Attachment No. PC 4
Project Plans

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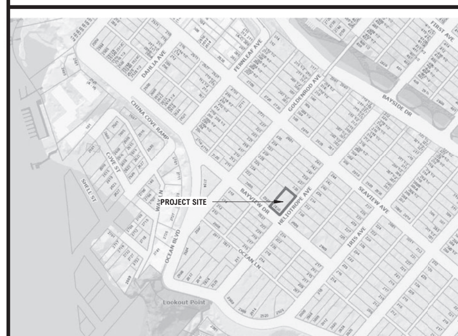
BRANDON ARCHITECTS, INC.

ZENK RESIDENCE

2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

1 SHEET LIST



10 VICINITY MAP

8 SPECIAL INSPECTIONS

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

6 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. 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

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 INFORMATION:	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.
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COSTA MESA, CA 92626
P: 714.454.4040
WWW.BRANDONARCHITECTS.COM

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235 HELIOTROPE AVE., CORONA DEL MAR, CA, 92825

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MATT McCLURE
2618 SAN MIGUEL DR. #204
NEWPORT BEACH, CA 92660
P: 949.677.3650

STRUCTURAL ENGINEER
FMH ENGINEERING
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IRVINE, CA 92618
P: 310.422.1536
FADYHAKIM@FMHENGINEERING.COM

CIVIL ENGINEER
CIVILSCAPES ENGINEERING, INC.
WILL ROLPH
28052 CAMINO CAPISTRANO, SUITE 213
LAGUNA NIGUEL, CA 92677
P: 949.464.8115
WWW.CIVILSCAPES.COM

GEOTECHNICAL ENGINEER
EGA CONSULTANTS, INC.
375-C MONTE VISTA AVENUE
COSTA MESA, CA 92627
P: 949.642.9309

INTERIOR DESIGNER
MARIKA OLSON INTERIORS
NEWPORT BEACH, CA
P: 949.338.6502
WWW.MARIKAOLSONINTERIORS.COM

LANDSCAPE DESIGNER
CHELSEA EDMONSTON
120 TUSTIN AVE., SUITE C#227
NEWPORT BEACH, CA 92663
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CHELSEA@CHELSEACORINNESTUDIO.COM

SURVEYOR
APEX LAND SURVEYING INC.
HUNTINGTON BEACH, CA 92646
P: 714-488-5006

ENERGY CONSULTANT
ENERGY CODE WORKS, INC.
MARK MADISON
1 PARK PLAZA, SUITE 600
IRVINE, CA 92612
P:949.240.1867
WWW.ENERGYCODE.COM

MEP CONSULTANT
GREGORY DESIGN
4 SHETLAND
TRABUCO CANYON, CA 92679
P: 949.888.9511
CAITLIN@GREGORY-DESIGN.COM

11 PROJECT DESCRIPTION

THE SUBJECT PROPERTY IS LOCATED IN NEWPORT BEACH, CA IN THE AREA KNOWN AS CORONA DEL MAR SOUTHWEST OF PACIFIC COAST HIGHWAY. THE LOT IS APPROXIMATELY 60' WIDE BY APPX. 105' DEEP, IT IS ZONED R-1 (SINGLE-UNIT RESIDENTIAL DETACHED) AND IS APPROXIMATELY 6,497 S.F. DEVELOPMENT OF THE PROPERTY WILL BE REVIEWED BY THE CITY OF NEWPORT BEACH FOR BUILDING PERMITS. THE PROPERTY INCLUDES AN EXISTING SINGLE FAMILY RESIDENCE AND GARAGE. CLIENT PROPOSES TO DEMOLISH EXISTING IMPROVEMENTS AND BUILD A NEW 3-STORY SINGLE FAMILY RESIDENCE OF APPX. 5,413 S.F. WITH A THREE-CAR GARAGE OF APPX. 707 S.F. AND A LIVABLE BASEMENT OF 2,446 S.F. THE PROGRAM MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: LARGE EAT-IN KITCHEN W/. ISLAND & PANTRY, GREAT ROOM WITH A FIREPLACE, DINING AREA (OPEN AREA), POWDER ROOM, ELEVATOR, MASTER SUITE WITH FIREPLACE, MASTER BATH & WALK-IN CLOSET, FOUR (4) SECONDARY BEDROOMS WITH ATTACHED BATHS & CLOSETS, LAUNDRY ROOM, GYM, READING NOOK (OPEN AREA) AND AN OFFICE AND BATH ON THE THIRD FLOOR. THERE WILL ALSO BE A ROOF DECK WITH COVERED CABANA AREA IN AN EFFORT TO MAXIMIZE OCEAN VIEWS AND MAXIMIZE BUILDING ENVELOPE. THE OWNER'S CURRENT ADJACENT PROPERTY AT 2820 BAY VIEW WILL CONNECT TO THIS PROPERTY TO MAXIMIZE THE YARD, POOL AREA. THE DECK AREAS WILL BE ARRANGED WITH A STRONG CONNECTION TO INDOOR LIVING SPACE AND AMENITIES MAY INCLUDE A FIRE FEATURE AND COMFORTABLE OUTDOOR LOUNGE AREA (PATIO). PARKING WILL BE PROVIDED WITH A (3) THREE CAR GARAGE WITH POTENTIAL CAR LIFTS TO ALLOW FOR (6) SIX CARS TO BE PARKED. THE PROJECT WILL BE OF A 'TRANSITIONAL' DESIGN FEATURING AMPLE INDOOR/OUTDOOR LIVING SPACES INTEGRATED WITH A MODERN 'OPEN' LIVING PLAN WITH LOTS OF GLAZING TO MAXIMIZE OCEAN VIEWS FROM LIVING SPACES AS WELL AS OUTDOOR PATIOS, DECKS, AND ROOF DECK. STRATEGIES TO MAXIMIZE USE AND PRIVACY BETWEEN THE HOMES WILL BE EXPLORED WITH THE CLIENT. THE EXTERIOR MATERIALS WILL BE OF A RICH QUALITY AND HIGH DURABILITY; TO BE CONSISTING PRIMARILY OF WOOD SIDING, NATURAL MASONRY VENEER (STONE), WOOD ACCENTS (T&G), STANDING SEEM METAL ROOFING, EXPANSIVE DOORS AND WINDOWS, AND THE USE OF METAL/WOOD DECORATIVE ACCENTS. UNIQUE AND CREATIVE DESIGN SOLUTIONS FOR NATURAL DAY-LIGHTING, VENTILATION AND ENERGY EFFICIENT DESIGNS WILL BE EVALUATED AND PROPOSED WHEN POSSIBLE. ACTIVE AND PASSIVE SOLAR SOLUTIONS WILL BE DISCUSSED AND DEVELOPED. CLIENT'S SPECIFIC PROGRAM FOR PERSONAL USE AND FLEXIBILITY AS A RENTAL PROPERTY WILL BE THE PRIMARY FOCUS ALONG WITH AN ANALYSIS OF RESALE AND INVESTMENT VALUE

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 SEPARATE 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. 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 PER NEWPORT BEACH MUNICIPAL CODE SECTION 15.02.120.
6. PV SOLAR SYSTEM (MIN. 3.5 KW DC) + NO BATTERY REQ. SYSTEM PER T-24
7. ELEVATOR

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

C.N.B. NOTE: BRANDON ARCHITECTS, INC. IS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OF THE PROJECT, RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING. (NBMC 15.02.010)

7 PROJECT STATISTICS

BUILDING AREA SCHEDULE

NAME	AREA	COMMENTS
3 CAR GARAGE	**707 SF**	
SUBTOTAL GARAGE	**707 SF**	
FIRST FLOOR	**2367 SF**	
SECOND FLOOR	**2682 SF**	
THIRD FLOOR	**363 SF**	
SUBTOTAL LIVABLE	**5413 SF**	
GROSS FLOOR AREA = 5,413 + 707 = 6,120 S.F.		
BASEMENT FLOOR	**2446 SF**	
SUBTOTAL SUBTERRANEAN LIVALBLE	**2446 SF**	
THIRD FLOOR CABANA	**178 SF**	
SUBTOTAL THIRD FLOOR CABANA	**178 SF**	
GRAND TOTAL	**8743 SF**	

5 SITE INFORMATION

LEGAL DESCRIPTION:
APN: 052-072-08
PORTIONS OF LOT 1,3,5 & LOT 7, ALL IN BLOCK 134, CITY OF CORONA DEL MAR, COUNTY OF ORANGE, STATE OF CALIFORNIA

EXISTING BUILDING INFORMATION:
EXISTING SINGLE FAMILY W/ GARAGE TO BE DEMOLISHED
EXISTING S.F. = 1,921 S.F. (3 BEDS. TTL.)

LOT INFORMATION:
ZONED: R-1 SINGLE-UNIT RESIDENTIAL
SITE AREA: 6,497 S.F. BUILDABLE AREA: 2,963.4 S.F.
TOTAL ALLOWABLE AREA: 1.5 X 2,963.4 S.F. = 4,445.1 S.F. < 6,120 S.F. PROPOSED (1,675 S.F. DEVIATION)
REQ'D. OPEN VOLUME = 2,963.4 S.F. X 0.15 = 444.51 S.F. (7'-6" HT. MIN.) < 947 S.F. PROPOSED
TOTAL ALLOWABLE THIRD FLOOR AREA = 0.15 X 2,963.4 = 444.51 S.F. MAX > 366 S.F. PROPOSED
THIRD FLOOR & COVERED DECK = 0.5 X 2,963.4 = 1,481.7 S.F. MAX > 541 S.F. PROPOSED

ZONING INFORMATION:
FRONT SETBACK: 20 FT. (HELIOTROPE AVE.)
REAR SETBACK: 10 FT.
LEFT SETBACK: 4 FT. (BAYVIEW DR.)
RIGHT SETBACK: 4 FT.

DEVIATION OF SETBACKS :
FRONT SETBACK: 15 FT. (5FT. SETBACK ENCROACHMENT FOR THE FIRST FLOOR) (HELIOTROPE)
20 FT. SECOND & THIRD LEVELS
REAR SETBACK: 4 FT. (6FT. SETBACK ENCROACHMENT)
LEFT SETBACK: 15 FT. (NO DEVIATION, 11FT. ADDED TO SETBACK) (BAYVIEW DR.)
RIGHT SETBACK: 5 FT. (NO DEVIATION, 1FT. ADDED TO SETBACK)

THIRD FLOOR SETBACK DEVIATION:
FRONT YARD SETBACK: 35 FT REQ'D. = 20'-0" (PROPOSED) (15FT DEV.)
REAR YARD SETBACK: 6 FT REQ'D = 6'-0" (PROPOSED) (19FT DEV.)
LEFT SETBACK: 6 FT REQ'D = 35'-0" PROPOSED (BAYVIEW)
RIGHT SETBACK: 6 FT REQ'D = 45'- 5 7/8" PROPOSED

NOTE: FRONT & REAR THIRD FLOOR SETBACKS DIMS. ARE TAKEN FROM PROPOSED SETBACK ENCROACHMENT. CURRENT REQUIRED SETBACK DO NOT ALLOW FOR FLOOR AREA ON THE THIRD FLOOR. THIRD FLOOR SIDE SETBACKS ARE MEASURED FROM REQUIRED 4FT SIDE SETBACK.

3 CODE INFORMATION

CODES:	NBMC (NEWPORT BEACH MUNICIPAL CODE) 2022 CRC, 2022 CFC, 2022 CEC, AND 2022 CMC, 2022 CPC, 2022 CALGREEN, 2022 CAL. ENERGY CODE , 2021 IPSC
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
HEIGHT	3 - LEVELS
FLOOR AREA	REF. T/T-1.0
ALLOWABLE BLDG. AREA (PER CBC TBL. 503)	N/A

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
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PROJECT STATUS
VARIANCE/CDP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
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CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92825

DATE
06/31/2025

REVISIONS

NO.	REVISION	DATE

TITLE SHEET

T-1.0

&	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
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
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
DET.	DETAIL
D.F.	DRINKING FOUNTAIN, DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
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, END POINT
EQ.	EQUAL
EQV.	EQUIVALENT
EQUIP.	EQUIPMENT
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 & G	TONGUE & GROOVE
THK.	THICK, THICKNESS
T.P.	TOP OF PAVING
T.PL.	TOP OF PLATE
T.O.S.	TOP OF STRUCTURE, SHEATHING, SLAB
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

C ABBREVIATION

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).

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.

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 SUBJECT TO CONTINUOUS HIGH HUMIDITY. (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**

B GENERAL NOTESN

DEFINITIONS: (AS USED IN THESE SPECIFICATIONS)

OWNER SHALL MEAN: **Jason & Michelle Zenk **

ARCHITECT SHALL MEAN: BRANDON ARCHITECTS, INC., **Brandon Linsday**

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

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

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

ARCHITECTURAL GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24. USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A CONTRACT DOCUMENT NOTES

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

PROJECT STATUS
VARIANCE/CDP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92825

DATE
06/02/2025

REVISIONS

NO.	REVISION	DATE

ARCHITECTURAL GENERAL NOTES

T-1.1

62

6/4/2025 12:15:58 PM

LEGEND

BLOCK WALL	
WOOD FENCE (WDF)	
AC	ASPHALT PAVEMENT
ACU	AIR CONDITION UNIT
℄	CENTERLINE
EG	EDGE OF GUTTER
FF	FINISHED FLOOR
FFG	FINISHED FLOOR GARAGE
FL	FLOWLINE
FS	FINISHED SURFACE
GM	GAS METER
NG	NATURAL GROUND
SCO	SEWER CLEANOUT
TC	TOP OF CURB
TD	TOP OF DECK
TF	TOP OF FENCE
TW	TOP OF WALL
TX	TOP OF DRIVEWAY X
( )	EXISTING ELEVATION
●	FOUND LEAD & TAG STAMPED 'RCE 24668', UNLESS NOTED OTHERWISE
○	SEARCHED, FOUND NOTHING; SET NOTHING
T.B.M.	TEMPORARY BENCHMARK SET ON A FOUND LEAD AND TAG STAMPED 'RCE 24668' ELEVATION = 96.01 FEET

CONCRETE SURFACE

BRICK SURFACE

TITLE REPORT/EASEMENT NOTES

2830 BAYVIEW DRIVE
CORONA DEL MAR, CA 92625
(APN: 052-072-08)

NO TITLE REPORT PROVIDED

LEGAL DESCRIPTION

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

PARCEL 1:

THE SOUTHEASTERLY 59 FEET OF LOTS 1, 3, 5, AND 7, EXCEPTING THE NORTHEASTERLY 10 FEET OF LOT 7, ALL IN BLOCK 134, RESUBDIVISION OF CORONA DEL MAR, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 4, PAGE 67, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR PUBLIC UTILITY PURPOSES OVER THE NORTHEASTERLY 5 FEET OF THE SOUTHWESTERLY 15 FEET OF THE NORTHWESTERLY 59 FEET OF LOT 7 IN BLOCK 134, RESUBDIVISION OF CORONA DEL MAR PER MAP RECORDED IN BOOK 4, PAGE 67, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

BENCHMARK INFORMATION

BENCHMARK NO: M-782

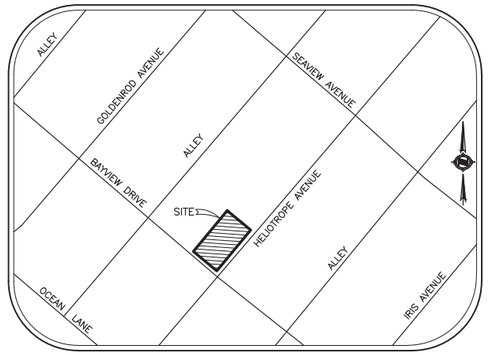
DESCRIBED BY OCS 2002 - FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "M 782 1946", SET IN THE TOP OF A CONCRETE BRIDGE ABUTMENT. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF GOLDENROD AVENUE AND THE CONCRETE PEDESTRIAN BRIDGE OVER BAYSIDE DRIVE, 6 FT. NORTHWESTERLY OF THE CENTERLINE OF THE BRIDGE AND 1 FT. SOUTHEAST OF THE NORTHWEST END OF THE SOUTHWEST ABUTMENT. MONUMENT IS SET 0.5 FT. BELOW THE BRIDGE SIDEWALK.

ELEVATION: 95.032 FEET (NAVD88), YEAR LEVELED 2011

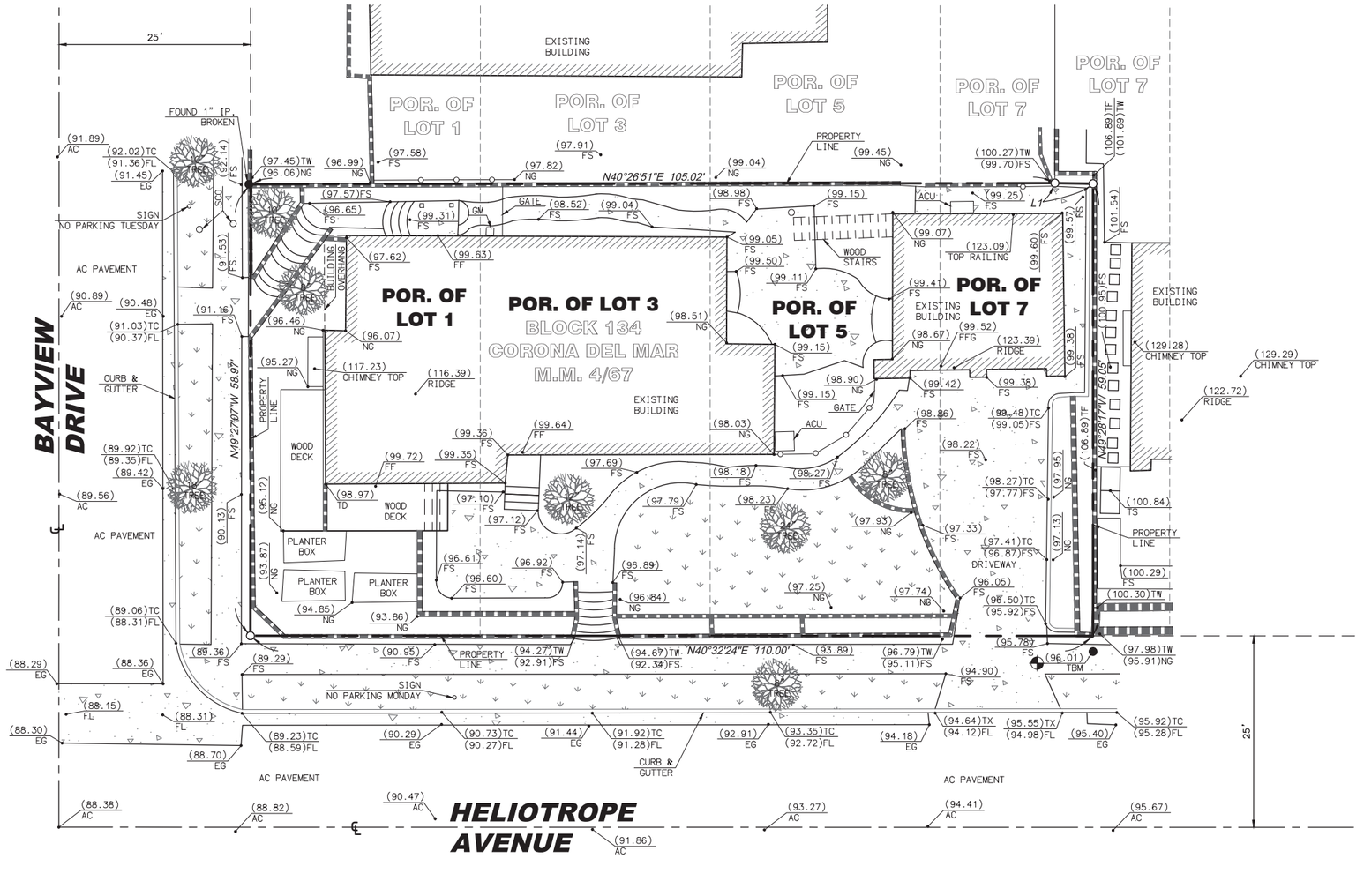
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HELIOTROPE AVENUE HAVING A BEARING OF N40°32'24"E PER CR 2018-0357.

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N41°28'56"E	4.97'



VICINITY MAP
NO SCALE



GRAPHIC SCALE

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

PAUL D. CRAFT, P.L.S. 8516 DATE
LICENSE RENEWAL DATE 12/31/24

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.

PROFESSIONAL LAND SURVEYOR PAUL D. CRAFT No. 8516 Exp. 12/31/24 STATE OF CALIFORNIA

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

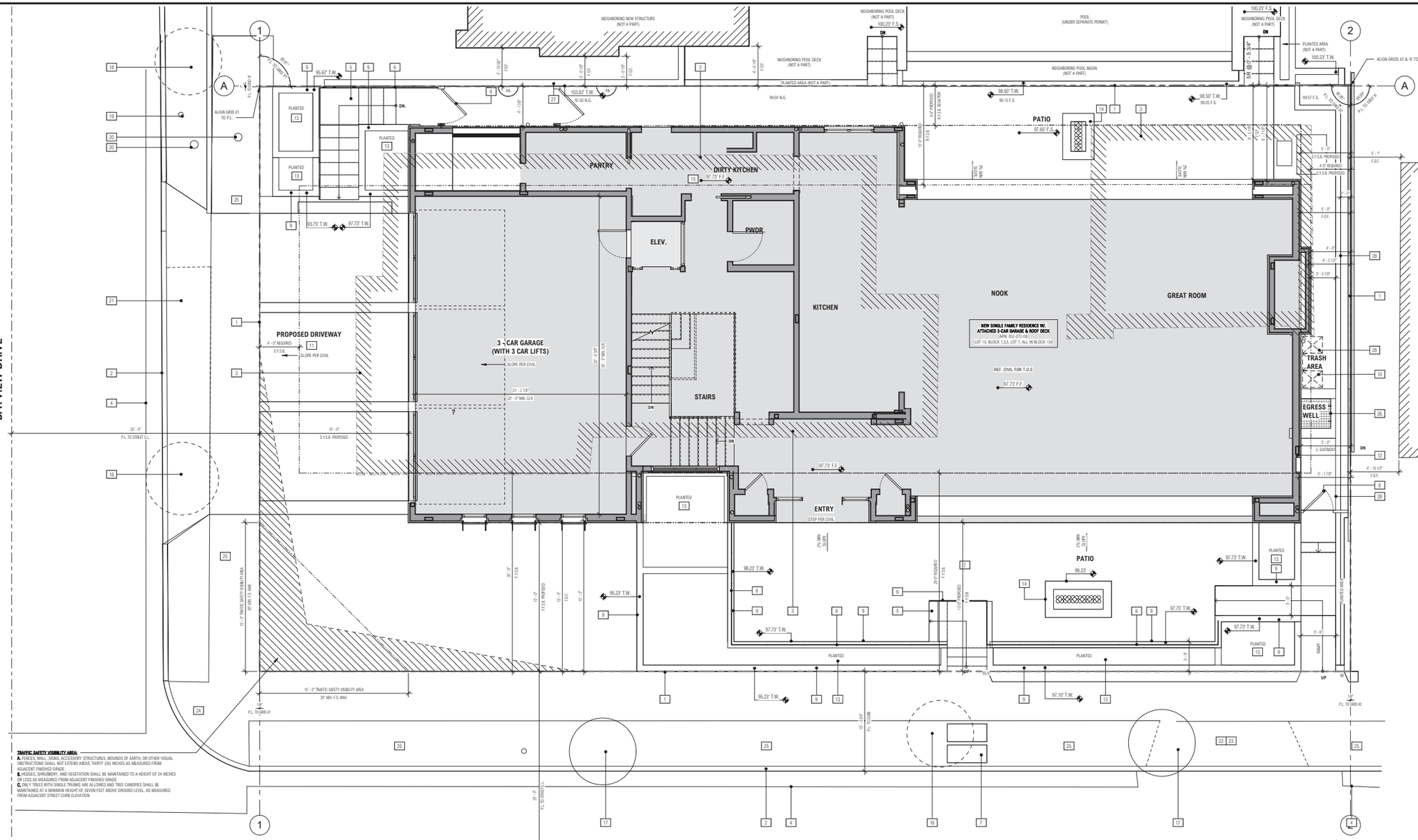
PROJECT SURVEYOR
APEX LAND SURVEYING INC.
VILLA PARK, CALIFORNIA 92861
PHONE:(714)488-5006
APEXLSING@GMAIL.COM

DATE 3/3/2023
SCALE 1"= 8'
DRAWN J. A. H.
CHECKED P. D. C.

SHEET TITLE: TOPOGRAPHIC MAP
PROJECT: 2830 BAYVIEW DRIVE
CORONA DEL MAR, CA 92625
(APN: 052-072-08)

SHEET NO. 1 OF 1

PROJECT NO. 23009



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

TRUE NORTH PROJECT NORTH

C KEYNOTES

1 PROPERTY LINE - REF. SURVEY
2 CURB
3 FOOTPRINT OF EXISTING STRUCTURE, TO BE REMOVED - REF. SURVEY
4 GUTTER
5 (N.) EXT. CONCRETE STAIRS/STEPS ON GRADE - MAX. 7.75" RISE, MIN. 10" RUN, ROYOE ARTIFICIAL LIGHT SOURCE AT THE TOP LANDING AND FOR STAIR TO THE BASEMENT AT BOTH TOP AND BOTTOM LANDING (R303.8) - REF. DTL 1/AD-1.0 - VERIFY TREADS DEPTH AND RISERS HT. W/. CIVIL AND LANDSCPAE DWGS.
6 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
7 (N.) HARDSCAPE - STONE PAVERS (AS SELECTED), REF. LAND. & CIVIL DWGS.
8 (N.) WOOD GATE - AS SELECTED (MAX. 6" HT. ABOVE NATURAL GRADE)
9 (N.) CMU LANDSCAPE WALL - PLASTER FINISH, REF. LANDSCAPE & CIVIL DWGS.
10 TRASH LOCATION - SCREEN FROM STREET AS NEEDED
11 (N.) DRIVEWAY PAVERS. - REF. LAND. & CIVIL DWGS., SLOPE PER CIVIL
12 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36"" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
13 PLANTED AREA PER LAND. DWGS. - COORDINATE WITH LANDSCAPE DESIGNER
14 FIREPIT - PROVIDE GAS STUB-OUT & POWER AS REQ'D., REF. LAND. DWGS., VERIFY W/. OWNER
15 CONCRETE SLAB ON GRADE PER STRUCT. - REF. STRUCT. DWGS. - PROVIDE WATERPROOFING AS REQ'D., REF. WATERPROOFING AND DAMPROOFING NOTES ON B/T-1.1 & SOILS REPORT
16 (E.) STREET TREE - TO BE REMOVED - REF. SURVEY AND LAND. DWGS
17 (N.) 36" BOX TREE - TYPE SHALL BE MAGNOLIA, LITTLE GEM OR KENTIA PALM TREE, SELECTION PER OWNER PER C.N.B. CHAPTER 13 CITY MUNICIPAL CODE
18 (E.) STREET TREE TO REPLACED WITH CITY OF NB APPROVED TREE- REF. SURVEY, CIVIL AND LAND. DWGS
19 (E.) STREET SIGN - PROTECT IN PLACE - REF. SURVEY
20 (E.) SEWER C.O. LOCATION - REF. SURVEY & CIVIL DWGS.
21 (E.) SIDEWALK & PARKWAY - REMOVE - REF. SURVEY & CIVIL DWGS.
22 (E.) CURB CUT - TO BE REMOVED. REFILL PARKWAY WITH CITY RECOMMENDS SOD/LAWN - REF. SURVEY, CIVIL AND LAND. DWGS
23 (E.) DRIVEWAY- REMOVE & RECONSTRUCT PARKWAY PER N.B. CITY'S STANDARD - REF. SURVEY & CIVIL DWGS.
24 (N.) RECONSTRUCT CURB ACCESS RAMP PER CITY OF N.B. - REF. SURVEY, CIVIL AND LAND. DWGS
25 (E.) SIDEWALK - PROTECT IN PLACE - REF. SURVEY & CIVIL DWGS.
26 OPERABLE GRATE OVER EGRESS WELL PER R310.4, SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. THE RELEASE MECHANISM SHALL BE MAINTAINED OPERABLE AT ALL TIMES. SUCH BARS, GRILLS, GRATES OR ANY SIMILAR DEVICES SHALL BE EQUIPPED WITH AN APPROVED EXTERIOR RELEASE DEVICE FOR USE BY THE FIRE DEPARTMENT ONLY WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
27 (E.) PROPERTY LINE WALL - PROTECT IN PLACE - REF. SURVEY, CIVIL AND LAND. DWGS
28 PERMANENT SHORING WALLS PER STRUCT. - REF. STRUCT. & CIVIL DWGS.

B ANNOTATION LEGEND

N 90 00' 00" E 20.00'
ROOM NAME
10.00'
7
UP
OVERFLOW
DRAINLINE

PROPERTY LINE TAG

ROOM TAG

SPOT ELEVATION

KEYNOTE TAG

REVISION TAG

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

EXT. STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE ARTIFICIAL LIGHT SOURCE AT THE TOP LANDING AND FOR STAIR TO THE BASEMENT AT BOTH TOP AND BOTTOM LANDING (R303.8) - REF. DTL. 3/AD-1 -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

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

A GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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 & ISPSC 305.4)

2. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED WITH SUCTION ANTIENTRAPMENT GRATE IN ACCORDANCE WITH ANSI/ASP-16 PER CBC 3109 SECTION (B) OF 115926. 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 CHARACTERSTICS 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)

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

PROJECT STATUS
VARIANCE/COP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92625

DATE
06/31/2025

REVISIONS

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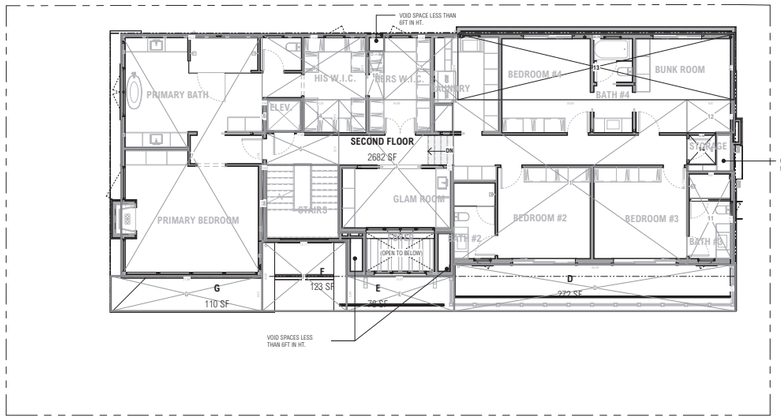
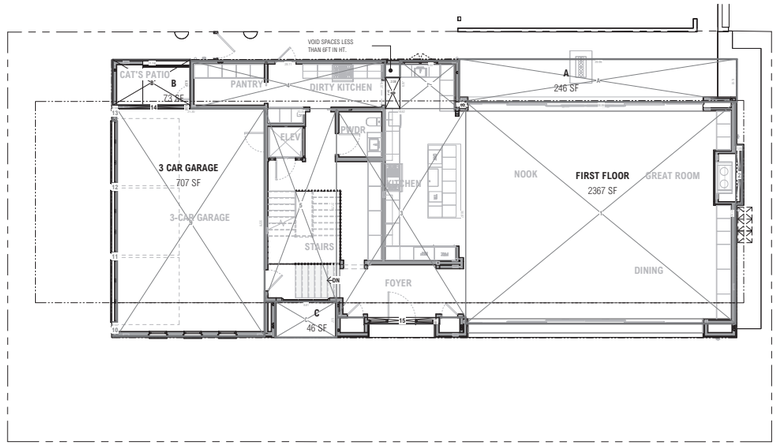
ARCHITECTURAL SITE PLAN

A-0.0



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



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

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

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

AREA CALCULATIONS

LEVEL	AREA LABEL	WIDTH	LENGTH	AREA
BASEMENT FLOOR	1	55.98	37.82	2117.24 SF
BASEMENT FLOOR	2	10.75	7.89	84.89 SF
BASEMENT FLOOR	3	5.32	25.14	133.83 SF
BASEMENT FLOOR	4	5.43	20.09	109.03 SF
				2444.99 SF
FIRST FLOOR	1	38.86	31.92	1240.44 SF
FIRST FLOOR	2	1.00	8.46	8.46 SF
FIRST FLOOR	3	18.62	30.07	559.82 SF
FIRST FLOOR	4	28.11	6.87	193.07 SF
FIRST FLOOR	5	10.35	27.78	287.51 SF
FIRST FLOOR	6	4.48	2.08	9.33 SF
FIRST FLOOR	7	6.87	8.52	58.51 SF
FIRST FLOOR	8	9.97	0.95	9.92 SF
FIRST FLOOR	9	21.30	32.78	698.23 SF
FIRST FLOOR	10	0.55	2.03	1.12 SF
FIRST FLOOR	11	0.55	1.00	0.55 SF
FIRST FLOOR	12	0.55	1.00	0.55 SF
FIRST FLOOR	13	0.55	2.25	1.24 SF
FIRST FLOOR	14	10.58	0.50	5.27 SF
FIRST FLOOR	15	10.75	0.88	5.49 SF
LIVING + GARAGE SUBTOTAL				3074.53 SF
OUTDOOR AREA	A	39.96	6.18	246.99 SF
OUTDOOR AREA	B	11.14	6.53	72.77 SF
OUTDOOR AREA	C	8.81	5.17	45.53 SF
OUTDOOR AREA	D	40.49	6.71	271.59 SF
OUTDOOR AREA	E	15.47	5.04	77.97 SF
OUTDOOR AREA	F	12.17	10.09	122.74 SF
OUTDOOR AREA	G	21.86	5.04	110.13 SF
				947.77 SF
SECOND FLOOR	1	33.64	23.71	797.51 SF
SECOND FLOOR	2	10.65	9.48	100.97 SF
SECOND FLOOR	3	16.49	19.13	315.43 SF
SECOND FLOOR	4	5.33	4.60	24.56 SF
SECOND FLOOR	5	11.04	4.76	52.50 SF
SECOND FLOOR	6	0.60	4.60	2.76 SF
SECOND FLOOR	7	20.27	34.77	704.94 SF
SECOND FLOOR	8	0.60	10.97	6.56 SF
SECOND FLOOR	9	14.95	9.40	140.49 SF
SECOND FLOOR	10	2.59	6.99	18.13 SF
SECOND FLOOR	11	6.61	13.35	90.86 SF
SECOND FLOOR	12	6.81	4.72	32.11 SF
SECOND FLOOR	13	39.78	9.48	377.09 SF
SECOND FLOOR	14	4.16	4.58	19.06 SF
				2682.07 SF
THIRD FLOOR	1	14.61	14.54	212.40 SF
THIRD FLOOR	2	15.07	1.48	22.28 SF
THIRD FLOOR	3	25.95	4.77	123.75 SF
THIRD FLOOR	4	0.86	5.05	4.36 SF
				362.79 SF
THIRD FLOOR - COVERED CABANA	5	14.64	12.17	178.12 SF
BUILDING AREA SCHEDULE				178.12 SF

NAME	AREA	COMMENTS
3 CAR GARAGE	707 SF	
SUBTOTAL GARAGE	707 SF	
FIRST FLOOR	2367 SF	
SECOND FLOOR	2682 SF	
THIRD FLOOR	363 SF	
SUBTOTAL LIVABLE	5413 SF	
GROSS FLOOR AREA = 5,401 + 707 = 6,108 S.F.		
BASEMENT FLOOR	2446 SF	
SUBTOTAL SUBTERRANEAN LIVABLE	2446 SF	
THIRD FLOOR CABANA	178 SF	
SUBTOTAL THIRD FLOOR CABANA	178 SF	
GRAND TOTAL	8743 SF	

OPEN AREA

NAME	AREA	COMMENTS
REAR PATIO	246 SF	
REAR PATIO	73 SF	
REAR PATIO	46 SF	
FIRST FLOOR SUB-TOTAL	365 SF	
FRONT BEDROOM BALCONIES	272 SF	
FRONT BEDROOM BALCONIES	78 SF	
FRONT BEDROOM BALCONIES	123 SF	
FRONT BEDROOM BALCONIES	110 SF	
SECOND FLOOR SUB-TOTAL	582 SF	
GRAND TOTAL	947 SF	

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AREA PLANS

A-0.2

65

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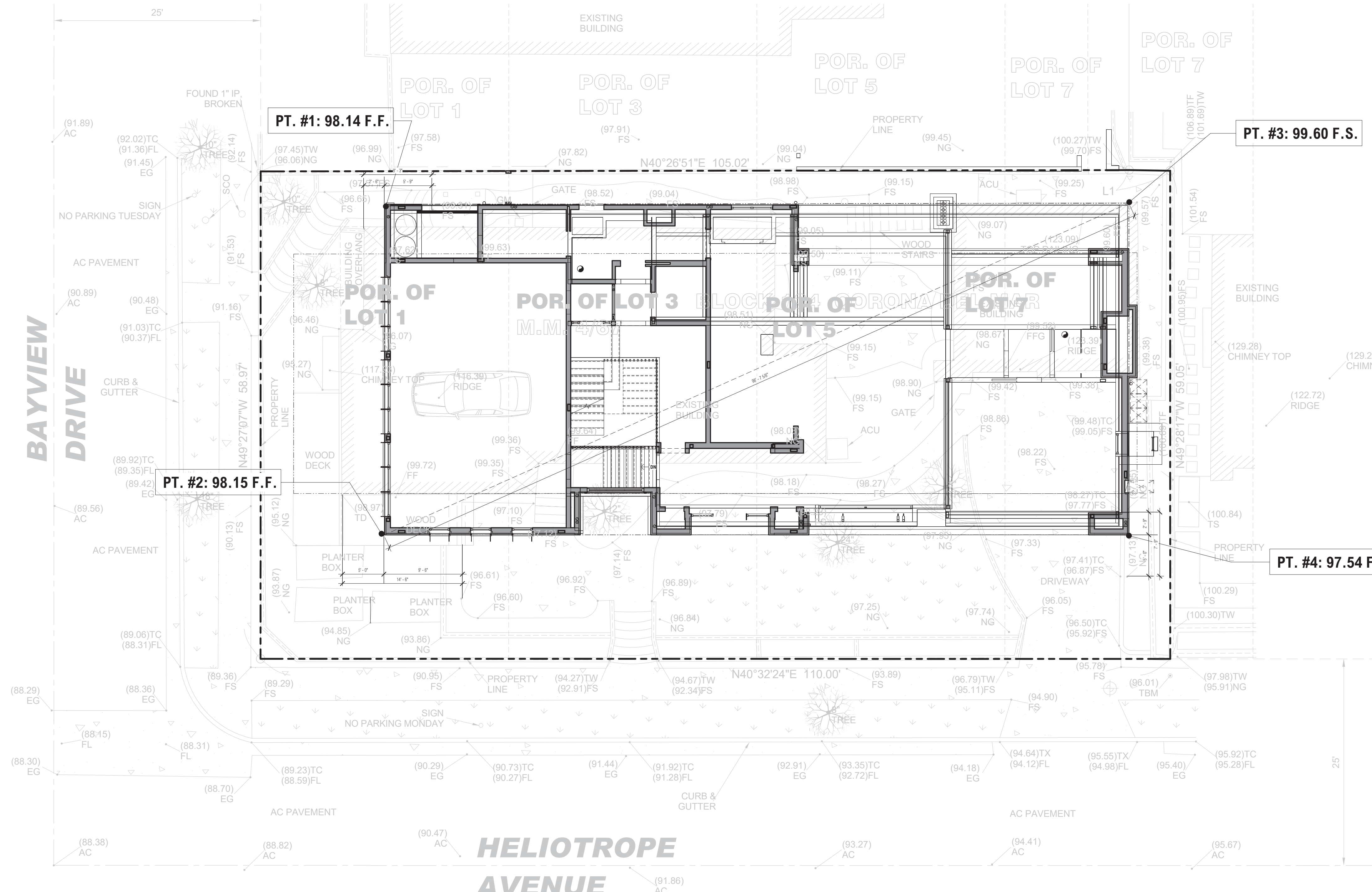

POINT #1: INTERPOLATION POINT
99.31' - 97.62' = 1.69'

5.75' X (1.69'/8.25') = 1.17'
99.31' -1.17' = 98.14'

POINT #2: INTERPOLATION POINT
98.97'-96.61' = 2.36'

9.5' X (2.36'/14.5') = 1.54'
96.61' + 1.54' = 98.15'

POINT #4: INTERPOLATION POINT
97.77' - 97.13' = 0.64'

5' X (0.64'/7.75') = 0.41'
97.13' + 0.41' = 97.54'

ZONING REQUIRED BUILDABLE AREA:
2963.39 S.F.
TOTAL ALLOWABLE AREA: 1.5 X 2963.39 = **4,445 S.F.**
FAR:4,445 S.F./ 6,497 S.F (LOT SIZE) = **0.68**

PROPOSED:
GROSS FLOOR AREA (TOTAL - BASEMENT)= 6,120 S.F.
FAR: 6,120 S.F. / 6,497 S.F (LOT SIZE) = **0.94**

GRADE PLANE DETERMINATION

PT. 1	**98.14'**
PT. 2	**98.15'**
PT. 3	**99.60'**
PT. 4	**97.54'**

393.43' / 4 = 98.36'

AVERAGE SLOPE
(97.54' - 99.60') / 98.6' = 2.08%

TRUE NORTH
PROJECT NORTH

1 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

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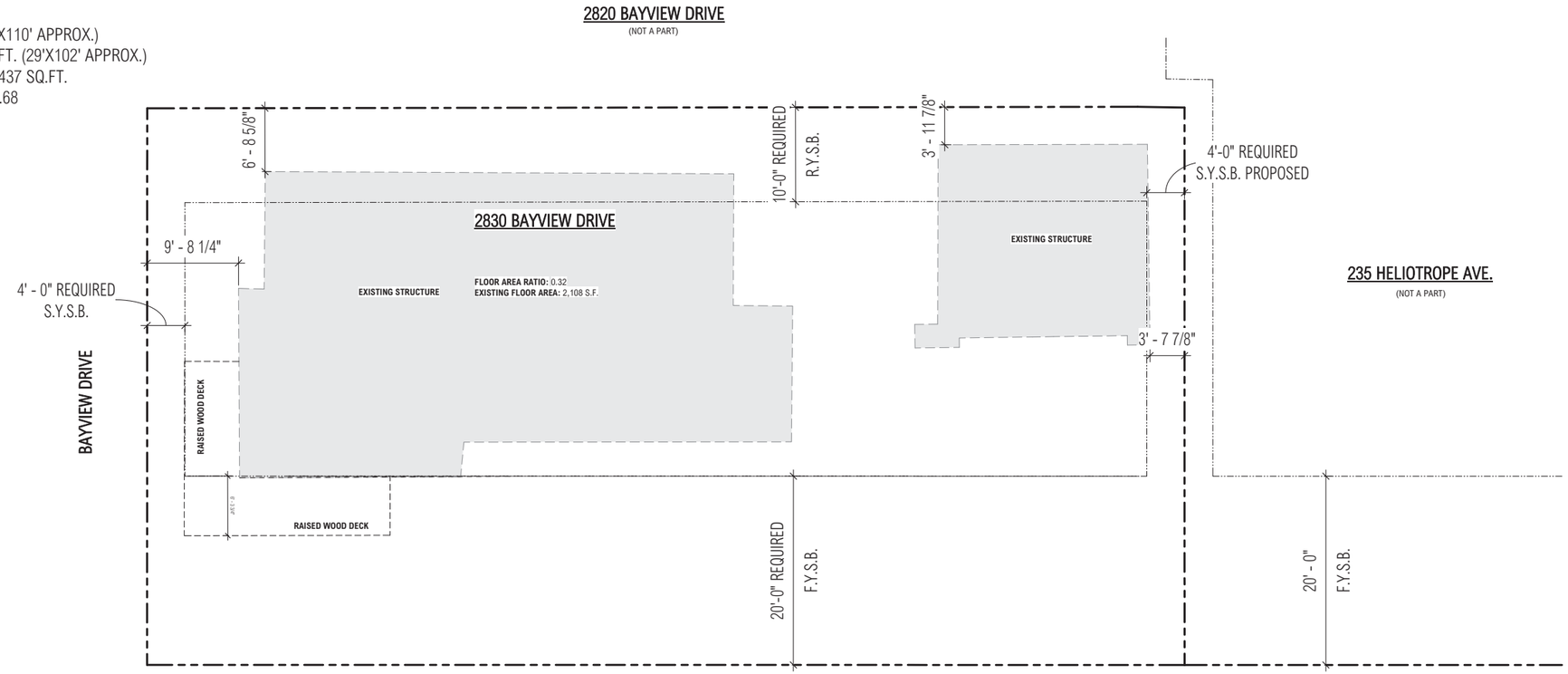
GRADE PLANE EXHIBIT

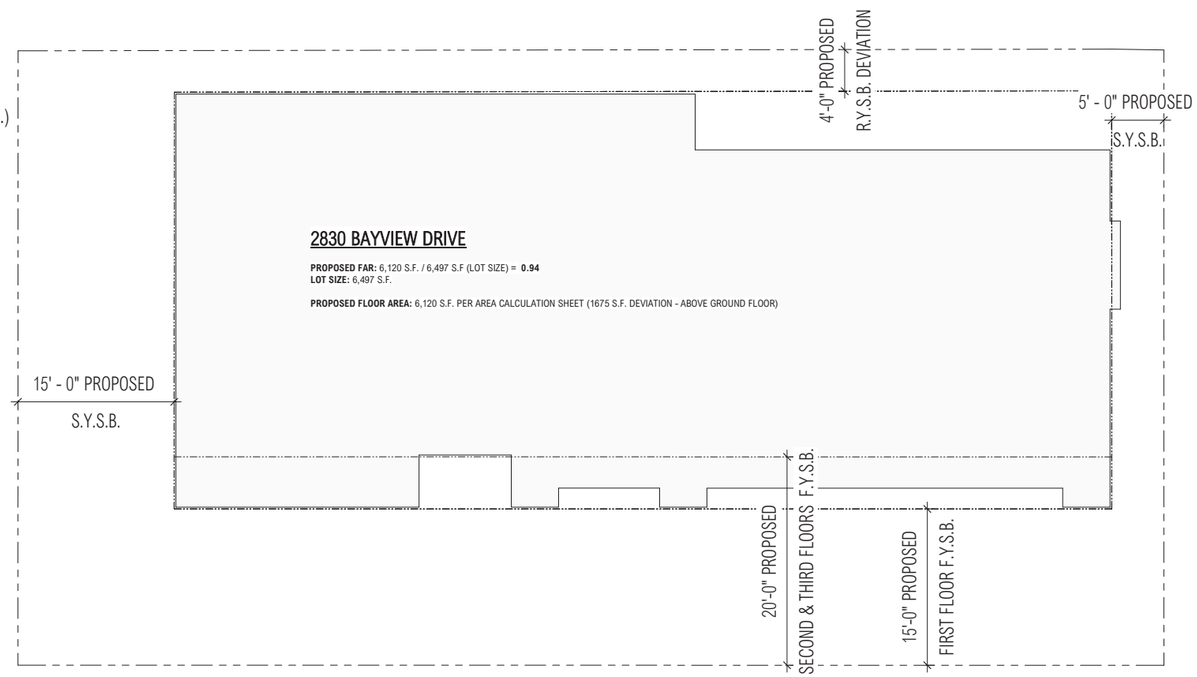
A-0.3

CODE REQUIRED
LOT AREA: 6,479 SQ.FT. (59'X110' APPROX.)
BUILDABLE AREA: 3,825 SQ.FT. (29'X102' APPROX.)
FLOOR AREA LIMIT (FAL): 4,437 SQ.FT.
FLOOR AREA RATIO (FAR): 0.68
SETBACK AREA: 54%



TRUE NORTH PROJECT NORTH **1** EXISTING CONDITIONS
3/16" = 1'-0"

REQUESTED ALLOWANCE
LOT AREA: 6,479 SQ.FT. (59'X110' APPROX.)
BUILDABLE AREA: 3,600 SQ.FT. (40'X90' APPROX.)
FLOOR AREA LIMIT (FAL): 6,120 SQ.FT.
FLOOR AREA RATIO (FAR): 0.94
SETBACK AREA: 44.5%



TRUE NORTH PROJECT NORTH **2** PROPOSED SETBACKS
3/16" = 1'-0"

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SETBACK EXHIBIT

A-0.4

67

CITY OF NEWPORT BEACH, CALIFORNIA
COUNTY OF ORANGE

GRADING PLAN

2830 BAYVIEW AVENUE
NEWPORT BEACH, CA 92625
APN: 052-072-08

GENERAL NOTES

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

GRADING NOTES

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

NOTES TO OWNER, CONTRACTOR, & ARCHITECT

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

EROSION CONTROL NOTES

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

CC&R'S

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

PUBLIC WORKS NOTES

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

OWNER

HADDAD FAMILY
128 KINGS PL.
NEWPORT BEACH, CA 92663

ARCHITECT

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

CIVIL ENGINEER

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

SOILS ENGINEER

REFER TO GEOTECHNICAL INVESTIGATION FOR ADDITIONAL INFORMATION:

EGS CONSULTANTS, INC.
375-C MONTE VISTA AVENUE
COSTA MESA, CA 92627
949.642.9309

SURVEYOR

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

NOTE:

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

VICINITY MAP

NO SCALE

SHEET INDEX

SITE DATA:

SITE ADDRESS: 2830 BAYVIEW AVE., NEWPORT BEACH
APN: 052-072-08
GENERAL PLAN LAND USE: RS-D SINGLE UNIT RESIDENTIAL DETACHED
ZONING DISTRICT: R-1 SINGLE-UNIT RESDENTIAL
COSTAL ZONE: YES

EARTHWORK QUANTITIES

RAW CUT	1,665	CUBIC YARDS
RAW FILL	20	CUBIC YARDS
OVER EXCAVATION	350	CUBIC YARDS
SHRINKAGE 5%±	18	CUBIC YARDS
NET	1,627	CUBIC YARDS (EXPORT)

GEOTECHNICAL CERTIFICATION

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

ENTITLED: GEOTECHNICAL INVESTIGATION

PROJECT No.: BA475.1
DATED: FEBRUARY 26, 2024

FIRM NAME: EGA CONSULTANTS, INC.

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

GRADING PLAN FOR ZENK RESIDENCE TITLE SHEET

2830 BAYVIEW DRIVE
CORONA DEL MAR, CA 92625

REVISIONS

NO.	REVISION	DATE

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

JOB NO. 24020

DATE 4/14/2025

SHEET NO. C1

SHEET NO. 1 OF 6

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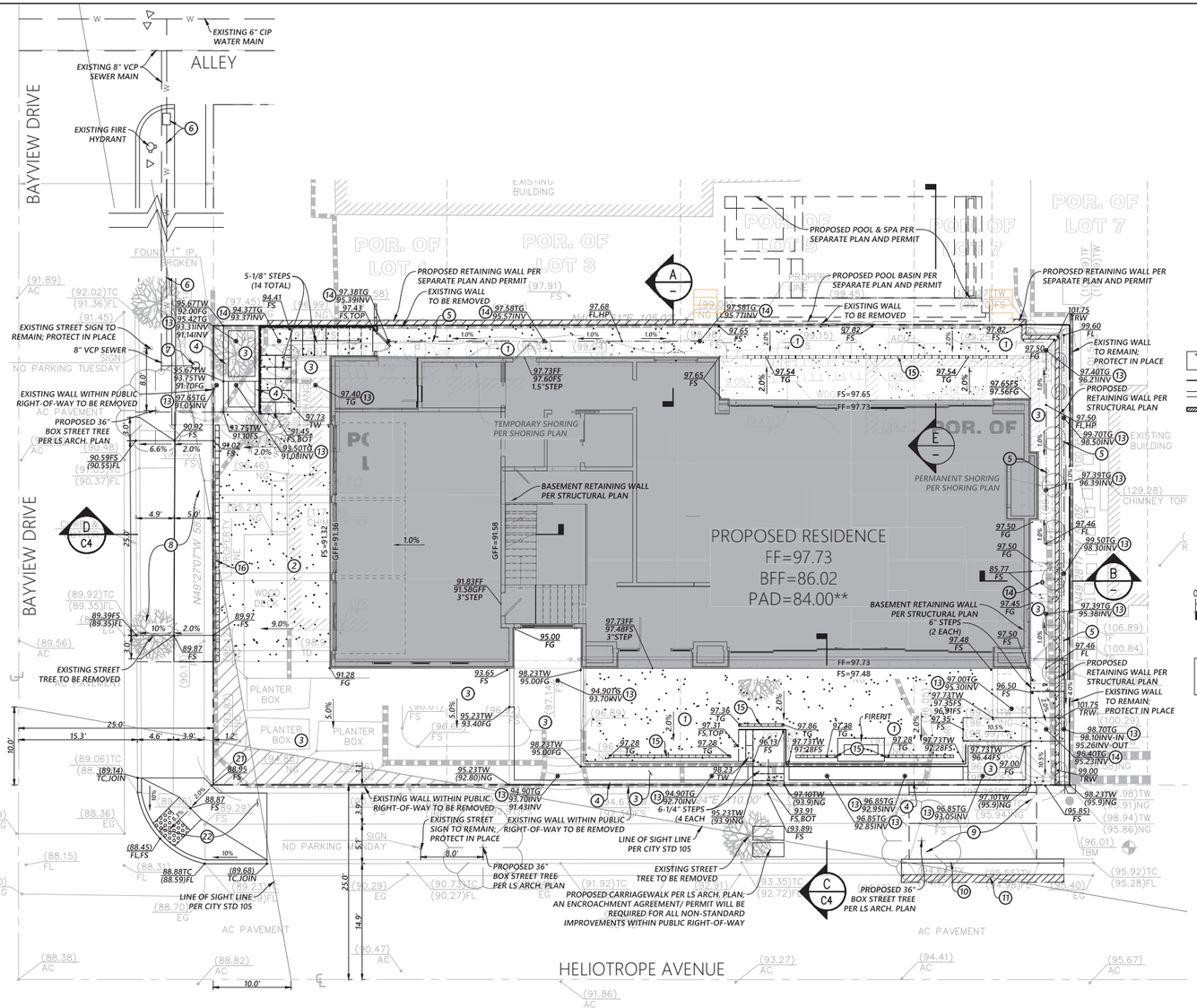


LEGEND

TOP	TOP OF SLOPE	****
TRW	TOP OF RETAINING WALL	
FF	FINISHED FLOOR ELEVATION	***
TG	TOP OF GRATE	
TC	TOP OF COPING OR TOP OF CURB	
TW	TOP OF WALL	
TR	TOP OF RAILING	
TS	TOP OF STEMWALL	
EG	EXISTING GRADE	
FS	FINISHED SURFACE	
FL	FLOW LINE	
FG	FINISHED GRADE	
GB	GRADE BREAK	
HP	HIGH POINT	
INV	INVERT	
GFF	GARAGE FINISHED FLOOR	
EG	EXISTING GRADE	
NG	NATURAL GRADE	
( )	EXISTING SPOT ELEVATION	

HARDSCAPE PER ARCH. PLAN

PROPERTY LINE AND LIMIT-OF-WORK

PROPOSED WALL

BUILDING STEMWALL

(102.6) OR 102.6 — EXISTING ELEVATION; CONTRACTOR SHALL FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO CIVILSCAPES ENGINEERING

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

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

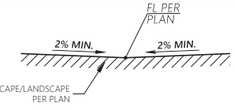
*** CONTRACTOR SHALL VERIFY SLAB THICKNESS AND SECTION PRIOR TO CONSTRUCTION W/FOUNDATION PLANS, AND SOILS REPORT PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES

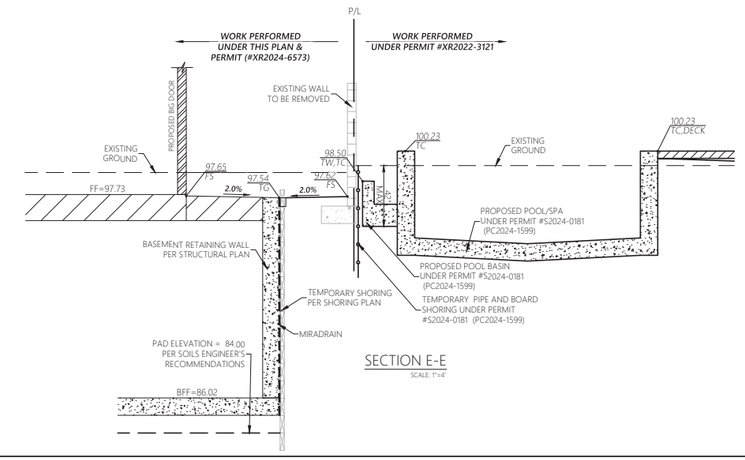
1. HARDSCAPE PER ARCHITECT'S PLAN.
2. DRIVEWAY PER ARCHITECT'S PLAN.
3. PLANTER AREA PER ARCHITECT'S PLAN.
4. WALL OR FENCE PER ARCHITECT'S PLAN.
5. CONSTRUCT FLOWLINE PER DETAIL HEREON.
6. PROTECT EXISTING WATER METER AND SERVICE; EXISTING WATER METER IS LOCATED NEAR BAYVIEW DRIVE AND ALLEY.
7. FIELD VERIFY LOCATION AND CONDITION OF EXISTING SEWER LATERAL TO SATISFACTION OF CITY ENGINEER. REMOVE EXISTING CLEANOUT AND PROVIDE NEW SEWER CLEANOUT WITH TRAFFIC RATED BOX PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 406.
8. CONSTRUCT DRIVEWAY APRON PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 162.
9. ABANDON AND PLUG EXSITING DRIVEWAY APRON PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 165. RECONSTRUCT SIDEWALK AND PARKWAY PER CITY OF NEWPORT BEACH STAD DRAWING STD 180.
10. RECONSTRUCT CURB AND GUTTER PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 182, TYPE 'A'.
11. 1' WIDE X 1' DEEP FULL DEPTH AC PATCHBACK.
12. REMOVE EXISTING CARRIAGEWALK AND RECONSTRUCT PARKWAY PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 180.
13. FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" GREEN ATRIUM GRATE PER DETAIL ON SHEET C3.
14. FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" BRASS SQUARE GRATE PER DETAIL ON SHEET C3.
15. 4-INCH WIDE NDS TRENCH DRAIN W/ LIGHT GREY GRATE.
16. CONSTRUCT BOTTOMLESS TRENCH DRAIN PER DETAIL "E" ON SHEET C3.
21. TRAFFIC SAFETY VISIBILTY AREA PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 105.
22. RECONSTRUCT CURB ACCESS RAMP PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 181, CASE 'H'.

TRENCH AND EXCAVATION NOTE

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



5 FLOWLINE DETAIL
NO SCALE



SECTION E-E
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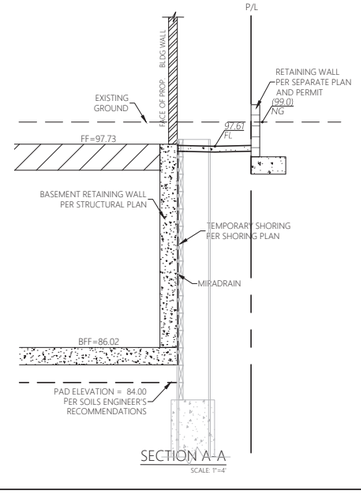

SECTION A-A
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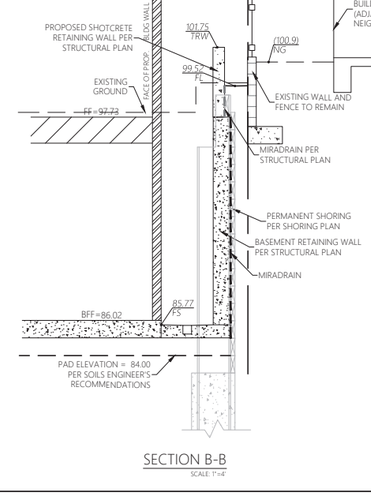

SECTION B-B
SCALE: 1"=4'

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

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

GRADING PLAN FOR ZENK RESIDENCE GRADING PLAN

2830 BAYVIEW DRIVE
CORONA DEL MAR, CA 92625

REVISIONS

NO.	REVISION	DATE

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

JOB NO. 24020

DATE 4/14/2025

SHEET NO. C2

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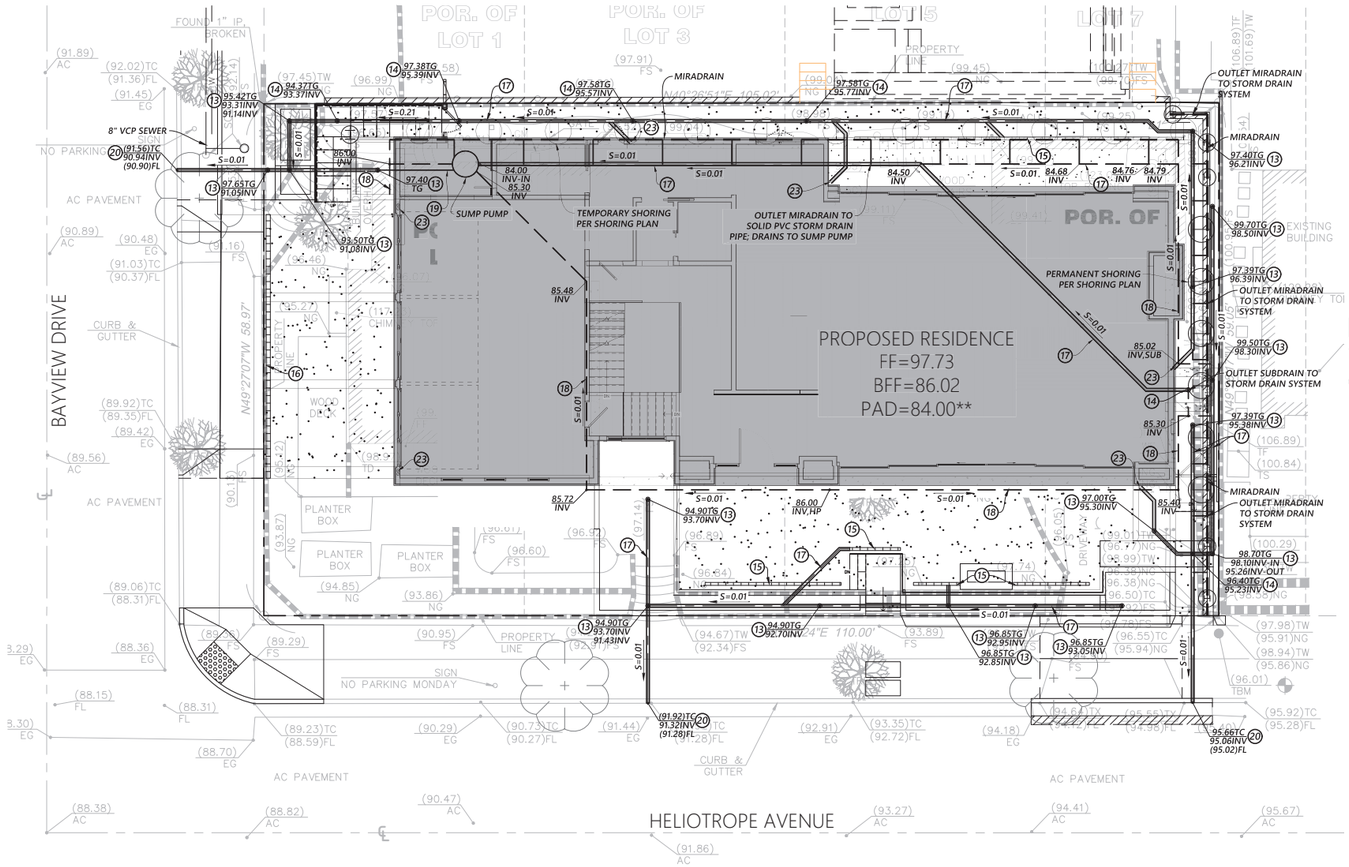


LEGEND

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

NORTH

0 8 16

SCALE IN FEET
1 INCH =8 FEET

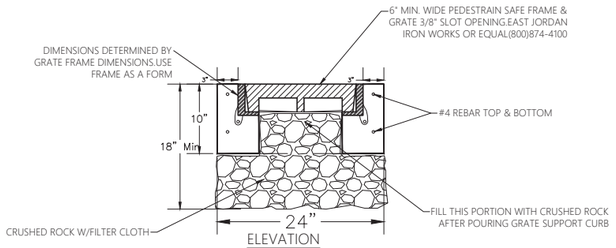
CONSTRUCTION NOTES

13. FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" GREEN ATRIUM GRATE PER DETAIL ON SHEET C3.
14. FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" BRASS SQUARE GRATE PER DETAIL ON SHEET C3.
15. 4-INCH WIDE NDS TRENCH DRAIN W/ LIGHT GREY GRATE.
16. CONSTRUCT BOTTOMLESS TRENCH DRAIN PER DETAIL "E" ON SHEET C3.
17. FURNISH & INSTALL 4-INCH SDR-35 PVC STORM DRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
18. FURNISH & INSTALL 4-INCH PERFORATED PVC SUBDRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
19. 1-1/2 INCH DIA. PVC FORCEMAIN; CONNECT TO PUMP DISCHARGE.
20. CONSTRUCT SIDEWALK & PRIVATE DRAIN THROUGH CURB PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 184.
21. TRAFFIC SAFETY VISIBILTY AREA PER CITY OF NEWPORT BEACH STANDARD DRAWING STD 105.
23. CONNECT ROOF DRAIN DOWNSPOUT TO PRIVATE STORM DRAIN SYSTEM PER DETAIL HEREON. OTHERWISE, OUTLET TO HARDSCAPE IN DIRECTION OF FLOW.

TRENCH AND EXCAVATION NOTE

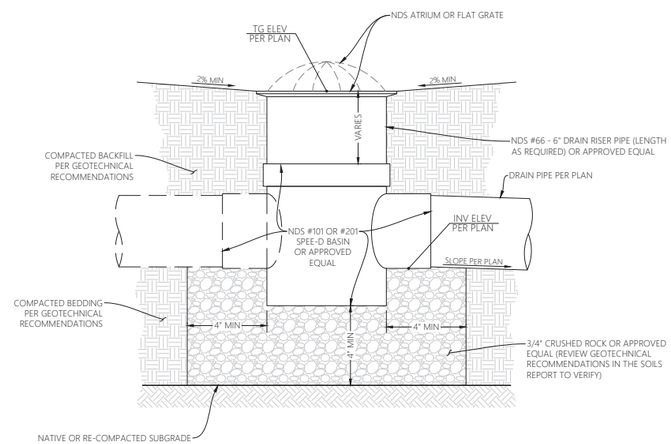
1. CONTRACTOR SHALL USE CITY STANDARD FORM '30-DAY NOTICE OF INTENT TO EXCAVATE' TO NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 30 DAYS PRIOR TO STARTING EXCAVATION OR SHORING. CITY STANDARD FORM CAN BE OBTAINED AT: http://www.newportbeachca.gov/home/showdocument?id=17395. PROOF OF CERTIFIED DELIVERY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

23 DOWNSPOUT CONNECTION DETAIL
NO SCALE



a- Dig a 24" wide x 18" minimum depth trench
b- Place filter cloth in the trench.Lap 12" @ top
c- Form bottom of the trench with crushed rock.
d- Form and pour perimeter concrete curb
e- Fill the rest of the trench with crushed rock to 4" from top of trench

16 DETAIL E
BOTTOMLESS TRENCH DRAIN
NO SCALE



13 14 NDS SPEE-D BASIN DETAIL
NO SCALE

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

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

GRADING PLAN FOR ZENK RESIDENCE STORM DRAIN PLAN

2830 BAYVIEW DRIVE
CORONA DEL MAR, CA 92625

REVISIONS

NO.	REVISION	DATE

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

JOB NO. 24020
DATE 4/14/2025
SHEET NO. C3
SHEET NO. 3 OF 6

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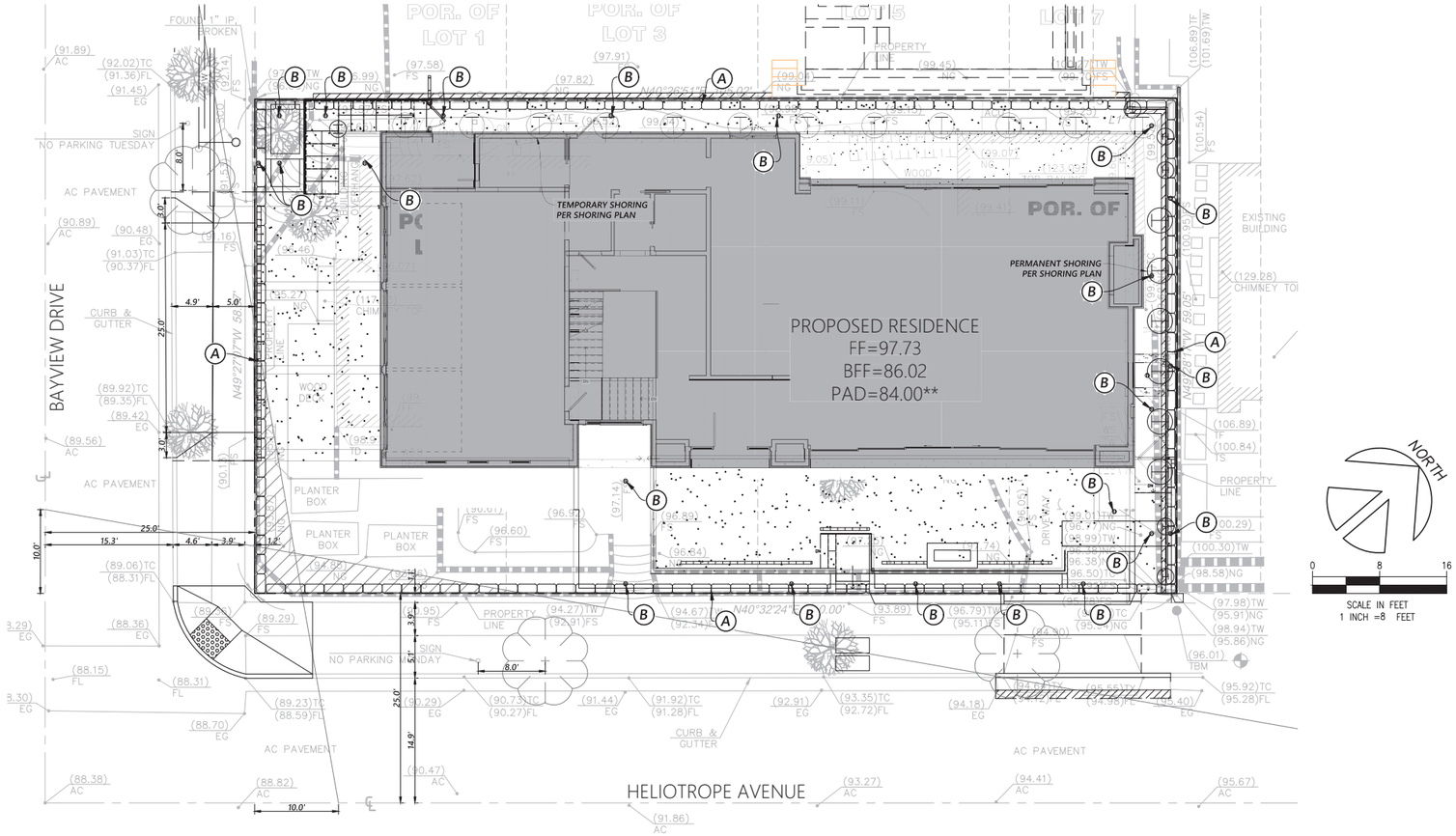


EROSION CONTROL CONSTRUCTION NOTES

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

(B) INLET PROTECTION PER DETAIL HEREON

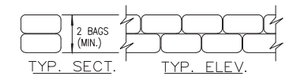
NOTES:

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

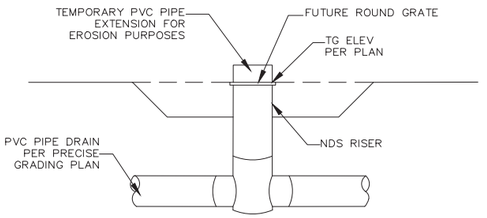
2. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

3. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

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



(A) GRAVEL BAG DETAIL
NO SCALE



(B) AREA DRAIN INLET PROJECTION
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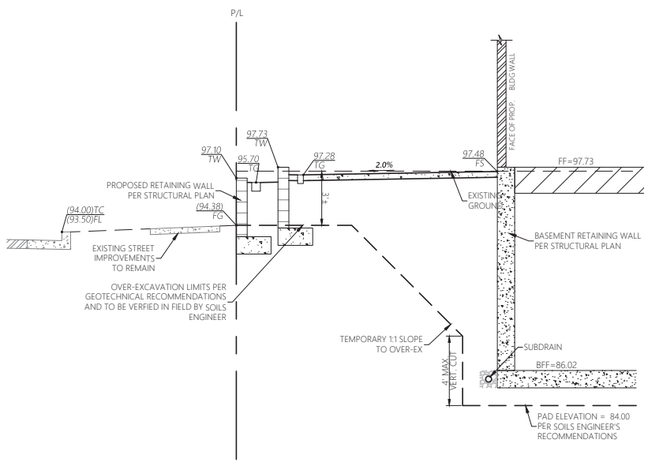
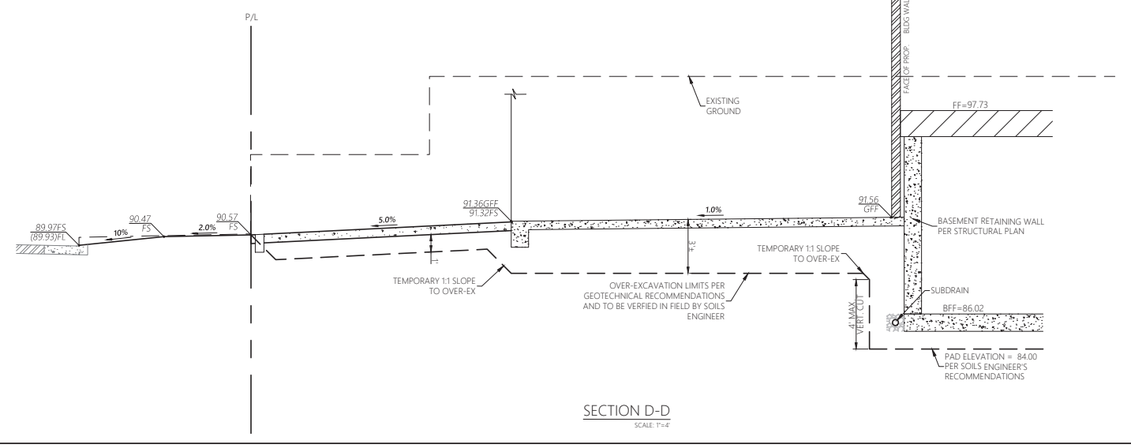


SECTION C-C
SCALE: 1"=4'



SECTION D-D
SCALE: 1"=4'

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

GRADING PLAN FOR ZENK RESIDENCE CONST. POLLUTION PREVENTION PLAN

2830 BAYVIEW DRIVE
CORONA DEL MAR, CA 92625

REVISIONS

NO.	REVISION	DATE

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

JOB NO. 24020

DATE 4/14/2025

SHEET NO. C4

SHEET NO. 4 OF 6

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Other Geologic Hazards

Other geologic hazards such as landsliding, or highly expansive soils, do not appear to be evident at the subject site. There is not sufficient topography for landsliding. The subject lot is outside the seismic hazards mapped boundaries (see Figure 4, Seismic Hazards).

FINDINGS

Subsurface Soils

As encountered in our test borings, the site is underlain by, fill and native materials as follows:

Fill (Af)

Fill soils were encountered in each of the borings to a depth of approximately 2 to 2½ feet b.g. The fill soils consist generally yellowish brown, moists, fine- to medium-grained, silty sand with gravel.

Based on the laboratory results, the project on-site soil maximum density shall be 121.0 pcf with an optimum moisture content of 10.0%.

Native (Terrace Deposits)

Underlying the fill materials are older Quaternary-age terrace/paralic deposits as encountered in each of the test borings (B-1 through B-3) to the maximum depths explored (15 ft b.g.). The native soils consist generally of light to medium brown, damp to moist, medium dense to dense, fine- to medium-grained sand and silty sand. The native materials become more dense and less weathered with depth.

EXPANSIVE SOILS

Based on the laboratory results and the findings of our geotechnical investigation, the on site soils consist of non-expansive silty sand and sand. No additional measures for mitigation of highly expansive or highly plastic soils are warranted.

CONCLUSIONS

Based on our geotechnical study of the site, our review of available reports and literature and our experience, it is our opinion that the proposed improvements at the site are feasible from a geotechnical standpoint. There appear to be no significant geotechnical constraints on-site that cannot be mitigated by proper planning, design, and utilization of sound construction practices. The engineering properties of the soil and native materials, and the surface drainage offer favorable conditions for site re-

development.

RECOMMENDATIONS

The following sections discuss the principle geotechnical concerns which should be considered for proper site re-development (includes ground level and basement level slabs). The precise limits (elevations) of the basement were not available at this date.

Earthwork - Upper Pad

Grading and earthwork should be performed in accordance with the following recommendations and the General Earthwork and Grading Guidelines included in Appendix C. It is our understanding that the majority of grading will be limited to the re-grading of the building pad for the proposed new construction. In general, it is anticipated that the removal and re-compaction of the upper 3 feet within the upper building footprint (slab-on-grade portion) will be required.

Where feasible, we recommend a 5 feet wide envelope be excavated beyond the building limits. The removals should ensure that all old fill and backfill created as part of the previous site use and demolition operations are removed.

Care should be taken to protect the adjacent property improvements. A minimum one foot thick fill blanket should be placed throughout the exterior improvements (approaches, parking and planter areas). The fill blanket will be achieved by re-working (scarifying) the upper 12 inches of the existing grade.

Site Preparation

Prior to earthwork or construction operations, the site should be cleared of surface structures and buried obstructions and stripped of any vegetation, trees, and roots in the areas proposed for development. Removed vegetation and debris should then be disposed of off-site. A minimum of 3 feet of the soils below the existing street grade (upper pad) will require removal and recompaction in the areas to receive building pad fill.

Following removals, each excavated area should be inspected by the soils engineer or his designated representative prior to the placement of any fill. Holes or pockets of undocumented fill resulting from removal of buried obstructions discovered during this inspection should be filled with suitable compacted fill.

Earthwork - Lower Basement Pad

For the basement subgrade, a minimum one foot of compacted fil should be placed. The fill blanket will be achieved by re-working (scarifying) the upper 12 inches of the basement grade. For a more detailed description of the basement

slab section, see "Basement Underslab" section below.

Fills

The on-site soils are suitable for reuse as compacted fill, provided the soil is free of organic materials, debris, and rock materials larger than four (4) inches in diameter. After removal of any loose, compressible soils, all areas to receive fill and/or other surface improvements should be scarified to a minimum depth of 12 inches, brought to at least 2 percent over optimum moisture conditions and compacted to at least 90 percent relative compaction (based on ASTM: D 1557). If necessary, import soils for near-surface fills should be predominately granular, possess a very low expansion potential, and be approved by the geotechnical engineer.

Lift thicknesses will be dependent on the size and type of equipment used. In general, fill should be placed in uniform lifts **not exceeding 8 inches**. Placement and compaction of fill should be in accordance with local grading ordinances under the observation and testing of the geotechnical consultant. We recommend that fill soils be placed at moisture contents at least 2 percent over optimum (based on ASTM: D 1557).

Backfill Suitability

The on-site soils may be used as trench backfill provided they are screened of rock sizes over 4 inches in mean diameter and any and organic matter. Trench backfill should be compacted in uniform lifts (not exceeding 8 inches in compacted thickness) by mechanical means to at least 90 percent relative compaction (ASTM: D1557).

Geotechnical Design Parameters

The following geotechnical recommendations may used in the design of the proposed structures:

Conventional Foundation Design

Structures on properly compacted fill may be supported by conventional, continuous or isolated pad footings. Footings should be a minimum of 24 inches deep by 15 inches wide. At this depth footings founded in fill materials may be designed for an allowable bearing value of 1,750 psf and 2,250 psf (for dead-plus-live load) for continuous wall and isolated pad footings, respectively. These values may be increased by one-third for loads of short duration, including wind or seismic forces.

Continuous perimeter and interior footings should have a minimum width of 15 inches and be reinforced with No. 5 rebar (two at the top and two at the bottom).

Reinforcement requirements may be increased if recommended by the project structural engineer. In no case should they be decreased from the previous recommendations.

Lateral Load Resistance - New Building

Footings founded in fill materials may be designed for a passive lateral bearing pressure of 250 pounds per square foot per foot of depth. A coefficient of friction against sliding between concrete and soil of 0.30 may be assumed.

Soil Unit Weight

For the upper 12 feet, we recommend a soil unit weight of 120 pcf. The unit weight may be reduced to 110 pcf for the native soils.

Slabs-on-grade - Conventional Option

Concrete slabs cast against properly compacted fill materials, or approved native material, shall be a minimum of 5 inches thick (actual) and reinforced with No. 4 rebar at 18 inches on center in both directions. The slabs shall be doweled into the footings using No. 4 bars at 24 inches on center. The reinforcement shall be supported on chairs to insure positioning of the reinforcement at mid-center in the slab.

All living area floor mat slabs shall comply with the "Capillary Break" section below, herein (does not apply to basement slab where certified waterproofing upgrade is imperative).

Some slab cracking due to shrinkage should be anticipated. The potential for the slab cracking may be reduced by careful control of water/cement ratios. The contractor should take appropriate curing precautions during the pouring of concrete in hot weather to minimize cracking of slabs. We recommend that a slipsheet (or equivalent) be utilized if crack-sensitive flooring is planned directly on concrete slabs. All slabs should be designed in accordance with structural considerations.

Capillary Break - for Conventional Floor Slab Design

In accordance with the 2022 California Green Building Standards Code Section 4.505.2.1, we provide the following building specification for the subject site (new living area slabs):

> New concrete building slabs shall be underlain by 2 inches of clean sand, underlain by a minimum 15 mil-thick moisture barrier (e.g. "Stego Wrap"), with all laps sealed, underlain by 4 inches of ½-inch or larger clean gravel.

We do not advise placing sand directly on the gravel layer as this would reverse the effects of vapor capture and increase soil settlement (due to siltation of fines).

The above specification meets or exceeds the Section 4.505.2.1 requirement.

Mat Foundation Design

A mat slab foundation system is recommended for the basement. Mat slabs founded in compacted fill or competent native materials may be designed for an allowable bearing value of 1,500 psf (for dead-plus-live load). These values may be increased by one-third for loads of short duration, including wind or seismic forces. The actual design of the mat slab should be designed by the structural engineer.

MIN. DESIGN ITEM	RECOMMENDATIONS
Mat Foundations:	
allowable bearing pressure:	1,500 psf
passive lateral resistence:	250 psf per foot
mat slab thickness:	min. 12 inches with thickened edges (+ 6 inches)
steel reinforcement:	no. 5 bars @ 12" o.c. each way, top and bottom
coefficient of friction:	0.30
Modulus of Subgrade Reaction:	k_s = 90lbs/in^3

Joints in walls and floors, and between the wall and floor, and penetrations of the wall and floor shall be made watertight using suitable methods and materials (e.g. bentonite "water stops").

Basement Underslab

We recommend the bottom of the basement excavation be scarified to 12 inches and re-compacted to a minimum 90% relative compaction. The basement pad (12 inches below the bottom of the basement slab) should be overlain by 4 inches of ½-inch gravel covered by filter fabric. To counter against the effects of migrating nuisance/perched water we recommend a minimum 4-inch thick weighted slab (a.k.a. "rat" slab) be poured above the gravel and fabric layer. The waste slab shall be overlain by waterproofing (e.g. "Carlisle Waterproofing Products") which extends up the wall faces, and then overlain by a minimum 4-inch "protection slab" and then overlain by a minimum 12-inch structural mat slab.

We recommend the waterproofing be inspected and certified by a trained expert. The protection slab is crucial in preserving the underlying waterproofing from puncture or damage during construction. Steel reinforcement is not required for the protection slab or the waste slab.

We recommend a minimum 4,000 psi concrete pour for the mat slab, to be designed by the project structural engineer.

Waterproofing

Basement wall and slabs shall be waterproofed in accordance with section 1805 of the 2022 CBC. Permanent waterproofing of the basement slab and basement walls is required. Waterproofing shall consist of rubberized asphalt, polymer-modified asphalt, butyl rubber, or other approved materials capable of bridging non-structural cracks (e.g. "Carlisle Waterproofing Products"). Joint in the membrane shall be lapped and sealed in an approved manner. Protection board shall be used to protect the membrane at the face of basement walls, during and after backfilling. Joints and protrusions in walls and floors, and between the wall and floor, and penetrations of the wall and floor shall be made watertight using suitable methods and materials (e.g. bentonite "Water Stops").

The contractors shall strictly follow the manufacturer's recommendations for the for surface preparation and use of water-proofing products. A third-party waterproofing expert shall be retained to inspect and verify the waterproofing installation.

Cement Type for Concrete in Contact with On-Site Earth Materials

Concrete mix design should be based on sulfate testing with Section 1904.2 of the 2022 CBC. Preliminary laboratory testing indicates the site soils possess negligible sulfate exposure (13 ppm by volume). Test Results are presented in Appendix B.

ACI 318-14 BUILDING CODE (Table 19.3.1.1)
REQUIREMENTS FOR CONCRETE EXPOSED TO SULFATE-CONTAINING SOLUTIONS

Sulfate Exposure	Water soluble sulfate (SO_4) in soil percent by weight	Sulfate (SO_4) in water, ppm	Cement Type	Maximum water-cementitious material ratio, by weight, normal weight concrete	Minimum f'c, normal-weight and light weight concrete, psi
Negligible [S0]	$0.00 \le SO_4 < 0.10$	$0 \le SO_4 < 150$	-----	-----	-----
Moderate [S1]	$0.10 < SO_4 < 0.20$	$150 < SO_4 < 1500$	II,IP(MS), IS(MS),P(MS) I(PM)(MS), I(SM)(MS)	0.50	4000
Severe [S2]	$0.20 \le SO_4 < 2.00$	$1500 < SO_4 < 10,000$	V	0.45	4500
Very Severe [S3]	$SO_4 > 2.00$	$SO_4 > 10,000$	V plus pozzalan	0.45	4500

As a conservative approach, cement with a maximum water/cement ratio of 0.50 and a concrete strength f'c of 3,000 psi should be used for concrete in contact with on-site earth materials (min. 4,000 psi applies to the basement slab).

Retaining/Basement Wall Design

To date, the precise limits and heights of the proposed basement and exterior retaining walls are not known. However, based on conceptual plans, we assume shoring will be required along the north, east, and west side yards.

All retaining/basement and landscape wall footings will be embedded into fill compacted to a minimum 90% relative compaction or competent native materials. The following equivalent fluid pressures may be used in the design of the site retaining walls assuming free draining conditions (clean sand or gravel backfill):

	Equivalent Fluid Pressure (EFP)	
Condition	Level	2 :1 Slope
Active Pressures	45 pcf	85 pcf
At-Rest Pressures	65 pcf	120 pcf
Coefficient of Friction	0.30	
Passive Pressures	250 psf per foot	
Seismic Pressures	19 pcf	

The above passive pressure values do not contain an appreciable factor of safety. Therefore, the structural engineer should apply the applicable factors of safety and/or load factors during design.

This office shall be contacted to provide additional recommendations if actual conditions are different than those assumed above.

Lateral Pressure - New Retaining Walls

A passive earth pressure of 300 pounds per square foot per foot of depth, to a maximum value of 3,500 pounds per square foot, may be used to determine lateral bearing resistance for footings. An increase of one-third of the above values may also be used when designing for short duration wind and seismic forces.

The above lateral resistance values are based on footing placed directly against competent native soils or compacted fill. In cases where footing sides are formed, all backfill placed against the footings should be compacted to at least 90 percent of the applicable maximum dry density value.

Seismic Loads

In accordance with Section 1803.5.12 of the 2022 CBC, for design purposes, a seismic earth pressure of 19 pcf (additional equivalent fluid pressure) may be used for the shoring and the basement wall design. For this, the allowable soil pressure may be increased by one-third.

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GRADING PLAN FOR ZENK RESIDENCE GEOTECHNICAL NOTES

2830 BAYVIEW DRIVE
CORONA DEL MAR, CA 92625

REVISIONS

NO.	REVISION	DATE

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

JOB NO. 24020

DATE 4/14/2025

SHEET NO. C5

SHEET NO. 5 OF 6

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Settlement

Utilizing the design recommendations presented herein, we anticipate that the majority of any post-grading settlement will occur during construction activities.

Based on our subsurface investigation (including the consolidation test results), we estimate that the total settlement for the proposed structure will be on the order of ¾ -inch. Differential settlement is expected to be less than 0.36 inch over 30 feet. These settlement values are expected to be within tolerable limits for properly designed and constructed foundations.

Retaining Wall Backfill Material

It is recommended that a minimum 2-foot thick layer of free-draining granular material (less than 5 % passing the No. 200 sieve) be placed against the back face of the retaining walls. This material should be approved by the geotechnical engineer. This layer of granular material should be separated from the adjacent soils using a suitable geotextile fabric. If the layer of free-draining material is not covered by an impermeable surface, such as a structure or pavement, a 12-inch thick layer of a low permeability soil should be placed over the backfill to reduce surface water migration to the underlying soils.

All retaining wall backfill should be placed and compacted under engineering controlled conditions in the necessary layer thickness to ensure a minimum in-place density of 90 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D1557). Care should be taken to avoid over-compaction of the soils behind the retaining walls, and the use of heavy compaction equipment should be avoided.

Retaining Wall Back Drains

The retaining walls shall be provided with water- or damp-proofing in accordance with the architects recommendations. Back drains and chimney drains shall be installed to collect and divert migrating groundwater. As a minimum, each wall shall be drained by placing a 4-inch diameter pipe perforated (faced down) PVC Schedule 40 pipe or approved equivalent, located behind the base of the wall. The pipe shall be covered by ¾-inch crushed rock at a rate of not less than 2 cubic ft. per linear ft. of pipe surrounded in turn by geofabric such as Supac 4NP or equivalent.

All wall backfill shall be compacted to a minimum 90 percent relative compaction in accordance with ASTM D-1557. Wall back drains shall outlet separately and not be combined with area drains.

This office shall be contacted to provide additional recommendations if actual conditions are different than those assumed above. During construction, drainage devices shall be inspected by a representative of EGA Consultants.

Landscape/Retaining Wall Waterproofing

In accordance with Section 1805.3 of the 2022 CBC, the retaining walls shall be sealed and waterproofed using the miradrain and miraclay (i.e. Grace 3000) waterproofing system, or equivalent. Joints in the membrane shall be lapped and sealed in an approved manner. Protection board shall be used to protect the membrane during and after backfilling.

The contractors shall strictly follow the manufacturer's recommendations for the for use of water-proofing products.

Retaining Wall Back Drains Along P.L. *if any*

Water in the retained earth will be drained into the channel drains at each bay via the miradrain panels which will be attached to the lagging (sealed with miraclay waterproofing). Due to space constraints along the side yard property lines, the typical gravel encased backdrains pipes should be replaced with the implementation of the miradrain, waterproofing, and outlet drains at each bay (a.k.a. "J-Drains").

SHORING PARAMETERS

Note: The current residence pad is roughly 90 to 100 ft. above MSL; and the proposed finished floor elevation for the basement is currently undetermined. The precise limits of retaining wall construction are not yet available. However, based on preliminary drawings by Brandon Architects, it appears that shoring will be required where temporary construction slopes cannot be created or are feasible such as along the rear and side yards.

In cases where the shoring may need to double as landscape walls, and/or landscape features (e.g. exterior stairs, boundary fences, walls), then those sections should be designed as permanent. The structural engineers should interface with the architect and landscape designer to determine location of exterior elements.

The limits of the shoring soldier piles and temporary excavation lay back cuts shall be shown in the future grading plan.

The following equivalent fluid pressures may be used in the design of the permanent or temporary shoring:

Caissons

The caissons shall be a minium 24 inches in diameter, embedded a minimum 5 feet into bedrock. Caissons may be designed for both end bearing and friction. Caissons may be designed for an allowable bearing capacity of 5,000 psf and a

skin friction of 250 psf (neglect the upper 3 feet of fill). The precise caisson dimensions and steel reinforcement shall be determined by the project structural engineer.

The minimum clear spacing between the H-beams should be three effective H-beam diameters, sidewall to sidewall. The maximum clear spacing between H-beams should *not exceed* five effective H-beam diameters, sidewall to sidewall.

No additional significant surcharge will be added since the structures shall be supported by deepened footings embedded into competent bedrock. The fill/topsoil shall be removed in those areas. All excavation bottoms should be inspected/approved by the geotechnical consultant.

To protect adjacent properties we recommend that the annulus spaces behind the lagging be backfilled with a minium 2-sack slurry. The slurry backfill shall be performed as soon as possible during the shoring installation and shall be monitored/documented by the geotechnical consultant.

After the shoring system is in-place, the excavation of the basement may begin. If concrete and slurry is used for backfill, these materials should be allowed to cure prior to excavation of the basement. Care should be taken to ensure that the lagging drops down as the excavation advances. Any gaps in the lagging could cause undermining of the adjacent structures. To prevent caving of the sidewalls, the lagging elements should be forced down either behind the soldier piles or at an appropriate place within the flanges of the "H" and through the existing soils. The slurry materials that were placed within the soldier pile borings may be broken an removed during the lagging process. The lagging elements should not be driven or vibrated into place due to the possible damage that could occur to nearby structures.

These shall be considered minimum requirements and incorporated into the Foundation, Grading, Retaining Wall, and Shoring Plans. The survey monitoring requirements shall be posted in the Shoring Plan by others. This office should review the plans when available.

Active Earth Pressures

For cantilever shoring systems, an active earth pressure (equivalent fluid pressure) of 45 pounds per cubic foot may be considered for the on-site fill and the native soils. It should be noted that under this condition, the movement of shoring H-beams are not restrained so that the soil internal strength can be fully mobilized.

At-Rest Earth Pressure

If the piles are restrained at the top, then an at-rest earth pressure of 65 pounds per cubic foot should be used in design.

Passive Pressure

A passive earth pressure increasing of *300 psf per foot* of width of a shoring H-beam, per foot of depth, to a maximum value of 3,500 pounds per square foot may be used to determine lateral resistance for the piles (*600 psf-ft* may be used for temporary shoring). All soldier piles should extend at least 10 feet into competent bedrock. The passive resistance should be ignored for the upper 2 feet of the H-beams embedded below the lowest cut grade.

This office shall be contacted to provide additional recommendations if actual conditions are different than those assumed above. During construction, all waterproofing and drainage devices shall be inspected by a representative of EGA Consultants.

Soldier Pile Installation Observations

All soldier pile drilling and installation should be observed by the project geotechnical consultant to verify that they are cast against the anticipated geotechnical conditions, that pile excavations are properly prepared, that proper dimensions are achieved, and that proper installation procedures are followed.

Soldier Pile Monitoring by Others

We recommend a minimum of 8 (eight) monitoring points installed by a Licensed Surveying company. At least four of the monitoring points shall be established near each of the side yard property lines on the drilled shoring piles. The settlement monitoring points shall be monitored for horizontal and vertical movement prior and subsequent to the completion of construction, and on a daily basis during the grading and basement construction.

Stability of Temporary Excavations

During the construction and remedial grading within areas that may not require shoring and recessed portions of the proposed basement, temporary excavations with sidewalls varying up to approximately 12 feet in height will be created. For some portions of the basement excavation, shoring may not required as there may be sufficient space for temporary sloping back cuts. The shoring layout shall be determined when the construction plans are finalized and made available.

Based on the results of our subsurface investigation, it is expected that the temporary excavation sidewalls will expose dense to very dense terrace and bedrock deposits with favorable shear strength.

Vertical cuts will not exceed 5 feet in height. Based upon the nature of the subsurface soils, vertical cuts may extend to 4 feet, and laid back (tapered) at an inclination of 1:1 (horizontal to vertical). The temporary excavation parameters

shall be shown in the future grading plan.

Temporary unsupported sidewalls constructed at the recommended maximum gradient are expected to remain stable for the duration of the remedial grading operations; however, all temporary slopes should be observed by a representative of the project geotechnical consultant for any evidence of potential instability.

All applicable requirements of the California Construction and General Industry Safety Orders, the Occupational Safety and Health Act of 1970, and the Construction Safety Act should also be followed.

New Garage Grade Beam

A grade beam, reinforced continuously with the garage footings, should be constructed across the garage entrance, tying together the ends of the garage footings. This grade beam should be embedded at the same depth as the adjacent perimeter footings.

Hardscape

Exterior slabs shall conform to the requirements for interior slabs except that the moisture barrier may be omitted and the thickness may be reduced to 4-inches, and the reinforcement may be reduced to No. 3 rebar at 24 inches on center.

Control joints should be provided at a maximum spacing of 8 feet on center in two directions for slabs and at 6 feet on center for sidewalks. Control joints are intended to direct cracking. Minor cracking of exterior concrete slabs on grade should be expected.

Expansion or felt joints should be used at the interface of exterior slabs on grade and any fixed structures to permit relative movement.

New Fences/Garden Walls

New fences or garden wall footings, if any, should be founded a minimum of 18-inches into approved firm materials. To reduce the potential for unsightly cracks due to expansion forces, we recommend inclusion of construction joints at 8-ft to 15-ft intervals.

Surface Drainage

Surface drainage shall be controlled at all times. Positive surface drainage should be provided to direct surface water away from structures and toward the street or suitable drainage facilities. Ponding of water should be avoided adjacent to the structures. Roof gutter discharge should be directed away from the building areas through solid PVC pipes to suitable discharge points. Area

drains should be provided for planter areas and drainage shall be directed away from the top of slopes.

Small slopes, when occurring, shall be properly drained and landscaped (such as non-homogeneous, drought-tolerant, deep-rooted plants) and maintained.

In general, the more the surface water can be controlled, the less surface water will infiltrate the underlying earth materials. All drainage should be controlled and diverted away from the on site structures and to a suitable discharge at Bayview Drive or Heliotrope Avenue.

Review of Plans

The specifications and parameters outlined in this report shall be considered minimum requirements and incorporated into the Grading, Foundation, Shoring, Landscape, Shoring plans and Pool/Spa (if any). This office should review the Plans when available. If approved, the geotechnical consultant shall sign/stamp the applicable Plans from a geotechnical standpoint.

Based on the findings of our geotechnical investigation and our professional experience working on similar sites in the area, the proposed construction will not impact the stability/safety of the subject or surrounding sites. Geologic hazards such as landsliding, settlement, or slippage are not present or future factors at the subject or adjacent sites.

Geotechnical observations/testing should be performed during all grading operations, including excavations, waterproofing, drain device installments, removals, filling, compaction, and backfilling, etc.

GEOTECHNICAL OBSERVATION AND TESTING DURING CONSTRUCTION

We recommend that a qualified geotechnical consultant be retained to provide geotechnical engineering services, including geotechnical observation/testing, during the construction phase of the project. This is to verify the compliance with the design, specifications and or recommendations, and to allow design changes in the event that subsurface conditions differ from those anticipated.

Geotechnical observations/testing should be performed at the following stages:

- During ANY grading operations, including excavation, removal, filling, compaction, and backfilling, etc.
- After excavations for footings/grade beams and/or drilling for soldier piles/caissons, if any to verify the adequacy of underlying materials.
- After excavation for retaining wall footings to verify the adequacy of underlying earth materials.
- During/after installation of water proofing for retaining walls, if any prior to installation of sub-drain/backfilling.
- During/after installation of retaining wall sub-drain, prior to backfilling.
- During compaction of retaining wall backfill materials to verify proper compaction.

- After pre-soaking of new slab sub-grade earth materials, prior to pouring concrete.
- Verification of the placement of the slab underlayment prior to pouring concrete.
- Prior to slab pours to ensure proper subgrade compaction, capillary breaks, and moisture barriers.
- Placement of waterproofing at cold joints and penetrations (e.g. bentonitic "Water Stops").
- During backfill of drainage and utility line trenches, to verify proper compaction.
- When/if any unusual geotechnical conditions are encountered.

Please schedule an inspection with the geotechnical consultant prior to the pouring of ALL interior and exterior slabs (includes waste and protection slabs).

LIMITATIONS

The geotechnical services described herein have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical engineering profession practicing contemporaneously under similar conditions in the subject locality. Under no circumstance is any warranty, expressed or implied, made in connection with the providing of services described herein. Data, interpretations, and recommendations presented herein are based solely on information available to this office at the time work was performed. EGA Consultants will not be responsible for other parties' interpretations or use of the information developed in this report.

The interpolated subsurface conditions should be checked in the field during construction by a representative of EGA Consultants. We recommend that all foundation excavations and grading operations be observed by a representative of this firm to ensure that construction is performed in accordance with the specifications outlined in this report.

We do not direct the contractor's operations, and we cannot be responsible for the safety of others. The contractor should notify the owner if he considers any of the recommended actions presented herein to be unsafe.

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GRADING PLAN FOR ZENK RESIDENCE GEOTECHNICAL NOTES (CONTD.)

2830 BAYVIEW DRIVE
CORONA DEL MAR, CA 92625

REVISIONS

NO.	REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER
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DATE 4/14/2025

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SHEET NO. 6 OF 6

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Construction Notes:

1. Contractor shall assess the proposed property noting the existing conditions and proposed work as indicated on the plans, including, not limited to the topography.
2. Contractor to verify all grades, elevations and measurements in the field prior to construction, including but not limited to: number of steps, riser heights, retaining wall locations and retaining wall heights. Any discrepancies are to be reviewed with the designer.
3. Contractor shall stake all proposed work for approval by the client and designer. Contractor to obtain signature approval from the client on the final set of plans and agrees to install the project per the plans. Any field verification discrepancies shall be communicated to the designer prior to construction.
4. Contractor shall provide samples of all materials noted on the plans and obtain approval from the client prior to purchase.
5. Contractor to protect all existing utilities, hardscape, structures and plant material/trees to remain. Any work done next to existing plant material/trees is to be done by hand to avoid damage to the roots.
6. Contractor to obtain a DIG ALERT identification number prior to excavating.
7. All construction shall follow the State, County and Local Codes, as well as the CAL_OSHA safety orders.
8. Contractor must comply with all applicable codes and obtain required permits. Homeowners Association's approval is required if applicable.
9. Contractor agrees to follow B.M.P. (Best Management Practices) when installing the proposed plan.
10. Contractor assumes responsibility for any damage to underground utilities and will repair or replace at the contractor's expense.
11. Contractor to confirm that the client has confirmed any potential easements with their Title Company prior to construction. Any easement information is to be communicated to the designer prior to construction.
12. Contractor to assess the proposed property for proper drainage, verify the locations of new surface drains in concrete prior to sub-base pour, and report any issues to the client and designer.
13. Contractor to specify/provide irrigation conduit sleeves, low voltage and electrical prior to the sub-base pour. All pots shall be supplied with drip irrigation, direct drainage and the option for low voltage lighting.
14. Contractor to determine the optimal soil preparation for the project site in relation to the climate, site conditions and native soil.
15. All work with other trades will be coordinated and managed by the contractor.
16. Installation of concrete driveways shall follow all applicable Standard Codes.
17. Contractor to follow Applicable Codes for the installation of gas lines electrical, drainage and irrigation.
18. Contractor to confirm placement of all concrete score lines with the client prior to installation, including but not limited to those on driveways, patios, pour in place caps and pool coping. All score lines to be saw cut.
19. All concrete edges shall have a ⅛" trowel edge unless otherwise noted.
20. All stucco edges shall have a ⅛" trowel edge unless otherwise noted.
21. Grout spacing and color to be reviewed with the client and designer prior to install.
22. Contractor to provide a sample of any proposed cement slurries or over-grouts to the client and designer prior to install.
23. All Structural Engineering to be Completed by the Contractor for Items Including but not Limited to: Grading, Retaining Walls, Pools/Spas, Water Features, Patio Cover Structures, etc.

Setbacks:

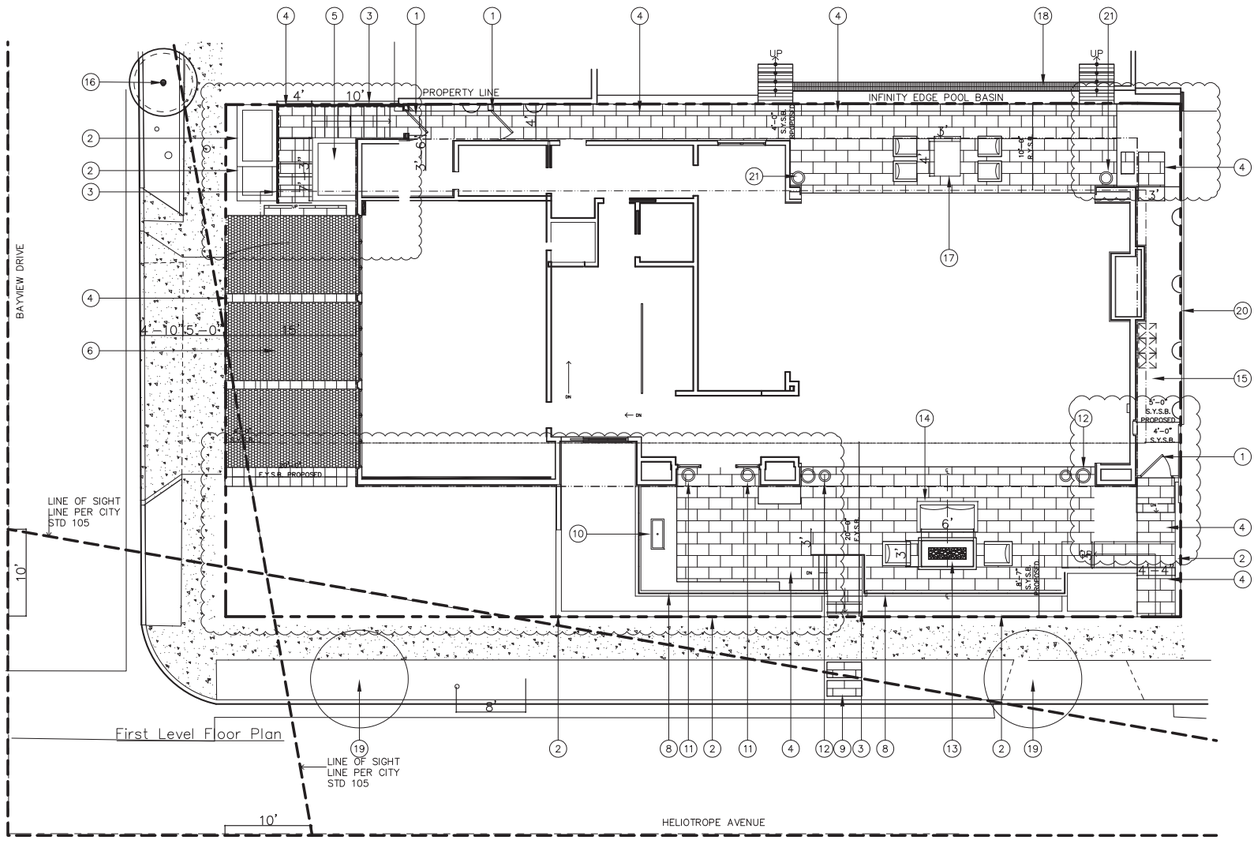
- Front: 20' (Heliotrope)
- Rear: 10'
- Left: 4' (Bayview)
- Right: 4'

Traffic Safety Visibility Area:

- Fences, Walls, Signs, Accessory Structures, Mounds of Earth, or Other Visual Obstructions shall not Extend above 30 Inches in Height as Measured from Adjacent Finished Grade.
- Hedges, Shrubbery, and Vegetation shall be Maintained to a Height of 24 Inches or Less as Measured from Adjacent Finished Grade.
- Only Trees with Single Trunks are Allowed and Tree Canopies shall be Maintained at a Minimum Height of Seven Feet above Ground Level, as Measured from Adjacent Street Curb Elevation.

HARDSCAPE LEGEND - FIRST LEVEL FLOOR PLAN

1. 6' Tall Non-Climbable Pool Safe Gate, See Sheet L.5, Pool Safe Gate Elevation
2. CMU Block Walls (Reference Civil Drawings for Finished Heights), See Sheet L.5, CMU Block Wall Elevation
3. Black Iron Handrail (TBD)
   - 3.a. Handrail to Conform to Newport Beach City Codes
4. Limestone (Antique Finish) with pattern & material to match the ADU backyard at 2820 Bayview:
   - 4.a. Contractor to Confirm Stone (Including Size and Finish) Prior to Purchase
   - 4.b. Stairs: 2" Thick Coordinating Limestone Treads with a 1" Overhang and Coordinating Limestone for the Risers
   - 4.c. Grout Joints to be 1/8" Wide/Grout Color (TBD)
   - 4.d. Contractor to Confirm Sealant Options with the Manufacturer/Client and Seal all Sides
5. Dedicated Vegetable Garden Area:
   - 5.a. Contractor to Build Coordinating 18" Tall CMU Block Wall on the Right Side to Contain the Garden. Wall Shall Match Other Block Walls on the Property.
6. New Driveway with Cobblestone to match the garage entrance at 2820 Bayview in pattern & material:
   - 6.a. Contractor to Confirm Sealant Options with the Manufacturer/Client and Seal all Sides
   - 6.b. Contractor to Confirm French Drain Location
7. 42" Tall Min. (Above Finished Floor) Exterior Frameless Glass Guardrail, See Sheet L.5, Glass Wall Elevation:
   - 7.a. Glass Wall Under Deferred Submittal
8. NOT USED
9. Parkway Landing with Coordinating Limestone to Match the Property:
   - 9.a. Separate Encroachment Agreement and Encroachment Permit to be Pulled by the Installing Contractor
10. 18" Tall Custom Water Feature, 18"Hx18"WX42"L, See Sheet L.5, Water Feature Elevation
11. 18" Round Pot:
    - 11.a. Plant: (1x) 15 gal. Olea europaea 'Little Ollie' and (1x) Prostanthera ovafolia 'Variegated' in Each Pot
    - 11.b. Pots to have Drip Irrigation, Drainage and the Option for Low Voltage Lighting
    - 11.c. Contractor to Confirm Pot Locations Prior to Sub-Base Pour with the Client
    - 11.d. Finish with 3/8" Del Rio Gravel
12. 20" Round Pot and 16" Round Pot:
    - 12.a. 20" Round Pot: (1x) 5 gal. Feijoa sellowiana
    - 12.b. 16" Round Pot: (1x) 5 gal. Leucadendron salignum 'Winter Red', (3x) 1 gal. Aeonium 'Salad Bowl'
    - 12.c. Pots to have Drip Irrigation, Drainage and the Option for Low Voltage Lighting
    - 12.d. Contractor to Confirm Pot Locations Prior to Sub-Base Pour with the Client
    - 12.e. Finish with 3/8" Del Rio Gravel
13. 3' Wide x 6' Long x 18" Tall Gas Fire Pit, See Sheet L.5, Frontyard Gas Fire Pit Elevation. Stone veneer to match the ADU backyard vertical stone at 2820 Bayview.
14. 7' Long Sofa and (2x) Deep Seat Chairs
15. Tiger Turf Pet Turf Dog Run:
    - 15.a. Contractor to Provide a Dedicated Irrigation Valve, Irrigation System and Hose Bib (Confirm Hose Bib Location)
    - 15.b. Contractor to Confirm Turf Variety and Install Per Manufacturer's Guidelines
16. Existing City of Newport Beach street tree, replace with City of Newport Beach approved tree, see Planting Sheet for specification
17. Coffee table and (4x) deep seat chairs
18. Neighboring Property, Refer to 2820 Bayview Plans for Specifications
19. New City of Newport Beach Street Tree Location, See Planting Sheet for Specification
20. Existing Property Fence to be Protected in Place
21. 18" Round Pot:
    - 21.a. Plant: (1x) 15 gal. Camellia japonica 'Kumasaka'
    - 21.b. Pots to have Drip Irrigation, Drainage and the Option for Low Voltage Lighting
    - 21.c. Contractor to Confirm Pot Locations Prior to Sub-Base Pour with the Client
    - 21.d. Finish with 3/8" Del Rio Gravel



CHELSEA CORINNE
STUDIO

ADDRESS: 120 TUSTIN AVE, SUITE C
#227, NEWPORT BEACH, CA 92663

CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND CONFIRM DETAILS TO PROVIDE ACCURATE BID

DATE 04.17.2025

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07.01.2024
09.04.2024
11.06.2024
02.07.2025

SCALE: 1/8" - 1'-0"

CONCEPTUAL LANDSCAPE PLAN

DRAWN BY: CVZ

SHEET

L.1
74

ZENK RESIDENCE

2830 BAYVIEW DR,
CORONA DEL MAR, CA 92625

Plant List:

TREE SCHEDULE	SIZE	QTY	HEIGHTxWIDTH	WUCOLS RATING
Camellia japonica 'Kumasaka' Kumasaka Camellia (In Pots)	15 gal.	2	8' x 6'	Moderate
Citrus x meyeri Dwarf 'Multi' Improved Meyer Lemon Tree	24" box	1	9' x 9'	Moderate
Feijoa sellowiana Pineapple Guava (In Pots)	15 gal.	2	10'-15' x 10'-15'	Low
(F) Feijoa sellowiana 'Multi' Pineapple Guava	15 gal.	1	10'-15' x 10'-15'	Low
Feijoa sellowiana 'Multi' Pineapple Guava	24" box	1	10'-15' x 10'-15' (Maintained 10' x 6')	Low
Howea forsteriana Kentia Palm (Must be a Minimum 5' Brown Trunk Height. See Additional 'City Tree Requirements' Below)	36" box	2	5-40' x 3-10'	Moderate
Mangifera indica 'Dwarf Variety' Mango Tree Julie	24" box	1	15' x 15'	Moderate
Maytenus boaria 'Single Trunk' Mayten Tree (See 'City Tree Requirements' Below)	36" box	1	30' x 20'	Moderate
Olea europaea 'Multi' Field Grown Olive (Contractor to Provide Photos/Specs)	14' Diameter	4	30' x 30' (Maintained 15' x 15')	Low
Plumeria rubra 'White' White Plumeria	24" box	1	20' x 20' (Maintained 8' x 8')	Low

HEDGE SCHEDULE	SIZE	QTY	HEIGHTxWIDTH	WUCOLS RATING
Buxus sempvirens 'Suffruticosa' Dwarf English Boxwood (Spaced 2' On Center)	5 gal.	52	3' x 4'	Moderate
(L) Ligustrum japonicum 'Texanum' Staked Wax Leaf Privet	15 gal.	2	8' x 6' (Maintained 6' x 2')	Moderate

SHRUB SCHEDULE	SIZE	QTY	HEIGHTxWIDTH	WUCOLS RATING
(AE) Aeonium urbicum 'Salad Bowl' Salad Bowl Aeonium	1 gal.	23	3' x 3'	Low
Leucadendron salignum 'Winter Red' Winter Red Cone Bush (In Pots)	5 gal.	2	4' x 4'	Low
(LO) Lomandra longifolia 'Katrinus Deluxe' Katrinus Deluxe Mat Rush	5 gal.	51	3' x 4'	Low
Olea europaea 'Little Ollie' Dwarf Olive Shrub (In Pots)	15 gal.	2	6' x 6' (Maintained 3' x 3')	Low
(ML) Westringia fruticosa 'Morning Light' Low Coast Rosemary	5 gal.	13	4' x 4'	Low
Prostanthera ovafolia 'Variegata' Variegated Australian Mint (In Pots)	15 gal.	2	6' x 5'	Moderate
(LE) Leucadendron salignum 'Winter Red' Winter Red Cone Bush	5 gal.	16	4' x 4'	Low
(SA) Salvia leucantha ' Santa Barbara' Mexican Sage Bush	5 gal.	19	3' x 3'	Low
Lomandra confertifolia ssp. pallida 'Pom Pom' Shorty Mat Rush	1 gal.	90	2' x 3'	Low

GROUNDCOVER SCHEDULE	SIZE	QTY	HEIGHTxWIDTH	WUCOLS RATING
Sedum rupestre Angelina Sedum	1 gal.	65	6" x 24"	Low
Dichondra argentea Silver Falls (In Pots)	4" Pots	8	6" x Cascading	Moderate
Erigeron glaucus 'Cape Sebastian' Cape Sebastian Seaside Daisy (In Pots)	4" Pots	6	4" x 24"	Low
Erigeron glaucus 'Cape Sebastian' Cape Sebastian Seaside Daisy (In Pots)	1 gal.	5	4" x 24"	Low
Agrostis pallens West Coast Native Grass (Purchased as Sod from West Coast Turf)	SOD	620 ft²	12" x Spreading	Low
Viola hederacea Australian Violet	Mud Flats	1	8" x 6"	Moderate

SHRUB SCHEDULE	SIZE	QTY	HEIGHTxWIDTH	WUCOLS RATING
(PA) Rosa x 'Cecile Brunner' Pink 'Staked' Cecile Brunner Climbing Rose	15 gal.	6	10' x Climbing	Moderate
(T) Trachelospermum jasminoides 'Madison' Staked 15 gal. Madison Star Jasmine (Wired to the Wall) (Contractor to Confirm Wiring Layout)	5 gal.	6	20' x Climbing	Moderate

Planting Notes:

1. All plant material shall meet industry standards, and the client and designer have the right to refuse any inadequate plant material.
2. Stake trees and hedges according to industry standards.
3. Specimen trees and artificial turf to be planted in accordance with the purchasing companies installation guidelines. Contractor to determine the 'face' of any specimen trees with the client or designer.
4. Planter beds to be finished with EB Stone Microbark, Aguinaga 'Deco Bark' or Aguinaga 'Forest Floor'. Contractor to review/confirm the options with the Client prior to purchase.
5. Contractor assumes responsibility for all finish grades and surface drainage. Any issues shall be communicated to the client or designer with a proposed solution.
6. The following plant quantities are a computerized count of all species. Contractor shall verify the plant quantities and notify the landscape designer of any discrepancies between the number of plants shown on the plan and the totals listed below.
7. Plants (on the Front Door Level) have been Reviewed in Accordance with the ASPCA Toxic Plant List for Dogs. Client to Report any Issues with the Proposed Plants to the Contractor/Designer Prior to Purchase (Client is Aware that Ligustrum japonicum 'Texanum' can be Toxic and Consented to Using it.)

Irrigation Notes:

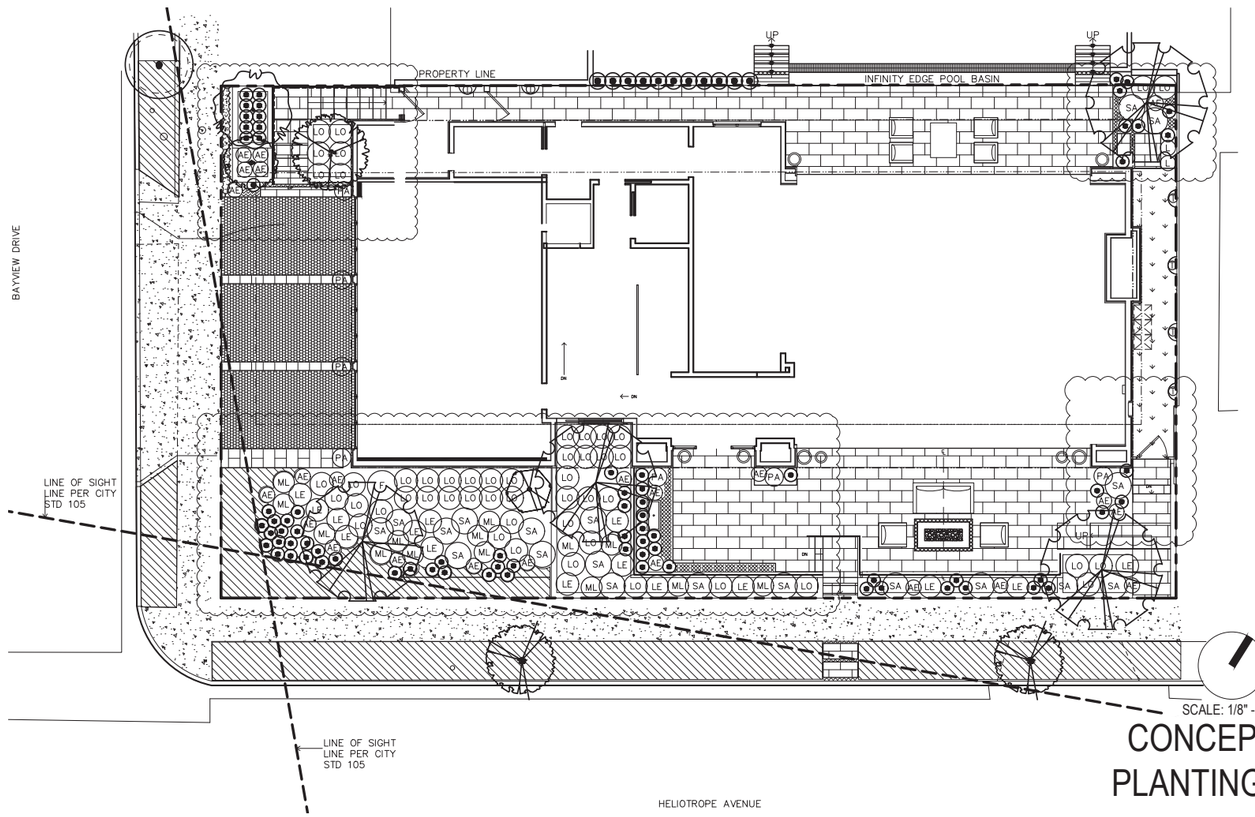
1. Landscape Contractor shall coordinate the location of all irrigation timers with the General Contractor.
2. Contractor shall install an automatic Netafim drip irrigation system and low precipitation heads where applicable.
3. Contractor shall Zone the Valves.
4. Contractor to provide a dedicated valve for landscape pots.
5. Artificial turf to be supplied with low precipitation heads and drainage.

Traffic Safety Visibility Area:

- Fences, Walls, Signs, Accessory Structures, Mounds of Earth, or Other Visual Obstructions shall not Extend above 30 Inches in Height as Measured from Adjacent Finished Grade.
- Hedges, Shrubbery, and Vegetation shall be Maintained to a Height of 24 Inches or Less as Measured from Adjacent Finished Grade.
- Only Trees with Single Trunks are Allowed and Tree Canopies shall be Maintained at a Minimum Height of Seven Feet above Ground Level, as Measured from Adjacent Street Curb Elevation.

City Tree Requirements:

- Prior to Taking Delivery of the Tree, the Tree must be Submitted to the City Arborist for Approval (or the Landscape Manager or Tree Section Crew Chief).
- The Replacement Tree must be Planted in the City's Right-of-Way along the Heliotrope Ave Frontage of 2830 Bayview Dr.
- Per City Ordinance, Irrigation must be Supplied to the Newly Planted Trees, Regardless of Installation of Artificial Turf.
- Separate Encroachment Agreement must be Pulled.



SCALE: 1/8" - 1'-0"

CONCEPTUAL PLANTING PLAN

ZENK RESIDENCE

2830 BAYVIEW DR,
CORONA DEL MAR, CA 92625

CHELSEA CORINNE STUDIO

ADDRESS: 120 TUSTIN AVE, SUITE C #227, NEWPORT BEACH, CA 92663

CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND CONFIRM DETAILS TO PROVIDE ACCURATE BID

DATE 04.17.2025

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DRAWN BY: CVZ

SHEET L.4

CITY OF NEWPORT BEACH: WATER EFFICIENT LANDSCAPE WORKSHEET

2830 Bayview Drive, Corona del Mar, CA 92625							
Reference Evapotranspiration (ETo)		45.4	(Newport Beach)				
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area (**LA**) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants (front driveway)	0.2	Drip	0.81	0.247	390	96.30	2,711
2) low/medium water use grass (driveway)	0.5	Drip	0.81	0.617	409	252.47	7,107
3) low water use plants (entry)	0.2	Drip	0.81	0.247	369	91.11	2,565
4) low/medium water use plants (entry)	0.5	Drip	0.81	0.617	485	299.38	8,427
5) low water use plants (rear)	0.2	Drip	0.81	0.247	90	22.22	626
6) low/medium use plants (side)	0.5	Drip	0.81	0.617	9	5.56	156
							0
			Totals		1,752	767.04	21,591
Special Landscape Areas (SLA): Recycled Water							
None				1	0	0	0
				Totals	0	0	0
Special Landscape Areas (SLA): Water Features							
1) Fountain				1	7	7	197
				Totals	7	7	197
						0	
			Estimated Total Water Use (ETWU)				**21,788**
			Maximum Allowed Water Allowance (MAWA)				**22,389**

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	na	na
low	0.1-0.3	drip	0.81
medium	0.4-0.6	drip	0.81
high	0.7-1.0		

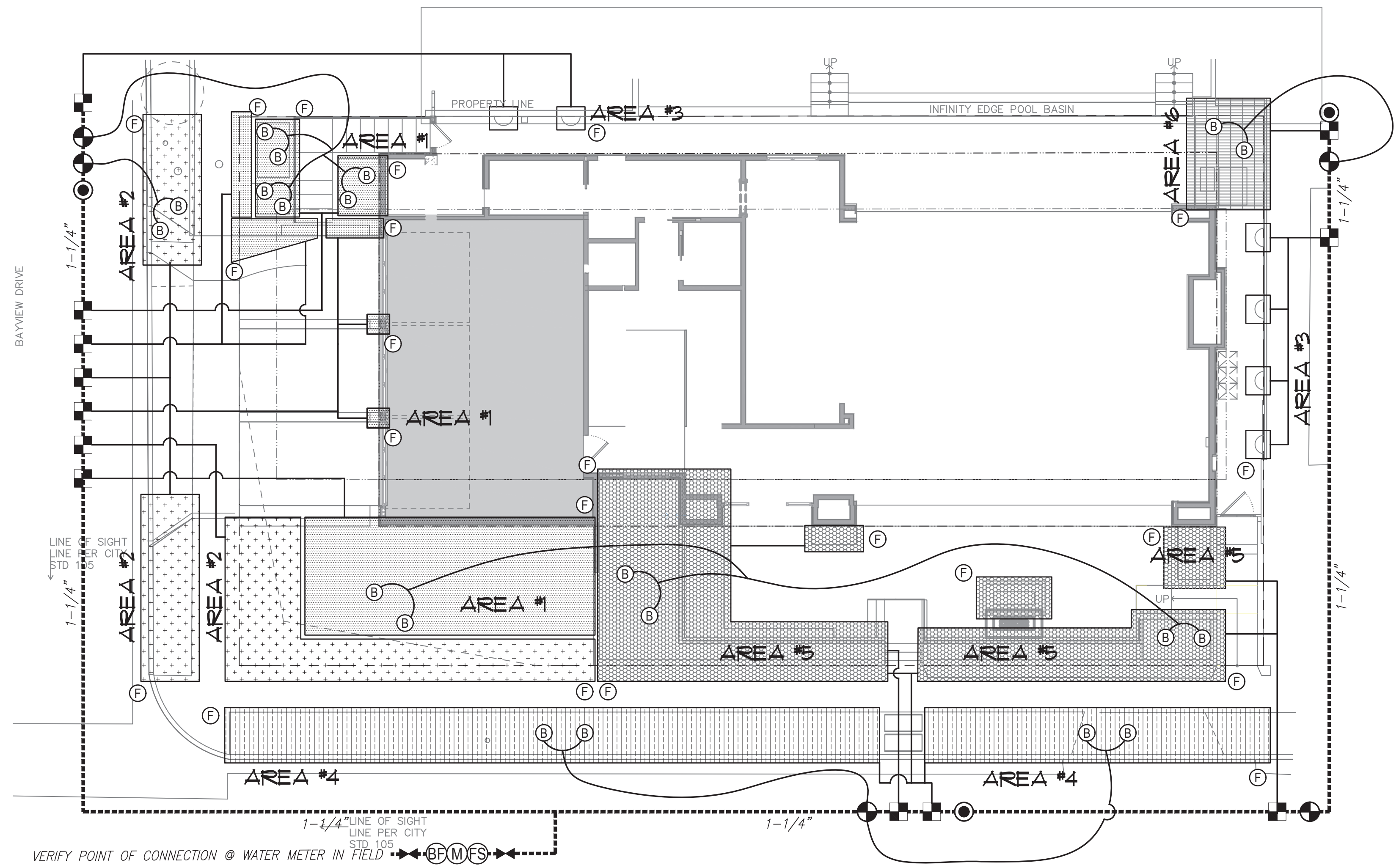
MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	767	
Total Area	1,752	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Average ETAF	**0.44**	

All Landscape Areas	
Total ETAF x Area	774
Total Area	1,759
Sitewide ETAF	**0.44**



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	PSI	GPM	AREA	MANUFACTURER / MODEL
①	NOT USED	30	-	-	RAINBIRD MPR NOZZLES
②	NOT USED	30	-	-	RAINBIRD MPR NOZZLES
③	NOT USED	30	-	-	RAINBIRD MPR NOZZLES
Ⓡ	NOT USED	30	-	-	NOT USED
Ⓣ	TREE BUBBLER	30	0.50	-	RAINBIRD RWS-B-C-1402-36"LONG MODEL
Ⓑ	NOT USED	30	-	--	NOT USED
Ⓕ	MANUAL FLUSH VALVE				NETAFIM COMPACT BALL VALVE ON FLEX LINE IN ROUND BOX
	REMOTE CONTROL VALVE				RAINBIRD 100-DVF IN BOX, SIZE AS SHOWN
	REMOTE DRIP ZONE CONTROL VALVES, INSTALL VALVES WITH WYE FILTER, SET AT 30PSI				RAINBIRD XCZ-100-FLOW IN BOX, SIZE AS SHOWN
	GATE VALVE, LINE SIZE				SPEARS COMPACT 2000 PVC VALVE IN BOX, LINE SIZE OR EQUAL
	QUICK COUPLER VALVE IN GROUND BOX				RAINBIRD 44-RC
Ⓜ	MASTER CONTROL VALVE, NORMALLY OPEN VALVE IN BOX				SUPERIOR 3100, 1" DIA
FS	FLOW SENSOR				CST-FSI-B10-001
BF	FEBCO 825 Y BACKFLOW DEVICE LOCATED IN STAINLESS STEEL CAGE				BRONZE FIXTURE ON BRASS WORK UP
	AUTOMATIC IRRIGATION CONTROLLER, SS WALL MOUNT CABINET ON SIDE OF HOUSE				HUNTER PRO-C CONTROLLER WITH WIRELESS SOLAR SYNC USE ADD ON MODULES AS NECESSARY PER STATION COUNT
	DRIP LINE				NETAFIM. 3/4" POLY CV TECHLINE, TLCV4-12, SPACE @ 12" OC
	LATERAL (NON-PRESSURE) PIPE, <2" SCH 40 PVC, =>2" CL315, SIZE AS SHOWN				12" BELOW GRADE
	MAIN LINE (PRESSURE) PIPE, <3" SCH 40 PVC, =>3" CL315, SIZE AS SHOWN				24" BELOW GRADE
	IRRIGATION SLEEVE, SCH 40, SIZE AS SHOWN				24" BELOW PAVED SURFACES
	WIRE SLEEVE, SCH 40, SIZE AS SHOWN				24" BELOW PAVED SURFACES

NOTE(S)

1. CONTRACTOR SHALL PROVIDE A SOIL FERTILITY REPORT AFTER FOUNDATION HAS BEEN POURRED AND THE SITE HAS BEEN ROUGH GRADED.
2. CONTRACTOR SHALL AMEND THE SOILS BASED ON THE SOIL FERTILITY REPORT RECOMMENDATIONS.
3. CONTRACTOR SHALL APPLY MYCORRHIZAE IN THE FORM OF: TRI-C MYCO PACKS IN PLANTING PITS AND/OR TRI-C MYCO DRENCH OVER TURF AND GROUND COVER AREAS PER MFG. RECOMMENDATIONS
4. PER THE WATER EFFICIENT LANDSCAPE ORDINANCE NBMC CODE CHAPTER 14 THE SOILS MANAGEMENT REPORT SHALL BE PROVIDED BY CONTRACTOR AS A DEFERRED SUBMITTAL AND BASED ON THE RECOMMENDATIONS OUTLINED ON THE SOIL FERTILITY REPORT AND NBMC CODE AS IT APPLIES.
5. THE OWNER SHALL PROVIDE A 'CERTIFICATION OF COMPLETION PACKAGE' PER THE CITY OF NEWPORT BEACH LANDSCAPE DESIGN STANDARDS UPON COMPLETING THE LANDSCAPE CONSTRUCTION AS PER APPROVED PLANS.
6. THE SYMBOLS AND LINES HEREON ARE SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY AND ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTERS WITH LATERALS LINES AT 12" DEPTH AND MAINLINE AT A 18" DEPTH, SLEEVING SHALL BE 24" BELOW PAVED SURFACES.

DRIP IRRIGATION NOTE(S)

1) ALL LANDSCAPED AREAS AS SHOWN SHALL USE UNDERGROUND DRIP LINE PER LEGEND. NO OVERHEAD SPRAY IN DESIGN.
2) PROVIDE 2" OF TOPSOIL COVER OVER ALL DRIP LINES, SET PVC MANIFOLDS WITH 6" OF SOIL COVER OVER TOP OF PIPE.
3) PROVIDE [2] UNDERGROUND TREE BUBBLERS AT EACH TREE PER LEGEND

PROJECT INFORMATION

PROJECT NAME: ZENK RESIDENCE
DATE: 04.16.2025
OWNER: JASON ZENK
2830 BAYVIEW DRIVE
NEWPORT BEACH, CA 92625

PROJECT LOCATION: 2830 BAYVIEW DRIVE
NEWPORT BEACH, CA 92625
TOTAL LANDSCAPE AREA: 1,752 SF (PLANTINGS) +7 SF SLA (FOUNTIAN)
TOTAL LANDSCAPE AREA = 1,759 SF
DOMESTIC POTABLE WATER SUPPLY SHALL BE USED FOR IRRIGATION WATER IN THIS LANDSCAPE

LICENSED LANDSCAPE ARCHITECT
BRIAN DONG
NO 6003
Signature
30 November 2022
Renewal Date
STATE OF CALIFORNIA

urban oasis
LANDSCAPE DESIGN & CONSTRUCTION
174 West Lincoln Avenue Unit 581
Anaheim, CA 92805
P: 714.878.1221
F: 714.526.7259
brian@urbanoasisconsulting.com

CHELSEA CORINNE
STUDIO
ADDRESS: 120 TUSTIN AVE, SUITE C #227, NEWPORT BEACH, CA 92663

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SCALE: 1/8" - 1'-0"

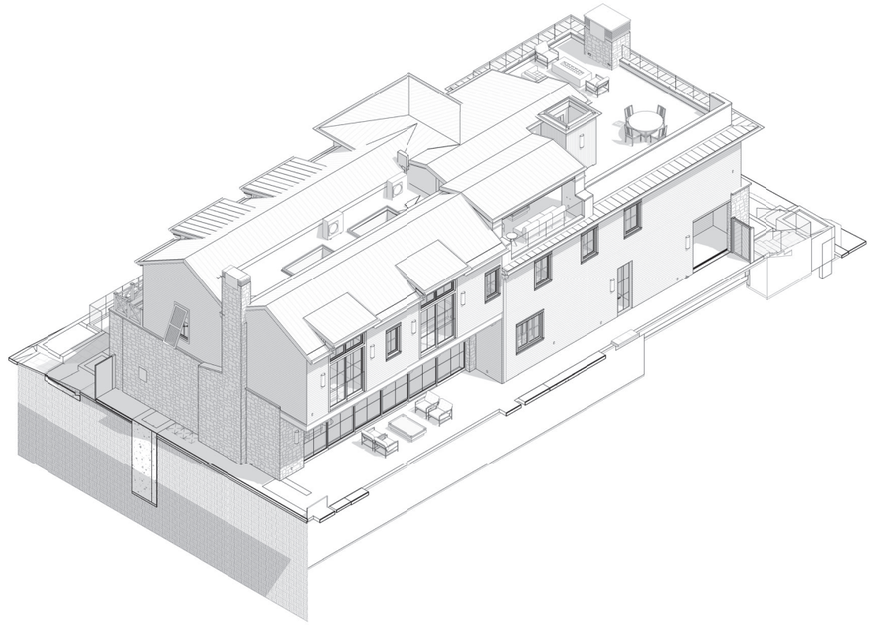
IRRIGATION PLAN

DRAWN BY:BSD

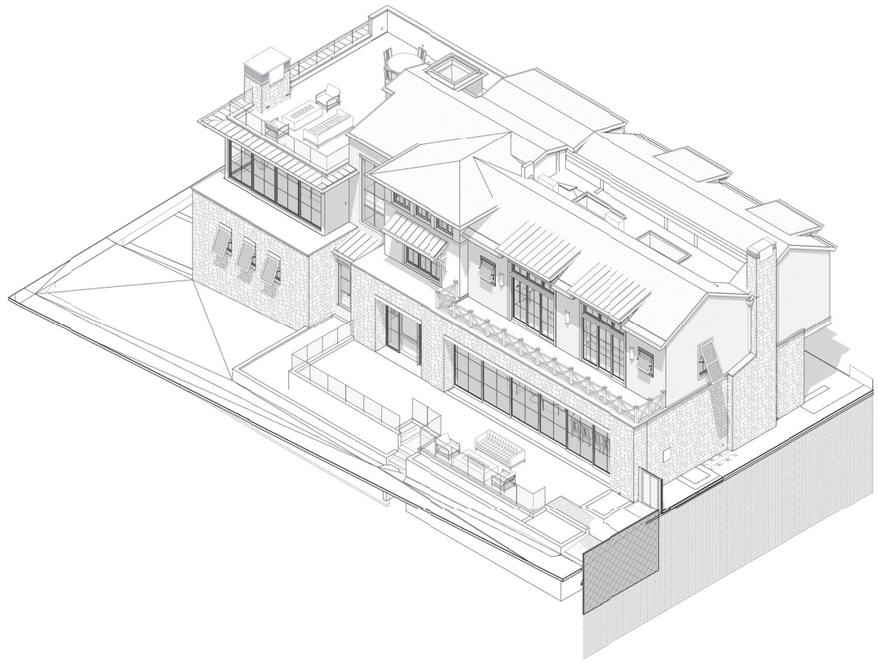
SHEET L.4.1 16

ZENK RESIDENCE

2830 BAYVIEW DR, CORONA DEL MAR, CA 92625



3 AXONOMETRIC - N



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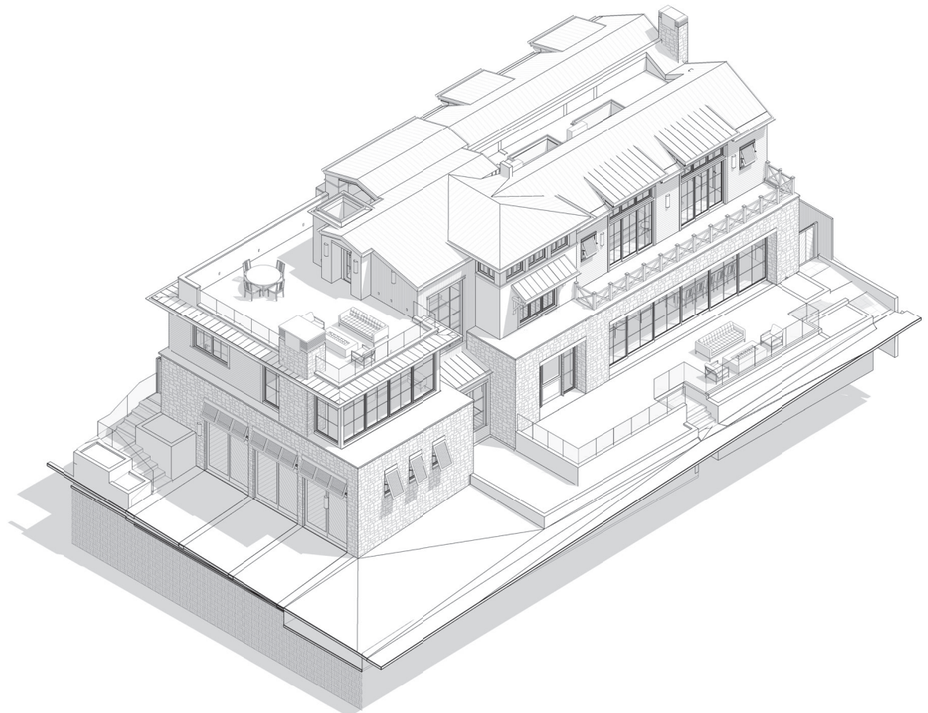

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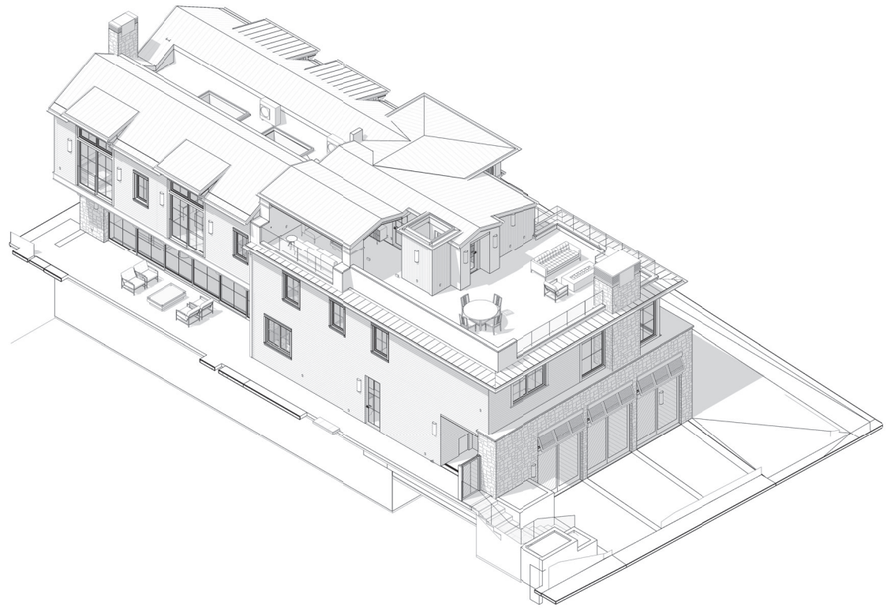

2 AXONOMETRIC - W

BRANDON ARCHITECTS

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

PROJECT STATUS
VARIANCE/COP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92625

DATE
06/02/2025

REVISIONS

NO.	REVISION	DATE

3D VIEWS

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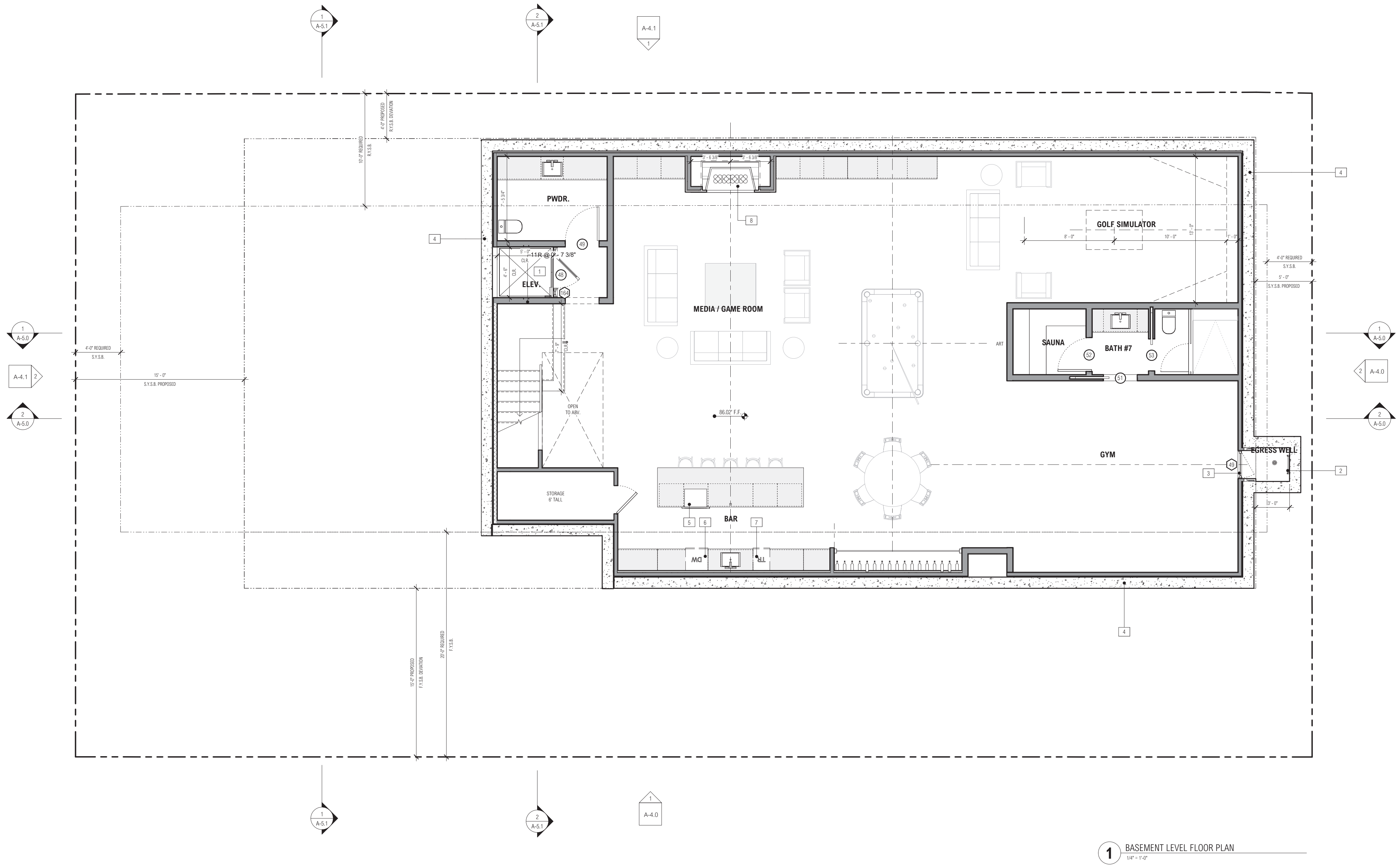

1 BASEMENT LEVEL FLOOR PLAN
1/4" = 1'-0"

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. 8/AD-1.0

1-HR RATED INT CONDITION - REF. DTLS. 8/AD-1.0

1-HR RATED EXT CONDITION - REF. DTLS. 12/AD-1.0

STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUTC. DWGS, - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUTC. DWGS, - PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH, APPROVAL

DOORS - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-2.0 FOR JAMB, HEAD AND THRESHOLD DETAILS, PROVIDE FLASHING AND WATERPROOFING AT DOOR OPENING PER THE DOOR MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC

WINDOW - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-2.0 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. 3/AD-1

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN

WASHER (W) / DRYER (D) / STACKED (W/D) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

REFRIGERATOR (REF) / FREEZER (FRZ) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND WATER SUPPLY AS REQUIRED

BUILT-IN APPLIANCE / DISHWASHER (DW) / TRASH COMPACTOR (TR) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , WATER SUPPLY & DRAINAGE PIPE AS REQUIRED

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE

CASEWORK, TALL CABINET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, BASE CABINET W/. COUNTERTOP - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, UPPER CABINET/SHELVES - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

BUILT-IN CLOSET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)

ELEVATOR - PRIVATE RESIDENCE ELEVATOR IN COMPLIANCE W/. ASME A17.1/CSA B44 AS SELECTED PER PLANS, VERIFY W/. OWNER – PROVIDE POWER AS REQ'D. (CRC 321.1)

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 6 & 7/AD-1.0

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/AD-1.0

A ANNOTATION LEGEND

1. ROCKY MOUNTAIN ELEVATOR - SRH-11400 RESIDENTIAL ELEVATOR OR EQUIV., VERIFY W/. OWNER - VERIFY REQ'D. SHAFT SIZE AND OVERHEAD CLEARANCE W/. MFGR. PRIOR TO ORDERING AND CONTACT ARCH. 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)
2. EGRESS LADDER - TO BE PERMANENTLY AFFIXED AND NOT OBSTRUCT THE EMERGENCY ESCPAE OPENING. INSIDE WIDTH OF 12" MIN., PROJECT 3" MIN. FROM THE WALL, AND SHALL NOT BE SPACED MORE THAN 18" ON CENTER. REF. R310.2.
3. WINDOW TO MEET EGRESS REQUIREMENTS PER SECTION R310 OF CRC - REF. EMERGENCY ESCAPE AND RESCUE OPENING NOTES ON SHT. A-7.0
4. BASEMENT/RETAINING CONCRETE WALL PER STRUCT., REF. STRUCT. DWGS. - PROVIDE WATERPROOFING OR DAMPPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2, REF. SOILS REPORT, WATERPROOFING & DAMPROOFING NOTES ON B/T-1.1 - WATERPROOFING/DAMPPROOFING TO BE FROM THE HIGHER OF THE TOP OF THE FOOTING OR 6 INCHES BELOW TOP OF THE BASEMENT FLOOR.
5. CIGAR HUMIDIFIER AS SELECTED PER I.D., PROVIDE POWER - VERIFY APPLIANCE W/. I.D. & OWNER
6. DISHWASHER - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER - PROVIDE POWER , WATER SUPPLY & DRAINAGE PIPE AS REQUIRED
7. TRASH COMPACTOR AS SELECTED PER I.D., PROVIDE POWER - VERIFY W/. I.D. AND OWNER
8. FIREPLACE - MASON-LITE MODULAR CONC. FIREPLACE GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION, MODEL 'LMFP -60' ICC# ESR-2401 [DTL. 24/AD-1] (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE W/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY W/. THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.) - REF. FIREPLACE NOTES ON B/T-1.1 FOR MORE INFO

B KEYNOTES

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
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PROJECT STATUS
VARIANCE/CDP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92825

DATE
06/02/2025

REVISIONS

NO.	REVISION	DATE

BASEMENT LEVEL FLOOR PLAN

A-2.0

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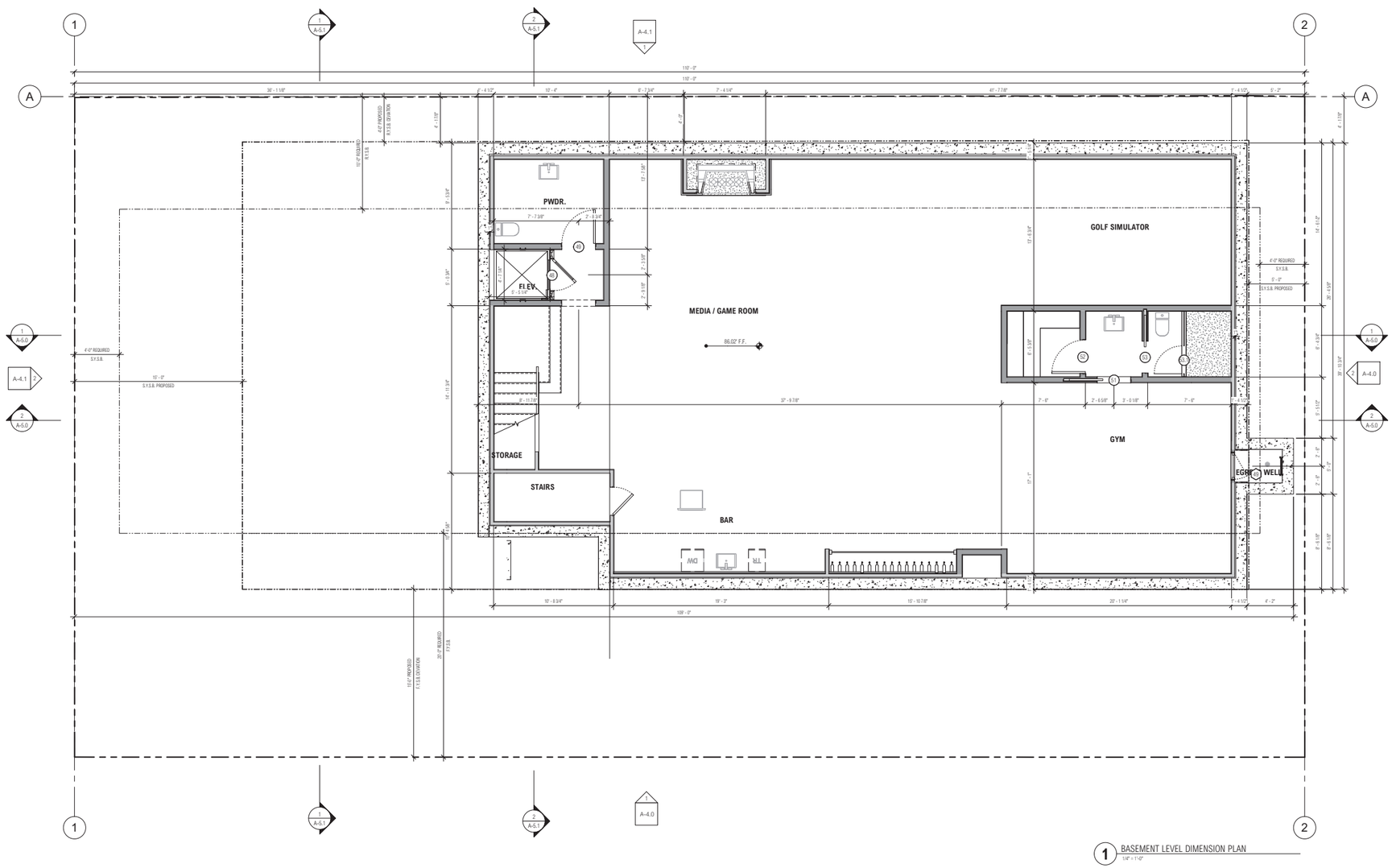

1 BASEMENT LEVEL DIMENSION PLAN
1/4" = 1'-0"

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

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

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

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

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

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

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

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1) (REF. B /T-1.1 FOR MORE INFO).
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

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

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

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

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

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

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

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

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

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

A GENERAL NOTES

ROOM NAME 10.00'

ROOM TAG

SPOT ELEVATION

DOOR TAG

WINDOW TAG

WINDOW WALL TAG

REVISION TAG

2X4 STUD WALL

2X6 STUD WALL

2X8 STUD WALL

STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

2X10 STUD WALL

EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR FRAMING W/ DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O., MIN. AIR SPACE/DOOR POCKET TO BE VERIFIED W/. DOOR MFGR. – STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. – FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF SOILS REPORT. WATERPROOFING & DAMPROOFING 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. STRUTC. DWGS. – PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN – PER STRUCT., REF. STRUTC. DWGS. – PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 160 CFM AND VENT TO OUTDOOR., HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN

WASHER (W) / DRYER (D) / STACKED (W/D) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14 FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

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

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

ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/AD-1.0

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/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 6 & 7/AD-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 POURING THE CONCRETE SLAB – OVERFLOW TO DISCHARGE ABV. GROUND

OVERFLOW
DRAINLINE

B ANNOTATION LEGEND

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
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PROJECT STATUS
VARIANCE/COP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92625

DATE
06/02/2025

REVISIONS

NO.	REVISION	DATE

BASEMENT DIMENSION FLOOR PLAN

A-2.1

79

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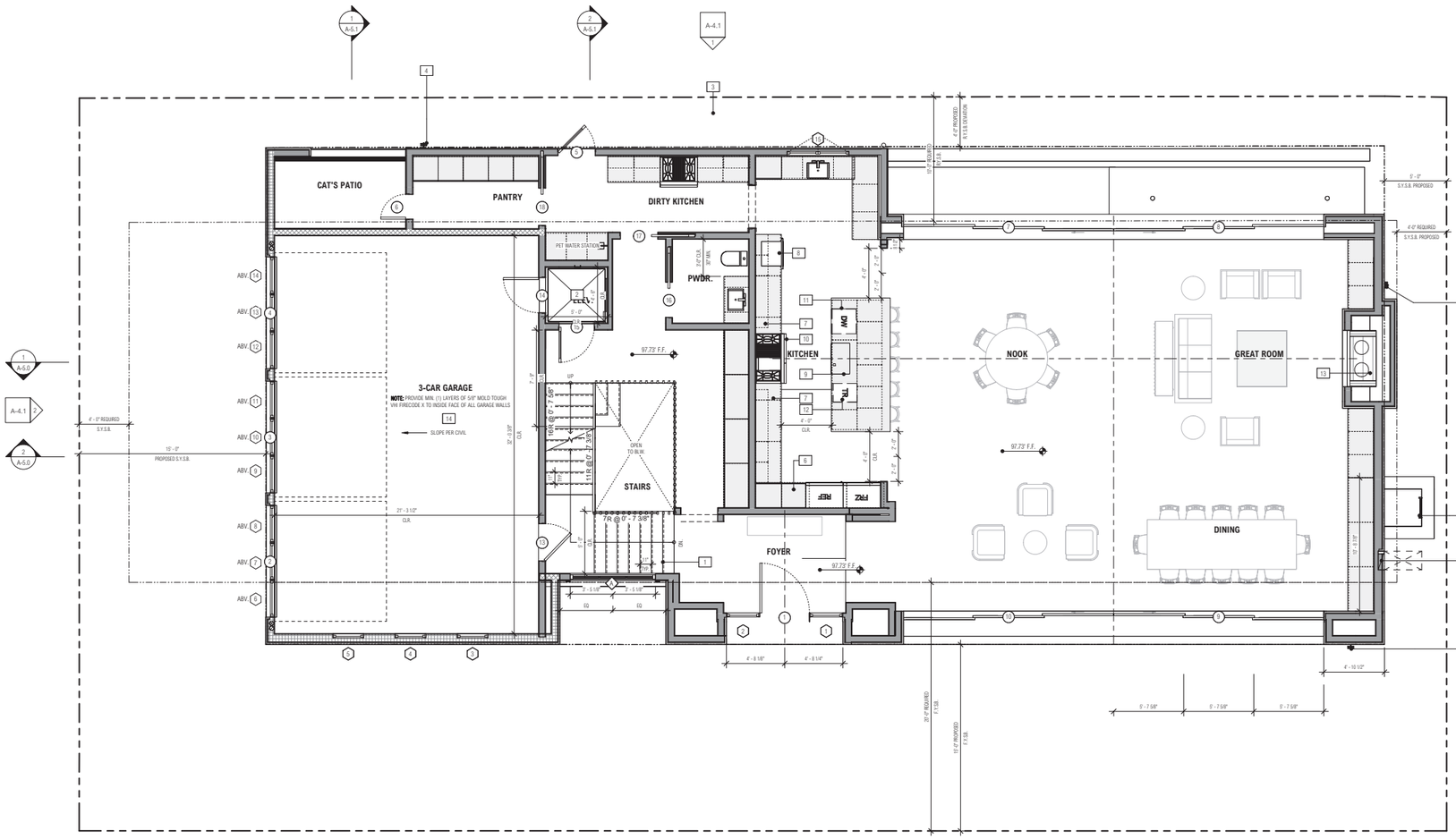

1 FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"

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. 8/AD-1.0

1-HR RATED INT CONDITION - REF. DTLS. 8/AD-1.0

1-HR RATED EXT CONDITION - REF. DTLS. 12/AD-1.0

STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUTC. DWGS. - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUTC. DWGS. – PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL.

DOORS - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-2.0 FOR JAMB, HEAD AND THRESHOLD DETAILS, PROVIDE FLASHING AND WATERPROOFING AT DOOR OPENING PER THE DOOR MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC

WINDOW - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-2.0 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

20R@7 1/2" UP

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. 3/AD-1

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED – 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) - EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 160 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) MX. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN

WASHER (W) / DRYER (D) / STACKED (W/D) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

REFRIGERATOR (REF) / FREEZER (FRZ) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND WATER SUPPLY AS REQUIRED

BUILT-IN APPLIANCE / DISHWASHER (DW) / TRASH COMPACTOR (TR) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , WATER SUPPLY & DRAINAGE PIPE AS REQUIRED

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE

CASEWORK, TALL CABINET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, BASE CABINET W/. COUNTERTOP - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, UPPER CABINET/SHELVES - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

BUILT-IN CLOSET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)

ELEVATOR - PRIVATE RESIDENCE ELEVATOR IN COMPLIANCE W/. ASME A17.1/CSA B44 AS SELECTED PER PLANS, VERIFY W/. OWNER – PROVIDE POWER AS REQ'D. (CRC 321.1)

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

FAU

FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION

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 6 & 7/AD-1.0

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/AD-1.0

A ANNOTATION LEGEND

1 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
2 ROCKY MOUNTAIN ELEVATOR - SRH-11400 RESIDENTIAL ELEVATOR OR EQUIV., VERIFY W/. OWNER - VERIFY REQ'D. SHAFT SIZE AND OVERHEAD CLEARANCE W/. MFGR. PRIOR TO ORDERING AND CONTACT ARCH. 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)
3 EGRESS LADDER - TO BE PERMANENTLY AFFIXED AND NOT OBSTRUCT THE EMERGENCY ESCPAE OPENING. INSIDE WIDTH OF 12" MIN., PROJECT 3" MIN. FROM THE WALL, AND SHALL NOT BE SPACED MORE THAN 18" ON CENTER. REF. R310.2.
4 PROVIDE HOSE BIB - HOT & COLD WATER SUPPLY FOR POWER WASHING - VERIFY LOCATION W/. G.C. & OWNER
5 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36"" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
6 FRUITIVEGGIE REFRIGERATOR WITH GLASS DOOR AS SELECTED PER I.D., PROVIDE POWER - VERIFY W/. I.D. AND OWNER
7 REFRIGERATOR/FREEZER DRAWERS AS SELECTED PER I.D., PROVIDE POWER - VERIFY W/. I.D. AND OWNER
8 BUILT-IN MIELE COFFEE MAKER - PROVIDE WATER & POWER - COORDINATE AND VERIFY W/. I.D. & OWNER
9 KITCHEN SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC - SEE PLUMBING NOTES ON B/T-1.1 FOR MORE INFO AND REQ'S.
10 RANGE AS SELECTED PER I.D., VERIFY APPLIANCE W/. I.D. & OWNER - PROVIDE POWER, GAS AND HOOD CAPABLE OF 160 CFM MIN. (VERIFY W/. MFG.) – VENT TO OUTDOOR AIR
11 DISHWASHER - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER - PROVIDE POWER , WATER SUPPLY & DRAINAGE PIPE AS REQUIRED
12 TRASH COMPACTOR AS SELECTED PER I.D., PROVIDE POWER - VERIFY W/. I.D. AND OWNER
13 FIREPLACE – MASON-LITE MODULAR CONC. FIREPLACE GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION, MODEL "LMFP -60" ICC# ESR-2401 (DTL. 2/AD-1) (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE W/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY W/. THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES) - REF. FIREPLACE NOTES ON B/T-1.1 FOR MORE INFO
14 BENDPAK CAR LIFT – HD-7W OR EQUIV., VERIFY W/. OWNER - VERIFY REQ'D. OVERHEAD CLEARANCE W/. MFGR. PRIOR TO ORDERING AND CONTACT ARCH. IN WRITING IF OVERHEAD SPACE IS INADEQUATE, VERIFY W/. OWNER – PROVIDE POWER AS REQ'D.

B KEYNOTES

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151 KALMUS DRIVE, SUITE G-1
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PROJECT STATUS
VARIANCE/CDP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92625

DATE
06/02/2025

REVISIONS

NO.	REVISION	DATE

FIRST LEVEL FLOOR PLAN

A-2.2

80

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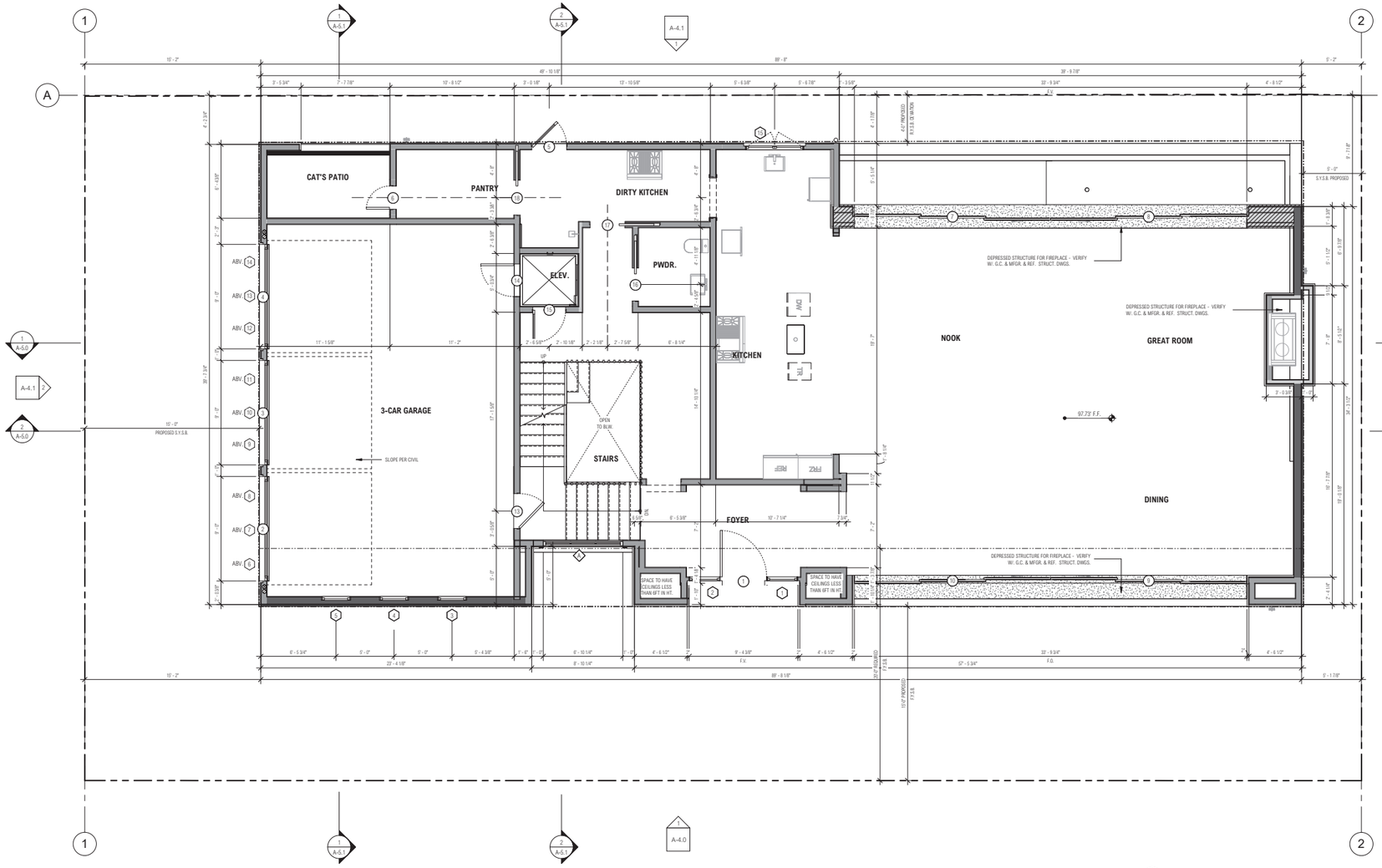

1 FIRST LEVEL DIMENSION PLAN
1/4" = 1'-0"

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

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

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

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

2. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 79" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6)

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

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

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1) (REF. B /T-1.1 FOR MORE INFO).
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

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

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

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

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

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

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

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

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

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

A | GENERAL NOTES

ROOM NAME 10.00'

ROOM TAG

SPOT ELEVATION

DOOR TAG

WINDOW TAG

WINDOW WALL TAG

REVISION TAG

2X4 STUD WALL

2X6 STUD WALL

2X8 STUD WALL

STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

2X10 STUD WALL

EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR FRAMING W/ DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O., MIN. AIR SPACE/DOOR POCKET TO BE VERIFIED W/ DOOR MFGR. - STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF/ SOILS REPORT. WATERPROOFING & DAMPROOFING 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. STRUTC. DWGS. - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUTC. DWGS. – PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) - EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR . HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN

WASHER (W) / DRYER (D) / STACKED (W/D) – AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) – FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-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 MFG'R. – INSTALL PER MFGR. INSTRUCTION

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

ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/AD-1.0

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/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 6 & 7/AD-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 POURING THE CONCRETE SLAB - OVERFLOW TO DISCHARGE ABV. GROUND

OVERFLOW DRAINLINE

B | ANNOTATION LEGEND

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PROJECT STATUS
VARIANCE/COP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92625

DATE
06/02/2025

REVISIONS

NO.	REVISION	DATE

FIRST LEVEL DIMENSION PLAN

A-2.3

81

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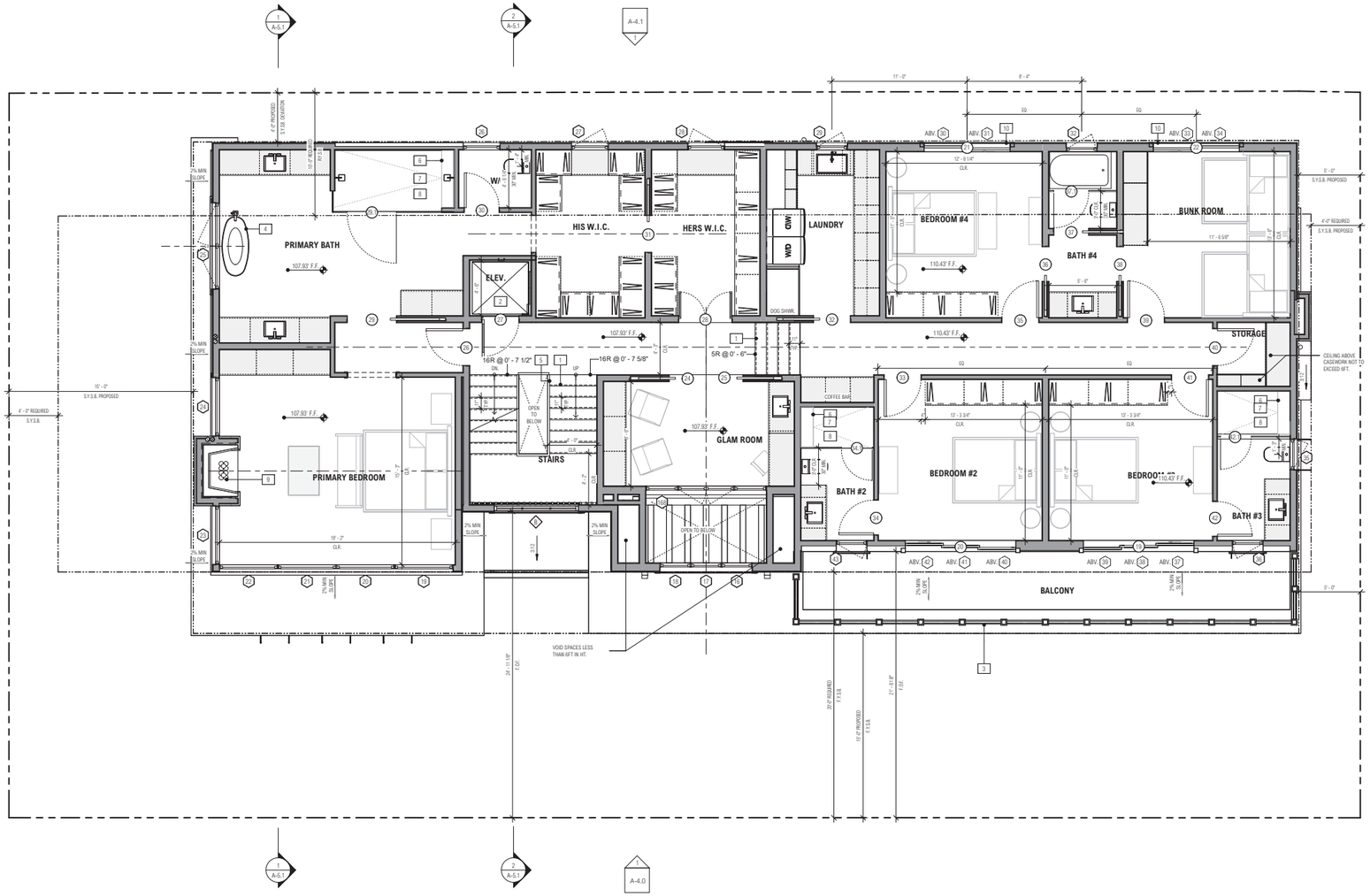
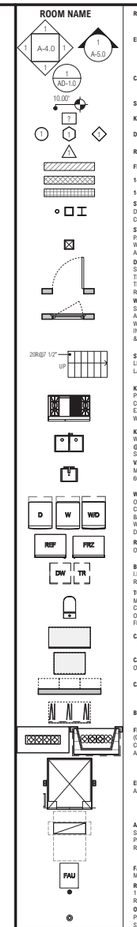


1 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

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. 8/AD-1.0

1-HR RATED INT CONDITION - REF. DTLS. 8/AD-1.0

1-HR RATED EXT CONDITION - REF. DTLS. 12/AD-1.0

STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUTC. DWGS. - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUTC. DWGS. – PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL.

DOORS - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-2.0 FOR JAMB, HEAD AND THRESHOLD DETAILS, PROVIDE FLASHING AND WATERPROOFING AT DOOR OPENING PER THE DOOR MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC

WINDOW - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-2.0 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

20R@7 1/2" UP

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. 3/AD-1

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED – 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) - EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 160 CFM AND VENT TO OUTDOOR . HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN

WASHER (W) / DRYER (D) / STACKED (WD) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

REFRIGERATOR (REF) / FREEZER (FRZ) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND WATER SUPPLY AS REQUIRED

BUILT-IN APPLIANCE / DISHWASHER (DW) / TRASH COMPACTOR (TR) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , WATER SUPPLY & DRAINAGE PIPE AS REQUIRED

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE

CASEWORK, TALL CABINET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, BASE CABINET W/. COUNTERTOP - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

CASEWORK, UPPER CABINET/SHELVES - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

BUILT-IN CLOSET - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)

ELEVATOR - PRIVATE RESIDENCE ELEVATOR IN COMPLIANCE W/. ASME A17.1/CSA B44 AS SELECTED PER PLANS, VERIFY W/. OWNER – PROVIDE POWER AS REQ'D. (CRC 321.1)

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 6 & 7/AD-1.0

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/AD-1.0

A ANNOTATION LEGEND

1 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

2 ROCKY MOUNTAIN ELEVATOR - SRH-11400 RESIDENTIAL ELEVATOR OR EQUIV., VERIFY W/. OWNER - VERIFY REQ'D. SHAFT SIZE AND OVERHEAD CLEARANCE W/. MFGR. PRIOR TO ORDERING AND CONTACT ARCH. 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)

3 EXTERIOR GUARDRAIL - MIN. 42" HEIGHT ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0

4 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.

5

6 CUSTOM SHOWER SEAT PER I.D., VERIFY W/. I.D. & OWNER

7 BATHTUB & 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.

8 DEPRESS STRUCTURE FOR FLUSH SHOWER CONDITION - VERIFY WITH I.D. - REF. STRUCT. DWGS.

9 FIREPLACE - MASON-LITE MODULAR CONC. FIREPLACE GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION, MODEL 1-MFP -48" ICC# ESR-2401 (DTL. 2-AND-1) (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE W/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING 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

10 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0

B KEYNOTES

BRANDON ARCHITECTS

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

PROJECT STATUS
VARIANCE/COP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92625

DATE
06/02/2025

REVISIONS

NO.	REVISION	DATE

SECOND LEVEL FLOOR PLAN

A-2.4

82

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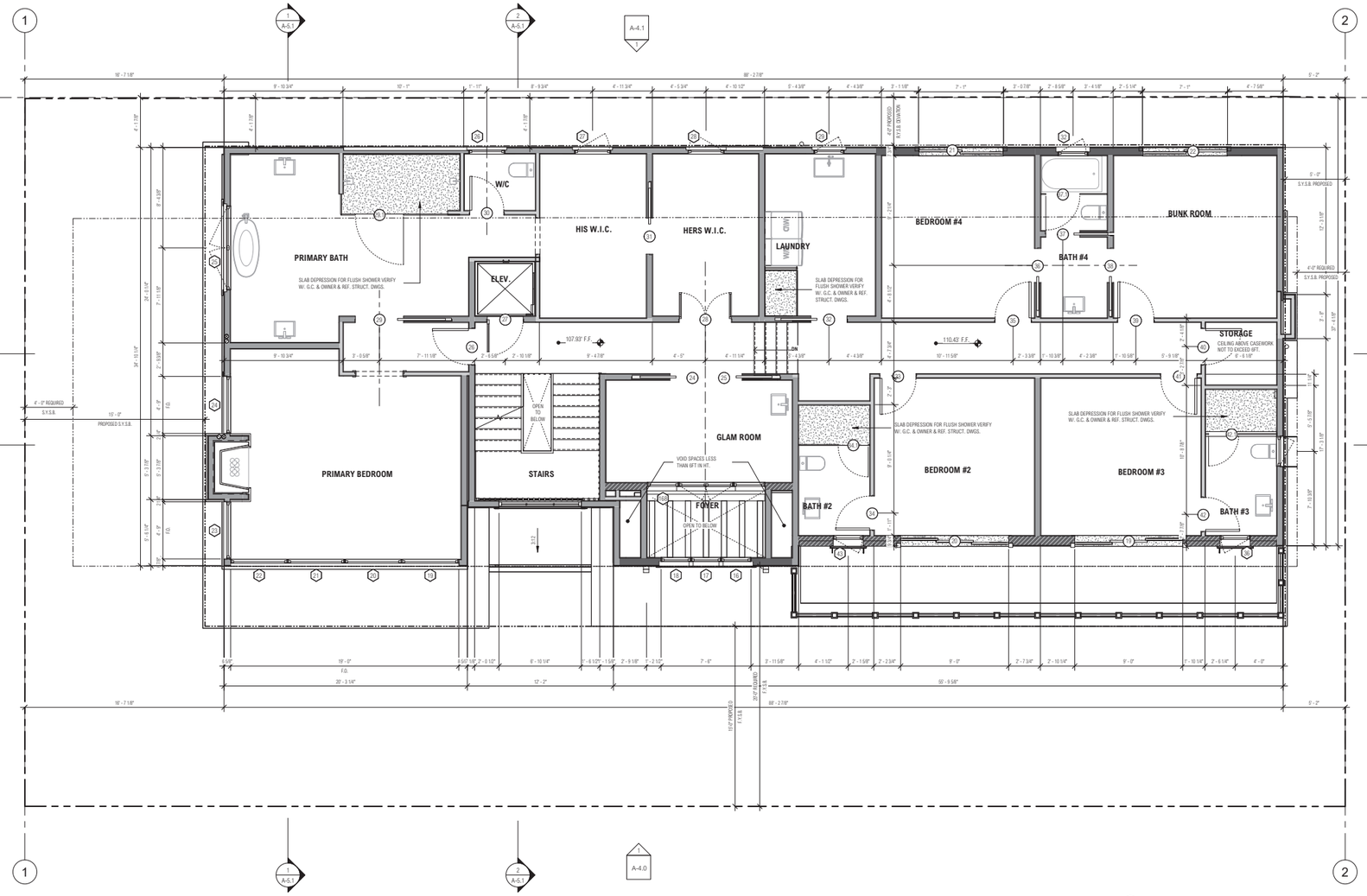

1 SECOND LEVEL DIMENSION PLAN
1/4" = 1'-0"

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

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

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

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

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

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

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

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1) (REF. B /T-1.1 FOR MORE INFO).
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

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

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

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

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

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

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

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

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

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

A | GENERAL NOTES

ROOM NAME 10.00' — 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 DAMPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF/ SOILS REPORT. WATERPROOFING & DAMPROOFING 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. STRUTC. DWGS. - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUTC. DWGS. – PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) - EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC

VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN

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 2.5 FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH.(CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) - REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD. SEE T-2.4 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

D | W | W/D

FAU

FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION

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

ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC – SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/AD-1.0

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC – SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/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 6 & 7/AD-1.0

OVERFLOW / DRAINLINE

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

B | ANNOTATION LEGEND

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
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CORONA DEL MAR, CA 92625

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JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92625

DATE
06/02/2025

REVISIONS

NO.	REVISION	DATE

SECOND LEVEL DIMENSION PLAN

A-2.5

83

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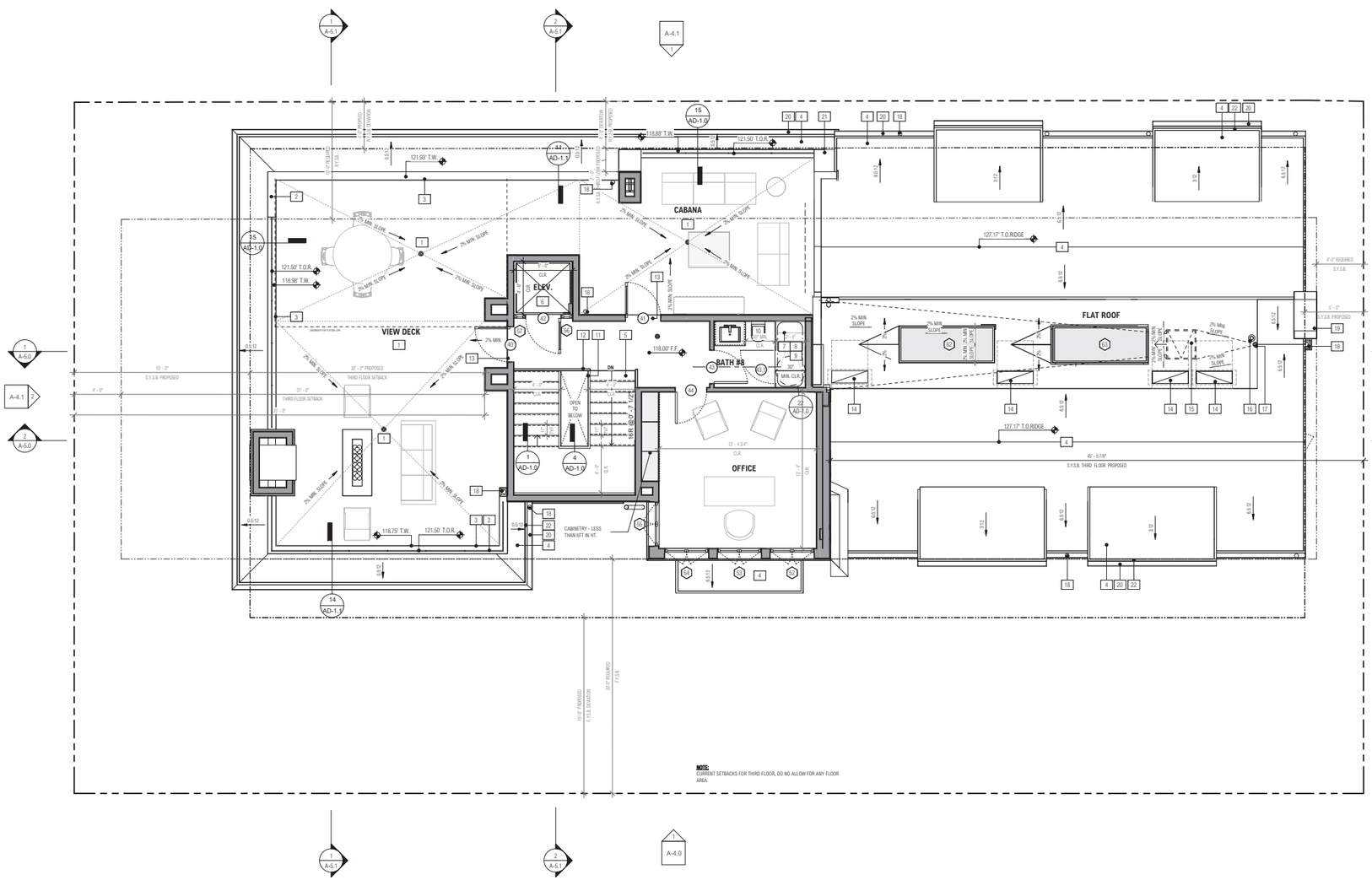

1 THIRD LEVEL FLOOR PLAN
1/4" = 1'-0"

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. 8/AD-1.0

1-HR RATED INT CONDITION - REF. DTLS. 8/AD-1.0

1-HR RATED EXT CONDITION - REF. DTLS. 12/AD-1.0

STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUTC. DWGS. - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS

STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUTC. DWGS. – PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL.

DOORS - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-2.0 FOR JAMB, HEAD AND THRESHOLD DETAILS, PROVIDE FLASHING AND WATERPROOFING AT DOOR OPENING PER THE DOOR MFGR. INSTRUCTION AND/OR FLASHING MFGR. INSTRUCTION PER SECTIONS R609.1 & R703.4 OF CRC

WINDOW - AS SPECIFIED, SEE WINDOW SCHEDULE AND GENERAL NOTES ON SHEET A-7.0 - SHGC & U-FCTOR PER T-24 ENERGY REPORT – SEE SHEET AD-2.0 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. 3/AD-1

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED – 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) - EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 160 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

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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)

ELEVATOR - PRIVATE RESIDENCE ELEVATOR IN COMPLIANCE W/. ASME A17.1/CSA B44 AS SELECTED PER PLANS, VERIFY W/. OWNER – PROVIDE POWER AS REQ'D. (CRC 321.1)

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 6 & 7/AD-1.0

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/AD-1.0

A ANNOTATION LEGEND

1 BISON DECKING OR EQ. OVER DECK MEMBRANE - FINISH AS SELECTED, REF. MAT. SCHD. A/A-4.0 - INSTALL PER MFRG. SPECS & GUIDELINE
2 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
3 WOOD PANEL SIDING, EXTIRA OR EQ. - REF. MATERIAL SCHEDULE SHT. A/A-4.0
4 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A/A-4.0
5 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
6 ROCKY MOUNTAIN ELEVATOR - SRH-11400 RESIDENTIAL ELEVATOR OR EQUIV., VERIFY W/. OWNER - VERIFY REQ'D. SHAFT SIZE AND OVERHEAD CLEARANCE W/. MFGR. PRIOR TO ORDERING AND CONTACT ARCH. 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)
7 CUSTOM SHOWER SEAT PER I.D., VERIFY W/. I.D. & OWNER
8 DEPRESS STRUCTURE FOR FLUSH SHOWER CONDITION - VERIFY WITH I.D. - REF. STRUCT. DWGS.
9 BATHTUB & 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.
10 IN WALL RECESSED TOILET - MIN. CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION - SEE PLUMBING NOTES ON B/T-1.1 FOR MORE INFO AND REQ'S.
11 INTERIOR STAIR MOUNTED HANDRAIL, 34"-38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
12 INTERIOR GUARDRAIL - MIN. 42" HIGH ABV.F.F. - MATERIAL AS SELECTED, <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
13 1-1/2" MAX. STEP AT OUT SWING REQ'D. EGRESS DOORS (R311.3.1)
14 A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER – SIZE TBD, ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
15 ROOF ACCESS HATCH LOCATION - 30"X30" MIN.
16
17
18 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
19 CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. BLT. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
20 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
21 STONE CAP - G.C. TO PROVIDE MOCK UP FOR ARCH. APPV.
22 AZEK WOOD FASCIA - ARCH. TO APPV. PROFILE & COLOR, G.C. TO PROVIDE MOCK UP

B KEYNOTES

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PA2024-0057

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REVISIONS

NO.	REVISION	DATE

THIRD LEVEL FLOOR PLAN

A-2.6

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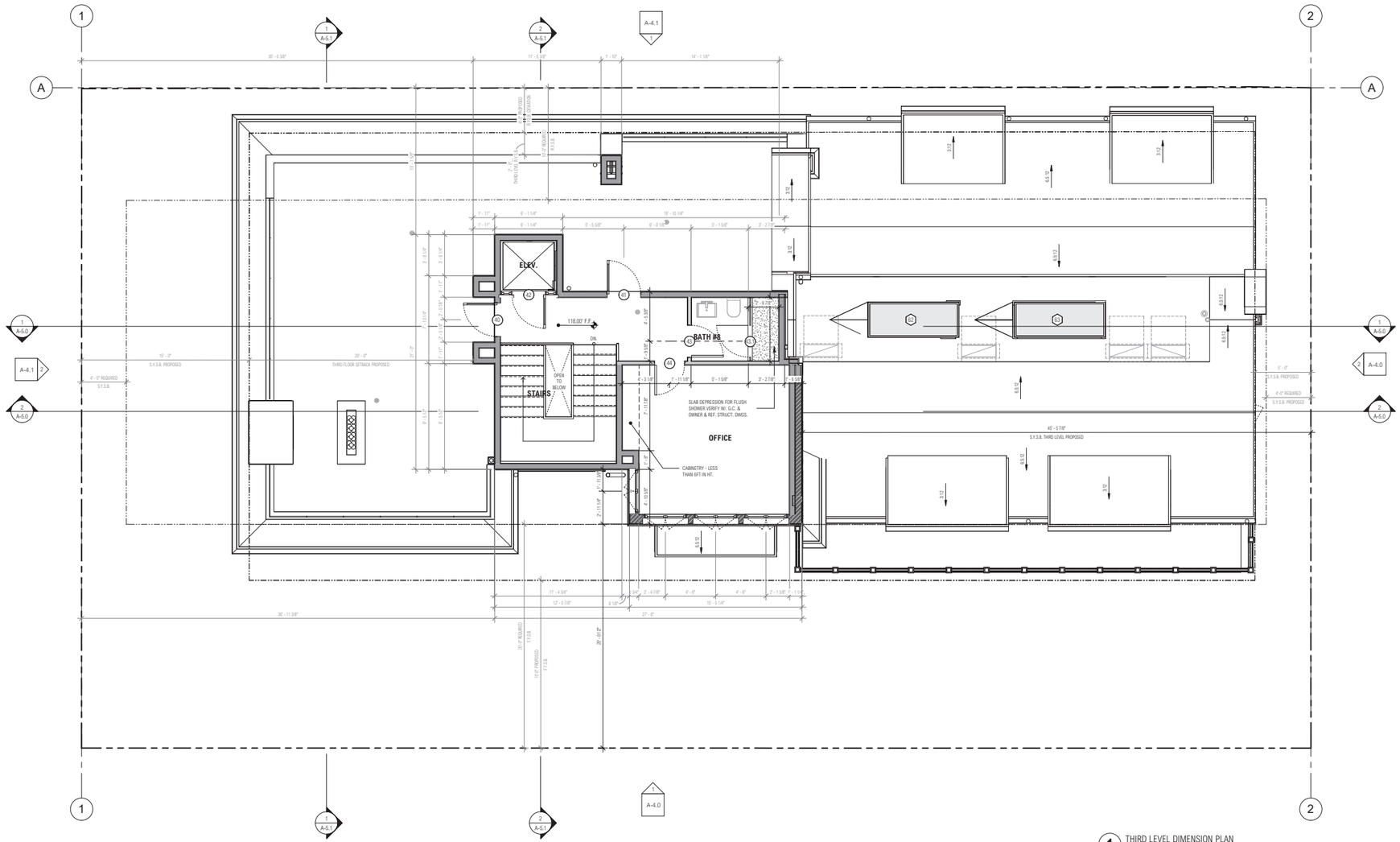

1 THIRD LEVEL DIMENSION PLAN
1/4" = 1'-0"

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

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

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

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

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

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

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

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1) (REF. B /T-1.1 FOR MORE INFO)
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

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

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

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

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

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

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

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

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

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

A GENERAL NOTES

ROOM NAME	**ROOM TAG**
10.00'	**SPOT ELEVATION**
①	**DOOR TAG**
⬡ 1	**WINDOW TAG**
◇ 1	**WINDOW WALL TAG**
△ 1	**REVISION TAG**
▭	**2X4 STUD WALL**
▭	**2X6 STUD WALL** STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS
■	**2X8 STUD WALL**
▨	**2X10 STUD WALL**
▨	**EXT. POCKET DOOR WALL** - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR FRAMING W/. DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O., MIN. AIR SPACE/DOOR POCKET TO BE VERIFIED W/. DOOR MFGR. - STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS
▒	**CONCRETE WALL** - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF/ SOILS REPORT, WATERPROOFING & DAMPPROOFING NOTES ON SHEET T-1.1 - EXPOSED SURFACES TO HAVE TROWELED SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O., PROVIDE SAMPLE FOR ARCH. APPROVAL
░	**SLAB/FRAMING DEPRESSION** - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS - FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/. MFGR. OR FABRICATOR – SHOWER DEPRESSION TO BE VERIFIED W/. I.D.
○ □ ⌶	**STRUCTURAL STEEL COLUMN** PER STRUCT., REF. STRUTC. DWGS, - PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS
☒	**STRUCTURAL WOOD POST/COLUMN COLUMN** - PER STRUCT., REF. STRUTC. DWGS, - PAINT, STAIN AND SEAL AS REQUIRED – ARCH. TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH, APPROVAL
	KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY
	KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC
	VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN
D W W/D	**WASHER (W) / DRYER (D) / STACKED (W/D)** - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14-FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2-FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.
	TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE
	FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/. SEALED COMBUSTION (CALGREEN 4.503) - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)
⧄	**A/C CONDENSER / HEAT PUMP** - TO BE IN COMPLIANCE OF SECTION 307.3 OF CMC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
FAU	**FAU** - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION
▭	**RECESSED MAIN SERVICE PANEL -** 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) – GC TO COORDINATE W/. UTILITY COMPANY
●	**ROOF/DECK DRAIN** - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/AD-1.0
◎	**OVERFLOW OR EMERGENCY DRAIN** - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 6 & 7/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 6 & 7/AD-1.0
OVERFLOW DRAINLINE	**VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW -** MTL. PIPE PER CHAPTER 11 OF CPC, SIZE PER TABLE 1103.1 (MIN. 2" DIA. PIPE & TYP. 3" DIA. PIPE) – SEE CIVIL DWGS. FOR TERMINATION DTLS. ABV. OR BLW. GROUND. VERIFY ALL TERMINATION POINTS, TYPE AND DETAILS W/. CIVIL PRIOR TO POURING THE CONCRETE SLAB - OVERFLOW TO DISCHARGE ABV. GROUND

B ANNOTATION LEGEND

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THIRD LEVEL DIMENSION PLAN

A-2.7

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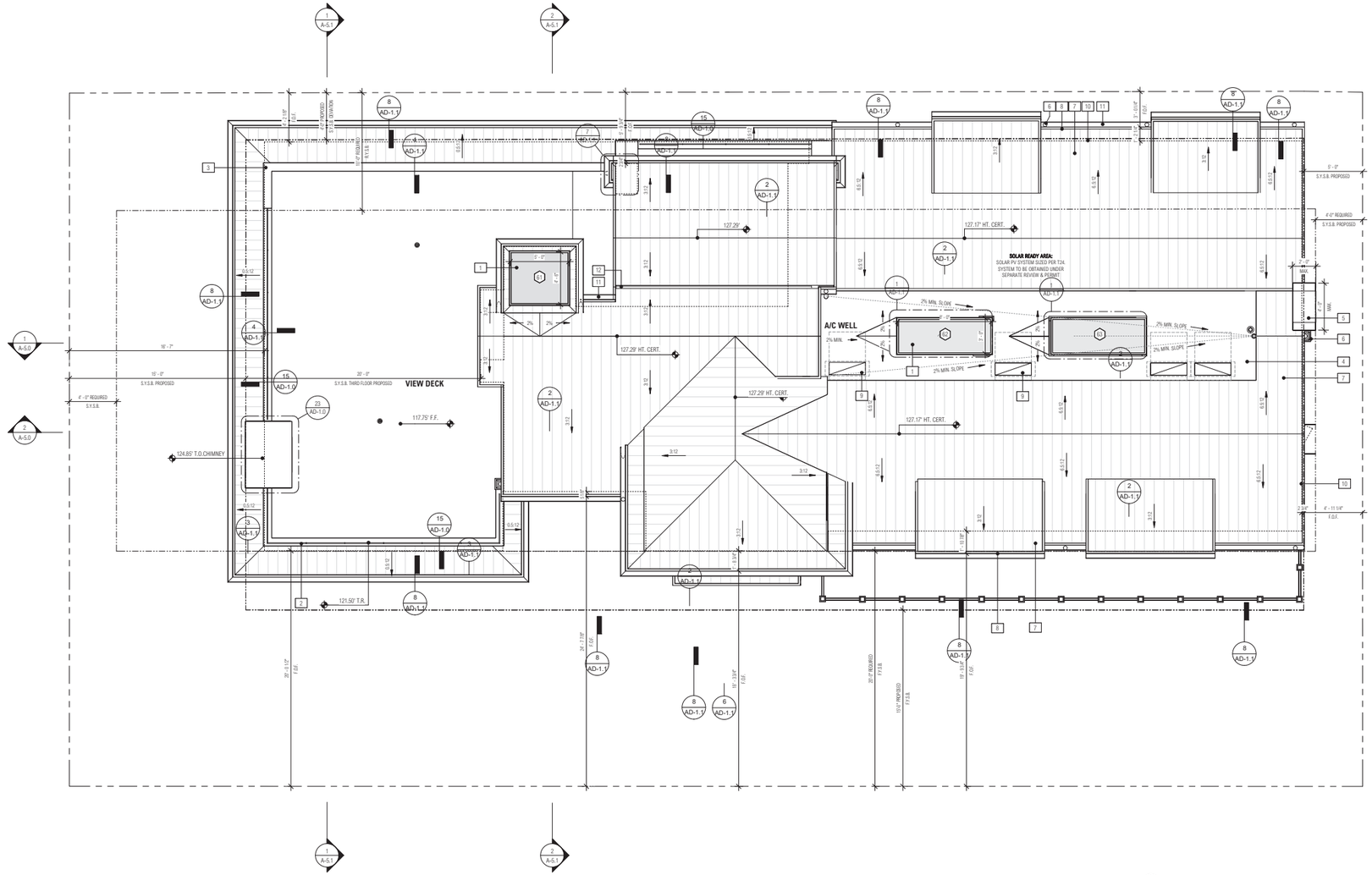

1 ARCHITECTURAL ROOF PLAN
1/4" = 1'-0"

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 ATTIC AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION BY VENTILATION OPENING PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW UNLESS THEY MEET THE REQUIREMENT OF SECTION R806.5 FOR UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. VENTILATION OPENING SHALL HAVE THE LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX OTHERWISE THE OPENING SHALL HAVE THE CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVE A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. OPENING IN ROOF FRAMING MEMBERS SHALL BE PER THE REQUIREMENT OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES. (R806.1)

2. THE MINIMUM NET FREE VENTILATING AREA SHOULD BE 1/150 OF THE AREA OF THE VENTED SPACE, EXCEPT THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:

A.IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

B.NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE, UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED. (R 806.2)

3. PROVIDE 1" SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING WHERE EAVE OR CORNICE VENTS INSTALLED, PROVIDED BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. (R806.3)

4. INSTALL VENTILATOR PER MANUFACTURER INSTRUCTION. INSTALL VENTILATOR IN ROOF PER SECTION R903 AND VENTILATOR IN WALL ASSEMBLIES PER SECTION R703.1, (CRC R606.4)

5. FOR THE ATTIC WITH VERTICAL HEIGHT GREATER THAN OR EQUAL TO 30" (VERTICAL HEIGHT MEASURED FROM THE TOP OF CEILING JOIST TO THE BOTTOM OF THE ROOF RAFTERS) WITHIN 30 S.F. MIN. PROVIDE THE OPENING WITH ROUGH-FRAMED OPENING OF NOT LESS THAN 22"X30" WHICH SHOULD BE LOCATED IN HALLWAY OR OTHER LOCATION WITH READY ACCESS. IF THE ACCESS LOCATED IN THE WALL THEN THE WIDTH SHOULD BE 22" AND HEIGHT SHOULD BE 30" MIN. IF LOCATED IN CEILING THEN THE MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SHOULD BE 30" FROM THE BOTTOM OF CEILING JOIST AT SOME POINT. (CRC R807.1)

VENTS IN THE WILDLAND URBAN INTERFACE (WUI):
WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, GABLE ENDS, RIDGE ENDS, UNDER EAVES AND CORNICES, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION, FOUNDATIONS AND CRAWL SPACES, OR ANY OTHER OPENING INTENDED TO PERMIT VENTILATION, EITHER IN A HORIZONTAL OR VERTICAL PLANE, SHALL BE IN ACCORDANCE WITH SECTIONS R337.6.1 THROUGH R337.6.2 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. (CRC R606.1.1)

REQUIREMENTS: VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS: (CRC R337.6.2)

1.THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST.

2.THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST.

3.THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662°F (350°C).

OFF RIDGE AND RIDGE VENTS: VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING: (CRC R337.6.2.1)

1.VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 INCH (1.6 MM) AND SHALL NOT EXCEED 1/8 INCH (3.2 MM) IN DIAMETER.

2.THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.

3.THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

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

ROOF DRAINAGE:
IF THE PROJECT LOCATED IN THE AREA WITH EXPANSIVE OR COLLAPSIBLE SOILS, WATER RUNOFF FROM ROOFS OF ALL DWELLINGS SHALL BE DISCHARGED TO THE GROUND SURFACE NOT LESS THAN 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM. (R801.3) - REF.CIVIL DWGS FOR STORM WATER MANAGMENT AND SYSTEM.

WEATHER PROTECTION:
1. ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE CHAPTER 9 OF THE CURRENT CRC. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CHAPTER 9 OF CRC AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF ASSEMBLY SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE. (R903.1)

2. PROVIDE AND INSTALL FLASHING TO PREVENT ENTRY OF MOISTURE TO WALL AND ROOF ASSEMBLIES THRU THE JOINTS IN COPINGS, PERMEABLE MATERIAL, AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATION THRU ROOF. (R903.2)

3. FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.5 MM) (NO. 26 GALVANIZED SHEET). (R903.2.1)

4. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES (762 MM) WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING, EXCEPT FOR UNIT SKYLIGHTS INSTALLED IN ACCORDANCE WITH SECTION R308.6 AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS SHALL BE PERMITTED TO BE INSTALLED WITHOUT A CRICKET OR SADDLE. (R903.2.2)

5. PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NOT LESS THAN THE THICKNESS OF THE PARAPET WALL. (R903.3)

6. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. IF WATER CAN BE ENTRAPPED WITHIN THE ROOF AREA THEN SECONDARY EMERGENCY OVERFLOW ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED PER SECTION R903.4.1. (R903.4)

MISC. NOTES:
1. INSTALL ROOF PER ROOFING MFG'R. SPECS & INSTALLATION GUIDELINE

2. ARCH. TO APPV. SIZE, COLOR & PROFILE OF EAVE & RAKE COMPONENTS. G.C. TO PROVIDE MOCK-UPS.

3. UNVENTED ENCLOSED RAFTER ASSEMBLY: NO INTERIOR CLASS I VAPOR RETARDER SHALL BE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY. AND IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION. (CRC R806.5)

4. REF. WOOD OR WOODBASE PRODUCT NOTES ON SHEET T-1.1

A ROOF PLAN NOTES

1 SKYLIGHT - SIZE AS DIM. PER PLANS AND SCHED. - 'SKYCO' ICC# ESR-3837 OR EQUIV., INSTALL PER MFGR. GUIDELINES & INSTRUCTION
2 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
3 STONE CAP - G.C. TO PROVIDE MOCK UP FOR ARCH. APPV.
4 FLAT COOL ROOF, CLASS 'A' - COLOR AS SELECTED - TPO MEMBRANE - REF. MAT. SCHEDULE SHT. 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 SYSTEM AND ARE INSTALLED IN ACCORDANCE WI. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4.)
6 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
7 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A/A-4.0
8 AZEK WOOD FASCIA - ARCH. TO APPV. PROFILE & COLOR, G.C. TO PROVIDE MOCK UP
9 A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/ OWNER - SIZE TBD, ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
10 OUTLINE OF STRUCTURE/WALLS BELOW
11 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
12 CUSTOM RECESSED GUTTER/DECK DRAIN - ROOFING/DECKING CONTRACTOR COORD. W/: FLASHING INSTALLER - VERIFY LOC'N & APPLICATION OF DRAIN W/. ARCH PRIOR TO ORDERING - SIZE PER TABLE 1103.3 OF CPC

B KEYNOTES

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

PROJECT STATUS
VARIANCE/CDP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92625

DATE
06/31/2025

REVISIONS

NO.	REVISION	DATE

ROOF PLAN

A-3.0

86

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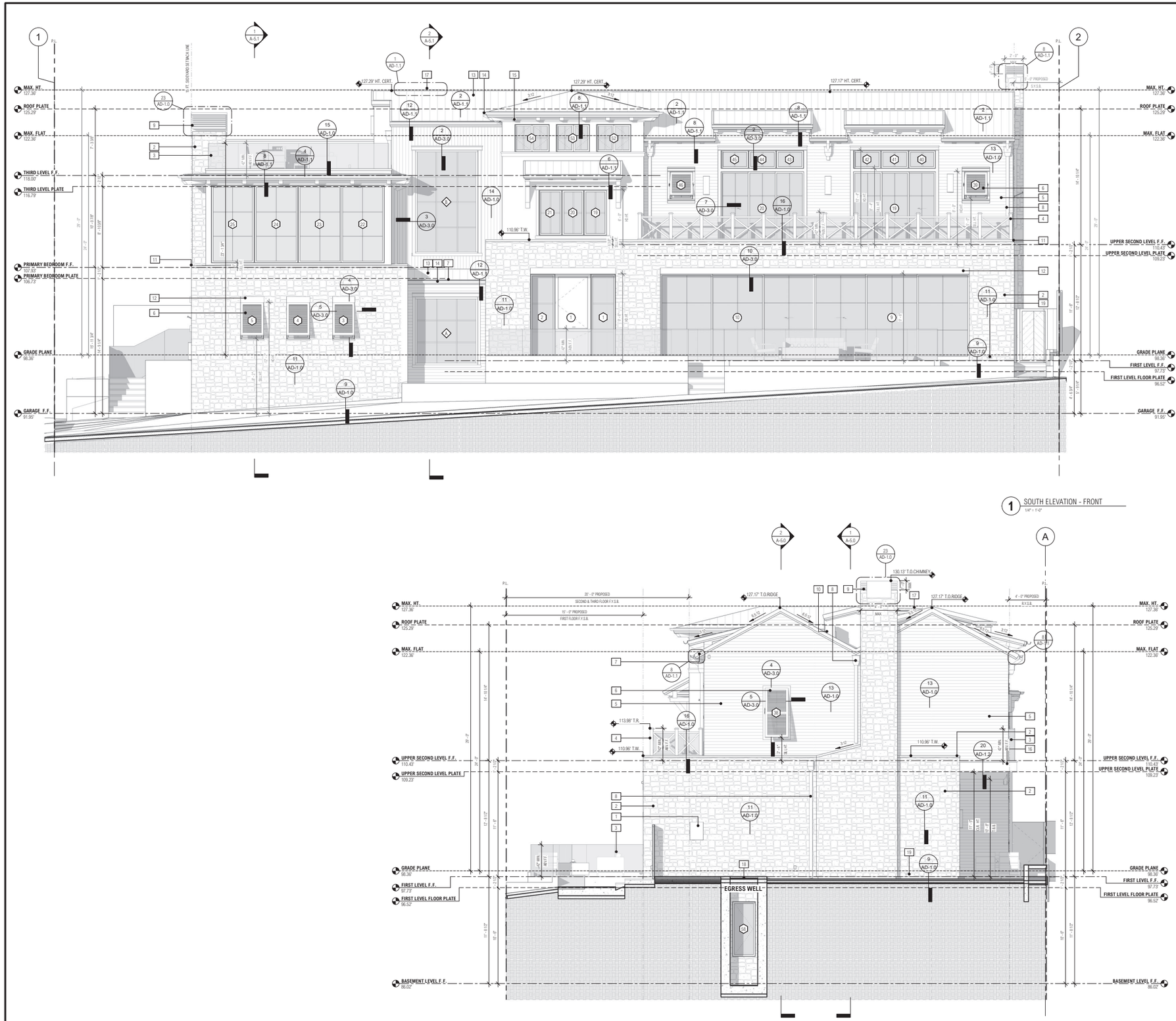

WINDOWS & DOORS:

AUTHORIZED DEALER (PRODUCTS LISTED BELOW):
SUPPLIER: ASSOCIATED BUILDING SUPPLY
ADDRESS: STONE MILL DESIGN CENTER 2915 RED HILL AVE., SUITE F104, COSTA MESA, CA 92626
CONTACT: JOE YOUNAN
PHONE: 949-872-3319
FAX: 206-666-2150
EMAIL: JYOUNAN@ASSCAL.COM
WEB: WWW.ASSOCIATEDBUILDINGSUPPLY.COM

ALUMINUM CLAD WINDOWS & PATIO DOORS:
MANUFACTURER: ARCADIA WINDOWS & DOORS
PRODUCT: STEEL LOOK
ADDRESS: 2323 E. FIRESTONE BLVD., BLDG 105, SOUTH GATE, CA 90280
PHONE: 323.329.8972
WEB: WWW.ARCADIACUSTOM.COM

MULTI SLIDE DOORS & STOREFRONT:
MANUFACTURER: ARCADIA WINDOW SYSTEMS
PRODUCT: STEEL LOOK
ADDRESS: 2323 E. FIRESTONE BLVD., BLDG 105, SOUTH GATE, CA 90280
PHONE: 323.329.8972
WEB: WWW.ARCADIACUSTOM.COM

GARAGE DOORS:
SUPPLIER: RANCH HOUSE DOORS
WEB: WWW.RANCHHOUSEDOORS.COM
STYLE: CUSTOM
MATERIAL: CUSTOM BUILT, WOOD & GLASS

MATERIALS:

FASCIA, TRIM & PANELING:
MANUFACTURER: AZEK EXTERIORS
COLOR: PAINTED WHITE (VERIFY W/. OWNER)
APPLICATION: ARCH TO APPV. PROFILES

WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 909.356.6366
COLOR: WHITE (VERIFY W/. OWNER)
APPLICATION: V-GROOVE SHIPLAP
CODE: ICC# ESR 2290

BOARD AND BATTEN WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 909.356.6366
COLOR: WHITE (VERIFY W/. OWNER)
APPLICATION: 12" - 16" PANELS, 1-1/2" BATTEN
CODE: ICC# ESR 1844

EXTERIOR ACM PANELING:
MANUFACTURER: OLD COUNTRY MILLWORKS
TYPE: KYNAR PAINTED ALUM. / ACM PANEL
COLORS: BRIOZE TO MATCH ROOF & FENESTRATION - TO BE APPROVED BY ARCH. & OWNER
APPLICATION: WALL FINISH
PANEL REVEAL/SIZE: 60" VERTICAL
CODE: INSTALL PER MFGR. INSTRUCTION AND R703

STONE VENEER:
DISTRIBUTOR: SANDRINE SCOTT COMMODITIES
STONE TYPE: LIMESTONE BLOCK
THICKNESS: 1"-1.5" NOMINAL
WEIGHT: +15 PSF
COLOR: BEIGE, COLOR GROUT TO MATCH
APPLICATION: TBD, ARCH TO APPROVE
CODE: INSTALL PER MFGR. INSTRUCTION AND R703.12

ROOF / DECK MATERIAL:

METAL ROOFING: (CLASS 'A' - NON REFLECTIVE)
PRODUCT: STANDING SEAM METAL ROOFING, ULTRA-COOL CB-150
MFGR: CUSTOM-BILT METALS
COLOR: MIDNIGHT BRONZE - TO BE APPROVED BY ARCH. & OWNER
CODE: ICC # ESR-2048, CLASS "A" ASSEMBLY
WEIGHT: APPX. 2 LBS./S.F.

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 MFGR REQUIREMENTS

GUTTERS:
MATERIAL: METAL - ALUM. PAINTED KYNAR
SHAPE: HALF ROUND (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 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36"" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
2 STONE VENEER - REF. MAT. SCHEDULE SHT. A/A-4.0
3 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
4 EXTERIOR GUARDRAIL - MIN. 42" HEIGHT ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
5 CLAPBOARD SIDING - REF. MATERIAL SCHEDULE SHT. A/A-4.0
6 DECO. WOOD SHUTTER PAINT AS SELECTED AND SEAL AS REQ'D., ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT.
7 AZEK WOOD FASCIA - ARCH. TO APPV. PROFILE & COLOR, G.C. TO PROVIDE MOCK UP
8 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
9 CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. BLT. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
10 A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, ENERGY REPORT FOR MORE INFO - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. - INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
11 STONE CAP - G.C. TO PROVIDE MOCK UP FOR ARCH. APPV.
12 PRECAST CONCRETE HEADER AS SELECTED, ARCH. TO APPROVE COLOR & PROFILE, G.C. TO PROVIDE MOCK UP
13 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A/A-4.0
14 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
15 6X6 DECO. WOOD RAFTER - SHAPED TAIL AS OCCURS, PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE WOOD OR WOODBASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
16 AZEK OR EQ. DECO. 'BELLYBAND' - PAINT AS SELECTED, ARCH. TO APPROVE PROFILE AND COLOR
17 SKYLIGHT - SIZE AS DIM. PER PLANS AND SCHED. - 'SKYCO' ICC# ESR-3837 OR EQUIV., INSTALL PER MFGR. GUIDELINES & INSTRUCTION
18 OPERABLE GRATE OVER EGRESS WELL PER R310.4, SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. THE RELEASE MECHANISM SHALL BE MAINTAINED OPERABLE AT ALL TIMES. SUCH BARS, GRILLS, GRATES OR ANY SIMILAR DEVICES SHALL BE EQUIPPED WITH AN APPROVED EXTERIOR RELEASE DEVICE FOR USE BY THE FIRE DEPARTMENT ONLY WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
19 PROVIDE HOSE BIB - HOT & COLD WATER SUPPLY FOR POWER WASHING - VERIFY LOCATION W/. G.C. & OWNER

C KEYNOTES

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

PROJECT STATUS
VARIANCE/COP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92625

DATE
06/31/2025

REVISIONS

NO.	REVISION	DATE

EXTERIOR ELEVATIONS

A-4.0

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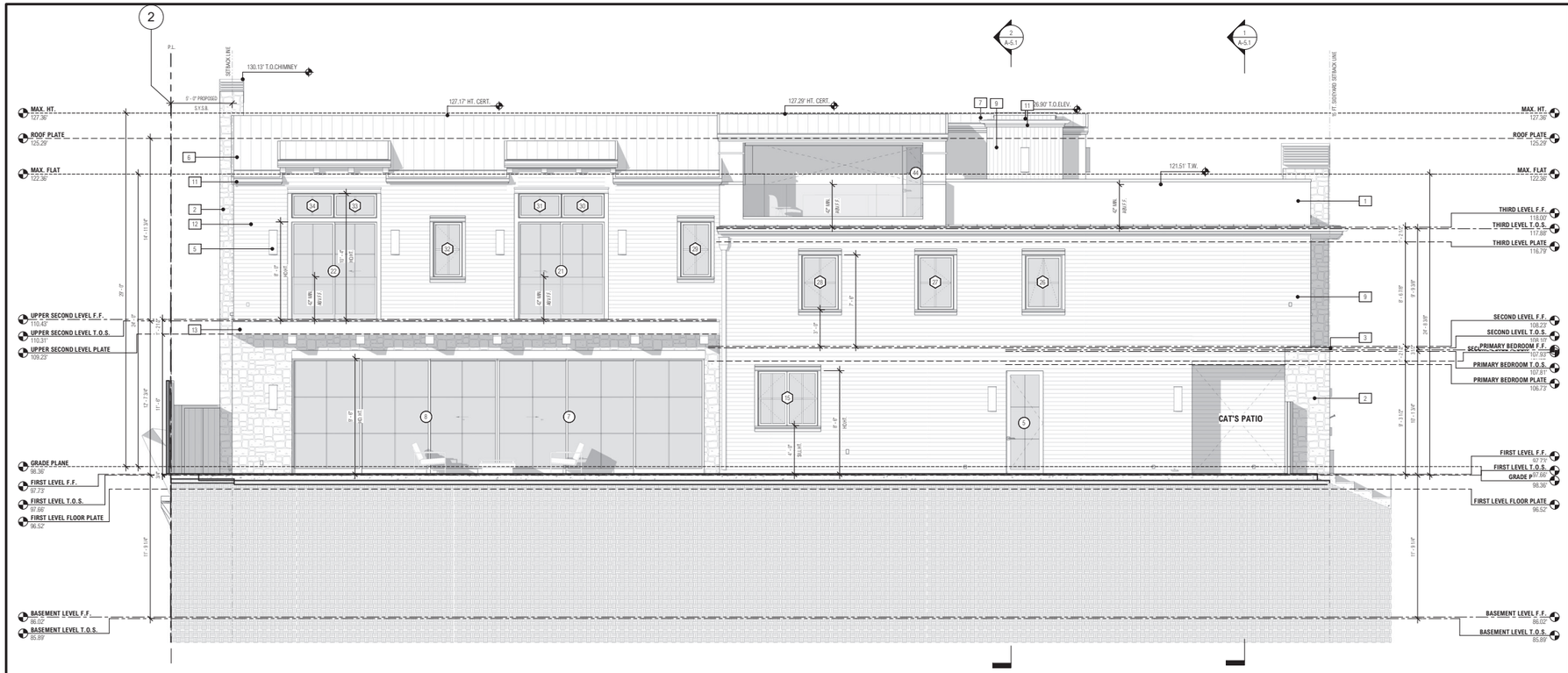
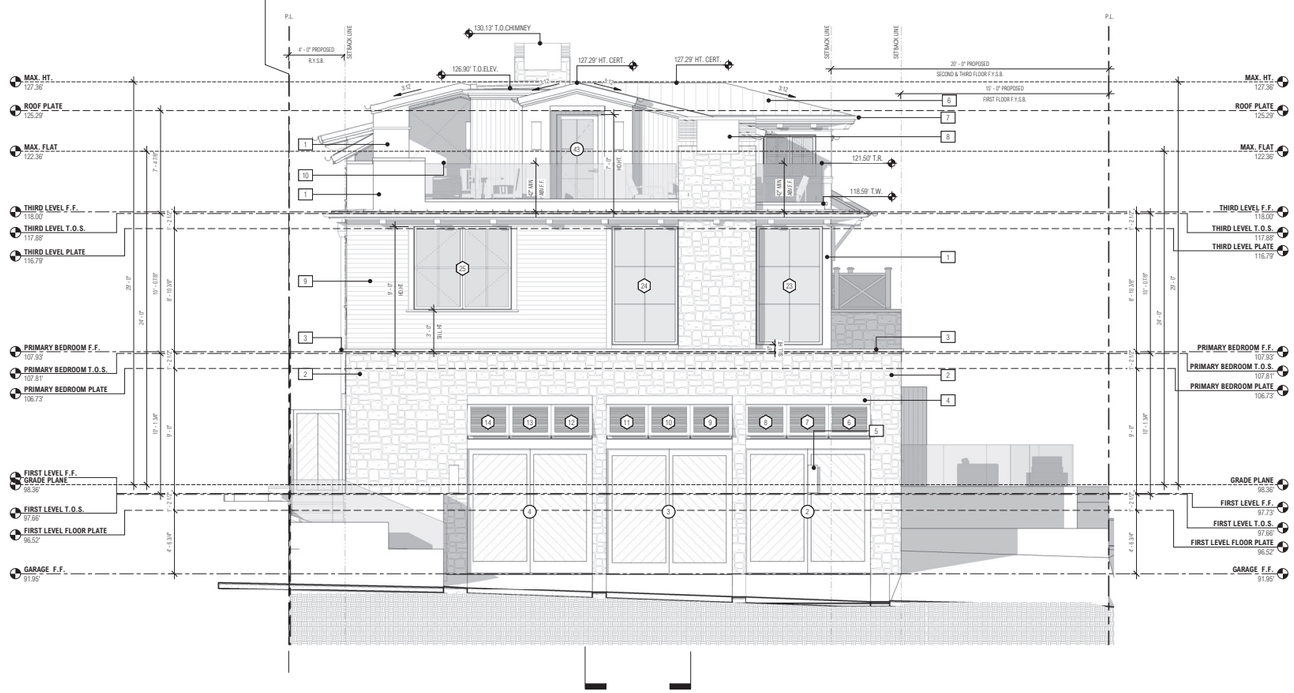


1 NORTH ELEVATION - REAR
1/4" = 1'-0"



2 WEST ELEVATION - RIGHT
1/4" = 1'-0"

WINDOWS & DOORS:

AUTHORIZED DEALER (PRODUCTS LISTED BELOW)
SUPPLIER: ASSOCIATED BUILDING SUPPLY
ADDRESS: STONE MILL DESIGN CENTER 2915 RED HILL AVE., SUITE F104, COSTA MESA, CA 92626
CONTACT: JOE YOUNAN
PHONE: 949-872-3319
FAX: 206-666-2150
EMAIL: JYOUNAN@ABSCAL.COM
WEB: WWW.ASSOCIATEDBUILDINGSUPPLY.COM

ALUMINUM CLAD WINDOWS & PATIO DOORS
MANUFACTURER: ARCADIA WINDOWS & DOORS
PRODUCT: STEEL LOOK
ADDRESS: 2323 E. FIRESTONE BLVD., BLDG 105, SOUTH GATE, CA 90280
PHONE: 323.329.8972
WEB: WWW.ARCADIACUSTOM.COM

MULTI SLIDE DOORS & STOREFRONT
MANUFACTURER: ARCADIA WINDOW SYSTEMS
PRODUCT: STEEL LOOK
ADDRESS: 2323 E. FIRESTONE BLVD., BLDG 105, SOUTH GATE, CA 90280
PHONE: 323.329.8972
WEB: WWW.ARCADIACUSTOM.COM

FASCIA, TRIM & PANELING
MANUFACTURER: AZEK EXTERIORS
COLOR: PAINTED WHITE (VERIFY W/. OWNER)
APPLICATION: ARCH TO APPV. PROFILES

WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 909.356.6366
COLOR: WHITE (VERIFY W/. OWNER)
APPLICATION: V-GROOVE SHIPLAP
CODE: ICC# ESR 2290

BOARD AND BATTEN WOOD SIDING:
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 ELM AVENUE
FONTANA, CA 92337
P: 909.356.6366
COLOR: WHITE (VERIFY W/. OWNER)
APPLICATION: 12" - 16" PANELS, 1-1/2" BATTEN
CODE: ICC# ESR 1844

EXTERIOR ACM PANELING:
MANUFACTURER: OLD COUNTRY MILLWORKS
TYPE: KYNAR PAINTED ALUM. / ACM PANEL
COLORS: BRONZE TO MATCH ROOF & FENESTRATION - TO BE APPROVED BY ARCH. & OWNER
APPLICATION: WALL FINISH
PANEL REVEAL/SIZE: 60" VERTICAL
CODE: INSTALL PER MFGR. INSTRUCTION AND R703

STONE VENEER:
DISTRIBUTOR: SANDRINE SCOTT COMMODITIES
STONE TYPE: LIMESTONE BLOCK
THICKNESS: 1"-1.5" NOMINAL
WEIGHT: +15 PSF
COLOR: BEIGE, COLOR GROUT TO MATCH
APPLICATION: TBD, ARCH TO APPROVE
CODE: INSTALL PER MFGR. INSTRUCTION AND R703.12

ROOFING:
PRODUCT: STANDING SEAM METAL ROOFING, ULTRA-COOL CB-150
MFGR: CUSTOM-BILT METALS
COLOR: MIDNIGHT BRONZE - TO BE APPROVED BY ARCH. & OWNER
CODE: ICC # ESR-2046, CLASS "A" ASSEMBLY
WEIGHT: APPX. 2 LBS./S.F.

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

GARAGE DOORS:
SUPPLIER: RANCH HOUSE DOORS
WEB: WWW.RANCHHOUSEDOORS.COM
STYLE: CUSTOM
MATERIAL: CUSTOM BUILT, WOOD & GLASS

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

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

A MATERIAL SPECIFICATIONS

B GENERAL NOTES

1 WOOD PANEL SIDING, EXTIRA OR EQ. - REF. MATERIAL SCHEDULE SHT. A/A-4.0
2 STONE VENEER - REF. MAT. SCHEDULE SHT. A/A-4.0
3 STONE CAP - G.C. TO PROVIDE MOCK UP FOR ARCH. APPV.
4 PRECAST CONCRETE HEADER AS SELECTED, ARCH. TO APPROVE COLOR & PROFILE, G.C. TO PROVIDE MOCK UP
5 WALL MOUNTED LIGHT FIXTURE, SCONCE - TO BE HIGH EFFICIENCY
6 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A/A-4.0
7 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
8 CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. BLT. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/. MFGR. INST. INSTRUCTIONS. CMC 802.6.4.3 & 802.6.1.4)
9 CLAPBOARD SIDING - REF. MATERIAL SCHEDULE SHT. A/A-4.0
10 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
11 AZEK WOOD FASCIA - ARCH. TO APPV. PROFILE & COLOR, G.C. TO PROVIDE MOCK UP
12
13 AZEK OR EQ. DECO. 'BELLYBAND' - PAINT AS SELECTED, ARCH. TO APPROVE PROFILE AND COLOR

C KEYNOTES

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

PROJECT STATUS
VARIANCE/COP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92825

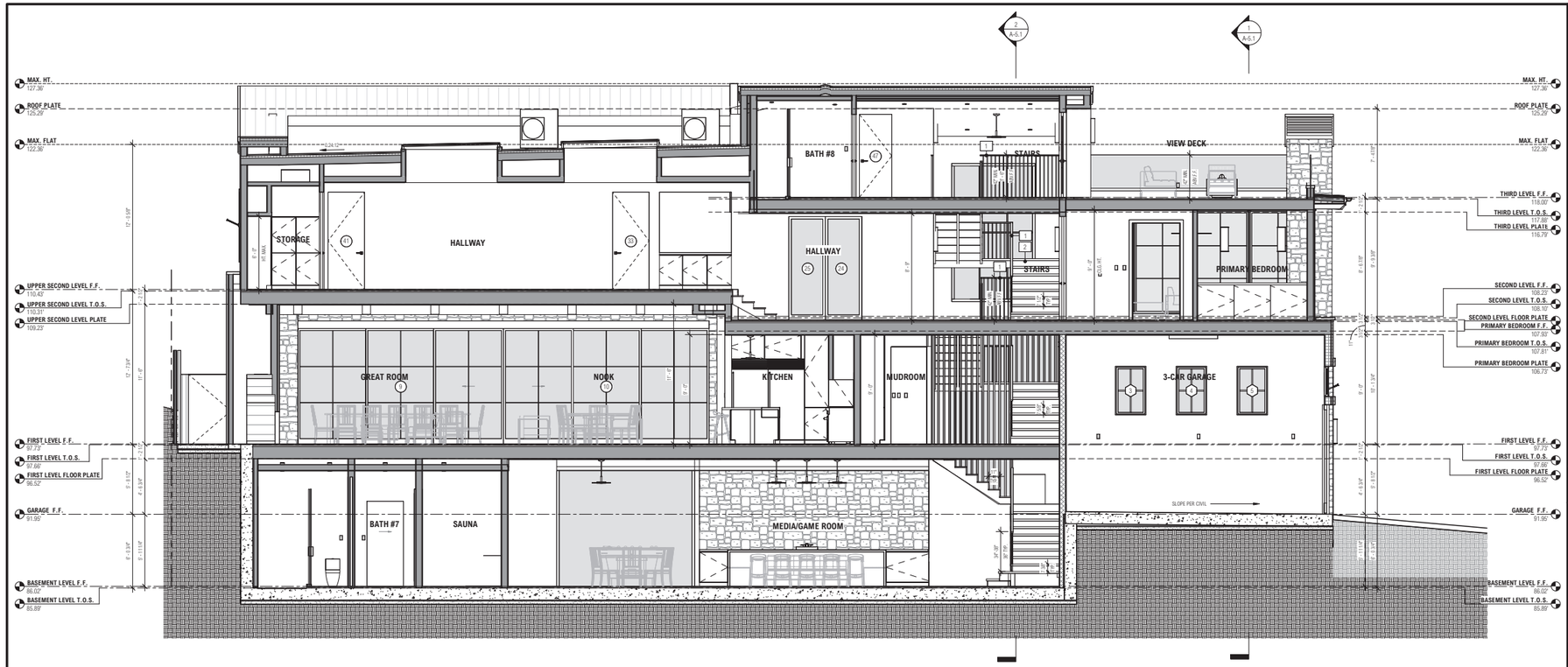
DATE
06/02/2025

REVISIONS

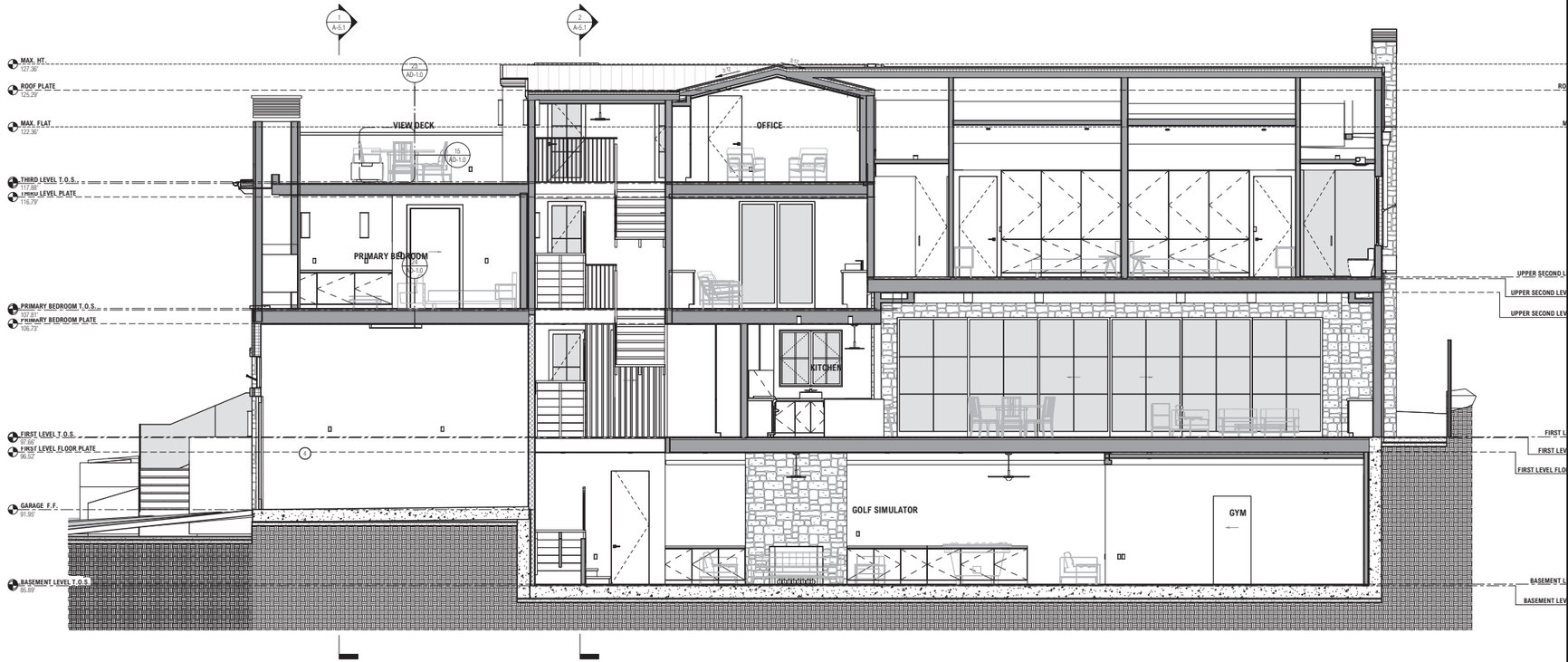
NO.	REVISION	DATE

EXTERIOR ELEVATIONS

A-4.1



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



2 LONGITUDINAL SECTION - 4
1/4" = 1'-0"

MECHANICAL NOTE:
1. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH ON ENERGY STAR EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM. DUCTLESS FANS ARE UNACCEPTABLE. FANS IN THE BATHROOM CONTAINING BATHTUB, SHOWERS, OR TUB/SHOWER COMBINATION SHALL BE ON HUMIDITY CONTROL IN COMPLIANCE OF SECTION4.506 OF CALGREEN.

2. 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)

3. 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) 9 DRYER LOCATED IN A CLOSET PROVIDE A MIN. 100 SQ.IN. OPENING IN THE CLOSET DOOR. (CMC. 504.4.1)

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)

SMOKE, CARBON MONOXIDE AND COMBINATION ALARM:
1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (CRC R314.3):
A. IN EACH SLEEPING ROOM
B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
D. NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
E. IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE.
SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED IN THE MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARM WITHIN THE INDIVIDUAL DWELLING UNIT PER SECTION R314.4 OF CRC.

2. COMBINATION (CARBON MONOXIDE & SMOKE) ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (CRC R315.2):
A. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
B. ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS.
C. IN EVERY BEDROOM THAT HAS A FUEL-BURNING APPLIANCE WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM.
CARBON MONOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED IN THE MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARM WITHIN THE INDIVIDUAL DWELLING UNIT PER SECTION R315.5 OF CRC.

3. A COMBINATION CARBON MONOXIDE AND SMOKE ALARM CAN BE USED IN LIEU OF THE SMOKE OR CARBON MONOXIDE ALARM. (CRC R314.5 & R315.4)

A FIRE-BLOCKING & DRAFT STOP NOTES

1. PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2 SECTION 4, WITH EXCEPTION THAT NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT AN ACCEPTABLE ALTERNATIVE TO WHOLE-BUILDING VENTILATION (8KES 152(a), EXCEPTION 5 TO SECTION 152(a)). FOR CONTINUOUS WHOLE-BUILDING VENTILATION, MIN. REQUIRED RATE OF VENTILATION IS 1 CFM FOR EACH 100 S.F. OF CONDITIONED FLOOR AREA PLUS 7.5 CFM FOR EACH OCCUPANT (ONE OCCUPANT PER BEDROOM +1). VENTILATION TO BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY. AIR. REFERENCE ENERGY REPORT FOR MORE INFO.

2. PROVIDE IN KITCHEN LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 180 CFM .

CALCULATIONS: (EQUATION 150.0-A OF CALENERGY)
MAIN HOUSE: 7,615 S.F.
(0.037,615 S.F. + (7.5 CFM x OCC. (BED. +1)) =
228.45 CFM + (7.5 x 8) = 288.45 CFM REQ'D.

B INSULATION SCHEDULE

C ANNOTATION LEGEND

ROOM NAME — ROOM TAG

1 / A-5.0 — ELEVATION / SECTION INDICATOR

1 / AD-1.0 — CALL-OUT TAG

10.00' — SPOT ELEVATION

3 — KEYNOTE TAG

7 — DOOR / WINDOW / WINDOW WALL TAG

1 — REVISION TAG

FIRE RATED CEILING ASS'Y - REF. DTLS. 8/AD-1.0

1-HR RATED INT CONDITION - REF. DTLS. 8/AD-1.0

1-HR RATED EXT CONDITION - REF. DTLS. 12/AD-1.0

CONCRETE WALL/PODIUM DECK - PER STRUCT. REF. STRUCT DWGS. – FOR SLAB ON GRADE PROVIDE BASE PER R506.2.2 AND VAPOR RETARDER PER R506.2.3 W/ CAPILLARY BREAK, SEE SLAB ON GRADE NOTES ON SLAB EDGE PLAN FOR MORE INFO.

UNVENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT., REF. STRUCT. DWGS. – UNVENTED ASSEMBLY TO COMPLY W/. SECTION R806.5 OF CRC, AIR-IMPERMEABLE VALUE PER TABLE R806.5 OF CRC

VENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT., REF. STRUCT. DWGS. – PROVIDE CROSS VENTILATION PER SECTION R806 OF CRC, SEE ROOF PLAN SHEET A-3.0 FOR ATTIC VENT CALC AND MORE INFO

INSULATED BUILDING ENVELOPE - 2X STUDS PER PLANS, SEE DIMENSION PLANS FOR MORE INFO – INSULATION PER INSULATION SCHEDULE AND T-24 ENERGY REPORTS

D KEYNOTES

1 4 STAIRS - MAX. 7.25" 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

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

PROJECT STATUS
VARIANCE/CDP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92625

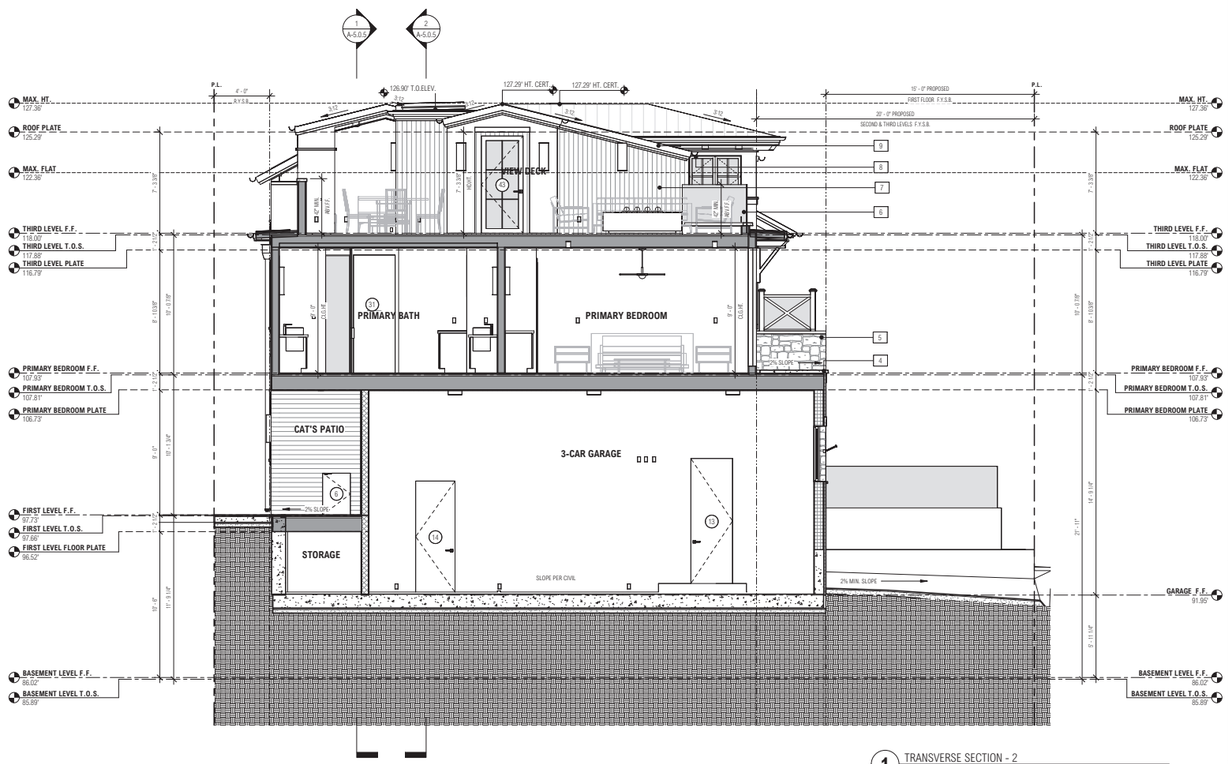
DATE
06/02/2025

REVISIONS

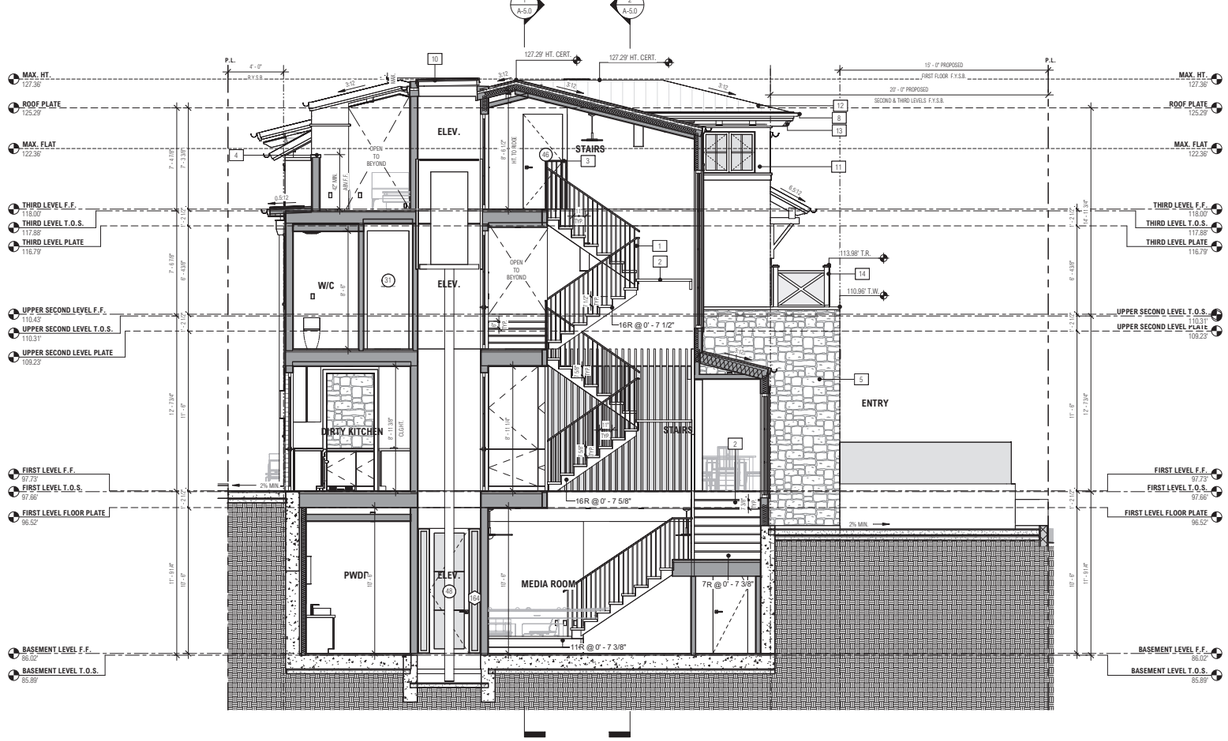
NO.	REVISION	DATE

BUILDING SECTIONS

A-5.0



1 TRANSVERSE SECTION - 2
1/4" = 1'-0"



2 TRANSVERSE SECTION - 2
1/4" = 1'-0"

MECHANICAL NOTE:
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228.45 CFM + (7.5 x 8) = 288.45 CFM REQ'D.

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. 8/AD-1.0

1-HR RATED INT CONDITION - REF. DTLS. 8/AD-1.0

1-HR RATED EXT CONDITION - REF. DTLS. 13/AD-1.0

CONCRETE WALL/PODIUM DECK - PER STRUCT. REF. STRUCT DWGS. – FOR SLAB ON GRADE PROVIDE BASE PER R506.2.2 AND VAPOR RETARDER PER R506.2.3 W/ CAPILLARY BREAK, SEE SLAB ON GRADE NOTES ON SLAB EDGE PLAN FOR MORE INFO.

UNVENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT., REF. STRUCT. DWGS. – UNVENTED ASSEMBLY TO COMPLY W/ SECTION R806.5 OF CRC, AIR-IMPERMEABLE VALUE PER TABLE R806.5 OF CRC

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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
2 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
3 INTERIOR GUARDRAIL - MIN. 42" HIGH ABV.F.F. - MATERIAL AS SELECTED, <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
4 STONE CAP - G.C. TO PROVIDE MOCK UP FOR ARCH. APPV.
5 STONE VENEER - REF. MAT. SCHEDULE SHT. A/A-4.0
6 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
7 CLAPBOARD SIDING - REF. MATERIAL SCHEDULE SHT. A/A-4.0
8 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROV PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
9 AZEK WOOD FASCIA - ARCH. TO APPV. PROFILE & COLOR, G.C. TO PROVIDE MOCK UP
10 SKYLIGHT - SIZE AS DIM. PER PLANS AND SCHED. - 'SKYCO' ICC# ESR-3837 OR EQUIV., INSTALL PER MFGR. GUIDELINES & INSTRUCTION
11 WOOD PANEL SIDING, EXTRA OR EQ. - REF. MATERIAL SCHEDULE SHT. A/A-4.0
12 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A/A-4.0
13 ENE DECO. WOOD RAFTER - SHAPED TAIL AS OCCURS, PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE WOOD OR WOODBASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
14 EXTERIOR GUARDRAIL - MIN. 42" HEIGHT ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0

D KEYNOTES

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

PROJECT STATUS
VARIANCE/COP

PLAN CHECK NO.
PA2024-0057

PROJECT CONTACT
GABBY UVIDIA

ZENK RESIDENCE

PROJECT ADDRESS:
2830 BAYVIEW DR.,
CORONA DEL MAR, CA 92625

OWNER INFORMATION:
JASON ZENK
235 HELIOTROPE AVE.,
CORONA DEL MAR, CA, 92625

DATE
06/02/2025

REVISIONS
NO. REVISION DATE

BUILDING SECTIONS

A-5.1

90

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