATED CEILING ASS'Y - REF. DTL'S. 2/AD-2.0

1-HR RATED INT CONDITION - REF. DTL'S. 2/AD-2.0

1-HR RATED EXT CONDITION - REF. DTL'S. 3/AD-2.0

CONCRETE WALL/PODIUM DECK - PER STRUCT. REF. STRUCT DWGS. – FOR SLAB ON GRADE PROVIDE BASE PER RO06.3.2 AND VAPOR RETARDER PER RO06.3.3 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 INTERIOR GUARDRAIL - MIN. 42" HIGH ABV. F.F. - MATERIAL AS SELECTED, +4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
2 8X10 WOOD TRELLIS BEAM, PAINT AS SELECTED AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT. - CONCEAL ALL CONNECTIONS
3 EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - +4" MAX. SPHERE OPENING, REF. DTL. 6/AD-1.0 – CLEAR GLASS REQUIRED - NO TINTING OR OBSCURE GLASS IS PERMITTED BY HOA.
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 BILT. CHIMNEY SYSTEMS ARE INSTALLED IN ACCORDANCE WITH MF. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
5 SKYLIGHT - SIZE AS DIM. PER PLANS AND SCHED. - "SKYCO" ICC# ESR-3837 OR EQUIV., INSTALL PER MFG. GUIDELINES & INSTRUCTION
6 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
7 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
8 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. REFER TO DETAILS 5 AND 6 ON AD-1.0
9 PROVIDE POWER RECESSED HEATER (VERIFY W/. LOL, OWNER & MFRS.)
10 FAU - PROVIDE GAS S.O., POWER, CLEARANCES AND VENTING AS REQ'D. BY MFG. – INSTALL PER MFG. INSTRUCTION, SEE FAU NOTES ON B/T-1.1 FOR MORE INFO
11 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
12 CRICKET - 2% MIN. SLOPE, TO BE COMPATIBLE W/. ROOF
13 NATURAL SLATE TILE ROOFING - COLOR AS SEL. REF. MAT. SCHEDULE A/A-4.0
14 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0
15 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
16 INTERIOR STAIR MOUNTED HANDRAIL, 34"-38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
17 RESIDENTIAL ELEVATOR - INFINITY OR EQUIV., VERIFY W/. OWNER - VERIFY REQ'D. SHAFT SIZE AND OVERHEAD CLEARANCE W/. MFG. PRIOR TO ORDERING AND CONTRACT AWDS. IN WRITING IF SHAFT SIZE AND/OR OVERHEAD SPACE IS INADEQUATE - PRIVATE RESIDENCE ELEVATOR TO BE IN COMPLIANCE W/. ASME A17. 1/CSA B44 , VERIFY W/. OWNER – PROVIDE POWER AS REQ'D. (CRC 321.1)
18 DEPRESSED SLAB FOR ELEVATOR - 12" TYP., VERIFY WITH ELEVATOR MFGR. - REF. STRUCT. DRAWINGS
19 DEPRESSED SLAB FOR FLUSH TRACK AT SLIDING/POCKET DOORS - VERIFY WITH DOOR MFGR. - REF. STRUCT. DWGS.
20 FIREPLACE - MASON-LITE MODULAR CONC. FIREPLACE GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION, MODEL 'MGFP48' ICC# ESR-2401 (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
21 PLANTED AREA
22 11/4E DECO CEILING BEAM, STAIN AND SEAL AS SELECTED AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT. - CONCEAL ALL CONNECTIONS

D KEYNOTES

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
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714.754.4040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
0000-2021

PROJECT CONTACT
ELIZABETH HANNA

BREZZA DEL NORD

PROJECT ADDRESS:
816 VIA LIDO NORD,
NEWPORT BEACH, CA 92663

OWNER INFORMATION:
EVERETT FAMILY SURVIVOR'S TRUST,
DATED 4/1/88
357 EMERALD BAY,
LAGUNA BEACH, CA 92651
P: 949.887.8858

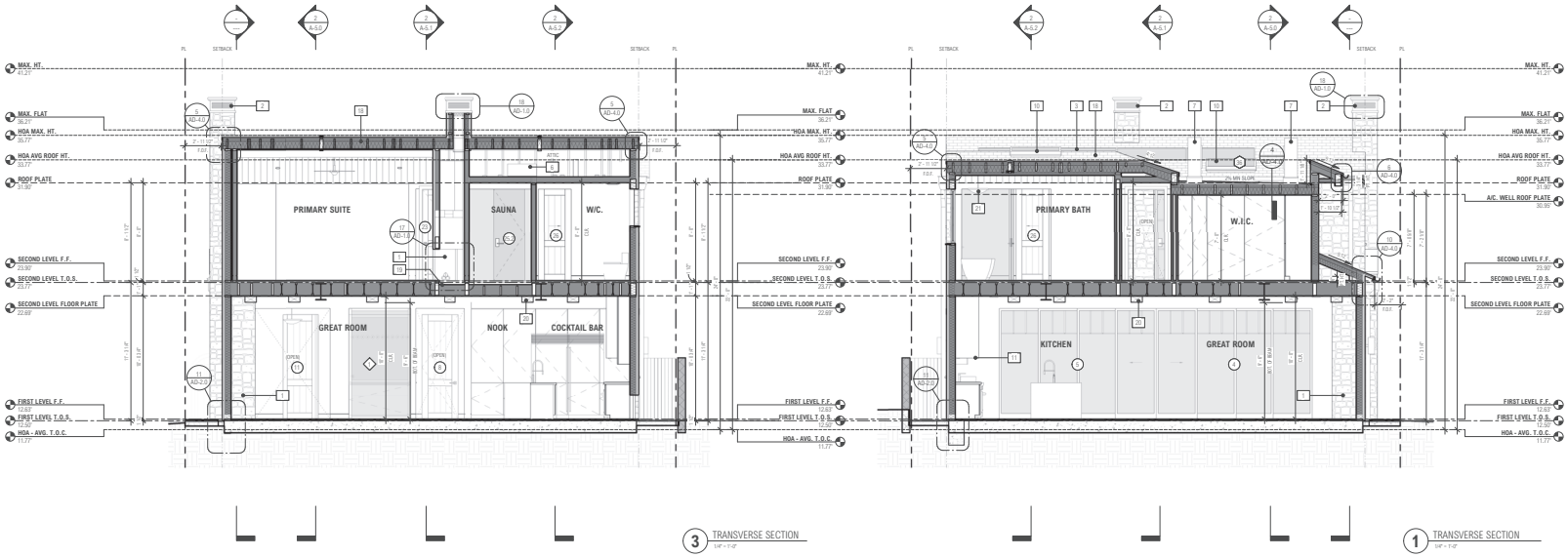
DATE
07.12.2026

REVISIONS

NO.	REVISION	DATE

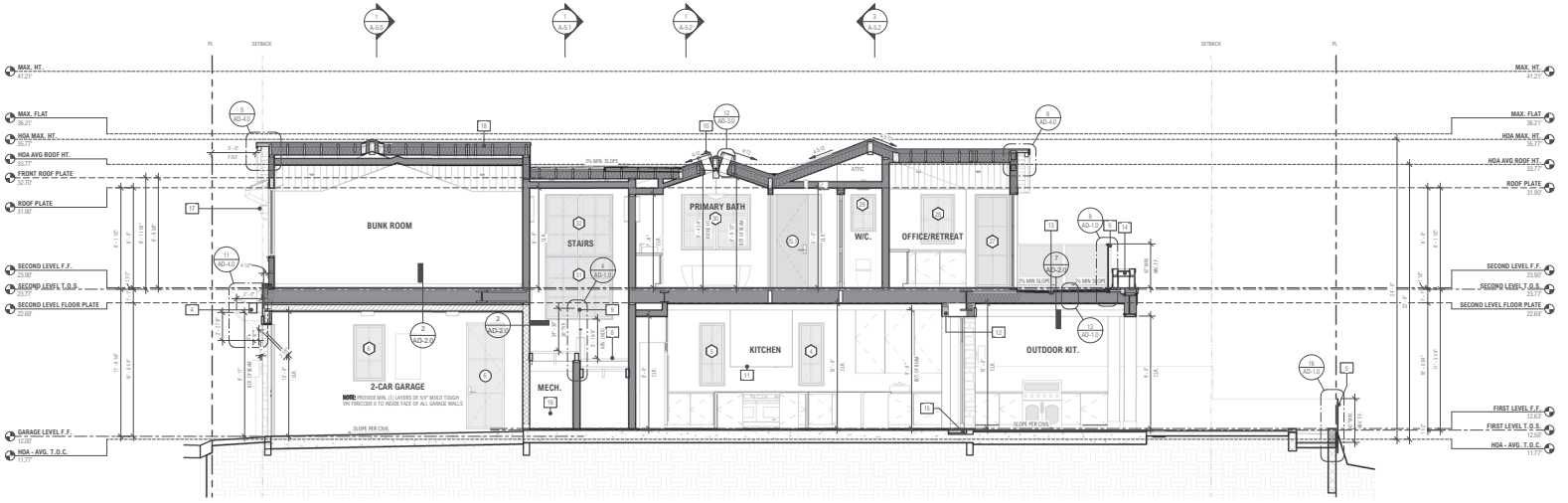
BUILDING SECTIONS

A-5.1



3 TRANSVERSE SECTION
1/4" = 1'-0"

1 TRANSVERSE SECTION
1/4" = 1'-0"



2 LONGITUDINAL SECTION
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 CRC 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 CRC 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-INCH (17.7 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 NONWIRED 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, CONSIST OF 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 4 CONST.:	R-13 MIN.
2 x 6 CONST. OR LARGER:	R-20 MIN.
RAISED FLOOR:	R-30 MIN.
ROOF:	R-30

NOTES:
1. REF. T-24 REPORT FOR MORE INFORMATION
2. PROVIDE BID FOR INSULATION OF ENTIRE HOME
*TOTAL R-VALUE INCLUDING THE RIGID 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

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

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 R506.3.2 AND VAPOR RETARDER PER R506.3.3 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 FIREPLACE - MASON-LITE MODULAR CONC. FIREPLACE GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION, MODEL VASTP48/ ICC# ESR-2401 (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 FAN 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

2 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. BILT. CHIMNEY SYSTEMS ARE INSTALLED IN ACCORDANCE WITH W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1-4)

3 SOLAR PANELS PER SEPARATE PERMIT (MAINTAIN REQ. CLEARANCES)

4 8X10 WOOD TRELLIS BEAM, PAINT AS SELECTED AND SEAL AS REQ'D. SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT. – CONCEAL ALL CONNECTIONS

5 EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. – 4" MAX. SPHERE OPENING, REF. DTL. 6/AD-1.0 - CLEAR GLASS REQUIRED - NO TINTING OR OBSCURE GLASS IS PERMITTED BY HOA.

6 FAU - PROVIDE GAS S.D., POWER, CLEARANCES AND VENTING AS REQ'D. BY MFG. – INSTALL PER MFG. INSTRUCTION, SEE FAU NOTES ON B/T-1.1 FOR MORE INFO

7 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO. – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

8 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

9 INTERIOR STAIR MOUNTED HANDRAIL, 34"-38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0

10 SKYLIGHT - SIZE AS DIM. PER PLANS AND SCHED. - "SKYCO" ICC# ESR-3207 OR EQUIV., INSTALL PER MFG. GUIDELINES & INSTRUCTION

11 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

12 PROVIDE POWER FOR CUSTOM WINDOW RECESSED SHADES PER MFG. – VERIFY W/. I.D. & OWNER

13 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. REFER TO DETAILS 5 AND 6 ON AD-1.0

14 PLANTED AREA

15 DEPRESSED SLAB FOR FLUSH TRACK AT SLIDING/POCKET DOORS - VERIFY WITH DOOR MFGR.- REF. STRUCT. DWGS.

16 ENCLOSED USEABLE SPACE UNDER STAIRWAY, USE 5/8" TYPE 'X' GYP. BD. FINISH TYP. (1/2" MIN.) (CRC R302.7)

17 IN-WALL SCUPPER- SIZE PER TABLE 1103.1 OF CPC

18 NATURAL SLATE TILE ROOFING - COLOR AS SEL. REF. MAT. SCHEDULE A/A-4.0

19 DEPRESSED SLAB/STRUCTURE FOR FIREPLACE - COORD. WITH MFG'R. & GENERAL CONTRACTOR, REF. STRUCT. DWGS.

20 1X6 DECO CEILING BEAM, STAIN AND SEAL AS SELECTED AND SEAL AS REQ'D., SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT. – CONCEAL ALL CONNECTIONS

21 DECORATIVE PENDANT LIGHT FIXTURE - TO BE HIGH EFFICIENCY

D KEYNOTES

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PROJECT STATUS
CDP - SECOND CHECK

PLAN CHECK NO.
0000-2021

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07.12.2026

REVISIONS

NO.	REVISION	DATE

BUILDING SECTIONS

A-5.2