

CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

January 10, 2019 Agenda Item No. 9

SUBJECT: SITE LOCATION:	3900 Channel Place Residence (PA2018-209) Coastal Development Permit No. CD2018-086 3900 Channel Place
APPLICANT:	Brandon Architects
OWNER:	Gordon and Stephanie Clemons
PLANNER:	Melinda Whelan, Assistant Planner 949- 644-3221, mwhelan@newportbeachca.gov

LAND USE AND ZONING

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

PROJECT SUMMARY

The applicant requests a coastal development permit to allow the construction of a new three-story, 3,051-square-foot, single-family residence including an attached two-car garage. The project includes reinforcing and raising the height of the existing bulkhead. No work will be conducted bayward of the existing property. The proposed development includes landscape, hardscape, and subsurface drainage facilities. The design complies with all applicable development standards and no deviations are requested.

RECOMMENDATION

- 1) Conduct a public hearing;
- Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 Class 3 (New Construction or Conversion of Small Structures) because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. CD2018-086 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is located in the R-2 Coastal Zoning District, which provides for single-and-two-unit residential development and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required and the property is not eligible for a waiver for de minimis development because the property is located in the Coastal Commission Appeal Area.
- The subject property was developed with a single-family residence that spanned across three legal lots including the subject lot (3900 Channel Place), 3902 Channel Place and 3904 Channel Place. Coastal Development Permit No. CD2018-062 approved the demolition of the existing single-family residence allowing the three underlying legal lots to be developed separately. The neighborhood is predominantly developed with one- and two-story, single-family residences. The design, bulk, and scale of the proposed single-family dwelling is consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.
- The proposed single-family dwelling and accessory structures conform to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans and illustrated in Table 1 below.

Table 1 – Development Standards			
Development Standard	Standard	Proposed	
Setbacks (min.)			
Channel Place (front)	3 feet	3 feet	
Sides	3 feet	3 feet	
Water Frontage (front)	20 feet	20 feet	
Allowable Floor Area	3,107 square feet	3,051 square feet	
Allowable 3 rd Floor Area	310 square feet	310 square feet	
Open Space (min.)	234 square feet	234 square feet	
Parking (min.)	2-car garage	2-car garage	
Height (max.)	24 feet flat roof	24 feet flat roof	
	29 feet sloped roof	29 feet sloped roof	

Hazards

• The development fronts the Newport Bay and is protected by an existing cast-inplace concrete bulkhead with the top of the bulkhead at elevation 6.31 feet (NAVD88). A Bulkhead Conditions Report was prepared by PMA Consulting, Inc., dated December 3, 2018, and concluded that the existing concrete bulkhead was in poor condition. The existing bulkhead is proposed to be repaired and reinforced to a height of 10.05 feet NAVD88. The Bulkhead Conditions Report concluded that the repaired, reinforced and raised bulkhead will protect the proposed development and adjacent development.

- The finish floor elevation of the proposed dwelling is 9.00 feet NAVD 88, which complies with the minimum 9.00 feet NAVD88 elevation standard. A waterproofing 6-inch curb is proposed to be constructed around the perimeter of the dwelling that would protect against flooding up to an elevation of 10.05 feet (NAVD88). Flood shields (sand bags and other methods) can be deployed across the openings to prevent flooding to the structure. The Coastal Hazard Report concludes that the highest high tide elevation (currently 7.20 feet NAVD88) will not exceed the proposed exterior curb of 10.05 feet NAVD88 using the low-risk aversion projected sea level rise (2.85-foot increase) over the 75-year design life of the structure based on estimates for sea level rise provided by the State of California Sea-Level Rise Guidance 2018.
- Pursuant to NBMC Section 21.30.030(C)(3)(i)(iv), the property owner will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c). Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.
- The property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of a building permit. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.

Water Quality

- The project design addresses water quality with a construction erosion control plan and a post construction drainage system that includes drainage and percolation features designed to retain dry weather run-off and minor rain event run-off on-site. Any water not retained on-site is directed to the City's storm drain system.
- Pursuant to Municipal Code Section 21.35.050 (Water Quality and Hydrology Plan), due to the proximity of the development to the shoreline and the development containing more than 75 percent of impervious surface area, a preliminary Water

Quality and Hydrology Plan (WQHP) has been provided and will undergo a final review during building permit plan check. The WQHP was prepared for the project by Forkert Engineering & Surveying, Inc. on October 17, 2018. The WQHP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of an LID approach to retain the design storm runoff volume on site, and documentation of the expected effectiveness of the proposed BMPs. Construction plans will be reviewed for compliance with the approved WQHP prior to building permit issuance

Public Access

- The project site is located between the nearest public road and the sea or shoreline; however, the project will not affect the public's ability to gain access to, use, and/or view the coast and nearby recreational facilities. Vertical access to the bay front is available adjacent the property at the terminus of 39th Street and the Newport Bay. The project does not include any features that would obstruct access along this access route.
- Conditions are in place to require removal of existing non-standard private encroachments along the parkway and sidewalk of 39th Street, removing potential impediments to public access to the bay via the public sidewalk.
- The closest designated public viewpoint is located on the 38th Street bridge entrance to Newport Island, approximately 500 feet from the property. The site is also visible in the distance from the Channel Place Park. The proposed residence is not located near Coastal View Roads, as designated in the Coastal Land Use Plan. The site is located adjacent to the terminus of 39th Street and the Newport Bay, which is accessible to the public and provides some limited opportunities to view the bay through 39th Street. However, the proposed single-family residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a front setback area consistent with the existing neighborhood pattern of development. Proposed accessory structures will comply with the maximum height restrictions (42 inches) for front setbacks adjacent to the bay, ensuring that views are not obstructed. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.

ENVIRONMENTAL REVIEW

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

Class 3 exempts the demolition of up to three single-family residences and additions of up to 10,000 square feet to existing structures. The proposed project consists of the construction of a new 3,051-square-foot single-family residence.

PUBLIC NOTICE

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

APPEAL PERIOD:

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

Prepared by:

Thelan

Melinda Whelan Assistant Planner

JM/msw

Attachments:

ZA 1 Draft ResolutionZA 2 Vicinity MapZA 3 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2018-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2018-086 TO CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE AND ATTACHED 2-CAR GARAGE LOCATED AT 3900 CHANNEL PLACE (PA2018-209)

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

SECTION 1. STATEMENT OF FACTS.

- 1. An application was filed by Brandon Architects, with respect to property located at 3900 Channel Place, requesting approval of a coastal development permit.
- 2. The lot at 3900 Channel Place is legally described as Lot 1, Block 539, of Canal Section.
- 3. The applicant proposes a coastal development permit to allow the construction of a new three-story, 3,051-square-foot, single-family residence including an attached two-car garage. The project includes reinforcing and raising the height of the existing bulkhead. No work will be conducted bayward of the existing property. The proposed development includes landscape, hardscape, and subsurface drainage facilities.
- 4. The subject property is designated RT (Two-Unit Residential) by the General Plan Land Use Element and is located within the R-2 (Two-Family Residential) Zoning District.
- 5. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Two-Unit Residential (RT-D) 20.0-29.9 DU/AC and it is located within the Two-unit Residential (R-2) Coastal Zone District.
- 6. A public hearing was held on January 10, 2019, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

- 1. This project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 3 (New Construction or Conversion of Small Structures), because it has no potential to have a significant effect on the environment.
- 2. Class 3 exempts the demolition of up to three single-family residences and additions of up to 10,000 square feet to existing structures. The proposed project consists of the construction of a new 3-story, 3,051-square-foot single-family residence including an attached 2-car garage.

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

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 21.52.015 (Coastal Development Permits, Findings and Decision) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

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

Facts in Support of Finding:

- 1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The maximum floor area limitation is 3,107 square feet and the proposed floor area is 3,051 square feet.
 - b. The proposed development provides the minimum required setbacks, which are 3 feet along the front property line abutting Channel Place, 3 feet along each side property line and 20 feet along the second frontage abutting Newport Bay.
 - c. The highest guardrail is less than 24 feet from established grade (9.00 feet NAVD88) and the highest ridge is no more than 29 feet from established grade, which comply with the maximum height requirements.
 - d. The project includes garage parking for a total of two vehicles, complying with the minimum two-car garage parking requirement for single-family residences with less than 4,000 square feet of habitable floor area.
- 2. The neighborhood is predominantly developed with one- and two-story, single-family residences. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development and expected future development.
- 3. The development fronts the Newport Bay. The project site is protected by a bulkhead. The finished floor elevation of the proposed dwelling is 9.00 feet NAVD 88, which complies with the minimum 9.00 feet NAVD88 elevation standard. A waterproofing 6inch curb is proposed be constructed around the perimeter of the dwelling that would protect against flooding up to an elevation of 10.05 feet NAVD88. Flood shields (sand

bags and other methods) can be deployed across the openings to prevent flooding to the structure.

- 4. A Coastal Hazards Report and Sea Level Rise Analysis was prepared by PMA Consulting, dated December 3, 2018 for the project. The report concludes that the proposed project is reasonably safe from the shoreline erosion due to lack of wave or wakes that can erode sand from the beach. However, the site requires a reinforced and raised bulkhead to protect the site and surrounding development from sea level rise, considering a 2.85-foot sea level rise (the low-risk aversion projected sea level rise over the 75-year design life of the structure based on estimates for sea level rise provided by the State of California Sea-Level Rise Guidance 2018). The project includes raising the bulkhead to 10.05 feet (NAVD88), which meets the State of California Sea-Level Rise Guidance 2018.
- 5. Pursuant to NBMC Section 21.30.030(C)(3)(i)(iv), the property owner will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c). Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.
- 6. The property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.
- 7. The property is located adjacent to coastal waters. A Construction Erosion Control Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived by construction chemicals and materials. The project design also addresses water quality through the inclusion of a post construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event run-off on-site. Any water not retained on-site is directed to the City's storm drain system.
- 8. Pursuant to Municipal Code Section 21.35.050 (Water Quality and Hydrology Plan), due to the proximity of the development to the shoreline and the development containing more than 75 percent of impervious surface area, a preliminary Water Quality and Hydrology Plan (WQHP) has been provided and will undergo a final review during building permit plan check. The WQHP was prepared for the project by Forkert Engineering & Surveying, Inc. on October 17, 2018. The WQHP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of an LID approach to retain the design storm runoff volume on site, and documentation of the expected effectiveness of the

proposed BMPs. Construction plans will be reviewed for compliance with the approved WQHP prior to building permit issuance.

9. Proposed landscaping complies with Implementation Plan Section 21.30.075. A condition of approval is included that requires drought-tolerant species. Prior to issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted

Finding:

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

Fact in Support of Finding:

- 1. The project site is located between the nearest public road and the sea or shoreline; however, the project will not affect the public's ability to gain access to, use, and/or view the coast and nearby recreational facilities. Vertical access to the bay is available adjacent the property at the terminus of 39th Street and the Newport Bay. The project does not include any features that would obstruct access along this access route.
- 2. Conditions are in place to require removal of existing non-standard private encroachments along the parkway and sidewalk of 39th Street, removing potential impediments to public access to the bay via the public sidewalk.
- 3. The closest Public Viewpoint is located on the 38th Street bridge entrance to Newport Island, approximately 500 feet from the property. The proposed residence is not located near Coastal View Roads, as designated in the Coastal Land Use Plan. The site is located adjacent to the terminus of 39th Street and the Newport Bay, which is accessible to the public and provides some limited opportunities to view the bay through 39th Street. However, the proposed single-family residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a front setback area consistent with the existing neighborhood pattern of development. Proposed accessory structures will comply with the maximum height restrictions (42 inches) for front setbacks adjacent to the bay, ensuring that views are not obstructed. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

- 1. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. CD2018-086, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
- 2. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local

Coastal Implementation Plan, of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 10th DAY OF JANUARY 2019.

Patrick J. Alford, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

- 1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
- 2. Prior to the issuance of a building permit, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices including the repair and maintenance, enhancement, reinforcement, or any other activity affecting the bulkhead, that results in any encroachment seaward of the authorized footprint of the bulkhead or other shoreline protective device. The agreement shall be binding against the property owners and successors and assigns.
- 3. Prior to the issuance of a building permit, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of development.
- 4. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers.
- 5. This approval does not authorize any new or existing improvements (including landscaping) on State tidelands, public beaches, or the public right-of-way.
- 6. All non-standard private encroachments from along the parkway and sidewalk of 39th Street shall be removed.
- 7. The existing portion of the bulkhead return wall along the 39th Street terminus shall be extended a minimum of 35 feet landward, towards Channel Place, to accommodate a potential future City bulkhead project unless otherwise modified by the Public Works Director.
- 8. This Coastal Development Permit does not authorize any development seaward of the private property. Should the bulkhead require more extensive repair or replacement with construction equipment bayward of the private property, an additional Coastal Development Permit shall be obtained for the bulkhead from the Coastal Commission.

- 9. Best Management Practices (BMP's) and Good Housekeeping Practices (GHP's) shall be implemented prior to and throughout the duration of construction activity as designated in the Construction Pollution Prevention Plan (CPPP).
- 10. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
- 11. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stock piles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
- 12. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
- 13. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
- 14. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
- 15. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Coastal Development Permit.
- 16. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
- 17. Prior to the issuance of building permits, the applicant shall submit a final construction erosion control plan. The plan shall be subject to the review and approval by the Building Division.
- 18. Prior to the issuance of building permits, the applicant shall submit a final drainage and grading plan. The plan shall be subject to the review and approval by the Building Division.
- 19. Prior to issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.

- 20. Prior to issuance of a building permit, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Coastal Development file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Coastal Development Permit.
- 21. Prior to the issuance of building permits, the applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought tolerant plantings, non-invasive plant species and water efficient irrigation design. The plans shall be approved by the Planning Division.
- 22. All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
- 23. Prior to issuance of building permits, the final WQHP/WQMP shall be reviewed and approved by the Building Division. Implementation shall be in compliance with the WQHP/WQMP and any changes could require separate review and approval by the Building Division.
- 24. Prior to the issuance of building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
- 25. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
- 26. This Coastal Development Permit No. CD2018-086 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
- 27. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of 3900 Channel Place Residence CDP including, but not limited to, Coastal Development Permit No. CD2018-086 (PA2018-209). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs,

attorneys' fees, and damages, which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit No. CD2018-086 PA2018-209

3900 Channel Place

Attachment No. ZA 3

Project Plans



CORNER CAPE COD



11 ANNOTATI

3900 CHANNEL PLACE, NEWPORT BEACH, CA, 92663

JMINUM NCRETE RTH PSUM - PLASTER ULATION - RIGID SONRY - BRICK/STONE SONRY - CONCRETE BLOCK WOOD / GLU-LAM TIMBER ND EEL	 REF. STRUCT. SHTS. FOR SPECIAL INSPECTION BY ENGINEER OF RECORD HERS VERIFICATION REQUIRED, REF. T-24 ENERGY CALCULATIONS LICENSED SURVEYOR SHALL COMPLET FEMA ELEVATION CERTIFICATE AND SUBMIT IT TO BUILDING DEPARTMENT INSPECTOR DURING FINAL INSPECTIV SPECIAL INSPECTIONS LANDSCAPE PLAN; BBQ; FIRE PIT; ACCESSORY STRUCTURES, MASONRY OR CONCRETE WALLS/FENCES; RETAINING WALLS OVER 4 FT. HIGH FROM THE BOTT OF THE FOUNDATION TO THE TOP OF WALL; UNDER SEPERATE SUBMITTAL (FOR H.O.A. PURPOSES). POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS. SUBMIT SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER ARI STD. 27 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. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FO SHORING AND UNDERPINNING. CONTRACTOR TO SUBMIT FIRE SPRINKLER DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR 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. GLASS GUARD/HANDRAILS SEAWALL NOTE: DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTIL TO LOCAL AGENCY REVIEW. C.N.B. NOTE: CHRISTOPHER BRANDON, PRINCIPAL ARCHITECT IS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OF THE PROJECT, RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL TO LOCAL AGENCY REVIEW. 	o ION. 6 FOM 75. ID OR RMIT. N FOR s,	DIG ALERT:1.800.227SOUTHERN CALIFORNIA EDISON:1.714.895SOUTHERN CALIFORNIA GAS:1.800.427CITY WATER & SEWER:1.949.644PACIFIC BELL TELEPHONE:1.800.750CITY OF NEWPORT BEACH1.949.644CITY OF NEWPORT BEACH PLANNING DEPT.:1.949.644CITY OF NEWPORT BEACH PLANNING DEPT.:1.949.644CITY OF NEWPORT BEACH PLANNING DEPT.:1.949.644CITY OF NEWPORT BEACH BUILDING DEPT.:1.949.644CITY OF NEWPORT BEACH BUILDING DEPT.:1.949.644NEWPORT BEACH BUILDING DEPT.:1.949.644NEWPORT BEACH FIRE DEPARTMENT:1.949.644NEWPORT BEACH FIRE DEPARTMENT:1.949.644ORANGE COUNTY HEALTH SERVICES:1.714.834	27.2600 95.0246 27.2000 44.3011 50.2355 44.3311 44.3200 44.3204 44.3275 44.3288 44.3255 44.3106 34.3882	ARCHITECT: BRANDON ARCHITECTS, INC. 151 KALMUS DR. STE. G-1 COSTA MESA, CA 92626 P: 714.754.4040 WWW.BRANDONARCHITECTS.COM STRUCTURAL ENGINEER: FARHAD MANSHADI, LIC. NO. C36840 ESI/FME, INC. 1800 E. 16TH ST. STE. B SANTA ANA, CA 92701 P: 714.835.2800 F: 714.835.2819 GENERAL CONTRACTOR: PATTERSON CUSTOM HOMES ANDREW PATTERSON 15 CORPORATE PLAZA, SUITE 150 NEWPORT BEACH, CA 92660 P: 949.723.1800 SURVEYOR: APEX LAND SURVEYING, INC. PAUL CRAFT HUNTINGTON BEACH, CA 02646 P.714.488.5006 F.714.333.440 E:APEXLSINC@GMAIL.COM	OWNER: 3900 CHANNEL PLACE #1, LLC 15 CORPORATE PLAZA, SUITE 150 NEWPORT BEACH, CA 92660 P: 949.723.1800 CIVIL ENGINEER: FORKERT ENGINEERING & SURVEYING, INC. THOMAS M. RUIZ, P.E. 2231 BROOKURST ST., STE. 203 HUNTINGTON BEACH, CA 92646 P:714.963.6793 LANDSCAPE DESIGNER: TBD SOILS ENGINEER: COAST GEOTECHNICAL, INC. MING-TARNG CHEN 1200 W. COMMONWEALTH AVE. FULLERTON, CA 92833 P: 714.870.1211 E: COASTGEOTEC@SBCGLOBAL.N W.O. # 557118-01, DATED AUG. 1, 2 TITLE 24 CONSULTANT: HERITAGE ENERGY GROUP LLC 470 WALD, IRVINE, CA 92618 P:949.789.7221	NET 1018	
IORTH ARROW PROPERTY LINE TAG ECTION INDICATOR ROOM TAG (NAME / AREA) CALL-OUT TAG ELEVATION INDICATOR REVISION FLAG STAIR TAG (NO. OF RISER & HEIGHT) VALL TAG DOOR TAG	BUILDING AREA SCHEDULE NAME AREA COMMENTS FIRST FLOOR LIVING 999 SF SECOND FLOOR LIVING 1257 SF THIRD FLOOR LIVING 110 SF 310 S.F. MAX TOTAL LIVING 2566 SF 2-CAR GARAGE 485 SF TOTAL GARAGE 485 SF 5F 3,107 S.F. MAX OPEN VOLUME AREA SCHEDULE NAME AREA COMMENTS O.V. #1 26.05 SF OPEN VOL. REQ. O.V. #2 61.80 SF OPEN VOL. REQ. O.V. #3 145.23 SF OPEN VOL. REQ. GRAND TOTAL 233.08 SF (MIN. 233.076 S.F. O.V. REQ.*)	 'D)	LEGAL DESCRIPTION: APN: 423-061-06 LOT 1, BLOCK 539 OF CANAL SECTION, CITY OF NEWPORT BEACH COUNTY OF ORANGE, STATE OF CALIFORNIA M.M. 4/98 LOT INFORMATION: ZONED: R-2 SITE AREA: 2,633.38 S.F. BUILDABLE AREA: 1,553.84 S.F. TOTAL ALLOWABLE AREA: 2 x 1,553.84 S.F. = 3,107.68 S.F. OPEN VOLUME REQUIRED: 15%(1,553.84) = 233 S.F. ALLOWABLE THIRD FLOOR AREA: 20%(1,553.84) = 310.768 S.F. EXISTING BUILDING INFORMATION: EXISTING SINGLE FAMILY W/ GARAGE TO BE DEMOLISHED EXISTING S.F. = 3,937 S.F. (782 S.F.) GARAGE (4 BEDS. TTL.) ZONING INFORMATION: FRONT SETBACK (BAY FRONT): 20 FT. REAR SETBACK (STREET): 3 FT. LEFT SETBACK: 3 FT. RIGHT SETBACK: 3 FT. LANDSCAPE NOTES: TOTAL LANDSCAPING: 52.29 S.F. PROJECT HAS LESS THAN 500 S.F. OF LANDSCAPING (TITLE 14 E	CH, EXEMPT)	CODES: NBMC (NE CALIFORNIA CODE 2016 CPC OCCUPANT LOAD OCCUPANCY CLASSIFICATION OCCUPANCY SEPARATIONS (GAR FLOOR & FLOOR-CEILINGS TYPE OF CONSTRUCTION FIRE SPRINKLER: NFPA 13D HEIGHT FLOOR AREA ALLOWABLE BLDG. AREA (PER CBC TBL. 503)	WPORT BEACH MUNICIPAL CODES: 2016 CBC, 2016 CFC, 2016 CE 2016 CMC, 2016 CAL GREE	DE) C,N IIT / U IR. /A IR. ES RY 1.0 I/A	
ION LEGEND 10	PROJECT STATISTICS	8	SITE INFORMATION	5	CODE REVIEW		3	SHEET LIST

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SHEET #	DRAWING TITLE
T-1.0	TITLE SHEET
T-1.1	GENERAL ARCHITECTURAL NOTES
T-1.2	SUPPLEMENTAL NOTES & DOCUMENTS
SUR	TOPOGRAPHIC SURVEY
A-0.0	ARCHITECTURAL SITE PLAN & GRADE PLAI
A-0.1	SLAB EDGE PLAN
A-0.2	BUILDING AREA PLANS
C2	PRECISE GRADING PLAN
C4	EROSION CONTROL PLAN
A-1.0	3-DIMENSIONAL VIEWS
A-2.0	FLOOR PLAN
A-3.0	ROOF PLAN
A-4.0	EXTERIOR ELEVATIONS & MATERIAL SCHE
A-5.0	BUILDING SECTIONS
S1	FOUNDATION PLAN
FD1	FOUNDATION DETAILS
SW-0	STRUCTURAL GENERAL NOTES & VICINITY REF. ONLY)
SW-1	SITE PLAN & ELEVATION (FOR REF. ONLY)
SW-2	DETAILS (FOR REF. ONLY)





ABBREVIATIONS

	_	
TER ROPERTY LINE LAMINATE U.G. LAMINATE U.G. UNDERWRITER'S LABORATORY WG UND DO UNC. UNDERWRITER'S LABORATORY MG UNC. UNDERWRITER'S LABORATORY MO FCONNECTION FCONNECTION FCONNECTION TON FCONNECTION V. TON CONNECTION V. STRICAL VERT VERT AIR V. RAN AIR V. RAN CALABER WO WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. WC STRICTOR W. STRICTOR W. STRICTOR W. STRICTOR W. STRICTOR W. STRICTOR W. STRICTOR STRICTOR W. STRICTOR STRICTOR W. STRICTOR STRICTOR W. STRICTOR STRICT		 CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION, AND SURROUNDING AREAS, FREE OF DEBRIS OR HAZARDOUS M NECESSARY PRECAUTIONS TO PREVENT DUST FROM RISING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAR ANDOR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCT STRUCTURES DURING THE CONSTRUCTION OR THE NEW WORK SHALL BE REPARIED TO COUVLEND OR BETTER THAN ORIGINAL CONE CONTRACTOR SHALL PROVIDE PROPER SAFEGUARDS DURING ALL PHASES OF CONSTRUCTION. AREA. ALL OSHA REGULATIONS FOR CON CONTRACTOR TO REMOVE REPORT AFEGUARDS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REMOVE REPORT OR RE-ROUTE AS INCESSARY. ELECTRICAL, TELEPHONE, WATER. SEWER, GAS OR ANY OT COORDINATE THIS WORK WILL ALL LOCAL UTLITY COMPARIES. CONTRACTOR SHALL PROVUE TEMPORARY WEATHER PROTECTION FOR PORTIONS OF THE WORK THAT BECOME EXPOSED TO WEAR CAUSED BY INSUFFICIENT PROTECTION. CONTRACTOR SHALL PROVUE TEMPORARY WEATHER PROTECTION FOR PORTIONS OF THE WORK THAT BECOME EXPOSED TO WEAR CAUSED BY INSUFFICIENT PROTECTION. CONTRACTOR SHALL PROVUE TEMPORARY WEATHER PROTECTION FOR PORTIONS OF THE WORK THAT BECOME EXPOSED TO WEAR CAUSED BY INSUFFICIENT PROTECTION. CONTRACTOR SHALL PROVUE TEMPORARY WEATHER PROTECTION FOR PORTIONS OF THE WORK THAT BE ROOME EXPOSED TO WEAR CONTRACTOR SHALL BY MONDE THE PROTECTION FOR PORTIONS OF THE WORK THAT BE REPORTED. CONTRACTOR SHALL BY MANDE THE RATED ASSEMBLES AS CALLED FOR ON THE CRAWNINGS AND SEPCIFICATIONS. AND PROCEED, SIGNED BY THE ARCHITECT & OWNER'S REPRESENTATIVE IS RETURNED TO THE GENERAL CONTRACTOR. CONTRACTOR SHALL BY AND AND THE READ ASSEMBLES AS CALLED FOR ON THE CRAWNINGS SOUTONTON ARE REGULARED BY SUBCONTRACTOR SHALL BAY AND THE REPORTED THE READ BESONGING. CONTRACTOR SHALL DAVINGE MALL BALL BALL BAY AND HERE THE REQUIRED BY SUBCONTRACTOR SHALL BAY AND AND AND ARCHITECTURAL DRAWNINGS SHALD BECOMENTIONS AND SEPCIFICAL DAVINGS AND DEPECTATION. SOMTRACTOR SHAL
	2	GENERAL NOTES CONTINUED

DUS MATERIALS AT ALL TIMES. CONTRACTOR SHALL TAKE		DEFINITIONS: (A:	S USED IN THESE SPECIFICATIONS) 3900 CHANNEL PLACE #1, LLC
RUCTION OR CLEAN-UP. ANY DAMAGE TO EXISTING CONDITION AT CONTRACTOR'S EXPENSE. R CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.		 CONTRACTOR SHALL MEAN: ARCHITECT SHALL MEAN: SPECIFICATIONS SHALL MEAN: CONTRACT DOCUMENTS SHALL MEAN: 	LICENSED GENERAL CONTRACTOR HIRED TO PERFORM THE WORK UNDER THIS CONTRACT BRANDON ARCHITECTS, INC., CHRISTOPHER BRANDON PRINCIPAL WRITTEN SPECIFICATIONS IN THE PLANS OR THE "PROJECT MANUAL" (IF PROVIDED FOR THIS F WORKING DRAWINGS APPROVED FOR BUILDING PERMIT, PLUS ANY CHANGE ORDERS OR ADD
Y OTHER UTILITY LINES ENCOUNTERED AND SHALL WEATHER AND SHALL BE RESPONSIBLE FOR DAMAGE CONTRACT DOCUMENTS.	1. CODES/GENERAL PROVISIONS: ALL WORK, CONSTRUCTION AND MATERIALS SHALL CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE IN WRITING) ANY KNOWN DISCREPANCIES OR CON NOT BE LIMITED TO THOSE AS LISTED IN "CODE REV ALL WORK SHALL BE PERFORMED SO AS TO COMPI THE BUILDING CODES, 2016 EDITIONS, AS ADOPTED THE FUNCTIONALITY STANDARDS SET FORTH IN TIT ANY WORK TIME RESTRICTIONS IMPOSED BY THE C THE MANUFACTURER'S REQUIREMENTS OF RECOM	COMPLY WITH ALL PROVISIONS OF THE APPL E CONTRACTOR, SUB-CONTRACTORS, AND ANY IFLICT BETWEEN THE REQUIREMENTS OF THE VIEW" BOX. (T-1) LY WITH ALL LEGAL AND INDUSTRY REQUIREM D BY CALIFORNIA , ALL APPLICABLE RELATED SF ILE 7 OF THE CALIFORNIA CIVIL CODE (THE "RIC CITY OF NEWPORT BEACH . IMENDATIONS FOR ANY INCORPORATED PROD	ICIABLE BUILDING CODES AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING T (ONE SUPPLYING LABOR AND/OR MATERIAL TO BRING TO THE ATTENTION OF THE ARCHITECT (VERE SE CODES AND THE CONTRACT DOCUMENTS (DRAWINGS). THE APPLICABLE CODES SHALL INCLUDE ENTS AND STANDARDS INCLUDING THE FOLLOWING: "ECIALTY CODES. GHT TO REPAIR ACT"). UCTS.
AL. NO WORK IS TO PROCEED UNTIL AN AUTHORIZATION TO RED BY CODE. THE USE OF SPECIFIC MATERIALS AND	2. FEES: CONTRACTOR AND HIS SUB-CONTRACTORS SHALL REQUIRED REFUNDABLE DEPOSITS WHICH WILL BE FACILITIES AND EROSION CONTROL MEASURES AS	OBTAIN AND PAY FOR ALL PERMITS, LICENSES E PAID BY THE OWNER. CONTRACTOR SHALL A REQUIRED BY STATE AND LOCAL BUILDING CO	5, CONSTRUCTION TAXES AND FEES REQUIRED BY CITY, COUNTY AND STATE LAWS EXCEPT THE GEI RRANGE FOR ALL METER INSTALLATIONS AND PAY ALL FEES FOR SAID METERS. CONTRACTOR SH DE.
R THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE D BY OR MADE BY THE CONTRACTOR AND/OR IT'S CONSTRUCTION ASSEMBLY. SPECIFIC SEQUENCES OR JNLESS OTHERWISE NOTED OR DETAILED.	3. CONTRACTOR'S SURVEY: CONTRACTOR SHALL VISIT THE JOB SITE AND BE RE VERIFY GRADES, CONDITIONS AND DIMENSIONS PR CONDITIONS AND THOSE DEPICTED IN THE CONTRA	ESPONSIBLE FOR HAVING COMPLETE KNOWLE RIOR TO COMMENCING DEMOLITION AND CONS ACT DOCUMENTS. CONTRACTOR SHALL NOTIF	EDGE OF EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE S TRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING (Y ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING OF ANY DISCREPANCIES FOUND WITHIN THE
IELVES, TOILET FIXTURES, AND ACCESSORIES OR 'BY OTHER' //POSED LOAD. CLEANED AND CONDITIONED AS DIRECTED BY THE	4. COORDINATION OF CONSTRUCTION: CONTRACTOR IS SOLELY RESPONSIBLE FOR THE AG PERFORMANCE OF ALL WORK IN A SAFE AND SATIS SUPERVISION OF THE JOB DURING ALL PHASES OF AGREES TO BIND EVERY SUB-CONTRACTOR BY THE	CCURACY OF DETAILS; FOR CONFIRMING AND SFACTORY MANNER. CONTRACTOR SHALL BE CONSTRUCTION ACTIVITIES. A COMPETENT SI E TERMS OF THE CONTRACT AS FAR AS SUCH	COORDINATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR RESPONSIBLE FOR THE COORDINATION OF ALL WORK INCLUDING THAT OF THE SUB-CONTRACTORS UPERINTENDENT SHALL BE SELECTED BY THE CONTRACTOR AND SHALL BE IN CHARGE OF THE JOB TERMS ARE APPLICABLE TO THE SUB-CONTRACTOR'S WORK.
IED EQUIPMENT, FIXTURES OR APPLIANCES.	 5. CLEAN-UP: ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR SITE, UNLESS OTHERWISE DIRECTED BY THE CONT 6. TESTS AND PERMITS: CONTRACTOR SHALL ARRANGE FOR, AND SECURE 	OR THE DAILY REMOVAL OF ALL DEBRIS ACCU RACTOR. REQUIRED TESTS, PERMITS AND INSPECTIONS	MULATED AS A RESULT OF THEIR OPERATIONS. ALL SCRAP DEBRIS AND OTHER EXCESS MATERIAL S, AND SHALL BEAR COSTS FOR SAME.
NDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING S OF ALL EQUIPMENT AND FINISHES INSTALLED. THE ED BY CONTRACTOR AS CONSTRUCTION PROGRESSES AND SHT FIXTURES, GLASS, ETC. AND UNCOVER AND VACUUM OUT	7. GUARANTEES: CONTRACTOR SHALL GUARANTEE ALL WORK, MATE OR ALL SUCH WORK TOGETHER WITH ANY OTHER & NEGLECT IS EXCEPTED. EXCEPTIONS TO ONE YEAR GUARANTEES ARE MORE STRICT OR FOR LONGER I IT IS UNDERSTOOD BY CONTRACTOR THAT IT IS HIS WARRANTY PERIODS. CONTRACTOR SHALL BE RESPONSIBLE FOR A WEA HIM IS FREE AND WILL REMAIN FREE FROM DEFECT OTHER WORK DAMAGED AS A RESULT THEREBY W	ERIALS AND PRODUCTS FOR ONE YEAR AFTER WORK WHICH MAY BE DISPLACED IN DOING SC R GUARANTEE ARE SPECIFIED IN OTHER SECT PERIODS. S RESPONSIBILITY TO PROVIDE MATERIALS AND THER TIGHT BUILDING, FREE FROM DEFECTS O IS OF MATERIALS AND WORKMANSHIP FOR ON ILL BE EXECUTED IN A TIMELY MANNER AT THE	THE DATE OF ACCEPTANCE OF THE WORK AND CONTRACTOR SHALL REPAIR OR REPLACE, OR CAL O, THAT MAY PROVE DEFECTIVE WITHIN ONE YEAR, WITHOUT ADDITIONAL EXPENSE; ORDINARY WE IONS OF THE PROJECT MANUAL OR DRAWINGS. STATE LAW, OR MANUFACTURER'S GUARANTEE SH O CONSTRUCTION WHICH WILL YIELD A REASONABLE VALUE OVER A PERIOD OF TIME WHICH MAY E OF MATERIALS AND WORKMANSHIP. EACH SUB-CONTRACTOR SHALL PROVIDE A WRITTEN GUARANT IE YEAR FROM DATE OF ACCEPTANCE OF HIS WORK BY OWNER, AND THAT REPAIR AND REPLACEMI CONVENIENCE OF THE OWNER AND WITHOUT COST TO OWNER.
	8. WAIVER OF LIENS: CONTRACTOR SHALL PROVIDE CERTIFIED RELEASE 9. ROLL OF ARCHITECT DURING CONSTRUCTION: THE ARCHITECT WILL NOT ACT AS THE OWNER'S RI RENDER INTERPRETATIONS NECESSARY FOR THE F CHARGE OVER THE ACTS OR OMISSIONS, CONSTR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS ANY VERBAL INSTRUCTION OR AUTHORIZATION TH/ WITHIN (10) CALENDAR DAYS, SHALL BE DEEMED EI	E OF LIENS BY ALL SUB-CONTRACTORS AND SU EPRESENTATIVE DURING CONSTRUCTION. AR PROPER EXECUTION OR PROGRESS OF THE W IUCTION MEANS, METHODS, TECHNIQUES, SEQ S PERFORMING ANY OF THE WORK. AT IS CONFIRMED BY LETTER, MEETING NOTE, QUIVALENT TO RECEIPT OF WRITTEN INSTRUC	IPPLIERS, OR ANYONE PROVIDING MATERIALS AND/OR LABOR AS THEY BECOME AVAILABLE. CHITECT WILL ADVISE AND CONSULT WITH OWNER. ARCHITECT WILL OBSERVE CONSTRUCTION PE 'ORK IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS. ARCHITECT WILL NOT UENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS, OF THE CONTRACTOR MEMORANDA, OR THE LIKE, (WITH A COPY SENT TO THE OWNER, OR THE OWNER'S REPRESENTATI TION, APPROVAL AND AUTHORIZATION FROM THE OWNER.
	 10. A.I.A. GENERAL CONDITIONS: THE CURRENT GENERAL CONDITIONS OF THE CONT THE OWNER/CONTRACTOR AGREEMENT. A COPY O SUMMARIZE AND COMPLIMENT THE A.I.A. GENERAL 11. EXTRAS: OWNER MAY ORDER EXTRA WORK OR MAKE CHAN BEFORE ANY CHANGES ARE BEGUN, THE ADDED OF 	TRACT FOR CONSTRUCTION PUBLISHED BY TH OF SAID GENERAL CONDITIONS MAY BE OBTAIN CONDITIONS. THE A.I.A. GENERAL CONDITION IGES BY ALTERING, ADDING TO OR DEDUCTING R DEDUCTED SUM SHALL BE PRESENTED TO O	E AMERICAN INSTITUTE OF ARCHITECTS SHALL APPLY AS THOUGH IT WERE PART OF THESE DOCUM NED FROM THE ARCHITECT UPON REQUEST. THE NOTES CONTAINED IN THESE "GENERAL NOTES" O S SHALL TAKE PRECEDENCE OVER THESE NOTES SHOULD A CONFLICT IN WORDING OCCUR. FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED TO THE MUTUAL SATISFACTION OF THE C WINER IN WRITING FOR APPROVAL.
	12. SUBSTITUTIONS: SUBSTITUTIONS OF MATERIALS OR METHODS PROP MORE THAN ONE MANUFACTURER IS SPECIFIED IN SPECIFIED, CONTRACTOR SHALL BE OBLIGATED TO UNDERSTOOD THAT THE REFERENCE IS MADE SUB ALSO BE SUBMITTED TO THE ARCHITECT FOR REVIE 13. INSURANCE: CONTRACTOR SHALL CARRY GENERAL LIABILITY IN	POSED BY THE CONTRACTOR OR HIS SUB-CON THE PLANS OR SPECIFICATIONS, IT SHALL BE T NOTIFY ARCHITECT VERBALLY AND IN WRITIN JECT TO THE RULING AND JUDGMENT OF THE EW AND APPROVAL.	TRACTORS CONTRARY TO DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT IN THE CONTRACTOR'S OPTION TO SELECT THE ONE WHICH HE MAY DESIRE. IF MORE THAN ONE FINISI IG OF THIS FACT FOR ARCHITECT'S AND OWNER'S DECISION. WHERE THE TERM "OR EQUAL" IS USE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. ACTUAL S
	UNDER THE POLICY WITH WAIVER OF SUBROGATIO ARCHITECT NAMED AS AN ADDITIONAL INSURED WI 14. SCOPE OF DRAWINGS AND SPECIFICATIONS: THESE DRAWINGS AND SPECIFICATIONS SHALL BE TO STANDARD FIRST CLASS PRACTICE AND IN SIMIL DETAILS WHICH, IN HIS OPINION, ARE UNSOUND, UT	N. CONTRACTOR SHALL FURNISH OWNER WIT ITH WAIVER OF SUBROGATION. INTENDED TO SHOW AND DESCRIBE DETAILS F LAR MANNER AND SPIRIT OF THE DETAILS WHIG NSAFE, OR NOT WATERPROOF, IT IS HIS DUTY	TH A CERTIFICATE OF INSURANCE WITH A 30 DAY NOTICE OF CANCELLATION. OWNER SHALL OBTAIN FOR A CONSTRUCTIBLE BUILDING. PARTS AND DETAILS NOT FULLY SHOWN OR DESCRIBED SHALL E CH ARE SHOWN ON THE DRAWINGS AND/OR DESCRIBED IN THE PROJECT MANUAL IF CONTRACTOI TO NOTIFY ARCHITECT IN WRITING OF THIS FACT. IF WORK IS PERFORMED AS DETAILED, IT WILL BE
	OBJECTIONS TO THE DETAIL. ACCURACY OF ALL DI IN USING THESE PLAN FOR BIDDING OR CONSTRUC PORTION OF THE WORK, EVEN REQUIREMENTS LOC APPROPRIATE REPRESENTATIVE OF THE OWNER, C THESE PLANS ARE INTENDED TO SET FORTH THE R CLARIFICATION AND INFORMATION. ERRORS AND C ERRORS AND OMMISIONS TO THE ATTENTION OF A OF ANY CONSEQUENCES. SCALED DIMENSIONS SH ARE INTENDED ONLY TO DEMONSTRATE THE RELAT	IMENSIONS SHALL BE CHECKED. NO EXTRA CC TION PURPOSES, ALL CONTRACTORS ARE REC CATED IN SECTIONS DESIGNATED AS APPLICAL DR OTHERWISE TO APPLY THE MORE STRINGE REQUIREMENTS FOR CONSTRUCTION IN ONLY A DMISSIONS ARE TO BE EXPECTED AND ANTICIP APPROPRIATE OWNER & ARCHITECT IN WRITII IOULD BE CONSIDERED ONLY APPROXIMATE; A TIONSHIP AMONG COMPONENT PARTS, AND NO	DMPENSATION WILL BE ALLOWED FOR DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THOSE INE QUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THA BE TO OTHER TRADES. IN CAS OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHE NT STANDARD. AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THE ARE INTENDED TO BE SUPPLEME 'ATED, AND ALL CONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THESE PLANS FOR ERRORS NG IN A TIMELY MANNER; AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHER IND IN ANY DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION DT TO DEPICT SPECIFIC LOCATIONS (e.g. SCHEMATIC ELECTRICAL PLANS).
	15. DIMENSIONS ON DRAWINGS: FIGURED DIMENSIONS SHALL BE FOLLOWED IN PRE FIELD PRIOR TO ANY WORK BEING CONSTRUCTED (FURNISHED IN THE FORM OF LINE DRAWINGS. DET. SPECIFICATIONS. NOTES, FIGURES AND DETAILS O DRAWINGS ARE NOT TO BE SCALED UNLUESS PERN MEMBERS, UNLESS OTHERWISE NOTED ON DRAWIN IT IS TAKEN FROM THE FACE OF FINISH TO FACE OF NOTED OTHERWISE.	EFERENCE TO SCALE, AND DETAIL DRAWINGS I OR MATERIALS OR PRODUCTS FABRICATED OF AILED DRAWINGS FURNISHED DURING CONSTI IN SAID DRAWINGS SHALL BE FOLLOWED AND I MITTED BY THE ARCHITECT. DIMENSIONS SHAI NGS. INTERIOR PARTITIONS ARE DIMENSIONEI F FINISH OF EACH MATERIAL. PLUS OR MINUS (IN PREFERENCE TO SMALL SCALE DRAWINGS. SUB-CONTRACTOR AND CONTRACTOR SHALL CHECK R ORDERED. SPECIFICATIONS AND WRITTEN NOTES AND SCHEDULES ON DRAWINGS SHALL BE FOL RUCTION OR APPROVED BY CONTRACTOR OR ARCHITECT ARE TO BE CONSIDERED EXPLANATORY A EXECUTED AS IF PART OF THESE DOCUMENTS. LL GOVERN. ALL EXTERIOR DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIV D FROM FACE OF STRUCTURE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED ON DRAWINGS (+/-) DIMENSIONS SHALL NOT VARY BY MORE THAN 2" WITHOUT APPROVAL BY ARCHITECT. WALL AN
	16. SUBMITTALS, MEETING NOTES, BULLETINS, AND SUBMITTALS WILL BE REVIEWED BY THE ARCHITEC LESSEN THE SUBMITTING CONTRACTOR'S RESPONS ARCHITECT, FROM TIME TO TIME, WILL ISSUE CONS THESE WRITTEN DOCUMENTS AND INCORPORATE 1 FOR DISCUSSION AND OR CLARFICATION. ANY ITEI CONTRACTOR SHALL SUBMIT FABRICATION SHOP D CALLED FOR ON THE CONSTRUCTION DOCUMENTS THE CONTRACTOR REPRESENTS THAT HE/SHE HAS WORK IN THE CONSTRUCTION DOCUMENTS.	IMEMOS: TT, IF AT ALL, ONLY PURSUANT TO THE INDUSTF SIBILITY FOR AN INAPPROPRIATE SUBMITTAL. STRUCTION NOTES OR MEMOS REGARDING CO THEM INTO THE PROJECT. ANY QUESTIONS OF M THAT RESULTS IN A CHANGE TO THE COST C DRAWINGS TO THE ARCHITECT FOR APPROVAL TO ARCHITECT INCLUDING BUT NOT LIMITED T S VERIFIED FIELD CONDITIONS, DIMENSIONS AN	RY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201-1997; AND IN NO EVENT WILL THE SUB INSTRUCTION ISSUES THAT HAVE ARISEN SINCE THE DRAWINGS AND SPECIFICATIONS WERE COMP R OBJECTIONS AS TO THE INTENT OF THE WRITTEN DOCUMENT ITEMS WILL BE BROUGHT TO THE IM DR TIMING OF THE PROJECT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER & A PRIOR TO ORDERING AND/OR FABRICATION. CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS TO LIGHT FIXTURES, HARDWARE, PLUMBING FIXTURES, KITCHEN EQUIPMENT, ETC. BY SUBMITTING S ID RELATED CONSTRUCTION AND HAS COORDINATED THE SUBMISSION CONSTUCTION WITH THE RE
	ALL SHOP DRAWINGS AND CUTS MARKED "REVIEW! AND OMISSIONS ON THEIR DRAWINGS. CONTRACTO DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED, REVIEW. SUBMIT SAMPLES FOR INITIAL SELECTION PURPOSE SHALL BE 12" X 12" MIN., ONE UNIT OF EACH TYPE A 17. ERRORS AND OMISSIONS:	ED" BY ARCHITECT, ARE FOR VERIFCATION OF OR TO SUBMIT A COMPLETE SHOP DRAWINGS REVIEWED AND APPROVED BY CONTRACTOR ES OF ACTUAL VENEERS SHOWING A FULL RAN ND FINISH.	ADHERENCE TO THE DESIGN INTENT ONLY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR AND OR SUBMITTAL FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORM/ NGE OR GRAIN VARIATION, FINISH AND PATTERNS PROPOSED. SUBMIT SAMPLES AS REQUIRED UNT
	ERRORS OR OMISSIONS WHICH APPEAR ON THE DF BY THE SUB-CONTRACTOR IN WRITING. IN EVENT C ANY SUCH ERRORS OR OMISSIONS AND THE COSTS SET FORTH IN BOTH. 18. BARRICADES: CONTRACTOR SHALL EPECT AND PROPERTY MAINT	RAWINGS, IN SPECIFICATIONS OR OTHER CON DF FAILURE OF SUB-CONTRACTOR TO GIVE SU S OF RECTIFYING SAME. HOWEVER, DRAWING FAIN AT ALL TIMES AS REQUIRED BY CONDITION	TRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BY THE CH WRITTEN NOTIFICATION BEFORE CONSTRUCTION OR FABRICATIONS OF THE WORK, HE WILL BE S AND SPECIFICATIONS ARE COMPLEMENTARY AND WORK CALLED FOR ON ONE AND NOT THE OTHE
	THE WORKERS AND THE PUBLIC. THESE BARRICAD 19. TEMPORARY BRACING: AT ALL TIMES DURING CONSTRUCTION ACTIVITIES (TO THE STRUCTURAL FRAME, SUB-CONTRACTORS FALLING OFF, OR ANY OTHER DAMAGE TO WORK O CONTRACTOR AND HIS SUB-CONTRACTORS SHALL.	DES SHALL BE CONSTRUCTED AND BE LOCATE OR ERECTION OF PROJECT OR ITS COMPONEN SHALL PROVIDE, INSTALL AND MAINTAIN PROP IR ANY OF ITS COMPONENT PARTS DUE TO FOR AT THEIR EXPENSE, REPLACE OR REPAIR, AS	D AS SHALL BE DETERMINED BY LOCAL AUTHORITIES AND CODES. IT PARTS, PRIOR TO COMPLETION OF THE STRUCTURAL FRAME OR REPLACEMENT AND PERMANENT ERLY DESIGNED AND CONSTRUCTED TEMPORARY BRACING OF ADEQUATE STRENGTH TO PREVENT RESEEABLE NORMAL AS WELL AS NOT FORESEEABLE EXCESSIVE WIND AND EARTHQUAKE FORCES DIRECTED, DAMAGED PORTIONS OF THEIR WORK OR COMPONENT PARTS.
	20. TOXIC SUBSTANCES REMOVAL: PRIOR TO ANY WORK BEING PERFORMED, WHENEV SUBSTANCES AS REQUIRED BY THE STATE OF CALI AND APPLICATION REQUIREMENTS. 21. NO CHANGES ARE TO BE MADE ON THESE PLAN	VER THERE ARE EXISTING STRUCTURES TO BE FORNIA INCLUDING BUT NOT LIMITED TO ASBE NS WITHOUT THE KNOWLEDGE OR CONSENT C	REMOVED OR ALTERED, CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND REMOVAL STOS, LEAD PAINTS, MOLD, ETC. REMOVAL AND DISPOSAL SHALL FOLLOW STATE MANDATED METH OF THE ARCHITECT/ ENGINEER WHOSE SIGNATURE APPEARS HERON.
	 NO FRAMING OF ANY TYPE TO BE CONCEALED F REFERENCES TO ANY DETAIL OR DRAWINGS IS USE 2x6 MINIMUM STUDS FOR PLUMBING WALL\$ MAXIMUM FLOW RATE STANDARDS SET BY THE 	PRIOR TO INSPECTION BY GOVERNING AGENC FOR CONVENIENCE ONLY AND DOES NOT LIMI S E CURRENT CALIFORNIA GREEN CODE - G.C. TO	IES. IT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
	26. EXTERIOR DECKS, BALCONIES, AND STAIRWAYS 27. SPECIAL INSPECTION IS REQUIRED FOR THE FO FOUNDATION INSPECTION BY SOILS E PER SOILS REPORT: OVER EXCAVATI PER SOILS WALL BACK FILL PRE SAT PER SAT	S SEALED UNDERNEATH SHALL BE WATERPRO DLLOWING: ENGINEER PRIOR TO CONCRETE POUR AND: ION, RECOMPACTION, FOOTING DEPTH, UTILITY TIPATION OF SI AR APPEAS EXTERIOR ELATING	OFED- ARCH. TO APPV. METHOD OF WATERPROOFING - G.C. TO SUBMIT SPECIFICATIONS.
	ALL TO BE ADDRESSED IN A REPORT ALL TO BE ADDRESSED IN A REPORT ALL FIELD WELDING OF STRUCTURAL INSTALLATION OF ALL HIGH STRENGT CERTIFICATION OF WELD, & BOLTING 28. MAX. TEMP. OF 120° TO BE APPROVED BY THE L	PRESENTED TO BUILDING DEPT. PRIOR TO FIN _ STEEL TH BOLTS STO BE GIVEN TO BUILDING DEPARTMENT PRIC JSE OF PRESSURE BALANCE OR THERMOSTAT	OR TO FRAMING INSPECTION. IC MIXING VALVES TYP. @ SHOWERS & TUBS.
	 MAINTENANCE INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OW AND MANUFACTURED DEVICES THAT REQUIRE ROU LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AI AFTER INSTALLING WALL, CEILING, OR FLOOR IN STATING THAT THE INSTALLATION IS CONSISTENT V THE INSTALLED R-VALUE, AND (IN APPLICATIONS OF VALUE. 	VNER AT OCCUPANCY MAINTENANCE INFORMA JTINE MAINTENANCE FOR EFFICIENT OPERATIO ND/OR PUBLICATION NUMBER, THE OPERATION NSULATION, THE INSTALLER SHALL MAKE AVAII WITH THE PLANS AND SPECIFICATIONS FOR WI F LOOSE FILL INSULATION) THE MINIMUM INSTA	ATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED INFORMATION FOR ALL DN. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON N AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, CO LABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A (HICH THE BUILDING PERMIT WAS ISSUED. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURE ILLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED E
	 ON PROJECTS WITH EXCAVATIONS THAT WILL E DISTANCE FROM THE FACE OF FOUNDATION TO ROOMS CONTAINING BATHTUBS, SHOWERS, SF 	BE LOWER THAN ADJOINING PROPERTIES, 30 E D PROPERTY LINE TO BE ZONING SETBACK PLU PAS AND SIMILAR FIXTURES SHALL BE PROVIDI	DAY NOTICE IS LEGALLY REQUIRED BY THE OWNERS & CONTRACTORS TO THE ADJOINING PROPERT IS WALL FINISH THICKNESS. ED WITH ON EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM. DUCTLESS FANS ARE UNACCEPT.
	 SAFETY GLAZING SHALL BE PROVIDED AT THE F A. SWINGING AND SLIDING DOORS B. WHEN LOCATED WITHIN 60- INCHES O C. WITHIN A 24-INCH ARC OF EITHER VEF D. WHERE GLAZING AREA IS MORE THAN E. ADJACENT TO STAIRWAYS, LANDINGS F. ADJACENT TO STAIRWAYS WITHIN 60- 35. CLEARANCE FOR WATER CLOSET TO BE A MINI 	FOLLOWING HAZARDOUS LOCATIONS: CBC 240 OF THE FLOOR SURFACE IN TUBS, SHOWERS, S RTICAL EDGE OF DOORS AND WITHIN 60-INCHE N 9 SQ. FT. IN AREA, WITH A BOTTOM EDGE LE S AND RAMPS WITHIN 36-INCHES HORIZONTALL INCHES HORIZONTALLY OF BOTTOM TREAD OF MUM OF 24-INCHES IN FRONT AND 15-INCHES F	6.3 SUANAS, OR STEAM ROOMS. ES OF WALKING SURFACE. SS THAN 18-INCHES ABOVE THE FLOOR AND TOP EDGE MORE THAN 36-INCHES ABOVE FLOOR. Y OF WALKING SURFACE AND WITHIN 60-INCHES ABOVE WALKING SURCFACE. F STAIRWAY AND EXPOSED SURFACE IS WITHIN 60-INCH ABOVE NOSE OF TREAD. FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. CPC 407.5
	 THE NET AREA OF THE SHOWER ENCLOSURE S WALL COVERINGS OR SHOWERS OR TUBS WITH BACKING FOR TILE. CBC 1210.3 MIN. 5/8" TYPE 'X' MOISTURE RESISTANT GYPSU EXTERIOR LATH AND PLASTER: PROVIDE TWO I THE WATER HEATER BURNER TO BE AT LEAST 	SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MO H SHOWERS SHALL BE OF CEMENT PLASTER, T IM WALL BOARD IN ALL BATHROOMS AND KITCH LAYERS OF GRADE D PAPER OVER ALL WOOD 1 18-INCHES ABOVE THE GARAGE FLOOR JE LOO	RE IN THE CLEAR FLOOR AREA, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAME TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 70-INCHES ABOVE DRAIN INLET. PROVI HENS BASE SHEATHING. CBC 2510.6 CATED IN A GARAGE CPC 508 14
	 40. THE WATER HEATER BONNER TO BE AT LEAST 41. PROVIDE A 3-INCH DIAMETER BY 3-FOOT TALL S 42. WATER HEATERS TO BE STRAPPED AT TOP AND 43. DRYER: THE CLOTHES DRYERS VENT SHALL NOT EXCEED 1 	4-FEET IN OVERALL LENGTH. CMC 504.3.2 DRYI	R PROTECTION OF WATER HEATERS IN GARAGE. CPC 508.14 H 3/8" DIA. X 3" LAG BOLT EACH IND. CPC 508.2 ER VENT TERMINATION MUST BE 3 FT. CLEAR FROM OPENINGS INTO THE BUILDING (DOORS AND OP
	 PROVIDE A MIN. 100 SQ.IN. OPENING IN THE DRYER 44. SMOKE ALARMS SHALL BE INSTALLED IN THE FO A. IN EACH SLEEPING ROOM. B. OUTSIDE EACH SEPERATE SLEEPING C. ON EVERY LEVEL OF DWELLING, INCL SMOKE ALARMS SHALL BE HARDWIRED WITH BATTI 45. CARBON MONOXIDE ALARMS SHALL BE INSTALI 	DOOR. CMC. 504.3.2 OLLOWING LOCATIONS (R314.3): AREA IN THE IMMEDIATE VICINITY OF THE BED LUDING BASEMENTS AND HABITABLE ATTICS. ERY BACK-UP AND INTERCONNECTED UNLESS LED IN THE FOLLOWING LOCATIONS (R315.3):	ROOMS EXEMPTED IN ACCORDANCE WITH SECTIONS R314.4 & R314.5
	A. OUTSIDE OF EACH SLEEPING AREA IN B. ON EVERY LEVEL OF THE DWELLING L CARBON MONOXIDE ALARMS SHALL BE HARDWIRED 46. ALL RECEPTACLE OUTLETS IN BATHROOMS, AB INTERRUPTER (GFCI) CEC 210.8 47. ALL 120V SINGLE PHASE, 15 AND 20 AMP OUTLE	THE IMMEDIATE VICINITY OF THE BEDROOM(S UNIT INCLUDING BASEMENTS. D WITH BATTERY BACK-UP AND INTERCONNEC SOVE KITCHEN COUNTERTOP, CRAWL SPACES, TS (RECEPTACLES, LIGHTING, SMOKE DETECT) TED UNLESS EXEMPTED IN ACCORDANCE WITH SECTIONS R314.4 & R314.5 GARAGE, ROOFTOPS, OUTDOOR OUTLETS, WITHIN 6-FEET OF WET BAR SINK/LAUNDRY SINK TO BE ORS, ETC.) TO BE PROTECTED BY COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) CE(
	 48. ELECTRICAL SERVICE TO BE UNDERGROUND FO 49. INSPECTOR TO REVIEW AND APPROVE UNDERCO 50. UTILITY COMPANY APPROVAL IS REQUIRED FOF 51. FACTORY-BUILT FIREPLACES, CHIMNEYS, AND / 	OR NEW CONSTRUCTION OR ADDITIONS >50%. GROUND ELEC. SERVICE PRIOR TO CONCRETE R METER LOCATION PRIOR TO INSTALLATION. ALL OTHER COMPONENTS SHALL BE LISTED AN	NBMC 12.32.015 PLACEMENT. ID LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING
	 52. FIREPLACE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED A PROVIDE A PERMANENTLY ANCHORED GASEOUS FI MEASURES." GAS APPLIANCE FIREPLACE MUST CON 53. ALL DOORS FROM THE HOUSE INTO THE POOL 	AT THE TERMINATION OF FACTORY-BUILT CHIM UEL BURNING PAN TO THE FIREBOX IN A SOLD MPLY WITH THE CALGREEN CODE REQUIRMEN - AREA SHALL BE EQUIPPED WITH AN APPROVE	INEY SYSTEMS AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRI FUEL BURNING FIREPLACE. SOLID FUEL BRUNING FIREPLACE MUST COMPLY WITH THE CALIFORNIA TS." ED ALARM OR AN APPROVED ALTERNATE DROWNING PREVENTION SAFETY FEATURE. CBC 3109.4.4.2
	 54. GENERAL CONTRACTOR, CONTRACTORS, SUB-C ARE APPARENTLY OBSERVED OR INFORMATION API EMAIL OR CORRESPONDENCE). IF CONFLICT WITH F WRITING). IN CASE OF ANY DISCREPANCIES, THE A 55. ISSUANCE OF A BUILDING PERMIT DOES NOT RE YOU SHOULD CONTACT YOUR COMMUNITY ASSOCI. 56. LAND WALLS LOCATED IN EPOLYTATION STOCK CONTACT 	CONTRACTORS AND BUILDERS TO COORDINAT PARENTLY IS THOUGHT TO BE MISSING, NOTIF EXISTING CONDITIONS, PROVIDE DOCUMENTAT RCHITECT IS THE SOLE INTERPRETER OF THE ELIEVE APPLICANTS OF THE LEGAL REQUIREMI ATIONS PRIOR TO COMMENCEMENT OF ANY CO	E ALL ENGINEERING AND MECHANICAL DRAWINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROC Y ARCHITECT WITHIN 24 HOURS WITH SKETCH, DRAWING, PDF, PHOTOCOPIES WITH LEGIBLE HAND TION (PHOTOS, SKETCHES, DWGS) OF EXISTING CONDITIONS AND SUGGEST PROPOSAL(S) FOR SOL CONTRACT DOCUMENTS. ENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAIN ONSTRUCTION AUTHORIZED BY THIS PERMIT. R. LAND. DWGS FOR LOC'T
	 S. ALLINELS LOCATED IN FRONT AND BACK OF LAND. WALLS LOCATED BTW. NEIGHBORS SHAL ALL INTERIOR AND EXTERIOR JOINTS BETWEEN ARCHITECT. CONTRACTOR SHALL NOTIFY ARCHITECT FOR C REQUIREMENT. 	LL BE SHARED ON PROP. LINE. REFER. LAND. D N DIFFERENT MATERIALS OR FINISHES SHALL R CLARIFICATION PRIOR TO BIDDING OF ANY DISC	WGS AND SEE ATTACHED DOCUMENT FOR "AGRREMENT TO BUILD A FENCE OR WALL CENTERED O RECEIVE A BEAD OF CAULKING OR SEALANT TO FORM A REVEAL TO MATCH COLOR OF ADJACENT SU CREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. BID SHALL BE I
	60. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE TO PROCEEDING WITH THE WORK OR SHOP FABRIC	E ARCHITECT OF ANY UNEXPECTED OR UNKNO CATIONS.	WN FIELD CONDITIONS, ERRORS, OMISSIONS, OR DISCREPANCIES IN THE DRAWINGS, PROJECT MAI

GENERAL NOTES

S PROJECT) DDENDA TO SAME.

G THE PLACE OF ERBALLY AND JDE, BUT SHALL

SENERAL BUILDING PLANCHECK FEE AND HALL PROVIDE TEMPORARY TOILET ROJECT NAME

S

C.

TATUS

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FIRST CHECK

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SHOWN ON THE DRAWINGS AND SHALL G OF DISCREPANCIES BETWEEN ACTUAL HE DRAWINGS AND SPECIFICATIONS.

RS. CONTRACTOR SHALL PROVIDE DB UNTIL ITS COMPLETION. CONTRACTOR AL SHALL BE LAWFULLY REMOVED FROM THE

CAUSE TO BE REPAIRED OR REPLACED ANY VEAR AND TEAR, UNUSUAL ABUSE OR SHALL GOVERN IF LENGTH AND TYPES OF Y EXCEED THE SPECIFIED GUARANTEE AND ANTEE STATING THAT WORK EXECUTED BY EMENT OF SUCH DEFECTIVE WORK AND ALL

PER HIS AGREEMENT WITH OWNER AND IOT BE RESPONSIBLE OR HAVE CONTROL OR OR, SUB-CONTRACTORS, OR ANY OF THEIR ATIVE) & THERE IS NO EXCEPTION TAKEN

CUMENTS UNLESS SPECIFICALLY MODIFIED IN " ON THIS SHEET ARE INTENDED TO

OWNER, ARCHITECT AND CONTRACTOR.

IN WRITING FOR APPROVAL OR DENIAL. IF ISH OR STYLE IS AVAILABLE IN THE ITEM SED IN DRAWINGS OR SPECS IT SHALL BE . SAMPLES OF THE SUBSTITUTIONS SHALL

L BE LISTED AS ADDITIONAL INSURERS AIN A BUILDER'S RISK POLICY WITH

LL BE DETAILED AND EXECUTED ACCORDING TOR OR SUB-CONTRACTOR FINDS ANY L BE ASSUMED THAT THERE ARE NO INDICATED ON THE DRAWINGS. THAT DIRECTLY OR INDIRECTLY AFFECT THEIR THER OBTAIN DIRECTION FROM AN EMENTED BY APPROPRIATE REQUESTS FOR ORS AND OMISSIONS AND TO BRING THESE HERWISE PROCEEDING ASSUMES THE RISK ION OR CONSTRUCTION. SCHEMATIC PLANS

ECK ACCURACY OF ALL DIMENSIONS IN THE OLLOWED IN PREFERENCE TO INFORMATION IY AND NOT AS CHANGES TO DRAWINGS AND GIVEN TO THE OUTER FACE OF SUCH GS. WHERE DIMENSION IS LABELED "CLEAR" ANGLES ARE EITHER 90° OR 45° UNLESS

UBMITTAL REVIEW PROCESS RELIEVE OR IPLETED. CONTRACTOR SHALL REVIEW IMMEDIATE ATTENTION OF THE ARCHITECT & ARCHITECT PRIOR TO EXECUTING. ITS FOR ALL FIXTURES AND EQUIPMENT G SHOP DRAWINGS AND PRODUCT DATA, REQUIREMENTS OF ALL OTHER RELATED OR ALL MEANS AND METHODS AND ERRORS OF ALL APPLICABLE ITEMS. ALL SHOP MATION WILL BE RETURNED WITHOUT VITL APPROVED BY ARCHITECT. SAMPLES

HE CONTRACTOR AND TO THE CONTRACTOR BE HELD RESPONSIBLE FOR THE RESULTS OF HER SHALL BE PROVIDED AS THOUGH FULLY

R SAFEGUARDS FOR THE PROTECTION OF

IT CONNECTION OF COMPONENT MEMBERS IT DISLOCATION, DISTORTION, CRACKING, S WITHOUT ADDITIONAL COST TO OWNER.

L OF ANY TOXIC MATERIALS OR HODS, PROCEDURES, DOCUMENTATION



PTABLE. CBC 1203.4.3.2.1, CMC T-4-4

IETER CIRCLE. CPC 411.7 WIDE CEMENT BOARD OR CEMENT PLASTEF

DPERABLE WINDOWS) . CMC 504.5

E PROTECTED BY GROUND FAULT CIRCUIT

RUCTIONS R1005.4NG. CMC (802.5.2.4) IA ENERGY STANDARDS MANDATORY

OCEEDING WITH WORK. IF DISCREPANCIES ID WRITTEN NOTES AND/OR WRITING (FAX, DLUTION (SKETCH, DRAWING, AND/OR AINST THE PROPERTY OR TO OBTAIN PLANS.

OVER THE PROPERTY WALL." SURFACE. COORDINATE COLORS WITH E BASED ON THE MOST STRINGENT IANUAL, OR CONTRACT DOCUMENTS PRIOR



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CorrList\RESIDENTIAL CALGreenMandatoryMeasures 05/19/2017

CAL GREEN - RESIDENTIAL MANDATORY MEASURES

CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION** 00 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

pplicable Standards: 2016 California Residential Code (CRC); 2016 California Building Code (CBC); 2016 California Plumbing Code (CPC); 2016 California Electrical Code (CEC); 2016 California Mechanical Code (CMC); 2016 Building Energy Efficiency Standards (BEES); 2016 California Green Building Standards Code (Cal Green); & Chapter 15 of the Newport Beach Municipal Code (NBMC)

- <u>GENERAL</u>: Residential building undergoing permitted alterations, additions or improvements shall replace non-compliant plumbing fixtures with water-conserving plumbing fixtures meeting the requirements of 2016 California Green Building Standards Code, Section 4.303. Plumbing fixture replacement is required prior to issuance of a certificate of occupancy or final inspection by the Chief Building Official. (Civil Code, Section 1101.1 et seq., NBMC 15.11.010)
- 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.
- Prior to performing any work in the city right-of-way an encroachment permit must be obtained from the Public Works Department A site survey by a licensed surveyor shall be required prior to foundation concrete pour.
- Garage ceiling height. The minimum unobstructed vertical clearance for parking spaces shall be seven feet, except that the front four feet may have a minimum vertical clearance of four feet. (NBMC 20.40.090 A 4)
- Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (Cal Green 4.408.1, 4.408.3)
- Stairways shall not be less than 36 inches clear width. (CRC 311.7.1) The minimum head clearance shall be 6"-8" measured vertically from the sloped line adjoining tread nosing. (CRC 311.7.2)
- Advisory Note: Homeowners Association (HOA) approval may be required for this improvement. Additional permits are required for detached structures including but not limited to:
- Accessory structures, detached patio covers, and trellises, Masonry or concrete fences over 3.5 ft. high,

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Retaining walls over 4 ft. high from the bottom of the foundation to the top of the

CONSTRUCTION:

- 10. Pedestrian protection adjacent to public way to be as follows: CBC TABLE 3306.1 PROTECTION OF PEDESTRIANS TYPE OF PROTECTION HEIGHT OF DISTANCE FROM CONSTRUCTION TO LOT LINE CONSTRUCTION REQUIRED Construction railings Less than 5 feet B feet or less 5 feet or more None Less than 5 feet Barrier and covered walkway 5 feet or more, but not more than one-fourth the height of construction Barrier and covered walkway construction 5 feet or more, but exceeding one-half the height of construction None All exterior lath and plaster shall have two layers of Grade D paper over wood base sheathing. (CRC R703.7.3, CBC 2510.6) Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 72 inches above drain inlet. Backing for tile shall be cement board or cement plaster. (CRC R307.2, CBC 1210.2.3) Safety glazing shall be provided at the following hazardous locations: (CRC R308.4, CBC 2406 4 Swinging, bi-fold, and sliding doors. When located within 60 inches above the floor of wet surfaces such as tubs, b. showers, saunas, steam rooms, or outdoor swimming pool. Glazing adjacent to doors: i. Within a 24 inch arc of either vertical edge of doors and within 60 inches of walking surface. ii. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging Where glazing area is more than 9 sq. ft. in area, with the bottom edge less than 18 inches above the floor, top edge more than 36 inches above floor, and within 36 inches of a walking surface, measured horizontally Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread Glazing in guards and railings. All doors from the house into the pool area shall be equipped with an approved alarm or an approved alternate drowning prevention safety feature. (CBC 3109.4.4.2)
- 15. Smoke alarms shall be installed in the following locations (CRC R314.3, CBC 907.2.11.2, 907.2.11.3 & 907.2.11.4): a. In each sleeping room. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story, including basements and habitable attics.
- 2016 CorrList\RESIDENTIALConstructionMinimumReq 06/25/2018

RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION 00 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS

1. 2016 California Green Building Standards Code (CG) is applicable to all new residential buildings, including but not limited to, dwellings, apartment houses, condominiums, hotels, and other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities regulated by the Department of Housing and Community Development (HCD-1). (NBMC 15.11.010,

2. 2016 California Green Building Standards Code (CG) is applicable to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the

3. New one and two family dwellings and townhouses with attached private garages shall install a listed nominal 1 inch inside diameter raceway to accommodate a dedicated 208/240 volt branch circuit a. The raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box, or enclosure in close proximity to the proposed location of an EV charger. b. The service panel or subpanel shall provide capacity to install a minimum 40 ampere dedicated branch circuit and space reserved for installation of a branch circuit overcurrent protective device.

c. The service panel or subpanel circuit directory shall identify the overcurrent protective devices space reserved for future EV charging as "EV CAPABLE." d. The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Material Conservation and Resources Efficiency

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

Water Efficiency and Conservation

6. New residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with City's water efficient landscape ordinance. (4.304.1, NBMC 14.17) 7 Plumbing fixtures and fittings shall comply with the following (4 303 1):

iumbing incures and inturings shall comply with t	ne following (4.505.1).
FIXTURE TYPE	MAXIMUM FLOW RATE
e Showerheads	2.0 gpm @ 80 psi
ble Showerheads	Combine flow rate of 2.0 gpm @80 psi
lential Lavatory Faucets	1.2 gpm @ 60 psi ²
non and Public use Lavatory Faucets	0.5 gpm @60 psi
en Faucets	1.8 gpm @ 60 psi
ring Faucets	0.25 gallons per cycle maximum
r Closets	1.28 gallons/flush ¹
Mounted Urinal	0.125 gallons/flush
her Types of Urinal	0.5 gallons/flush

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

Environmental Quality

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8. Moisture content of building materials used in wall and floor framing is checked before enclosure according to one of the following (4.505.3) a. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code

- b. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified. c. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
- 9. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other toxic requirements in Sections 94522(e)(1) and (f)(1) of the California Code of Regulations, Title 17, commencing with Section 94520. (4.504.2.3) 10. Carpet and carpet systems shall be compliant with of the following (4.504.3):
- a. Carpet and Rug Institute's Green Label Plus Program. b. California Department of Public Health Specification 01350.
- c. NSF/ANSI 140 at the Gold level.
- d. Scientific Certifications Systems Indoor Advantage™ Gold 11. Minimum 80% of floor area receiving resilient flooring shall comply with one of the following (4.504.4): a. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Product Database.
- b. Products certified under UL GREENGUARD Gold.
- d. California Department of Public Health Specification 01350.

forth in Table 4.504.1 or Table 4.504.2. (4.504.2.1)

(Less Water and Less Exempt Co
ARCHITECTURAL APPLICATI
Correct and adhesives
Carpet pad adhesives
Outdoor carpet adhesives
Wood flooring adhesive
Rubber floor adnesives
Subfloor adhesives
VCT and asphalt tile adhesives
Drywall and panel adhesives
Cove base adhesives
Multipurpose construction adhesives
Structural glazing adhesives
Single-ply roof membrane adhesives
Other adhesives not specifically listed
SPECIALTY APPLICATION
PVC welding
CPVC welding
ABS welding
Plastic cement welding
Adhesive primer for plastic
Contact adhesive
Special purpose contact adhesive
Structural wood member adhesive
Top and trim adhesive
SUBSTRATE SPECIFIC APPLIC
Metal to metal
Plastic foams
Porous material (except wood)
Wood
Fiberglass
 If an adhesive is used to bond dissimilar substrates together, the adhesive w For additional information regarding methods to measure VOC content spec
SEALANT VO
(Less Water and Less Exempt Co
SEALANTS
Architectural
Marine deck
Nonmembrane roof
Roadway
Single-ply roof membrane
Other
SEALANT PRIMERS
Architectural
Nonporous
Porous
Modified bituminous
Marine deck

c. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.

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Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower. A minimum of 20 feet horizontally from any permanently installed cooking appliance

Smoke alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R314.4 & R314.5 or CBC 907.2.11.5 & 907.2.11.6

Carbon monoxide alarms shall be installed in the following locations (CRC R315.3): Outside of each sleeping area in the immediate vicinity of the bedroom(s). On every level of the dwelling unit including basements.

Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R315.

All fenestrations on windows and doors shall have U-factors (0.32 max) and Solar Heat Gain Coefficient (SHGC=0.25 max) values in accordance with T-24 energy calculations. All fenestrations must have temporary and permanent labels.

TEMPORARY GENERATOR:

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Hand operated construction tools powered by electricity must use power provided by Southern California Edison through a temporary pole or available outlet. In the rare case where electricity is not readily available and a portable temporary generator is necessary, then the following restrictions must be adhered to:

a. Must be portable and may be easily relocated. b. Temporary generators are to be located a minimum distance from any property

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

If the minimum distance cannot be achieved, then the generator shall be located

line according to the following table:

the most extreme distance practical to inhibit noise. Other methods to inhibit noise may be utilized when practical. May be operational for a maximum of five consecutive calendar days. After five consecutive calendar days of use, power shall be provided through the use of a

temporary power pole. e. Usage is limited to weekdays between the hours from 8:00 AM and 3:30 PM Monday through Friday. No use on the weekends or federal holidays.

FIREPLACE:

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19. All fireplaces:

- 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) Factory built wood burning fireplaces shall be qualified at the U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level. 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 nanufacturer's installation instructions. (CRC R1005.2 & CMC 802.5.2.4 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. e. Exhaust openings shall not be directed onto walkways. (R303.5.2)
- Solid fuel burning fireplaces: a. Provide a permanently anchored gaseous fuel burning pan to the firebox of a solid 32.
- fuel burning fireplace Solid fuel burning fireplace must comply with the California Energy Standards
- mandatory measures 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.
- 21. Direct vent gas appliance fireplace:
- Direct vent sealed-combustion gas appliance fireplace must comply with the Cal Green code requirements and must comply with ANSI Z21.50. (Cal Green 4.503.1) MECHANICAL:
- 22. Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with humidity control sensor having a minimum capacity of 50 CFM ducted to terminate outside the building. (CRC R303.3, Cal Green 4.506.1, CBC 1203.5.2.1, CMC 402.5) Where water closet compartment is independent of the bathroom or shower area, a fan
- will be required in each area. Bathrooms shall have an exhaust fan with humidity control sensor, min. 50 CFM capacity. (CRC R303.3.) Where whole house fans are used in bathroom areas, the fan must run continuously and
- shall not be tied to a humidity control sensor. (Cal Green 4.506.1) 25. The clothes dryer vent shall not exceed 14 ft. in overall length with maximum two 90 degree elbows. (CMC 504.4.2.1)
- 26. Environmental air ducts shall terminate min. 3 feet from property line or openings into 44. building, and 10 feet from a forced air inlet. (CMC 502.2.1) 27. Mechanical equipment shall be installed per the manufacture's installation instructions.
- (CMC 303.1)
- 28. Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
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29. Supply and return air ducts to be insulated at a minimum of R-6. (Cal Energy Code Table 150.1-A.) PLUMBING Separate water meters are required for all new duplexes. Separate fire risers are required

at each water meter.

- Plumbing Fixtures: New Construction & Addition/Alterations that increases condition space area, volume, or size (Cal Green 4.303.1): i. Comply with CAL Green Mandatory Requirements Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements: i. Shower Heads: 2.0 gpm @ 80 psi ii. Lavatory Faucets: 1.2 gpm @ 60 psi iii. Kitchen Faucets: 1.8 gpm @ 60 psi iv. Water Closet: 1.28 gallons per flush Clearance for water closet to be a minimum of 24 inches in front, and 15 inches from its center to any side wall or obstruction. (CPC 402.5) The water heater burner to be at least 18 inches above the garage floor, if located in a garage. (CPC 507.13) Install a 3 inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garage. (CPC 507.13.1) Water heaters to be strapped at top and bottom with 1 1/2" x 16 gauge strap with 3/8" diameter. X 3" lag bolt each end. (CPC 507.2) ABS and PVC drain waste and vent piping material is limited to 2 stories maximum. (CPC 701.2(2) (a). and 903.1.1) ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1101.4) Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.4 and & 706.0) 39 Cleanouts are required within 2 feet of the connection between the interior roof and deck drain piping system, and the exterior onsite storm drain system. (CPC 1101.13)
- All hose bibbs are to have vacuum breakers. (CPC 603.5.7) The maximum amount of water closets on a 3 inch horizontal drainage system line is 3. (CPC Table 703.2) The maximum amount of water closets on a 3 inch vertical drainage system line is 4. (CPC Table 703.2) Provide gas line with a min capacity of 200,000 btu for water heater. (Cal Energy Code 150.0(n)Provide a condensate drain no more than 2 inches above the base of the water heater space. (Cal Energy Code 150.0 (n)) Provide a straight vent pipe from the water heater space to the outside termination from

42.

43.

45.

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12. Adhesives, sealants and caulks shall be compliant with volatile organic compound (VOC) limits set

pounds in Grams per Liter	
NO	50
	50
	150
	100
	60
	50
	65
	50
	50
	50
	70
	100
	250
	200
	50
	510
	490
	325
	250
	550
	<u> </u>
	250
	140
	250
IONS	250
	30
	50
	50
	30
	80
he highest VOC content shall be allow in table, see South Coast Air Quality M	ed. Aanagement District Rul
C LIMIT pounds in Grams per Liter)
LIMIT bounds in Grams per Liter	
LIMIT pounds in Grams per Liter) VOC LIMIT 250
LIMIT bounds in Grams per Liter	7 VOC LIMIT 250 760
LIMIT bounds in Grams per Liter	7 VOC LIMIT 250 760 300
LIMIT bounds in Grams per Liter	7 VOC LIMIT 250 760 300 250
LIMIT bounds in Grams per Liter	VOC LIMIT 250 760 300 250 450
LIMIT bounds in Grams per Liter	VOC LIMIT 250 760 300 250 450 420
LIMIT pounds in Grams per Liter	VOC LIMIT 250 760 300 250 450 420
LIMIT pounds in Grams per Liter	VOC LIMIT 250 760 300 250 450 420
LIMIT bounds in Grams per Liter	250 760 300 250 450 420
LIMIT ounds in Grams per Liter	250 760 300 250 450 420 250 775
LIMIT ounds in Grams per Liter	250 760 300 250 450 420 250 775 500
LIMIT ounds in Grams per Liter	250 760 300 250 450 420 250 775 500 760

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

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS 2,3

(Grams of VOC per Liter of Coating,

Less Water and Less Exempt Compounds)

COATING CATEGORY

Specialty Coatings

Flat coatings

Bond breakers

Driveway sealers

Dry fog coatings

Floor coatings

Low solids coatings¹

Multicolor coatings

Recycled coatings

Roof coatings

Clear

Opaque

Stone consolidants

Wood coatings

Zinc-rich primers

Wood preservatives

Swimming pool coating

Traffic marking coatings

Tub and tile refinish coatings

57.

Waterproofing membranes

Faux finishing coatings

Fire resistive coatings

Form-release compound

High temperature coatings

Magnesite cement coatings

Metallic pigmented coatings

Pretreatment wash primers

Reactive penetrating sealers

Rust preventative coatings

Primers, sealers, and undercoaters

Specialty primers, sealers and undercoaters

Mastic texture coatings

Industrial maintenance coatings

Graphic arts coatings (sign paints)

Nonflat coatings

Nonflat-high gloss coatings

Basement specialty coatings

Concrete curing compounds

Concrete/masonry sealer

Bituminous roof coatings

Bituminous roof primers

Aluminum roof coatings

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

FORMALDEHYDE LIMITS¹ (Maximum formaldehyde Emissions in Parts per Million) PRODUC Hardwood plywood veneer core Hardwood plywood composite core

Particleboard Medium density fiberboard Thin medium density fiberboard²

VOC LIMIT

730

- 1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96(2002). For additional information, see California Code of Regulations, Title 17, Sections 93120 through Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm). 15. All duct and other related air distribution component openings shall be covered with tape, plastic,
- sheet metal or other methods acceptable to the building inspector to reduce the amount of water, dust and debris, which may enter the system until final startup of the HVAC equipment. (4.504.1) 16. Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of whole house ventilation system, fans must be
- controlled by a humidity control capable of adjustment between a relative humidity rage of less than or equal to 50% to maximum 80%. (4.506.1) 17. Duct systems are sized, designed and equipment is selected using the following methods (4.507.2):
- a. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 (Residential Load Calculation), ASHRAE handbooks or equivalent design methods. b. Size duct systems according to ANSI/ACCA 1 Manual D-2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- . Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods

Installer and Special Inspector Qualifications 18. HVAC system installers shall be trained and certified or work under direct supervision of trained and

certified installers in the proper installation of HVAC systems. (702.1) 19. HVAC special inspectors must be qualified and able to demonstrate competence in the discipline they are inspecting. (702.2)

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

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. Grams of VOC per liter of coating, including water and including exempt compounds.

ebruary 1, 2008. More information is available from the Air Resources Board

Isolation valves are required for tankless water heaters on the hot and cold supply lines 67. 47. with hose bibbs on each valve, to flush the heat exchanger. (Cal Energy Code 110.3 (7)) ELECTRICAL:

The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
 Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure,

- 48. Electrical service to be underground for new construction, replacement building, or addition to an existing building exceeds fifty (50) percent of the gross floor area of the 69. Provide 120V receptacle within 3 feet of water heater. (Cal Energy Code 150.0 (n) 1 A.) existing building. (NBMC 15.32.015)
- Edison Company approval is required for meter location prior to installation. Field inspectors to review and approve underground service requirement prior to concrete 70. Weep screed for stucco at the foundation plate line shall be a minimum of 4 inches above placement.
- Service equipment and subpanels to have a min 30" wide by 36" deep clear work space.(CEC 110.26)
- 52. All lighting is required to be high efficacy. (California energy code section 150. (k) and Table 150.0-A.) Provide a listed 1 inch raceway to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger. (Cal Green 4.106.4)
- All receptacle outlets are required to be listed tamper resistant (CEC 406.12 and 250.52) 55. Combination type AFCI circuit breakers are required for all 120 volt single phase 15/20 amp branch circuits. Except for bathrooms, garages, and outdoors. (CEC 210.12) 56. At a minimum, one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
- GFCI protection is required for all receptacle outlets located outdoors, garages, accessory buildings, bathrooms, crawl spaces, kitchens, laundry areas, kitchen dishwasher branch circuit, garbage disposal, all areas within 6 feet of a sink, and all receptacles within 6 feet of a bathtub or shower stall. (CEC 210.8)
- Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9
- Subpanels are not allowed to be located in bathrooms or clothes closets. (CEC 240.24 (D) and (E Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors 60. must use a two pole circuit breaker or an identified handle tie. (CEC 210.4(B)) Group non-
- cable circuits in panel (CEC 210.4(D)) 61. The receptacle outlets that serve kitchen counter tops, dining room, breakfast area, and pantry, must have a min of 2 dedicated 20 amp circuits. (CEC 210.52 (B)(1)
- Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C)) 62. Kitchen counter tops must have receptacle outlets so no point along the counter walls is more than 24 inches from a receptacle. (CEC 210.52 (C))
- Island and peninsular counter tops must have at least one receptacle. (CEC 210.52(C)(1),(2),and (3))
- The spacing for general receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)) Hallways 10 feet or more must have at least one receptacle outlet. (CEC 210.52(H)) 66
- the water heater space. (Cal Energy Code 150.0 (n)) 46. Insulate all hot water pipes. (Cal Energy Code 150.0 (j) (2), and CPC 609.11).

FOUNDATION: the earth or 2 inches above paved areas. (CRC R703.7.2.1, CBC 2512.1.2)

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(G) (1).

210.11(C) (2))

- Fasteners and connectors (nails, anchor bolts, etc.) in contact with preservative-treate wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (CRC R317.3, CBC 2304.10.5.1)
- Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size between sill plate and nut. (CRC R602.11.1, CBC 2308.3.2, Acceptable alternate SDPWS 4.3.6.4.3)





LOT ONE, TWO AND THREE, IN BLOCK FIVE HUNDRED THIRTY-NINE (539) OF "CANAL SECTION, NEWPORT BEACH", AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 98 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

THIRTY-NINE (539) OF "CANAL SECTION, NEWPORT BEACH", AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 98 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT ONE (1) TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN IN NEWPORT BAY, DESIGNATED "SOUTH LINE" AS DESCRIBED IN DECREE OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF ORANGE. A COPY OF WHICH WAS RECORDED SEPTEMBER 19TH, 1928 IN BOOK 201, PAGE 253 OF OFFICIAL RECORDS; THENCE WESTERLY ALONG SAID HIGH TIDE LINE TO AN INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID LOT ONE (1); NORTHERLY LINE OF SAID LOT ONE (1); THENCE EASTERLY ALONG SAID NORTHERLY LINE OF

THIRTY-NINE OF "CANAL SECTION, NEWPORT BEACH", AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 98 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT TWO TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN IN NEWPORT BAY, DESIGNATED "SOUTH LINE" AS DESCRIBED IN DECREE OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF ORANGE A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 19, 1928 IN BOOK 201, PAGE 253 OF OFFICIAL RECORDS; THENCE WESTERLY ALONG SAID HIGH TIDE LINE TO AN INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF WITH THE NORTHERLY LINE OF SAID LOT TWO; THENCE EASTERLY ALONG SAID NORTHERLY

THIRTY-NINE OF "CANAL SECTION, NEWPORT BEACH", AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 98 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT THREE TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN IN NEWPORT BAY, DESIGNATED "SOUTH LINE", AS DESCRIBED IN DECREE OF SUPERIOR COURT OF ORANGE COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 19, 1928 IN BOOK 201, PAGE 253 OF OFFICIAL RECORDS; THENCE WESTERLY ALONG SAID HIGH TIDE LINE TO AN INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID LOT FOUR; THENCE SOUTHWESTERLY ALONG SAID EXTENDED LINE TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT FOUR; THENCE EASTERLY ALONG THE NORTHERLY LINE OF

COMPLIANCE 2018-012 RECORDED MAY 23, 2018, AS INSTRUMENT NO. 2018000188810,

CHICAGO TITLE COMPANY, DATED MAY 17, 2018, TITLE NO. 58601802506-JFA.

ITEM 6: AN EASEMENT FOR PUBLIC WATER WAY OR HIGHWAY AND INCIDENTAL PURPOSES,







FUINT #Z	0.00
POINT #3	9.5
POINT #4	9.96
GRADE PLANE = 36.44/4	= 9.11
AVERAGE SLOPE = 9.96	-8.43/63.90 = 1.53/63.90 = 2.4%

AVERAGE SLOPE = 9.96-8.4	43/63.90 = 1.53/63.90 = 2. 4
<u>GRADE PLANE</u> = 36.44/4 =	9.11
POINT #4	9.96
POINT #3	9.5
POINT #2	8.55
POINT #1	8.43

GRADE PLANE EXHIBIT

LAVANDULA SPP. LAVENDER (LOW WATER USE)

A | PLANT LEGEND

**ALL PLANTS TO BE DROUGHT-TOLERANT NON-INVASISE PLANT SPECIES

GENERAL MATERIAL SPECIFICATION:

1. GROUT CELLS WITH REINFORCED CEMENT PER ASTM C150. 1 PART PORTLAND CEMENT, 2 TO 3 PARTS LOOSE SAND, 2 PARTS COARSE AGGREGATE.

2. REINFORCING: FS = 20,000 PSI ASTM A615 GRADE 40.

3. MASONRY: FC = 1,500 PSI GRADE 'A' PER ASTM C150.

4. CONCRETE: FC = 3,500 PSI AT 28 DAYS CEMENT PER ASTM C150.

5. POUR ALL WALL FOOTINGS AGAINST NATURAL UNDISTURBED FARTH

6. TELEPHONE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE NOT AS SHOWN.

PROJECT HARDSCAPE MATERIALS:

STONE SHOULD MATCH THE STONE USED ON THE HOUSE.

PAVING STONE SHALL BE SHADOW GRAY SANDSTONE/QUARTZITE.

ALL GROUT JOINTS SHALL BE PIGMENTED PER ARCH./G.C. APPROVAL.

ALL HARDSCAPE MATERIAL SHALL RECEIVE 6 MIL. VISQUEEN ON UNDER SIDE FOR WATERPROOF PROTECTION.

TOTAL LANDSCAPING AREA: 143 SQFT

NOTES: 1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, TRANSPORTATION, MATERIALS, AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. 2. ALL WORK SHALL BE PERFORMED BY A CALIFORNIA LICENSED CONTRACTOR. 3. CONSTRUCTION AND INSTALLATION OF ALL LANDSCAPE ITEMS SHALL BE ACCORDING TO STATE, COUNTY AND LOCAL CODES, ORDINANCES AND UP TO CAL-OSHA SAFETY ORDERS REGARDING PERFORMANCE OF WORK. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE NATURE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL COSTS INCURRED DUE TO DAMAGE AND/OR REPLACEMENT OF SAID UTILITIES, INCLUDING DELAYS.

5. ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM ARE SHALL CEASE UNITIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION

OF DISCREPANCIES IS AT THE CONTRACTOR'S RISK AND EXPENSE. 6. NO WORK SHALL BE PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY BY THE APPLICANT/OWNER. OR HIS OR HER AGENTS UNTIL A PUBLIC PROPERTY ENCROACHMENT PERMIT IS ISSUED BY THE CITY ENGINEER. 7. CONTRACTOR SHALL INSTALL THIS PROJECT IN ACCORDANCE TO ALL CITY CODES AND REQUIREMENTS. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER AND THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION ANY

KNOWN DISCREPANCY BETWEEN THAT WHICH IS SPECIFIED ON THESE PLANS AND THAT WHICH IS PERMITTED BY GOVERNING CODES AND THE HOME OWNERS' ASSOCIATION. 8. WITH THE ACCEPTANCE TO CONSTRUCT THIS PROJECT, CONTRACTOR AND

OWNER AGREE TO HOLD LANDSCAPE ARCHITECT HARMLESS OF ANY UNFORESEEN CONSTRUCTION COSTS DUE TO ELEMENTS NOT SPECIFIED ON THESE PLANS. 9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO COMPLETING BIDS. CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST OF ALL DEMOLITION AND ANY SOIL IMPORT AND OR EXPORT NEEDED

10. CONTRACTOR SHALL INSTALL THIS PROJECT UTILIZING THE LANDSCAPE INDUSTRIES'S B.M.P. BEST MANAGEMENT PRACTICES.

TO COMPLETE THIS PROJECT.

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

9	TRUE NORTH PROJECT NORTH
	KEYNOTE LEGEND
1	(E.) WATER METER LOCATION TO BE RELOCATED (REF. SURVEY & CIVIL DWGS.)
2	(E.) GAS METER(S) - REF. CIVIL DWGS.
3	(E.) FIRE HYDRANT - PROTECT IN PLACE
4	(E.) SEWER C.O. LOCATION (REF. SURVEY & CIVIL DWGS.)
5	(E.) SIDEWALK - NOT A PART
6	(E.) WATER VALVE (REF. SURVEY & CIVIL DWGS.)
7	(E.) EDISON VAULT
8	GUTTER
9	CURB
10	CENTERLINE OF STREET
11	INTERIOR STAIRS/STEPS - REF. PLANS
12	OUTLINE OF EXISTING BUILDING - TO BE DEMOLISHED
13	DOWNSPOUT - METAL OR EQUIV AS SEL. (ARCH. TO APPROVE)
14	OVERFLOW DRAIN LINE - IN WALL/ FROM ABV., TO BE METAL VERIFY W/. G.C. (REF. CIVIL
15	DRAIN LINE - IN WALL/FROM ABV., TO BE METAL VERIFY W/. G.C. (REF. CIVIL DWGS. & DT
16	(E.) SITE WALL TO BE REMOVED/DEMOLISHED
17	EXISTING SEAWALL TO BE REPLACED AND EXTENDED - (REF. SEAWALL PLANS). NEW SI ENCROACH PAST EXISTING SEAWALL LOCATION - (REF. SURVEY FOR EXISTING SEAWA
18	SIDE YARD SETBACK
19	REAR YARD SETBACK
20	FRONT YARD SETBACK
21	PROPERTY LINE
22	(E.) ON-SITE TREE TO BE REMOVED
23	(E.) STREET TREE TO REMAIN - PROTECT IN PLACE
24	MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO AN VERIFY LOC'N. W/. SO. CA. EDISON
25	VEHICLE - MINIMUM PARKING DIMENSIONS ON PLANS
26	EXISTING DOCK TO REMAIN
27	(N.) DRIVEWAY APPROACH & CURB CUT, STANDARD CONC. PER CNB STANDARDS - REF
28	(N.) WOOD FENCE O/. CONCRETE CURB (MAX 6'-0" ABV. N.G.) - PAINT AS SEL./ APPRV'D
29	(N.) GATE - PER LANDSCAPE DESIGNER (MAX. 5' - 6" HT. ABOVE NATURAL GRADE)
30	HARDSCAPE - COLORED & SCORED CONCRETE (AS SELECTED) PER. LAND. DESIGNER

GENERAL NOTE: SEE SHEET A-3 FOR ROOF PLAN INFORMATION NOT SHOWN ON THIS SHEET (INCLUDING EAVE DETAILS AND PROJECTION DISTANCES). DIMENSION NOTE:

TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS, DO NOT SCALE PLANS. 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.

LANDSCAPE NOTES: 1. ENCOARCHMENT PERMIT REQ'D. FOR ANY WORK PROPOSED IN THE PUBLIC R.O.W. 2. IF APPLICABLE, REF. PRELIMINARY LANSCAPE PLAN, FOR ALL HARDSCAPE & PLANTING AREAS WITH REPECTIVE HEIGHTS AND MATERIALS.

AND UNDERPINNING.

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

ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.)

DARDS - REF. CIVIL DWGS. L./ APPRV'D BY OWNER RADE

PANEL TO ANY OBSTRUCTION) -

C. (REF. CIVIL DWGS. & DTLS.) DWGS. & DTLS.) ANS). NEW SEAWALL NOT TO TING SEAWALL LOCATION)



ROJECT NAME

GARAGE

E 20' - 6 1/4" X 4' - 7 7/8"= 95.55

O.V. #1

5' - 2" X 5' - 0 1/2"= 26.05 F 20' - 7 1/4" X 18' - 10 7/8"= 389.55

<u>TOTAL: 485.10 SF</u>

O.V. #3 O.V. #2

1 5' - 3" X 11' - 9 1/4" = 61.80 2 18' - 10" X 7' - 7 3/8" = 143.41

3 1/2 (5 3/4" X 7' - 7 3/8") = 1.82 TOTAL: 145.23 SF

LOT INFORMATION: ZONED: R-2 SITE AREA: 2,633.38 S.F. BUILDABLE AREA: 1,553.84 S.F. TOTAL ALLOWABLE AREA: 2 x 1,553.84 S.F. = 3,108 S.F. OPEN VOLUME REQUIRED: 15%(1,553.84) = 233 S.F. ALLOWABLE THIRD FLOOR AREA: 20%(1,553.84) = 310.768 S.F.

BUILDING AREA SCHEDULE NAME COMMENTS

FIRST FLOOR LIVING SECOND FLOOR LIVING THIRD FLOOR LIVING 2-CAR GARAGE GRAND TOTAL

AREA 999 SF 1257 SF 310 SF 2566 SF 485 SF 485 SF 3051 SF

OPEN VOLUME AREA SCHEDULE

AREA

26.05 SF

61.80 SF

145.23 SF

233.08 SF

NAME O.V. #1 O.V. #2 O.V.#3 GRAND TOTAL COMMENTS

(MIN. 233.076 S.F. O.V. REQ.'D)

24

() CONSTRUCT 5" MIN CONCRETE DRIVEWAY

(2) CONSTRUCT 4" MIN CONCRETE HARDSCAPE, FINISH PER LANDSCAPE PLANS.

(3) INSTALL 4" FLAT GRATE DRAIN

(4) INSTALL 4" ATRUIM GRATE DRAIN

(5) INSTALL GRATE DRAIN WITH ROCK SUMP PER DETAIL, SHEET C2

(6) INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN

(7) CONTRUCT 3"Ø DRAIN THRU CURB PER CNB STD PLAN 184-L

(8) INSTALL 24" SUMP WITH 3/4 HP PUMP AND 1.5" DISCHARGE LINE

(9) CONSTRUCT BIO-RETENTION PLANTER

(10) REMOVE AND REPLACE ACCESS RAMP PER STD PLAN 181-L, CASE J.

(11) REMOVE EXISTING CONCRETE SIDEWALK AND CONSTRUCT 5" MIN. CONCRETE

(12) REMOVE AND REPLACE ASPHALT WITH 12"Wx12"D FULL DEPTH A.C. PATCHBACK

			DESIGNED BY:			1	
				BRANDON ARCHITECTS PATTERSON CUS	BRANDON ARCHITECTS	PATTERSON CUSTOM HOME	FOI
			DRAWN: SC	151 KALMUS DRIVE SUITE G-1	3900 CHANNEL PLACE LOT 1		
			CHCK'D: TR	COSTA MESA, CA 92626	NEWPORT BEACH, CA 92663		
NO.	DATE	REVISIONS	DATE: 9/04/18				

- 1. IN CASE OF EMERGENCY, CALL ANDREW PATTERSON AT 949-613-5260 (949) 723-1800.
- 2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.

- 3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONTER REQUIRED.
- 4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- 5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- 6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS 2 FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
- 7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DESCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES, AS NEEDED, SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- 8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMEBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WIHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- 9. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRSENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- 10. EVERY EFFORT SHALL BE MADE TO ELIMINATE THE SDISCHARGE OF NON-STORM WATER FROM THE PROJECT SITE AT ALL TIMES.
- 11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, ARE DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- 12. STOCKPILES OF EARTH AND OTHER CONSTRUC-TION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OR WIND OR WATER.
- 13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE THE BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASED INTO THE DRAINAGE SYSTEM.
- 14. EXCESS WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE SISPOSED OF AS A SOLID WASTE.
- 15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF QUARTER INCH OR MORE OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJEFT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECKLIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
- 16. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- 17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 18. ANY SLOPES WITH DISTURBED SOIL OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- 19. HOME OWNER TO ROUTINELY CLEAN ALL CATCH BASINS AND DRAIN LINES OF DEBRIS.
- 20. ADDITIONAL BMP'S WILL BE IMPLEMENTED AS DEEMED NECESSARY BY CITY INSPECTORS.
- **BMP FACTS SHEET**
- WM-1 MATERIAL DELIVERY AND STORAGE
- PROVIDE A MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT AND/OR WEATHER PROTECTION. NOTE THE MAINTENANCE PRACTICES AND SCHEDULE PROPOSED FOR THIS AREA. WM-2 MATERIAL USE
- HAZARDOUS MATERIALS, FERTILIZERS, PESTICIDES, PLASTERS, SOLVENTS, PAINTS, AND OTHER COMPOUNDS MUST BE PROPERLY HANDELED IN ORDER TO REDUCE THE RISK OF POLLUTION OR CONTAMINATION. TRAINING AND INFORMATION ON PROCEDURES FOR THE PROPER USE OF ALL MATERIALS MUST BE AVAILABLE TO THE EMPLOYESS THAT APPLY SUCH MATERIALS. WM-4 SPILL PREVENTION AND CONTROL
- IDENTIFY SPILL PREVENTION AND CONTROL MEASURES THAT WILL BE TAKEN FOR ALL PROPOSED MATERIALS. IDENTIFY THE METHODS, BY WHICH ACCIDENTAL SPILLS WILL BE CLEANED AND PROPERLY DISPOSED OF. WM-5 SOLID WASTE MANAGEMENT
- PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR DISPOSAL. PROVIDE COVERED STORAGE WITH SECONDARY CONTAINMENT. CONTAINERS ARE REQUIRED TO PROTECT WASTE FROM RAIN TO PREVENT WATER POLLUTION AND PREVENT WIND DISPERSAL. WM-6 HAZARDOUS WASTE MANAGEMENT
- HAZARDOUS MATERIALS MUST BE DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IDENTIFY THE PROPOSED METHODS OF DISPOSAL AND ANY SPECIAL HANDLING CONTRACTS THAT MAY BE APPLICABLE. WM-7 CONTAMINATED SOIL MANAGEMENT
- PREVENT OR REDUCE THE DISCHARGE OR POLLUTANTS TO STORMWATER FROM CONTAMINATED SOIL AND HIGHLY ACIDIC OR ALKALINE SOILS BY CONDUCTING PRE-CONSTRUCTION SURVEYS, INSPECTING EXCAVATIONS REGULARLY, AND REMEDIATING CONTAMINATED SOIL PROMPTLY. WM-8 CONCRETE WASTE MANAGEMENT
- STORE DRY AND WET MATERIALS UNDER COVER. AVOID ON-SITE WASHOUT EXCEPT IN DESIGNATED AREAS AWAY FROM DRAINS, DITCHES, STREETS, AND STREAMS. CONCRETE WASTE DEPOSITED ON-SITE SHALL SET UP, BE BROKEN APART, AND DISPOSED OF PROPERLY. CONTAINMENT AND PROPER DISPOSAL IS REQUIRED FOR ALL CONCRETE WASTE. WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
- UNTREATED RAW WASTEWATER IS NOT TO BE DISCHARGED OR BURIED. SANITARY SEWER FACILITIES ON-SITE ARE REQUIRED TO BE IN COMPLIANCE WITH LOCAL HEALTH AGENCY REQUIREMENTS. SANITARY OR SEPTIC WASTES MUST BE TREATED OR DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- A STABILIZED ENTRACE IS REQUIRED FOR ALL CONSTRUCTION SITES TO ENSURE THAT DIRT AND DEBRIS ARE NOT TRACKED ONTO THE ROAD OR ADJACENT PROPERTY. MAINTENANCE OF SUCH A SYSTEM IS REQUIRED FOR THE DURATION OF THE PROJECT. SUCH STABILIZATION MAY BE OF ROCK OR PAVED.
- SE-1 SILT FENCE
- SE-3 SEDIMENT TRAP SE-8 GRAVEL BAGS
 - ERODED SEDIMENTS MUST BE RETAINED ON-SITE AND NOT PERMITTED TO ENTER THE DRAINAGE SYSTEM. REQUIREMENT MAY BE WAIVED AT THE SOLE DISCRETION OF THE CITY INSPECTOR IF OTHER EROSION CONTROL BMP'S ARE DEEMED SUFFICIENT.

BMP FACTS SHEET

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

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

- (EC2) CONSTRUCT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-9.
- (EC3) CONSTRUCT MATERIALS STORAGE ARE IN ACCORDANCE WITH BMP FACTS SHEET #WM-1.

(EC4) EXISTING WALL TO REAMAIN. PROTECT IN PLACE.

			DESIGNED BY	ARCHITECT:	OWNER/DEVELOPER:	P
			BEGIONED BT.	BRANDON ARCHITECTS	PATTERSON CUSTOM HOME	FOF
				151 KALMUS DRIVE	3900 CHANNEL PLACE	
			DRAWN: SC	SUITE G-1	LOT 1	
			CHCK'D: TR	COSTA MESA, CA 92626	NEWPORT BEACH, CA 92663	
NO.	DATE	REVISIONS	DATE: 8/20/18			

AXONOMETRIC - NORTH

	 37 SIDE YARD SETE 38 FAU - PROVIDE C 39 UPPER CABINET 40 EXTERIOR GUAR 	BACK GAS S.O., POWER, AND VENTING AS REQ'D. BY MFGR. (CMC 904.1) - BUILT-IN, FINISH AS SEL. RDRAIL - MIN. 42" HEIGHT
	41 KITCHEN EXHAU EXTERIOR.	ST HOOD - PROVIDE MIN. RATE OF 100 CFM - INSTALL & PROVIDE F
1 A-5.0		
1 A-4.0		
2 A-5.1	TF	RUE NORTH PROJECT NORTH
	CONSTRUCT PROVIDE CL WALLS AT 10	FION NOTE: JRB FOR ALL PERIMETER 0.05'. NAVD88
2 A-5.2	DIMENSION ALL DIMENS TYP. U.N.O. I CLARIFICATI STAIRWAY N ALL STAIRW FOOT CAND	NOTE: IONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR F/ ROUNDED TO THE NEAREST 1/8" - CONTACT ARCHITEC ION OF NOTED DIMENSIONS, DO NOT SCALE PLANS. IOTE: AYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD F LE PER CRC R303.7
	ALL EXTERIO SECOND AN ENTIRE EXTI *HERS VERI	DR WALLS TO BE FRAMED WITH 2 X 6 STUDS D THIRD FLOOR PLYWOOD TO BE 1-1/8" ERIOR TO BE SHEATHED WITH 1/2" PLYWOOD FICATION REQUIRED- REFERENCE T-24.1
		FIRE RATED CEILING ASS'Y. REF. I
SECOND FLOOR PLAN 1/4" = 1'-0"		■ INT. FIRE RATED PARTITION REF. [
		NEW WALL - 2 x 6 STUDS @ 16" O.C
		NEW WALL - 2 x 4 STUDS @ 16" O.C
<u>-</u>		WALL W/. STONE VENEER - 2 x 6 S
		CONCRETE RETAINING WALL - REF
		CONCRETE MASONRY WALL - 6" C
		DOUBLE WALL CONSTRUCTION - 2 STUD @ 16" O.C.
A-5.0		WINDOW - REFERENCE SCHEDULE
		DOOR - REFERENCE SCHEDULE
1 A-4.0		CABINET - BUILT IN CASEWORK
		COLUMN -REF. STRUCTURAL DWG
2 A-5.1		FURNITURE - FOR PRESENTATION
		FIREPLACE - PREFAB GAS-ONLY A
		PLUMBING FIXTURE - SINK (AS SEL
A-5.2		PLUMBING FIXTURE - TOILET (AS S
		WALL TAG - REFERENCE SHEET A
		DOOR TAG - REFERENCE SHEET A
		KEYNOTE TAG - REFERENCE SHEE
IHIRD FLOOR PLAN 1/4" = 1'-0"		

5 PROPERTY LINE 36 FRONT YARD SETBACK

			PROJECT NAME CORNER CAPE COD		COD	
	1. PROVIDE WHOLE BUILDING ME VENTILATION PER ASHRAE STANDAR 4, WITH EXCEPTION THAT NATURAL THROUGH DOORS AND WINDOWS IS	CHANICAL RD 62.2-2016 SECTION VENTILATION NOT AN	STATU S	JS ECOI	ND CHE	СК
	ACCEPTABLE ALTERNATIVE TO WHO VENTILATION (BEES 152(a), EXCEPTI (a)). FOR CONTINUOUS WHOLE-BUIL MIN. REQUIRED RATE OF VENTILATIO	DLE-BUILDING ON 5 TO SECTION 152 DING VENTILATION, DN IS 1 CFM FOR		CTS	02626	. S . C 0 M
	EACH 100 S.F. OF CONDITIONED FLO CFM FOR EACH OCCUPANT (ONE OC BEDROOM +1). VENTILATION TO BE EXHAUST AIR. SUPPLY AIR OR COME	OR AREA PLUS 7.5 CUPANT PER PROVIDED BY SINED EXHAUST AND			esa, CA	n I t e c 1
	EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR. 2. PROVIDE IN KITCHEN LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH PATE = 100 CEM (PART OF			H	Costa M	a o n a r c
	VENTED TO OUTDOORS WITH RATE = 100 CFM (PART OF WHOLE-BUILDING VENTILATION REQUIREMENT). CALCULATIONS:			AR(-1-0	. branc
	UNIT: 2,567 S.F. (0.03)2,567 S.F.+ [7.5 CFM x OCC. (BED. +1)] = 77.01 CFM + (7.5 x 4) = 107.01 CFM REQ'D.			N	Suite G	M M M
				NDC	Drive,	4 0 4 0
	KEYNOTE LEGEND			ZAN	Kalmus	. 4 6 / .
	MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTR LOC'N. W/. SO. CA. EDISON LAUNDRY SINK - AS SEL.	RUCTION) - VERIFY		B	151	/ 1 4
	DISHWASHER - AS SELECTED DOUBLE OVEN - AS SELECTED TOILET - MIN. 24" CLR. IN FRONT, MIN. 30" CLR. WIDTH, REF. CAL GREEN NOTES FOR FLOW RATE SINK - AS SELECTED A/EDIEX COUNTED OD WALL MOUNT FIXTURES W// OWNED)	INFO.		^		
	GLASS ELEVATOR - VERIFY MAKE AND MODEL W/. CONTRACTOR FIREPLACE - PREFABRICATED, GAS ONLY, 'TOWN & COUNTRY' TC42 ANSI Z21.50-2014/ CSA 2.22-2 22/AD-1] (FACTORY BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE L	014 [DTL. 22/AD-1] [DTL. ISTED AN INSTALLED IN		\langle	\sum	>
	ACCORDANCE W/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BU PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY W/. THE CALIFORNIA EN MANDATORY MEASURES.) VEHICLE - MINIMUM PARKING DIMENSIONS ON PLANS	RNING PAN MUST BE IERGY STANDARDS			\checkmark	
)	 WATER HEATER - TANK-LESS (ON DEMAND) WALL-MOUNT +44" MIN., 'TAKAGI' OR EQUIV VERIFY (PROVIDE ADEQUATE N.G. CONN.) VENT THROUGH ROOF STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL ON TREAD RUNS OF N CANUELE (2005 A) DEFE DID. 20(20) A) 	' SIZE REQ'D. W/. MFGR. OT LESS THAN 1 FOOT				
2 3	CANDLE (CBC 1205.4) REF. D IL. 3/AD-1 2 BATHTUB - AS SELECTED (VERIFY LOC'N. OF FIXTURES W/. OWNER) 3 WINDOW TO MEET EGRESS REQ'TS REF. WINDOW NOTE #6 ON SCHEDULE 4 TEMPERED GLASS ENCLOSURE - 1/2" THK (MIN. 3/8" THK) GLASS TO BE ETCH MARKED (ERAMEL	ESSLING)		CE #1,	ШЧ	
5	 SHOWER - HOT-MOP PAN, PROVIDE TILE W/. CEMENT BACKING MIN. 72" HIGH; NET AREA 7.1 S.F. MIN., REF. DTL. 17/AD-1 SHELF AND POLE - BUILT IN, FINISH AS SEL. 	MIN.; 30" DIA. CIRCLE	:NOI	- PLA(- PLA(ACH, (
7 3)	 7 1-1/2" MAX. STEP AT OUT SWING DOORS (R311.3.1) 8 FURNISHINGS - AS SELECTED 9 WASHER - PROVIDE HOOK-UPS & POWER - INSTALL PAN & DRAIN UNDER WASHER (TYP.) - G.C. T 	O VERIFY LOC'N. & SIZE	-ORMA	ANNEI	ANNEI RT BE	
) <u>2</u>	 INTERIOR GUARD - MIN. 42" HIGH - 4" MAX. SPHERE OPENING, REF. DTLS. 4 & 9/AD-1 COUNTERTOP - AS SELECTED BASE CABINET - BUILT-IN, FINISH AS SEL. DEEDICERATOR VERIEX ADDI VANCE W/ OWNER 		NER INF	D0 CH	DO CH/ WPOF	
> - 	 KEFRIGERATOR - VERIFY APPLIANCE W/. OWNER EXTERIOR COMBUSTION AIR DUCTS SHALL BE LISTED COMPONENTS OF THE FIREPLACE, AND IN TO THE F.P. MFGR'S. INSTR'S. (CRC R1005) 1-3/8" MIN. SOLID CORE DOOR, SELF CLOSING & SELF LATCHING (R302.5.1) 	ISTALLED ACCORDING	MO	39(LL(39(NE 92(
5 7 3	 GARAGE DOOR - CUSTOM BUILT, ARCH. TO APPV. INTERIOR HANDRAIL - 34" - 38" ABV. NOSING (36" TYP. U.N.O.), REF. DTLS. 2,4 & 9/AD-1 A/C. CONDENSER UNIT - SIZE TBD - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. (S 	OUND ATT. REQ'D. BY				
)	C.N.B.) SEP. PERMIT REQ'D, REF. 7/T-1 DEF. SUBMT'L. #3 OUTLINE OF EXISTING BUILDING - TO BE DEMOLISHED DOWNSPOUT - METAL OR EQUIV AS SEL. (ARCH. TO APPROVE) EXTERIOR LIGHTING. TO BE HIGH EFEICIENCY LOW EFEICIENCY MAY BE DROVIDED DED ELECT			ך ר		
2 2 3 L	 EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY MAY BE PROVIDED PER ELECT DRAIN LINE - IN WALL/FROM ABV., TO BE METAL VERIFY W/. G.C. (REF. CIVIL DWGS. & DTLS.) OVERFLOW DRAIN LINE - IN WALL/ FROM ABV., TO BE METAL VERIFY W/. G.C. (REF. CIVIL DWGS. & DECK/BAL CONY DRAIN - SLOPE 2% MIN - REF. DTL 11/AD-1 	RICAL NOTE #33		ノ)		63
5 6 7	PROPERTY LINE FRONT YARD SETBACK SIDE YARD SETBACK					СЕ 926
3))	B FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFGR. (CMC 904.1) D UPPER CABINET - BUILT-IN, FINISH AS SEL. D EXTERIOR GUARDRAIL - MIN. 42" HEIGHT					CA
	KITCHEN EXHAUST HOOD - PROVIDE MIN. RATE OF 100 CFM - INSTALL & PROVIDE POWER PER M EXTERIOR.	FGR'S. INSTRS. VENT TO		Ĺ		VELI CH,
						ANN BEA
						CH RT I
						/PO
				2		3 NEW
	\frown			5		~
	CONSTRUCTION NOTE:					
	CONSTRUCTION NOTE: PROVIDE CURB FOR ALL PERIMETER WALLS AT 10.05'. NAVD88		PROJE		NAGER/AR LINSDAY,	CHITECT AIA
	CONSTRUCTION NOTE: PROVIDE CURB FOR ALL PERIMETER WALLS AT 10.05'. NAVD88 DIMENSION NOTE: ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STF TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" - CONTACT ARCHITECT IN WRITIN CLARIFICATION OF NOTED DIMENSIONS DO NOT SCALE PLANS	RUCTURE (F.O.S.) IG FOR ANY	PROJE BRAN DOO	ECT MAI	NAGER/AR LINSDAY, NT VALID	CHITECT AIA UPON
	CONSTRUCTION NOTE: PROVIDE CURB FOR ALL PERIMETER WALLS AT 10.05'. NAVD88 DIMENSION NOTE: ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STF TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" - CONTACT ARCHITECT IN WRITIN CLARIFICATION OF NOTED DIMENSIONS, DO NOT SCALE PLANS. STAIRWAY NOTE: ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NO EOOT CANDLE PER CRC R303.7	RUCTURE (F.O.S.) NG FOR ANY DT LESS THAN 1	PROJE BRAN DOC	ECT MAI	NAGER/AR LINSDAY, NT VALID	CHITECT AIA UPON
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 3 ROOF - STANDING SEAM METAL W/. SS. METAL ZINC FINISH - REF. MAT. SCHED. A-4.0 & DTL. 5/A-3.0 4 WOOD SHINGLE ROOFING PER MATERIAL SCHEDULE A-4.0 AND DTL 2/A-3.0. 5 A/C. CONDENSER UNIT - SIZE TBD - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. (SOUND ATT. REQ'D. BY CONDENSE DEPENDED DEE 2012 #2 	BRANDO	N LINSDAY, AIA
 6 TEMPERED GLASS ENCLOSURE - 1/2" THK. (MIN. 3/8" THK.) GLASS TO BE ETCH MARKED (FRAMELESS U.N.O.) 7 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 WITH THE SPECIFIC FAC. BLT. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH THE SPECIFIC FAC. BLT. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH THE SPECIFIC FAC. BLT. CHIMNEY SYSTEM AND ARE INSTALLED FOR USE 	DOCUM	IENT VALID OPON
 WITH THE SPECIFIC FAC. BLT. CHIMINET STSTEM AND ARE INSTALLED IN ACCORDANCE W/. MPGR. INST. INSTRUCTIONS. CMC 802.4.2.4) 8 SKYLIGHT - SIZE AS DIM 'VELLUX' ICC #ESR-2415 OR EQUIV. (REF. DTL. 23/AD-1) - MAX 6" ABV. ROOF 9 FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFGR. (CMC 904.1) 		
 10 DECK/BALCONY DRAIN - SLOPE 2% MIN REF. DTL. 11/AD-1 11 OVERFLOW DRAIN LINE - IN WALL/ FROM ABV., TO BE METAL VERIFY W/. G.C. (REF. CIVIL DWGS. & DTLS.) 12 TRELLIS MEMBER 4X6 SHAPED TAIL, ARCH TO APPV. 13 TRELLIS MEMBER 8X8 SHAPED TAIL, ARCH. TO APPV. 		
 14 CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING W/IN. 10', BUT SHALL NOT BE LESS THAN 3' ABV. THE HIGHEST POINT WHERE THE CHIMNEY PASSES THRU THE ROOF (CBC 2113.9) 15 OUTLINE OF WALLS BELOW 16 FIRE PLT LOC'N PROVIDE GAS AS NEEDED 	ORIGII	NAL SIGNATURE
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ROOF VENTILATION NOTES: (CRC R806)	PLA	ints are the ect, and are rect, and are expressed expressed civil liabilitie out obtainir who shall ocuments b
1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE AT LEAST DIM OF 1/16" MIN. AND 1/4" MAX, VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE	00F	se docume cipal archit y without th lication or a bHITECTS ect to full c party with-
PROVIDED W/. CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIM. OF 1/16" MIN. AND 1/4" MAX. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQ'TS. OF CRC R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.		S The part ARC ARC ARC ARC ARC ARC
2. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 IF ONE OR MORE OF THE FOLLOWING ARE MET; 1. IN CLIMATE ZONES 14 & 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE	NO. RI	EVISION DATE
LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATIONS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF TEH REQUIRED VANTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS INSTALLATION MORE		
THAN 3 FEET BELOW THE RIDGE OR HIGHEST OF THE SPACE SHALL BE PERMITTED.3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHT'G. AND AT THE LOCATION		
OF THE VENT. 4. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MFR'G.'S INSTALLATION INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE W/. THE REQ'TS. OF SECTION R903. INSTALLATION		
5. UNVENTED ATTIC ASSEMBLIES (SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) AND UNVENTED ENCLOSED RAFTER ASSEMBLIES (SPACES BETWEEN CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF POOR FRAMING MEMORY PARTERS AND THE OTHEOTHER ASSEMBLIES (SPACES BETWEEN CEILINGS THAT ARE APPLIED		
TOP OF THE ONDERSIDE OF ROOF FRAMING MEMBER/RAFTERS AND THE STRUCTURAL ROOF SHT'G. AT THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS) SHALL BE PERMITTED IF ALL OF THE FOLLOWING CONDITIONS ARE MET: 1. THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE. 2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED PAETED ASSEMBLY OF WARDS.		
SHINGLES OF SHAKES ARE USED, A MIN. 1/4" VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHT'G. 4. IN CALIFORNIA CLIMATE ZONES 14 & 16, ANY AIR- IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS III VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT W/. THE UNDERSIDE OF THE INSULATION (SEE TITLE 24, PART 6, FIG.	JOB NO. DATE	3900-18
100.1-A) 5. EITHER ITEMS 5.1, 5.2 OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHT'G. (NO INSULATION SHALL BE REQ'D. WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONT. UNDERLAYMENT IS INSTALLED. A CONT. LAYER SHALL BE CONSIDERED TO EXIST IF SHT'G., ROOFING PAPER OR ANY CONT I AYER	SHEET NO	09/07/2018 D.
WHICH HAS A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD.); 5.1. AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT W/. THE UNDERSIDE OF THE STRUCTURAL ROOF SHT'G. 5.2. AIR-PERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHT'G., RIDGE BOARD OR SHEET INSULATION W/. AN R-VALUE OR R-4 SHALL BE	Λ	2 ∩
INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHT'G. FOR CONDENSATION CONTROL. 5.3. AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT W/. THE UNDERSIDE OF THE STRUCTURAL ROOF SHT'G. FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-PERMEABLE INSULATION. 5.4. WHERE PREFORMED		-3.0
	-	

D RAFTER ASSEMBLY NOTE:
OSED RAFTER ASSEMBLY PROVIDE OF UNDERLAYMENT FOR MIN. 1/4" EPARATE WOOD SHAKE OR G UNDERLAYMENT TO MEET E SECTION R806.5 OF CBC
) I VAPOR RETARDER SHALL BE ILING SIDE (ATTIC FLOOR) OF THE EMBLY OR ON THE CEILING SIDE OF

- 1/2" CDX PLYWD. SHT'G. MIN. (REF. STRUCT) MIN. 2 LAYERS 15# ROOF FELT O/. CAP - MIN. CAP SHT. - REF. NOTE #5 ABV.

WOOD SHINGLE NOTES: 'FSR TREATMENT, INC.' CLASS 'A' ROOFING ASS'Y. ICC# ESR-1410

- 1. SHINGLES TO BE NO. 1 GRADE WESTERN RED CEDAR W/. A MAX. MOISTURE CONTENT OF 25%
- 2. SHINGLES TO BE INSTALLED ON SOLID SHT'G. IN ACCORDANCE WITH CBC TABLE 1507.8 3. FASTENERS MUST BE HOT-DIPPED GALVANIZED W/. ZINC COATING WTS. IN ACC. W/. ASTM A 153, OR S.S.
- 4. STARTER COURSES AT THE EAVE MUST BE DOUBLED, W/. FIRST COURSE BEING FULL-SIZE TREATED SHINGLES, SUPPLIED BY 'CHEMCO, INC.' 15" OR 18" TREATED SHINGLES MAY BE USED FOR
- THE FINAL COURSE AT THE RIDGE. 5. PRODUCTS LISTED AS 'CLASS B' SHINGLES MUST BE INSTALLED O/. SPACED OR SOLID SHT'G. COVERED EITHER W/. ONE LAYER OF 1-1/4" DENS-DECK ROOF BOARD, MANUFACTURED BY GEORGIA PACIFIC CORP., OR W/. ONE LAYER MINERAL-SURFACED CAP SHEET COMPLYING W/. ASTM D 3909. WHERE UNDERLAYMENT IS REQ'D., THE UNDERLAYMENT SHALL BE INSTALLED OVER THE DENS-DECK BOARD OR MINERAL-SURFACED CAP SHEET. FASTENER LENGTH FOR THE SHAKES MUST BE INCREASED FOR THE THICKNESS OF THE DENS-DECK BOARD OR CAP SHEET. THE DENS-DECK BOARDS MUST BE FASTENED TO SPACED OR SOLID SHT'G. USING A MIN. OF FOUR FASTENERS PER BOARD TO AVOID PANEL SHIFTING PRIOR TO
- INSTALLATION OF THE SHAKES. THE MINERAL-SURFACED CAP SHEET MUST BE INSTALLED WITH 2" OVERLAPS ON THE SIDES AND ENDS, AND ATTACHED W. A SUFFICIENT NUMBER OF FASTENERS TO HOLD THE SHEET IN PLACE PRIOR TO INSTALLATION OF THE SHAKES. 6. AUTOMATIC SPRINKLERS TO BE INSTALLED THROUGHOUT & IN ATTIC AREAS IN ACCORDANCE WITH C.N.B. STANDARDS (PROVIDE SEPARATE APPLICATION, REF. 8/T-1)
- 7. EAVES TO BOXED 1-HR. ASSEMBLY PER NBMC 15.04.220

WIN AUT SUP	DOWS & DOORS: HORIZED DEALER (PRODUCTS LISTED BELOW)
ADD 9262 CON PHC	RESS: STONE MILL DESIGN CENTER 2915 RED HILL AVE., SUIT 26 ITACT: JOE YOUNAN NE: 949-872-3319
FAX EMA WEE	206-666-2150 IL: JYOUNAN@ABSSOCAL.COM 3: WWW.ASSOCIATEDBUILDINGSUPPLY.COM
ALU MAN PRC	MINUM CLAD WINDOWS & PATIO DOORS IUFACTURER: JELD-WEN WINDOWS & DOORS IDUCT: CUSTOM COLLECTION IRESS: 3250 LAKEPORT BLVD, P.O. BOX 1329: KLAMATH FALLS
PHC FAX WEE	NE: 541-885-7412 OR 800-535-3936 : 541-884-3331 3: WWW.JELD-WEN.COM
MUL MAN PRC	TI SLIDE DOORS & STOREFRONT IUFACTURER: WESTERN WINDOW SYSTEMS DUCT: SERIES 600 & STOREFRONT SYSTEMS RESS: 5621 S 25TH ST PHOENIX AZ 85040
PHC	NE: 877.268.1300 3: WWW.WESTERNWINDOWSYSTEMS.COM
1090 FON P: 90	ES HARDIE BUILDING PRODUCTS, INC.)1 ELM AVE. ITANA, CA 92337)9.356.6366
COL	OR: PAINTED-DUNN EDWARDS: WHISPER WHITE LICATION: VERTICAL SIDING 4"
COL	DE: ICC # ESR - 2290
MAN	JD SHINGLE:
SPE	CIES: #1 WESTERN RED CEDAR OR: DARK GREY/ BLACK, CHARCOAL
SIZE	E: 18" RE-BUTTED & RE-JOINED PERFECTION SHINGLES (100% EDGE AR) 5 1/2" EXPOSURE
WOO	DD PANELING:
MAN JAM 1090 FON	IUFACTURER: ES HARDIE BUILDING PRODUCTS, INC.)1 ELM AVE. TANA, CA 92337
P: 90 COL	09.356.6366 OR: PAINTED-DUNN EDWARDS: WHISPER WHITE
	E: ICC # ESR - 2290
SUPPL	
THICK	NESS: 1" - 1.5" NOMINAL
META	L ROOFING: (CLASS 'A')
MANUF CUSTC 13940 I CHINO	ACTURER: M-BILT METALS MAGNOLIA AVE. , CA 91710
P: 909. PRODL	664.1500 JCT: STANDING SEAM METAL ROOFING, CB-150 (NON-REFLECTIVE)
COLOF	:: TBD
TRANS	VERSE SEAMS) REF. DTL 1/A-4 IT: APPX. 2 PSF.
	ICC # ESR-2048, CB-150
PRC	DUCT: #1 WESTERN RED CEDAR, WOOD SHINGLE - FIRE TREATED
COL	OR: NATURAL, TO BE APPROVED BY ARCH. & OWNER
APP 100" FLA	LICATION: 18" RE-BUTTED & RE-JOINED PERFECTION SHINGLES (10 CLR.) 51/2" EXPOSURE. CLOSED VALLEY W/. MITERED HIP CUPS, 16 SHING, STAGGERED COURSING (REF. DTL 1/D-5)
GUT	DE: CLASS A ASSEMBLY #ESR-1410
MAT	ERIAL: METAL - <u>COPPER</u>
GAR	AGE DOORS:
SUP WW	PLIER: RANCH HOUSE DOORS W.RANCHHOUSEDOORS.COM
MAT	LE: CUSTOM ERIAL: CUSTOM BUILT, WOOD & GLASS
WAT	ERPROOF DECK MEMBRANE: FLEX POLYMERS 30 POPLAR AVE
FON P: 90 WW	TANA, CA 09.349.2016 W.TUFFLEXPOLYMERS.COM
	DE: ICC # ESR-2505 SHING & WEATHERSTRIPPING:
PRC WEA WAT	IVIDE MIN. 24 GUAGE METAL (16 OZ.) SHEETING (TO MATCH) FOR AL ATHERSTRIPPING APPLICATIONS. VERIFY W/. ARCHITECT ANY UNC TERPROOFING AREAS PRIOR TO INSTALLATION
NOTE : F LABELS.	ENESTRATIONS MUST HAVE TEMPORARY A
Α	MATERIAL SCHEDULE
, ,	
NOTE: R	EF. ROOF PLAN (A-3) FOR ALL PLATE HTS. 8
1 ROOF F	KEYNOTE LEGEND ASCIA - EAVE AS DIMENSIONED (REF. ROOF PLAN & RCP FOR DETAILS
2 METAL C 3 WOOD S 4 CHIMNE THE TEF	GUTTER - COPPER, HALF ROUND - PROVIDE SHOP DWGS. TO ARCH. PI SHINGLE ROOFING PER MATERIAL SCHEDULE A-4.0 AND DTL 2/A-3.0. Y CAP/SPARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROL RMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHR
FOR USE INSTRUC 5 EXT. AD	E WITH THE SPECIFIC FAC. BLT. CHIMNEY SYSTEM AND ARE INSTALLE CTIONS. CMC 802.4.2.4) HERED STONE VENEER - REF. MATERIAL SCHEDULE SHT. A-4.0, DTL. 8
6 MAIN SE VERIFY I 7 DECO. V 8 DECO. V	RVICE PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PA _OC'N. W/. SO. CA. EDISON /D. PANELING - PAINT GRADE - COLOR AS SEL. REF. DTL. 15/AD-1 & MA /D. CORBEL - 6X8 - STAIN & SEAL AS SEL. VERIFY LOC'N. W/. ARCH.
9 VERTICA 10 EXTERIO 11 METAL F	AL WOOD SIDING, SEE MATERIAL SCHEDULE A-4.0 AND DTL 16/AD-1. DR GLASS GUARD - 34" - 38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 4 ROOFING, (S.S. ZINC/KYNAR PAINTED ALUM. OR EQUIV.), REF. DTL. A/A
SEL., AR 12 EXTERIO 13 DOWNS	CH. TO APPV. DR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY MAY BE PRO POUT - METAL OR EQUIV AS SEL. (ARCH. TO APPROVE) STANDING SEAM METAL W// SS. METAL ZING EINISH, DEE MAT, SCHEL
15 GARAGE 16 EXTERIO 17 SKYLIGH	E DOOR - CUSTOM BUILT, ARCH. TO APPV. DOOR - CUSTOM BUILT, ARCH. TO APPV. DR GLASS GUARD - MIN. 42" HIGH - 4" MAX. SPHERE OPENING, REF. DT IT - SIZE AS DIM 'VELUX' UES REPORT#199 OR FOUIV (RFF_DTI_23//
18 CHIMNE BE LESS 19 WOOD S	Y SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BU THAN 3' ABV. THE HIGHEST POINT WHERE THE CHIMNEY PASSES TH SHINGLE SIDING - REF. DTL. 5/AD-1 & MATERIAL SCHEDULE A-4
20 TRELLIS 21 TRELLIS	MEMBER 4X6 SHAPED TAIL, ARCH TO APPV. MEMBER 8X8 SHAPED TAIL, ARCH. TO APPV.

	CORN STATUS	ER CAPE COD
E F104, COSTA MESA, CA OREGON 97601	SECONDON ABCHITECTS	151 Kalmus Drive, Suite G-1 Costa Mesa, CA 92626 714.754.4040 www.brandonarchitects.com
GRAIN, 100%	OWNER INFORMATION: 3900 CHANNEL PLACE #1,	1LC 3900 CHANNEL PLACE NEWPORT BEACH, CA 92663
SEAMS (NO IIV.) " EDGE GRAIN, GUAGE COPPER	CORNER CAPE COD	3900 CHANNELPLACE NEWPORT BEACH, CA 92663
	BRANDON	N LINSDAY, AIA
A RIDGE HTS. A	ORIGIN ORIGIN SOLITIONS & MATERIAL SCHEDULE NO. RE	These documents are the property of BRANDON ARCHITECTS, Christopher Brandon, Principal architect, and are not to be duplicated, altered or utilized in any way by any other party without the expressed authorization of BRANDON ARCHITECTS. Any unauthorized duplication or alteration of these documents by any party is a violation of BRANDON ARCHITECTS expressed common law copyright and other property rights thereto, and is subject to full civil liabilities and penalties. These plans are also not to be assigned to any third party without obtaining written authorization and expressed permission by BRANDON ARCHITECTS, who shall then be held harmless and absolved of any liability regarding any use of these documents by such third party, whether depicted or implied hereon.
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10 ENTREME STALL EXTEND AT LEAST 2* HIGHER THAN ANY PORTION OF THE BUILDING WIN 10? BHALL DO DO THE MORE THAN ANY ITHE HORD THE TO CHIMNER PASSES THAN THE ROOF (CBC 2113.9) DO DO<
12 FAU - FRONING LARS SOL, FOWER, AND VENTING AS RECUD. BY MFLOR. (UMU 994-11) 13 CELLING FAN. W., IRANDESCENT FRUTURE, AS SELECTED 14 STARS - MAX. 775 'RISE, IMIN. 10' RUN, PROVIDE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDEL (CICC 1203-4).40-1 15 INTERIOR HANDRAIL. 34'. 38'' ABV. NOSING (36' TYP. U.N.O.), REF. DTLS. 4 & 9/AD-1 16 DECORATIVE PENDANT LIGHT FIXTURE 17 WALTRY FLOATER - TANK-LESS (ON DEMAND) WALL-MOUNT 44'' MIN., 'TAKAGF OR EQUIV VERIFY SIZE RECO. W. MEGR. (PROVIDE ADEQUATE N.C. CONN) VENT HORUGH ROOF 18 LINEAR FLUORESCENT FIXTURE - CELING MOUNT (ALT. RECESS) 19 EXTERNO GLARDARI 44'' MAX. SPHERE OPENING, REF. DTLS. 13/AD-1 20 METAL GUITTER - COMPER, HALF ROUND PROVIDE SHOP DWGS. TO ARCH. PRIOR TO FAB. 21 ROOF FASCIA EAVE AS DIMENSIONED (REF. ROOF PLAN A RCP FOR DETAILS) 22 GLASS ELEVATOR VENIFY MAKE AND MODEL W. 23 IWALL MOUNTERTO P- AS SELECTED 24 COUNTERTOP - AS SELECTED (VERIFY COUNTER OR WALL MOUNT FIXTURES W. OWNER) 25 SINK - AS SELECTED (VERIFY COUNTER OR WALL MOUNT FIXTURES W. OWNER)
15 INTERIOR HANDRAL 34". 38" A8V. NOSING (67 TYP. UN.O.), REF. DTLS. 4.8 9AD-1 16 DECORTIVE PENDANT LIGHT FIXTUREE 17 WATER HEATER. TANK-LESS (ON DEMAND) WALL-MOUNT +44" MIN., "TAKAGI OR EQUIV VERIFY SIZE REQD. 18 LINEAR FLUORESCENT FIXTURE - CEILING MOUNT (ALT. RECESS) 19 EXTERIOR GUARDRAIL - MIN. 42" HIGH -4" MAX. SPHERE OPENING, REF. DTLS. 13/AD-1 20 McSR LEVATOR - VERIFY MAKE AND MODEL W/. CONTRACTOR 21 CADS ELEVATOR - VERIFY MAKE AND MODEL W/. CONTRACTOR 22 CADS ELEVATOR - VERIFY MAKE AND MODEL W/. CONTRACTOR 23 WALL MOUNTED LIGHT FIXTURE; SCONCE 24 COUNTERTOP - AS SELECTED 25 SINK - AS SELECTED (VERIFY COUNTER OR WALL MOUNT FIXTURES W/. OWNER)
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EXTERIOR WAL 2 x 4 CONST. = 2 x 6 CONST. OF	L: R LARGER =	R-19 MIN. R-19			92626 .com
RAISED FLOOR:		R-30 MIN.		C L	EC a, cA (itects
ROOF: (REF. T-24 REPC	ORT FOR MORE INFO	R-30 RMATION)			sta Mes narch
NOTE: PROVIDE	BID FOR INSULATIO	N OF ENTIRE HOME		0	KCI L Cos
FIRE-BLOCKI	NG & DRAFT-ST	OP NOTE			te G-1 ww.br
FIREBLOCKING AND	DRAFTSTOPPING SHALL D HORIZONTAL) AND SH	BE INSTALLED TO CUT O	FF ALL CONCEALED DRAFT OPENINGS BARRIER BETWEEN FLOORS, BETWEEN A	Ċ	DD ve, Sui 0 1 w
AND FLOOR-CEILING MAINTAINED.	SASSEMBLIES. THE INTE	EGRITY OF ALL FIRE BLOC	KS AND DRAFT STOPS SHALL BE		NNL nus Dri 4.404
FIRE BLOCKS.		CEALED SPACES OF STUI	D WALLS AND PARTITIONS, INCLUDING		51 Kaln 14.75
HORIZONTAL.	RUCTION. FIREBLOCKIN	IG SHALL CONSIST OF 2 IN	ICHES NOMINAL LUMBER. FIRE BLOCKS MA	Y	4
ALSO BE OF GYPSU OTHER APPROVED N FILL INSULATION MA	M BOARD, CEMENT FIBEF MATERIALS INSTALLED IN TERIAL SHALL NOT BE U	R BOARD, BATTS OR BLAN N SUCH A MANNER AS TO JSED.	IKETS OF MINERAL OR GLASS FIBER, OR BE SECURELY RETAINED IN PLACE. LOOSI	E-	$\land \land$
WALLS HAVING PAR BLOCKS OF BATTS (ALLEL OR STAGGERED S OR BLANKETS OF MINER/	STUDS FOR SOUND-TRANS AL OR GLASS FIBER OR O	SMISSION CONTROL SHALL HAVE FIRE THER APPROVED FLEXIBLE MATERIALS.		\searrow
DRAFTSTOPPING SH	IALL BE PROVIDED IN TH	IE LOCATIONS SET FORTH	I IN THIS SECTION.		
FLOOR-CEILING ASS	SEMBLIES. L BE INSTALLED IN FLOC	OR-CEILING ASSEMBLIES (OF THE BUILDING. SUCH DRAFT STOPS		<u>.</u>
AREAS.	IIN WALLS SEFARATING	INDIVIDUAL DWELLING U			Ч С С С С С С С С С С С С С С С С С С С
DRAFT STOPS SHAL WALLS AND SIMILAR WITH THE WALLS SE	L BE INSTALLED IN THE A CONCEALED SPACES C	ATTICS, MANSARDS, OVER DF THIS BUILDING. SUCH I	RHANGS, FALSE FRONTS SET OUT FROM DRAFT STOPS SHALL BE ABOVE AND IN LIN ACH OTHER AND FROM OTHER LISES		L PLA ACH,
DRAFT STOP CONST	RUCTION.			ORMA	ANNEI ANNEI RT BE,
DRAFTSTOPPING MA PANEL, 3/8-INCH TYP	ATERIALS SHALL NOT BE PE 2-M PARTICLEBOARD	CLESS THAN 12-INCH GYPS OR OTHER APPROVED MA	SUM BOARD, 3/8-INCH WOOD STRUCTURAL ATERIALS ADEQUATELY SUPPORTED.		
CONSTRUCTED AS F	REQUIRED FOR THE PAR	TITIONS.	JOUND WITH AUTOWATIC LATCHES	VMO	390 NEV 926
	K	EYNOTE LEGENI)		
1 FURNISHINGS 2 VEHICLE - MIN 3 GARAGE DOC	S - AS SELECTED NIMUM PARKING DIMENSION R - CUSTOM BUILT, ARCH	ONS ON PLANS 1. TO APPV.			
4 WINDOW TO I 5 EXTERIOR GL 6 EXTERIOR LIC #33	MEE LEGRESS REQ'TS F ASS GUARD - MIN. 42" HIC GHTING - TO BE HIGH EFF	KEF. WINDOW NOTE #6 ON GH - 4" MAX. SPHERE OPEN ICIENCY, LOW EFFICIENCY	SCHEDULE NING, REF. DTLS. 14/AD-1 MAY BE PROVIDED PER ELECTRICAL NOTE		ς Υ
7 SHELF AND P 8 BATHTUB - AS 9 CHIMMEY CAT	OLE - BUILT IN, FINISH AS SELECTED (VERIFY LOC P/SPARK ARRESTOR	SEL. 'N. OF FIXTURES W/. OWNE			Е 266;
AT THE TERM LABELED FOR W/. MFGR. INS	INATION OF FACTORY BU USE WITH THE SPECIFIC ST. INSTRUCTIONS. CMC &	SELECTED (NOTE: DECON IILT CHIMNEYS EXCEPT WH C FAC. BLT. CHIMNEY SYST 802.4.2.4)	HERE SUCH SHROUDS ARE LISTED AND EM AND ARE INSTALLED IN ACCORDANCE	Ш	AC CA 9
10 CHIMNEY SHA NOT BE LESS 11 SKYLIGHT - SI	ALL EXTEND AT LEAST 2' H THAN 3' ABV. THE HIGHES ZE AS DIM 'VELLUX' ICC	HIGHER THAN ANY PORTIO ST POINT WHERE THE CHII #ESR-2415 OR EQUIV. (RE	N OF THE BUILDING W/IN. 10', BUT SHALL MNEY PASSES THRU THE ROOF (CBC 2113.9) F. DTL. 23/AD-1) - MAX 6" ABV. ROOF		H, G
12 FAU - PROVID 13 CEILING FAN 14 STAIRS - MAX THAN 1 FOOT	E GAS S.O., POWER, AND - W/. INCANDESCENT FIXT . 7.75" RISE, MIN. 10" RUN CANDLE (CBC 12054) PE) VENTING AS REQ'D. BY MI TURE, AS SELECTED , PROVIDE AN ILLUMINATIO	FGR. (CMC 904.1) DN LEVEL ON TREAD RUNS OF NOT LESS		
15 INTERIOR HAI 16 DECORATIVE	NDRAIL - 34" - 38" ABV. NC PENDANT LIGHT FIXTURE	DSING (36" TYP. U.N.O.), RE			T BE
WATER HEAT W/. MFGR. (PF 18 LINEAR FLUO 19 EXTERIOR GL	ROVIDE ADEQUATE N.G. C RESCENT FIXTURE - CEIL JARDRAIL - MIN. 42" HIGH	CONN.) VENT THROUGH RC ING MOUNT (ALT. RECESS - 4" MAX. SPHERE OPENIN) G. REF. DTLS. 13/AD-1		OR ⁰
20 METAL GUTTE 21 ROOF FASCIA 22 GLASS ELEVA	ER - COPPER, HALF ROUN - EAVE AS DIMENSIONED	ID - PROVIDE SHOP DWGS (REF. ROOF PLAN & RCP MODEL W/ CONTRACTOR	. TO ARCH. PRIOR TO FAB. FOR DETAILS)		39(WP
23 WALL MOUNT 24 COUNTERTOR 25 SINK - AS SEL	ED LIGHT FIXTURE, SCON - AS SELECTED ECTED (VERIFY COUNTER	R OR WALL MOUNT FIXTUR	es W/. Owner)		
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FOUNDATION PLAN SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

- ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTS DRAWINGS
- ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO COMMENCING OF WORK. 1. ALL BEARING & SHEAR WALLS ARE TO BE SECURED WITH 5/8" DIAMETER BY 10" LONG ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE WITH A MAXIMUM SPACING OF 48" O.C. U.N.O. THERE SHALL BE A MINIMUM OF TWO ANCHORS PER PIECE OF FOUNDATION PLATE WITH ONE BOLT LOCATED WITHIN 12" MAX. & 4-1/2" MIN. OF EA. END OF EA. PIECE. SHEAR WALLS BOLTS SHALL HAVE A PROPERLY SIZED NUT AND A 3"x3"x.229" WASHER. THE WASHER MAY BE SLOT CUT PROVIDED A STANDARD CUT WASHER IS PROVIDE BETWEEN THE NUT AND WASHER. WASHER
- TO BE INSTALLED WITHIN A 1/2" OF THE SHEATHED SIDE OF THE PLATE. A STANDARD CUT WASHER MAY BE USED AT NON-SHEAR WALL LOCATIONS. 2. FOR ALL INTERIOR NON-SHEAR WALLS USE SIMPSON 0.145"
- DIAMETERX 3" LONG PDP POWDER ACTUATED ANCHORS @ 24" O.C. (ESR #2138 OR EQUAL) 3. INSTALL ALL SIMPSON (OR APPROVED EQUAL) FOUNDATION
- HARDWARE PER MANUFACTURERS RECOMMENDATIONS. DEEPEN FOOTING WHERE NECESSARY TO PROVIDE ANCHOR EMBEDMENT AT HOLDOWN LOCATIONS. 4. ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE
- PRESSURE TREATED DOUG FIR OR REDWOOD WITH SODIUM BORATE (SBX) OR DISODIUM OCTABORATE TETRAHYDRATE (DOT).

NOTE: WHEN REQUIRED BY LOCAL BUILDING DEPARTMENT ALL ANCHOR BOLTS AND HOLDOWN BOLTS TO BE SET IN PLACE PRIOR TO CITY FOUNDATION INSPECTION

SOIL INFORMATION:

- 1. FOUNDATION SIZES, DEPTHS, AND REINFORCEMENT ARE AS RECOMMENDED WITHIN THE OWNER/DEVELOPER'S SOILS ENGINEERS REPORT. SOILS ENGINEER TO PROVIDE FOUNDATION INSPECTOR AS OUTLINED IN LATEST SOIL REPORT.
- 2. OWNER/DEVELOPER AND SUBCONTRACTORS ARE TO REVIEW THE SOILS REPORT PRIOR TO COMMENCING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER, DEVELOPER AND SUBCONTRACTOR TO VERIFY THAT THE REPORT DATE ABOVE IS CURRENT AND PLAN REQUIREMENTS ARE CONSISTANT WITH ANY UPDATED SOIL REPORTS. ESI/FME IS TO BE SUPPLIED WITH ALL UPDATED REPORTS.
- **15" WIDE x 24" DEEP FTG.**

GRADE BEAM PER PLAN WIDEN AT HARDY FRAME AS REQUIRED SEE SHEET 'HFX1' FOR SHEAR TIE AND STIRRUP SPACING

SLAB: 5" THK. W/#4 BARS @ 12" O/C E/W @ MIDDLE NEW CONSTRUCTION WITH SLAB ON GRADE SHALL INSTALL A CAPILLARY BREAK IN COMPLIANCE WITH CG 4.505.2.1 WITH 2-INCH THICK LAYER OF SAND OVER A 15 MIL VAPOR BARRIER COMPLIANT WITH ASTM E 1745 OVER A 4-INCH THICK BASE OF 1/2-INCH OR LARGER CLEAN AGGREGATE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING. (FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.OR-06)

ANCHOR BOLT LEGEND:

- AB48 : 5/8" DIA. X 12" ANCHOR BOLTS AT 48" O.C AB40 : 5/8" DIA. X 12" ANCHOR BOLTS AT 40" O.C.
- AB40 : 5/8" DIA. X 12" ANCHOR BOLTS AT 40" O.C. AB32 : 5/8" DIA. X 12" ANCHOR BOLTS AT 32" O.C. AB24 : 5/8" DIA. X 12" ANCHOR BOLTS AT 24" O.C. AB16 : 5/8" DIA. X 12" ANCHOR BOLTS AT 16" O.C. AB 8 : 5/8" DIA. X 12" ANCHOR BOLTS AT 8" O.C.
- 2AB : (2) 5/8" DIA X 12" ANCHOR BOLTS. 3AB : (3) 5/8" DIA. x 12" ANCHOR BOLTS.
- 2-#4 : PROVIDE A TOTAL OF 2 #4 AT TOP AND 2 #4 AT BOTTOM OF FOOTING, 3' PAST POSTS.
- 3-#4 : PROVIDE A TOTAL OF 3 #4 AT TOP AND 3 #4 AT BOTTOM OF FOOTING, 3' PAST POSTS. HTT4 : (1) SIMPSON HTT4 PER POST. HTT5 : (1) SIMPSON HTT5 PER POST.
- HDU2: (1) SIMPSON HDU2-SDS2.5 PER POST. HDU5 : (1) SIMPSON HDU5-SDS2.5 PER POST HDU8 : (1) SIMPSON HDU8-SDS2.5 PER POST. HDQ8 : (1) SIMPSON HDQ8-SDS3 PER POST.
- HDU11 : (1) SIMPSON HDU11-SDS2.5 PER POST. HDU14 : (1) SIMPSON HDU14-SDS2.5 PER POST

HARDY FRAME SCHEDULE - FIELD VERIFY ALL HFX HEIGHTS, SPECIAL ORDER HEIGHT AS REQUIRED. - ALL HFX'S ON SLAB MUST BE INSTALLED ON DRY PACK, (NOT WOOD SILL PLATE) CUSTOM HFX # HFX SIZE NOTES HEIGHT A HFX 18x9 1-1/8 STD. /B HFX 21x9 1-1/8 STD. HFX/**S** 15x9 1-1/8 STD. D HFX/**S** 18x9 1-1/8 STD.

PAD FOOTING SCHEDULE

- CENTER PADS ON POSTS, U.N.O. - BOTTOM OF PAD TO MATCH BOTTOM OF FOOTING. - RUN FOOTING REINFORCING CONTIUOUS THROUGH PADS. PAD # PAD SIZE AND REINFORCING

- 36" SQ. x 12" DEEP CONCRETE PAD
- W/ (3) #5 EACH WAY, @ BOTTOM 48" SQ. x 12" DEEP CONCRETE PAD
- P2 W/ (4) #5 EACH WAY, @ BOTTOM

$ \begin{array}{c} \bullet \\ \bullet $	ROOF J TRUSSI NDICA LOOR NDICA CEILINC NDICA DECK J	IOISTS AND RAFTE TES SPAN AND DIF ES TES SPAN AND DIF JOISTS TES SPAN AND DIF G JOISTS TES SPAN AND DIF OISTS (SLOPED AS
2x6 AT 16" O.C		I-JC
2x6 AT 24" O.C	MARK	SPACING
2x8 AT 12" O.C	Q-	I-JOIST @ 12" O.C
2x8 AT 16" O.C	R-	I-JOIST @ 16" O.C
2x8 AT 24" O.C	S-	I-JOIST @ 19.2" O
2x10 AT 12" O.C	U-	I-JOIST @ 12" O.C
2x10 AT 16" O.C	V-	I-JOIST @ 16" O.C
2x10 AT 24" O.C	W-	I-JOIST @ 19.2" O
(2) 2x10 AT 16" O.C	X-	I-JOIST @ 12" O.C
2x12 AT 12" O C	Y-	I-JOIST @ 16" O.C

			PROJECT NA	ME
<u>LATERA</u>	L SHEAR NO	<u>OTES:</u>	LOT 1 -CH.	ANNEL PLACE
(2016 CBC, SDPWS-2 (TABL	2015 ; SEISMIC DESIGN CATEG _E 4.3A, AFPA SDPWS-2015)	GORY D & E)	FIRST	SUBMITTAL
$\bigwedge_{\#}$ <u>VERTICAL:</u>		DOUGLAS FIR-LARCH AT 16" O.C		
10. 1/2" WOOD STRUC	CTURAL PANEL WITH 8d COMM	MON NAILS		
AT 6" O.C AT EDGE 11. 1/2" WOOD STRUC	ES AND 12" O.C. AT FIELD CTURAL PANEL WITH 8d COMM	260 PLF MON NAILS		
12. 1/2" WOOD STRUC AT 3" O C AT EDGE	ES AND 12" O.C. AT FIELD CTURAL PANEL WITH 8d COMM ES AND 12" O.C. AT FIELD	MON NAILS 490 PLF		HAL T. STE 9270 19
13. 1/2" WOOD STRUC AT 2" O.C AT EDGE	CTURAL PANEL WITH 8d COMM	MON NAILS 640 PLF		6TH S 6TH S NA, CA 14-835-281 835-281
14. 1/2" (OR 15/32) WC COMMON NAILS A	OOD STRUCTURAL PANEL WITH T 2" O.C AT EDGES AND 12" O.	H 10d .C. AT FIELD770 PLF		I RU(NTA A NTA A SUE: 7 (: 714-8 (: 714-8
15. 1/2" (OR 15/32) STF COMMON NAILS A	RUCT. I WOOD PANEL WITH 1 .T 2" O.C AT EDGES AND 12" O.	0d .C. AT FIELD870 PLF		PH4 FA4
		FRAMING MEMBERS DOUGLAS FIR-LARCH		8-2-2018
	DOD DIAPHRAGM WITH 3/8" W	DOD STRUCTURAL		
PANEL AND 8d CO 6" AT CENTER AN	OMMON NAILS AT 6" O.C. AT BO	OUNDRIES, 240 PLF		
21. BLOCKED PLYWC PANEL AND 8d CC	DOD DIAPHRAGM WITH 3/8" WO DMMON NAILS AT 4" O.C. AT BO	OOD STRUCTURAL OUNDRIES,		
6" AT CENTER AN 22. BLOCKED PLYWC PANEL AND 8d CC	ID 10" AT FIELD OOD DIAPHRAGM WITH 3/8" WO OMMON NAILS AT 2.5" O.C. STA	320 PLF DOD STRUCTURAL AGG AT BOUNDRIES	EDPR	OFESSION
4" AT CENTER AN 23. BLOCKED PLYWO	ID 10" AT FIELD DOD DIAPHRAGM WITH 3/8" WO	480 PLF	LU CHA	D MANOT PER
PANEL AND 8d CO 3" AT CENTER AN	OMMON NAILS AT 2" O.C. STAG	GG.AT BOUNDRIES, 545 PLF	1 C	36840
HORIZONTAL:		FRAMING MEMBERS DOUGLAS FIR-LARCH	Con c	IVIL *
24 BLOCKED PLYWO	OOD DIAPHRAGM WITH 19/32" \		E OF	CALIFORN
PANEL AND 10d C 6" AT EDGES AND	COMMON NAILS AT 6" O.C. AT E	BOUNDRIES, 320 PLF		
25. BLOCKED PLYWC PANEL AND 10d C	DOD DIAPHRAGM WITH 19/32" \ COMMON NAILS AT 4" O.C. AT E	WOOD STRUCTURAL BOUNDRIES,		
6" AT EDGES AND 26. BLOCKED PLYWC	0 10" AT FIELD DOD DIAPHRAGM WITH 19/32" \	425 PLF WOOD STRUCTURAL	U U U	CA
PANEL AND 10d C BOUNDRIES, 6" A	COMMON NAILS AT 2.5" O.C. ST T EDGES AND 10" AT FIELD	FAGG. AT 640 PLF	ON: PLAS	ĊH
27. BLOCKED PLYWC PANEL AND 10d C BOUNDRIES 3" A	COMMON NAILS AT 2" O.C. STA T EDGES AND 10" AT FIELD	IGG. AT 730 PLF		BEA
NOTES:			M P,	
A. WOOD STRUCTUR PITTSBURG TESTIN	AL PANEL: MATERIAL APPROV IG LABORATORIES THESE VAL ERN PINE OTHER LUMBER SP	LUES ARE FOR DOUG-FIR		63 63
SHEAR CAPACITIES	S. KING AT HORIZONTAL WOOD S	STRUCTURAL PANEL	OWN AND 3900	926(
JOINTS. FRAMING A NAILING IS 2.5" O.C	AT ADJOINING PANEL EDGES S . OR LESS.	SHALL BE 3X WHEN		
C. WHERE WOOD STR AND NAIL SPACING	RUCTURAL PANEL IS APPLIED i IS LESS THAN 6" O.C, PANEL	ON BOTH FACES OF WALL JOINTS SHALL BE OFFSET		
TO FALL ON DIFFER OR WIDER AND NA	RENT FRAMING MEMBERS OR ILS STAGGERED ON EACH SID	R FRAMING SHALL BE 3X DE.		
D. FOR SHEAR WALLS				
2) EDGE N E 10d SHORT BOX NA	IAILING SHALL BE STAGGEREE	NORIZONTAL BLOCKING) 8d. COMMON NAILS @		
SHEAR WALLS ONL F. REQUIRED STEEL F	LY. PLATE WASHERS AT SHEAR W	ALLS ONLY (WHEN		63
ANCHOR BOLTS AF REQUIRED ON EAC	RE USED: 3" x 3" x .229" STEEL CH ANCHOR BOLT (SDPWS SEC	PLATE WASHERS ARE CT. 4.3.6.4.3) WASHER MAY		926
BE SLOT CUT PRO BETWEEN THE WA	VIDED A STANDARD CUT WASI SHER AND NUT. WASHER TO E	HER IS PROVIDED BE INSTALLED WITHIN 1/2"		A 9
OF SHEATHED SIDE G. A STANDARD CUT	E OF PLATE. WASHER MAY BE USED AT AL	L NON-SHEAR WALL	Ш	
HORIZONTAL:	ANCHOR BOLTS.			비 거 비
ALL ROOF AND FLOO	R SHEATHING TO BE EXPOSU	RE I OR EXTERIOR	Z	NN A
-JOIST SPACING EC	QUAL TO OR LESS THAN 24" O.			₹ 8
BOUNDARIES, 12" (IEL PII 32/16, WITH 80'S AT 6" (O.C FIELD. 24 DAGM VALUES FOR 2/8" WO			L L C
		PANELS. U.N.O.	う	
-HORIZONTAL DIAP MAY BE USED FOF	13/32 WOOD OTHOUTOTIALT			
-HORIZON I AL DIAP MAY BE USED FOF <u>FLOOR:</u> - JOIST SPACING E	EQUAL TO OR LESS THAN 16" C	D.C: 19/32" WOOD		(¹) ≤
-HORIZON I AL DIAP MAY BE USED FOF <u>FLOOR:</u> - JOIST SPACING E STRUCTURAL PAI AND BOUNDARIES	EQUAL TO OR LESS THAN 16" C NEL T&G SHTG, PII 32/16, w/10 S, 12" O.C FIELD.	D.C: 19/32" WOOD Id's AT 6" O.C AT EDGES		
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-HOHIZON TAL DIAP MAY BE USED FOR FLOOR: - JOIST SPACING E STRUCTURAL PAN AND BOUNDARIES -JOIST SPACING E SPN10: AT 12" O.C - 1. 2x10 AT 12" O.C - 2x12 AT 12" O.C - 2x12 AT 12" O.C - 2x12 AT 12" O.C - 1. 3/4" x 9 1/2" M=L AT 12" O.C - 1. 3/4" x 9 1/2" M=L AT 16" O.C - 2. 13/4" x 9 1/2" M=L AT 16" O.C - 1. 10ICATES (1) SL = INDICATES (1) SL = INDICATES (1) SL = INDICATES (1) - 1. 10ICATES (1) SL = INDICATES (1) - 1. 10ICATES (1) - 1.	GANGLAM LVL 1.8E ULARK SPACING Q- I-JOIST @ 19.2" O.C. R- I-JOIST @ 19.2" O.C. R- I-JOIST @ 19.2" O.C. IDICATES SPAN AND DIREC FLOOR JOISTS SAND RAFTERS INDICATES SPAN AND DIREC FLOOR JOISTS SAND RAFTERS INDICATES SPAN AND DIREC FLOOR JOISTS SPAN AND DIREC FLOOR JOISTS (SLOPED AS RI INDICATES SPAN AND DIREC FLOOR JOIST @ 12" O.C. R- I-JOIST @ 16" O.C. S- I-JOIST @ 19.2" O.C. V- I-JOIST @ 19.2" O.C. IU- I-JOIST @ 16" O.C. Z- I-JOIST @ 19.2" O.C. IU- I-JOIST @ 19.2" O.C. II- I-JOIST @ I-JOIST @ 19.2" O.C. II- I-JOIST @ I-JOIST @ I-JOIST II- I-JOIST @ I-JOIST II- I-JOIST @ I-JOIST II- I-JOIST @ I-JOIST II-	AC: 19/32" WOOD d's AT 6" O.C AT EDGES AC: 23/32" WOOD d's AT 6" O.C AT EDGES SOR SHALL BE HEN LIGHTWEIGHT TION OF TION OF TION OF EQUIRED) TABLE MANUFACTURER OPTIONS a) 9 1/2" TJI / 230 a) 11 7/8" TJI / 360 a) 14" TJI / 360	DOCUMEN DOCUMEN ORIGINAL REVISIONS NO. DESCRI	T VALID UPON
-HOHIZON TAL DIAP MAY BE USED FOR FLOOR: - JOIST SPACING E STRUCTURAL PAN AND BOUNDARIES -JOIST SPACING E -STRUCTURAL PAN AND BOUNDARIES -JOIST SPACING E - 2x8 AT 12" O.C I. 2x10 AT 12" O.C I. 2x10 AT 16" O.C I. 2x12 AT 16" O.C I. 13/4" x 9 1/2" M=L AT 12" O.C I. TRUSS AT 24" O.C G=L - INDICATES (1) GLB - INDICATES (1) SL - INDICATES TIME F/S - EACH SIDE FL. HT FULL HEIGHA AT 12" O.C I. TRUSS AT 24" O.C G=L - INDICATES (1) SPN1: 160 SOLE PLA SPN8: 160 SOLE PLAT SPN8: 160 SOLE PLAT	GUAL TO OR LESS THAN 16" C NEL T&G SHTG, PII 32/16, w/10 S, 12" O.C FIELD. QUAL TO OR LESS THAN 20" O VEL T&G SHTG, PII 40/20, w/10 S, 12" O.C FIELD. QUAL TO OR LESS THAN 24" O VEL T&G SHTG, PII 48/24, w/10 S, 12" O.C FIELD. HAVE APPROVED T&G JOINT: BLOCKING NOT REQUIRED WH D OVER SUBFLOOR. G LEGGEND: ROOF JOISTS AND RAFTERS INDICATES SPAN AND DIREC FLOOR JOISTS AND RAFTERS INDICATES SPAN AND DIREC FLOOR JOISTS (SLOPED AS RI INDICATES SPAN AND DIREC CEILING JOISTS (SLOPED AS RI INDICATES SPAN AND DIREC CEILING JOISTS (SLOPED AS RI INDICATES SPAN AND DIREC DECK JOISTS (SLOPED AS RI INDICATES SPAN AND DIREC CEILING JOISTS (SLOPED AS RI INDICATES SPAN AND DIREC DECK JOIST @ 12" O.C. X I-JOIST @ 12" O.C. V- I-JOIST @ 19.2" O.C. X I-JOIST @ 19.2" O.	AC: 19/32" WOOD d's AT 6" O.C AT EDGES AC: 23/32" WOOD d's AT 6" O.C AT EDGES SOR SHALL BE IEN LIGHTWEIGHT TION OF TION OF TION OF ANNUFACTURER OPTIONS a) 9 1/2" TJI/ 230 a) 11 7/8" TJI/ 360 a) 114" TJI/ 360 a) 14" TJI/ 360 a) 14" TJI/ 360	DOCUMEN DOCUMEN ORIGINAL NOL DESCRI	T VALID UPON
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GENERAL REQUIREMENTS

- 1. CONSTRUCTION SHALL BE IN CONFORMITY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL AND STATE
- CODES AND ORDINANCES. 2. SITE INSPECTION: THE CONTRACTOR SHALL EXAMINE THE PROJECT SITE & SHALL VERIFY ALL DIMENSIONS, LOCATIONS & ELEVATIONS OF THE EXISTING CONSTRUCTION.THE CONTRACTOR SHALL ALSO DILIGENTLY INVESTIGATE THE SITE FOR THE POSSIBLE EXISTENCE & LOCATION OF UNDERGROUND UTILITIES. PRIOR TO ORDERING ANY MATERIAL AND/OR COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO "PMA CONSULTING, INC." HEREINAFTER CALLED "THE ENGINEER'
- CONTRACTOR SHALL PROVIDE BARRICADES AND PEDESTRIAN PROTECTION AS REQUIRED BY STATE AND LOCAL CODES.
- 4. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF CITY AND UTILITY COMPANIES CONCERNING AVAILABLE FACILITIES BEFORE COMMENCING WORK OR CONNECTING TO SEWER, PIPING OR WIRING, ETC., AND REPORT ANY PROBLEMS TO THE ENGINEER. 5. CONTRACTOR SHALL FULLY PROTECT ALL ADJACENT PROPERTIES BEFORE
- COMMENCING ANY WORK 6. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER
- AND RESOLVED BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL INSTALL TEMPORARY TOILETS BEFORE START OF JOB. 8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE
- GENERAL NOTES. 9. TYPICAL DETAILS SHOWN SHALL APPLY WHERE NO SPECIAL DETAIL IS SHOWN.
- WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE 10. DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS. DETAILED DRAWINGS AND
- SPECIFICATIONS TAKE PRECEDENCE OVER GENERAL DRAWINGS AND SPECIFICATIONS. 11. WRITTEN DIMENSIONS (NOT SCALED DIMENSIONS) SHALL BE USED.
- 12. TEMPORARY ERECTION BRACING AND SHORING SHALL BE PROVIDED AS REQUIRED ON ALL STRUCTURES, ADEQUATE TO PROVIDE FULL STRUCTURAL STABILITY AND SAFETY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENTS ARE FULLY CONNECTED AND ARE CAPABLE OF SUPPORTING THE DESIGN LOADING.
- 13. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER. 14. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO UNDERMINE ANY
- ADJACENT STRUCTURE DURING THE COURSE OF CONSTRUCTION. 15. CLEAN UP: NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER THE BAY, STREETS, GUTTERS OR STORM DRAINS.
- ALL MATERIALS & WASTE SHALL BE REMOVED FROM THE SITE. NBMC 17.32.020. 16. DEMOLITION: ALL MATERIAL FROM THE EXISTING BULKHEAD THAT IS NOT USED AS FILL SHALL BE REMOVED FROM THE SITE & DISPOSED OF IN AN OFFICIAL DUMP SITE.
- 17. SEE THE LATEST "GENERAL GRADING SPECIFICATIONS" OF THE BUILDING DEPARTMENT FOR THE CITY'S: GENERAL NOTES, EROSION CONTROLS, REQUIRED INSPECTIONS, GRADING FILLS/CUTS & ALL NECESSARY DOCUMENTATION. 18. POOLS, SPAS, FENCES, PATIÓ COVERS AND OTHER FREESTANDING STRUCTURES
- REQUIRE SEPARATE REVIEWS AND PERMITS. 19. ALL A.S.T.M. SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE IN
- ACCORDANCE WITH THE LATEST ISSUE OF THE A.S.T.M. 20. OBSERVATION VISITS TO THE PROJECT SITE BY THE ENGINEER SHALL NOT BE

CONSTRUED AS ANY INSPECTION AS REQUIRED BY CODE.

FOUNDATIONS

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

REPORT ON FILE WITH THE BUILDING DEPARTMENT. . COAST GEOTECHNICAL, INC. SOILS REPORT PREPARED BY:.

ADDRESS:	FULLERTON, CA 92833
PHONE NUMBER: FAX NUMBER:	(714) 870–1211 (714) 870–1222
SOILS REPORT DATE:	08/01/18 W.O. 557118-01

GRADING NOTES

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

BACKFILLING & COMPACTION NOTES

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

STEEL

- 1. STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO A.S.T.M. A572 GRADE 50 OR A992 WITH Fy = 50 KSI.
- 2. STEEL PIPE COLUMNS AND OTHER STEEL PIPE STRUCTURAL MEMBERS SHALL CONFORM TO A.S.T.M. A53, GRADE B.
- 3. STRUCTURAL STEEL TUBING SHALL CONFORM TO A.S.T.M. A500, GRADE B, Fy = 46 KSI. 4. BOLTS SHALL CONFORM TO A.S.T.M. A307, UNLESS NOTED OTHERWISE. WHERE
- HIGH STRENGTH (H.S.) BOLTS ARE SPECIFIED, THEY SHALL BE MINIMUM 34''DIAMETER AND CONFORM TO A.S.T.M. A325 SC CLASS A UNLESS NOTED OTHERWISE ON THE PLANS. THE INSTALLATION OF H.S. BOLTS SHALL BE INSPECTED BY A REGISTERED DEPUTY INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.
- 5. ALL BOLTS HOLES IN STEEL MEMBERS SHALL BE STANDARD HOLES, U.N.O. 6. STRUCTURAL STEEL "NELSON" STUDS SHALL BE MANUFACTURED FROM C1015, C1017 AND C1020 COLD DRAWN STEEL CONFORMING TO A.S.T.M. A108-58T.
- 7. LIGHT GAUGE STEEL MEMBERS SHALL CONFORM TO A.S.T.M. STANDARDS AS FOLLOWS: A) FOR 18 GA. THICK AND LIGHTER STEEL : A446, GRADE A (GALVANIZED) OR A570, GRADE 33 OR A611, GRADE C - ALL HAVING MINIMUM OF 33 KSI YIELD
- STRENGTH. B) FOR 16 GA. THICK AND HEAVIER STEEL : A446, GRADE D (GALVANIZED) OR A570, GRADE 50 OR A607, GRADE 50 - ALL HAVING MINIMUM OF 50 KSI YIELD
- STRENGTH 8. FABRICATION AND ERECTION SHALL CONFORM TO THE 14th EDITION OF A.I.S.C. SPECIFICATIONS.
- 9. ALL HOLES FOR BOLTS IN STRUCTURAL STEEL SHALL BE DRILLED OR PUNCHED. BURNING OF HOLES SHALL NOT BE PERMITTED. 10. ALL STEEL SHALL BE STAINLESS, HOT DIP GALVANIZED OR EPOXY COATED.

WELDING

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

CONCRETE

- 1. ALL CONCRETE MIX DESIGNS, CONFORMING TO CBC CHAPTER 19, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE ANY CONCRETE IS PLACED. ALL CONCRETE MIXES SHALL HAVE A MINIMUM CEMENT CONTENT OF 6.0 SACKS OF CEMENT PER CUBIC YARD OF MIX. ALL CONCRETE MIXES SHALL BE CERTIFIED BY A CONCRETE TESTING LABORATORY AND SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER
- 2. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI AND A 0.40 WATER-TO-CEMENT RATIO. 3. CONCRETE GROUT SHALL HAVE THE SAME COMPRESSIVE STRENGTH AS THE OTHER CONCRETE AND SHALL BE A SUITABLE MIX CONSISTING OF PEA GRAVEL, SAND, CEMENT AND WATER. MAXIMUM SLUMP SHALL BE 5 INCHES. AN APPROVED
- SUPERPLASTICIZING ADMIXTURE MAY BE ADDED TO INCREASE THE SLUMP TO MAXIMUM 7.5 INCHES. GROUT UNDER STEEL COLUMN BASE PLATES SHALL BE "RAPID-SET" OR "FIVE STAR GROUT" OR APPROVED EQUAL. 4. CONCRETE SHALL BE DESIGNED FOR PERMEABILITY, STRENGTH, CHEMICAL STABILITY
- AND ABRASION RESISTANCE, APPROPRIATE FOR ITS APPLICATION. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE I OR TYPE II MODIFIED, AND LOW ALKALI. CHEMICAL ADMIXTURES SHALL CONFORM TO ASTM C 494. CHEMICALS DESIGNED TO LIMIT CORROSION OF INTERNAL REINFORCING MAY BE USED. AIR ENTRAINMENT ADMIXTURES SHALL CONFORM TO ASTM C 260. COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C 33, AND ASTM C 330 WHERE LIGHTWEIGHT AGGREGATES ARE USED. LIGHTWEIGHT AGGREGATE, IF USED, SHALL CONSIST OF EXPANDED AND COATED SHALE OR EQUIVALENT MATERIAL OF SUFFICIENT STRENGTH AND DURABILITY TO
- PROVIDE CONCRETE OF THE REQUIRED STRENGTH. 5. CONCRETE TEST SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH A.S.T.M. AND CBC STANDARDS. RESULTS OF THE 7 & 28 DAY TESTS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS RECORDS. SLUMP TESTS ARE REQUIRED FOR ALL TEST SAMPLES AND MUST ALSO BE REPORTED. ADDITIONALLY, ALL LIGHT WEIGHT CONCRETE SAMPLES
- MUST HAVE THEIR IN-PLACE DENSITIES DETERMINED AND REPORTED. SIDES OF FOOTING PADS MAY BE POURED AGAINST STABLE EARTH.
- SLURRY CONCRETE, WHERE SPECIFIED OR USED, SHALL HAVE A MINIMUM CEMENT CONTENT OF 1.5 SACKS OF CEMENT PER CUBIC YARD OF MIX.
- SEE ARCHITECTURAL NOTES FOR COLORED OR TEXTURED CONCRETE 9. CONCRETE FORM WORK TOLERANCES SHALL BE IN ACCORDANCE WITH CBC AND A.C.I. STANDARDS.
- 10. ALL STEEL REINFORCING, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR, PRIOR TO THE PLACING OF ANY CONCRET
- 11. ALL NECESSARY BRACES, STRONGBACKS, PICK-UP INSERTS, BOLTS, ETC., FOR PRECAST CONCRETE PANELS SHALL BE DESIGNED BY OTHERS FOR SAFE ERECTION OF THE PANELS. 12. NO CALCIUM CHLORIDE SHALL NOT BE USED IN ANY CONCRETE.
- 13. ALL CONCRETE TO BE CURED FOR A MINIMUM OF 3 DAYS BY A METHOD ACCEPTABLE TO THE ENGINEER. FORMS MAY BE STRIPPED ONLY AFTER THE CONCRETE HAS ATTAINED MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
- 14. CHAMFER EXPOSED CORNERS 34" U.N.O.

STRUCTURAL GENERAL NOTES

REINFORCING STEEL

- 1. FOR STRUCTURES EXPOSED TO SALT WATER SPLASH OR IMMERSION, REBAR REINFORCEMENT SHALL CONFORM TO ASTM A 706, UNLESS NOTED OTHERWISE ON DETAILS, AND SHALL BE EPOXY COATED PER ASTM A 934, AFTER BENDING OF THE REBARS. WELDED WIRE MESH SHALL CONFORM TO ASTM A 185 AND SHALL BE EPOXY COATED CONFORMING TO ASTM A 884, WITH ALL VISIBLE DEFECTS AND CUT ENDS REPAIR COATED. WIRES USED TO TIE REINFORCING STEEL SHALL BE EITHER EPOXY COATED STEEL, OR A 316 STAINLESS STEEL.
- 2. REINFORCEMENT MARKED CONTINUOUS MAY BE SPLICED BY LAPPING 42 BAR DIAMETERS IN CONCRETE AND 48 BAR DIAMETERS IN MASONRY WITH 24 INCH MINIMUM LAP IN EACH CASE, UNLESS NOTED OTHERWISE ON PLANS. ALL SPLICES WHEN DETAILED SHALL BE LOCATED WHERE SHOWN ON PLANS. 3. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND SECURED IN POSITION
- WITH METAL OR CONCRETE BLOCKS, CHAIRS, SPACERS, ETC., AND WIRE TIES BEFORE PLACING ANY CONCRETE. 4. ADDITIONAL REINFORCING REQUIRED FOR ERECTION OF PRECAST CONCRETE PANELS
- SHALL BE ADDED PER THE CONTRACTOR'S DETAILS. 5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS,
- UNLESS NOTED OTHERWISE. A) CONCRETE BELOW GRADE OR IN CONTACT WITH SOIL: WHEN CAST AGAINST EARTH 3", WHEN FORMED 2".
- B) WALLS ABOVE GRADE: EXTERIOR FACE 1岁", INTERIOR FACE 1". C) PRECAST CONCRETE ELEMENTS: AS DETAILED.
- D) CONCRETE SLAB ON GRADE: REINFORCING STEEL AT CENTER OF SLAB, UNLESS NOTED OTHERWISE. 6. REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH CBC SECTION 1907.
- 7. ALL TIE WIRES SHALL BE MINIMUM 16 GAUGE, BLACK ANNEALED, CONFORMING TO A.S.T.M. A82. 8. ALL REINFORCING BARS SHALL BE FREE OF RUST, GREASE OR OTHER MATERIAL
- LIKELY TO IMPAIR BONDING. 9. ALL BENDS IN REINFORCING SHALL BE COLD BENDS.

NAILING AND FASTENERS

- 1. ALL NAILS AND FASTENERS SHALL BE CORROSION RESISTANT MEETING ASTM A153 CLASS D, HOT DIP GALVANIZED AND BE ACRYLIC ADHESIVE OR THERMAL PLASTIC RESIN LATEX ADHESIVE COATED.
- 2. ALL NAILS SHALL BE 16d (0.148" DIAMETER) HELICAL THREAD NAILS, WITH MINIMUM BENDING YIELD STRENGTH OF FYB = 90,000 PSI, U.N.O.
- 3. NAILING OTHER THAN ROOF OR FLOOR DIAPHRAGM SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE CBC.
- 4. NAILS FOR ROOF AND FLOOR SHEATHING SHALL HAVE A MIN OF 1%"
- PENETRATION INTO THE FRAMING MEMBERS. 5. ALL HARDWARE SHALL BE CORROSION-RESISTANT COMPLYING WITH HDG G185 FINISH AND BE MANUFACTURED BY "SIMPSON STRONG-TIE CO., INC." (OR APPROVED EQUAL), AND SHALL HAVE A VALID ICC NUMBER ON THE PRODUCT. ANY DEVIATION FROM THE APPROVED PRODUCTS MUST BE APPROVED BY THE BUILDING DEPARTMENT, NOT BY THE FIELD INSPECTOR.
- 6. ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. BLIND NAILING SHALL NOT BE ACCEPTABLE AND WILL BE REJECTED.
- 7. WHERE MECHANICAL OR ADHESIVE ANCHORS/DOWELS ARE INDICATED ON DRAWINGS
- A) MECHANICAL ANCHORS SHALL BE STAINLESS STEEL HILTI KWIK BOLT KB-TZ
- AND BE INSTALLED IN ACCORDANCE WITH ICC ESR-1917 B) ADHESIVE ANCHORS SHALL BE HILTI STAINLESS STEEL "HIT-HY 200 MAX-SD" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-3187 OR STAINLESS STEEL SIMPSON STRONG-TIE "SET-XP EPOXY" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-2508.
- C) HOLES SHALL BE DRILLED WITH NON-REBAR-CUTTING DRILL BITS. D) CONTINUOUS INSPECTION IS REQUIRED FOR THE INSTALLATION OF THE ALL ANCHORS/DOWELS BY A REGISTERED SPECIAL INSPECTOR APPROVED BY THE BUILDING DEPARTMENT. THE INSPECTOR SHALL VERIFY THE INSTALLATION OF ANCHORS/DOWELS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS INCLUDING CLEANLINESS OF DRILL
- HOLES AND PROPER EMBEDMENT. E) UNLESS NOTED OTHERWISE ON THE DRAWINGS. USE MINIMUM 5/" DIAMETER AT 24" ON CENTER WITH A MINIMUM OF 5" EMBEDMENT.

ANCHOR RODS

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

GENERAL SPECIAL INSPECTIONS

- PERIODIC (NON-CONTINUOUS) OR CONTINUOUS SPECIAL INSPECTION BY A CITY CERTIFIED DEPUTY INSPECTOR IS REQUIRED FOR THE FOLLOWING:
- A) SITE CONCRETE WORK (COPING & ANCHOR BEAM) :NON-CONTINUOUS B) INSPECT SHEET PILE FOR LENGTH & DAMAGE : ..NON-CONTINUOUS.
- C) T & G LOCKING OF PANELS ..NON-CONTINUOUS. ANCHOR ROD TENSIONING ..NON-CONTINUOUS.
- E) GROUTING OF PVC SLEEVES .NON-CONTINUOUS.
- PILING INSTALLATION ..NON-CONTINUOUS. G) HELICAL ANCHORS INSTALLATION IN ACCORDANCE WITH ...NON-CONTINUOUS. SECTION 2.4.2. OF ICC ER-2794:.. SPECIAL INSPECTION IS REQUIRED FOR SEAWALL PANEL CONCRETE IF NOT CAST IN A CERTIFIED YARD.
- 2. CONTINUOUS SPECIAL INSPECTIONS IS REQUIRED FOR THE INSTALLATION OF ANCHOR BOLTS, ADHESIVE ANCHOR BOLTS, ADHESIVE DOWELS AND
- MECHANICAL ANCHORS IN ALL CONCRETE AND MASONRY WORKS. SPECIAL INSPECTIONS SHALL BE DONE BY ONE OR MORE REGISTERED DEPUTY (SPECIAL) INSPECTORS, APPROVED BY THE BUILDING DEPARTMENT ONLY,
- HIRED AND PAID FOR BY THE OWNER. 4. SITE VISITS CONDUCTED BY THE ENGINEER ARE MERELY FOR OBSERVATION PURPOSE ONLY AND DO NOT CONSTITUTE AN INSPECTION.
- 5. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION AGREEMENT MUST BE SUBMITTED TO THE PERMIT SERVICES
- DIVISION PRIOR TO ISSUANCE OF THE PERMIT. 6. AS A MINIMUM, THE DEPTH OF THE SEAWALL EMBEDMENT INTO THE GROUND SHALL BE AS SHOWN ON ELEVATIONS ON (S-1) AND MUST BE ACCURATELY
- MEASURED BY THE DEPUTY INSPECTOR. A COPY OF THE MEASUREMENT MUST BE SUBMITTED TO THE CITY & THE ENGINEER OF RECORD. 7. SPECIAL INSPECTION IS REQUIRED FOR ALL NEW CONCRETE AND MASONRY CONSTRUCTION, INCLUDING REINFORCING STEEL.

ABBREVIATIONS

AB	ANCHOR BOLT
Δ C	ASPHALT CONCRETE
Δ/C	
	ASPUALT CONCRETE DAVING
	ADDITIONAL
ADDL	
A.F.F	ABUVE FININSH FLOOR
ALUM	
ALI	ALIERNAIE
ANOD	ANODIZED
ARCHT	ARCHITECTURAL
B.B	BOTTOM OF BEAM
BET	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
B.N	BOUNDARY NAILING
BOT	BOTTOM
B.W	BOTTOM OF WALL
С	CHANNEL
CANT	CANTILEVER
C.G	CENTER OF GRAVITY
C.J	CONSTRUCTION JOINT OR
	CEILING JOIST
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
C.M.U	CONCRETE MASONRY UNIT
COI	COLUMN
COMPO	COMPOSITION
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONST	CONSTRUCTION
CORR	CORRIDOR
CTR	CENTER
DRI	
DEL	
DF	
UIA	

DIMENSION

DIM

STREET
රා දා දා
(E) PL BLOCK WALL
(N) 1"ø THREADED TIE–ROD TYP (TOTAL OF 3)
(E) COPING AND SEAWALL TO REMAIN AND BE PROTECTED
3,-0 ,
(N) CONC STEM WALL
THREADED TIE-ROD
(E) BULKHEAD TO REMAIN AND BE PROTECTED
(N) CONC STEM WALL -
(N) CONC COPING
(N) TIE-BACK

SITE PLAN

CHANNEL PL

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		CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION		DATE	10/15/18	FOR WHICH THEY ARE MADE EEMENT IN WRITING AND WITH
		 STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH CBC 1710. STRUCTURAL OSSERVATION IS THE VISION OBSERVATION OF THE STRUCTURAL SYSTEM BY A LICENSED DESIGN POFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE ENGUIRED INSPECTIONS BY THE CITY OF NEWPORT BEACH. THE OWNER SHALL BMPLOY A LICENSED DESIGN PROFESSIONAL TO PERFORM SUBJERVATION REPORTS. THE OWNER SHALL IDENTIFY THE REQUIRED STRUCTURAL OBSERVATION STRUCTURAL OBSERVATION SERVICTION ADSERVATION OF SHILL DIENTIFY THE REQUIRED STRUCTURAL OBSERVATION REPORTS. THE REQUIRED STRUCTURAL OBSERVATION STRUCTURAL OBSERVATION STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE WINDER SERVICTION STRUCTURAL OBSERVATION STRUCTURAL OBSERVATION STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE WINDER ON THE STRUCTURAL OBSERVATION OF THE FOUNDATION STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER A DOSERVATION OF THE FOUNDATION STRUCTURAL OBSERVATION STRUCTURAL OBSERVATION REPORT SHALL SEQUEN TO THE WINDER OF NUMPORT BEACH COMPLETE STRUCTURAL OBSERVATION STRUCTURAL OBSERVATION STRUCTURAL USES THE ATT THE STRUCTURAL OBSERVATION OF BULDING FRAMING PRIOR TO CALING FOR THE CRICLOR OF STRUCTURAL OBSERVATION OF THE COMPLETED STRUCTURE. MAL OBSERVATION OF BULDING FRAMING PRIOR TO CALING FOR THE DESIGN ENGINEER OR STRUCTURAL OBSERVATION STRUCTURAL OBSERVATION REPORT SHALL STATE THAT THE STRUCTURAL OSSERVATION OF THE STRUCTURAL OBSERVATION OF STRUCTURAL OBSERVATION REPORT SHALL PREPARE A STRUCTURAL OBSERVATION OF STRUCTURAL OBSERVATION REPORT, SHALL STATE THAT THE STRUCTURAL OSSERVATION REPORT, SHALL STATE THAT THE STRUCTURAL OSSERVATION REPORT, SHALL PREPARE A STRUCTURAL OSSERVATION OF STRUCTURAL OSSERVATION REPORT, SHALL P		REVISIONS	RESPONSE TO CDP CORRECTIONS 1	OWNERSHIP OF DOCUMENTS Experiments of sparse are and shull reader the process of the owner me process of the share for the owner of other process of the owner me process of the owner of the process of the owner of the procession to the owner. PMA CONSULTING, INC.
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		TO BE COMPLETED BY THE DESIGN PLANE BEFORE MAIN DERIVER, AND INCLUDED ON THE COURSET STRUCTURAL OBSERVATION. SPECIFY THE INTERNAL OR STAGE OF CONSTRUCTION WHILE THE STRUCTURAL OBSERVATION WILL BE PERFORMED. TYPE STRUCTURAL ELEMENTS AND/OR CONNECTIONS SLAB FOUNDATION, ANCHORS POTINGS, SLAB FOUNDATION, ANCHORS CONSERVED O TOTINGS, SLAB FOUNDATION, ANCHORS CONSERVED		D.M. A. C	28161 Casitas Ct., Laguna Niguel, CA 92677 2017 2017 2017 2014 2014 2014 2014 2014 2014 2014 2014	E-Mail: P.Petrov@PMA-BG.com
PAREL FELD AND ALL EXISTING AND ALL EXISTING		APPLY DETAIL SW-2 AT THE ENTIRE PERIMETER OF ANY EXCAVATED MATERIAL PILED UP AT THE PROJECT SITE IN COMPLIAQNCE WITH ITEM 6 UNDER "EROSION CONTROL NOTES" ON SHEET S-0.		OWNER / APPLICANT	3900 CHANNEL PLACE	NEWPORT BEACH, CA 92663
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