BRANDON ARCHITECTS, INC.

YAFFE RESIDENCE

715 EMERALD BAY
LAGUNA BEACH, CA 92651

10 VICINITY MAP

11 PROJECT DESCRIPTION

THE PROPOSED PROJECT ENTAILS THE COMPLETE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE WITHIN THE EMERALD BAY COMMUNITY. IN ITS STEAD, A BRAND-NEW, MODERN HOME WILL BE CONSTRUCTED, OFFERING A TOTAL AREA OF APPROXIMATELY 5,391 SQUARE FEET. THE HOME'S ARCHITECTURAL STYLE IS TRANSITIONAL, CHARACTERIZED BY A HARMONIOUS BLEND OF TRADITIONAL AND CONTEMPORARY ELEMENTS, WITH PROMINENT FEATURES SUCH AS WOOD AND METAL ACCENTS. THE INTERIOR LAYOUT IS THOUGHTFULLY DESIGNED TO PROVIDE AMPLE SPACE FOR COMFORTABLE LIVING AND ENTERTAINING. THE HOME WILL INCLUDE THREE GENEROUSLY SIZED BEDROOMS, EACH EQUIPPED WITH A PRIVATE EN-SUITE BATHROOM FOR ADDED CONVENIENCE. ADDITIONALLY, THERE WILL BE A BUNK ROOM, IDEAL FOR ACCOMMODATING GUESTS OR CHILDREN, AND TWO DEDICATED OFFICE SPACES, PROVIDING A QUIET AND PRODUCTIVE ENVIRONMENT FOR WORK OR STUDY. TO ENHANCE THE OVERALL LIVING EXPERIENCE, THE HOME WILL SEAMLESSLY INTEGRATE INDOOR AND OUTDOOR SPACES, OFFERING VARIOUS AREAS FOR RELAXATION AND ENJOYMENT.

8 SPECIAL INSPECTIONS

1. LANDSCAPE PLAN; BBQ; FIRE PIT; ACCESSORY STRUCTURES, MASONRY OR CONCRETE WALLS/FENCES; RETAINING WALLS OVER 4 FT. HIGH FROM THE BOTTOM OF THE FOUNDATION TO THE TOP OF WALL; UNDER SEPERATE REVIEWS AND PERMITS (FOR H.O.A. PURPOSES).
2. POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
3. SUBMIT SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER ARI STD. 275. SOUND LEVEL NOT TO EXCEED 50dBA (55dBA WITH TIMER, 60dBA WITH TIMER AND NEIGHBORS CONSENT). LOCATION OF MEASUREMENT TO BE AT ADJACENT PROPERTY PATIO OR OPENING.
4. FIRE SPRINKLERS REQUIRED, CONTRACTOR TO SUBMIT FIRE SPRINKLER DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO SUBMITTING TO CITY. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
5. PV SOLAR SYSTEM (MIN. 2.6?KW DC) PER T-24
6. ELEVATOR

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

9 DEFERRED SUBMITTALS

6 SHORING & EXCAVATION

1. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF OSHA PERMIT.

2. CONTRACTOR SHALL USE THE CITY STANDARD FORM "30-DAY NOTICE OF INTENT TO EXCAVATE' TO NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 30-DAYS PRIOR TO STARTING EXCAVATION OR SHORING. CITY STANDARD FORM CAN BE OBTAINED AT: HTTP://WWW.NEWPORTBEACHCA.GOV/HOME/SHOWDOCUMENT?ID=17395

7 PROJECT STATISTICS

BUILDING AREA SCHEDULE

BASEMENT LIVING	**2405 SF**
FIRST FLOOR LIVING	**2406 SF**
GARAGE	**500 SF**
TOTAL	**5391 SF**
GRAND TOTAL	**5391 SF**

LOT COVERAGE SCHEDULE

LOT COVERAGE	**3046 SF**

OPEN AREA SCHEDULE

CANTILEVER DECK	**528 SF**
GRAND TOTAL	**528 SF**

5 SITE INFORMATION

LEGAL DESCRIPTION:
APN: 053-034-05
LOT 5 IN TRACT NO. 1092, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 38, PAGES 19-23 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT INFORMATION:
ZONED: R-1(CD)(SR) - EMERALD BAY LCP
SITE AREA: 6,013 S.F.
BUILDABLE AREA: 7,701 S.F.

TOTAL ALLOWABLE LOT COVERAGE (LESS OVERHANG)
TOTAL ALLOWABLE AREA: 40% x 7,701 S.F. = 3,080.4 S.F.
PROPOSED: 3,046 S.F. (39.5%)

EXISTING BUILDING INFORMATION:
EXISTING SINGLE FAMILY W/ GARAGE TO BE DEMOLISHED
EXISTING S.F. = 2,079 S.F. (3 BEDS, TTL.)

ZONING INFORMATION:
FRONT SETBACK: 5 FT.
REAR SETBACK: 5 FT.
LEFT SETBACK: 5 FT.
RIGHT SETBACK: 5 FT.

5' EASEMENT ON ALL SIDES OF PROPERTY

4 AGENCIES & SERVICES

DIG ALERT:	1.800.227.2600
SOUTHERN CALIFORNIA EDISON:	1.714.895.0246
SOUTHERN CALIFORNIA GAS:	1.800.427.2000
CITY WATER & SEWER:	714.593.7800
PACIFIC BELL TELEPHONE:	714.237.9658
PUBLIC WORKS SURVEY:	714.834.2477
BUILDING INSPECTION DEPARTMENT:	714.796.0428
BUILDING PERMIT RECORDS RESEARCH:	714.834.2625
ORANGE COUNTY RECORDER OFFICE:	714.834.2500
ORANGE COUNTY ASSESSOR'S OFFICE:	
GENERAL:	714.834.2727
EXEMPTIONS:	714.834.4740
PROPERTY:	714.834.2775
ORANGE COUNTY FIRE AUTHORITY:	714.573.6100
ORANGE COUNTY HEALTH SERVICES:	714.834.3882

2 PROJECT DIRECTORY

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

OWNER
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

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

STRUCTURAL ENGINEER
ESI/FME, INC.
FARHAD MANSHADI, LIC. NO. C36840
1900 E. 16TH ST., STE. B
SANTA ANA, CA 92701
P: 714.835.2900
F: 714.835.2819

CIVIL ENGINEER
FORKERT ENGINEERING & SURVEYING, INC.
THOMAS M. RUIZ
22311 BROOKHURST ST, STE 203
HUNTINGTON BEACH, CA 92646
P: 714.963.0793

GEOTECHNICAL ENGINEER
COAST GEOTECHNICAL, INC.
1200 WEST COMMONWEALTH
FULLERTON, CA 92833
P: 714.870.1211

INTERIOR DESIGNER
BLACKBAND DESIGN
3198 AIRPORT LOOP DRIVE #E
COSTA MESA, CA 92626
P: 949.872.2234

LANDSCAPE DESIGNER
DAVID A. PEDERSEN
CA CERTIFICATION NO. 3895
20271 ACACIA ST. SUITE 120
NEWPORT BEACH, CA 92660
P: 949.251.8999

SURVEYOR
APEX LAND SURVEYING, INC.
PAUL CRAFT, LIC. NO. 8516
HUNTINGTON BEACH, CA 92646
P: 714.488.5006
F: 714.333.4440

ENERGY CONSULTANT
ENERGY CODE WORKS
1 PARK PLAZA
SUITE 600
IRVINE, CA 92657

MEP CONSULTANT
GREGORY DESIGN
CAITLIN GREGORY
4 SHETLAND
TRABUCO CANYON, CA 92679
P: 949.888.9611
E: CAITLIN@GREGORY-DESIGN.COM

3 CODE INFORMATION

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

OCCUPANT LOAD	1 UNIT
OCCUPANCY CLASSIFICATION	R-3/U
OCCUPANCY SEPARATION (GARAGE)	1-HR.
FLOOR & FLOOR-CEILING	N/A.
TYPE OF CONSTRUCTION	VB - SPRINKLERED
FIRE SPRINKLER	YES
HEIGHT	3 + LEVELS
FLOOR AREA	REF. 7/T-1.0
ALLOWABLE BLDG. AREA (PER CBC TBL. 503)	N/A.

1 SHEET LIST

T-1.0	TITLE SHEET
T-1.1	ARCHITECTURAL GENERAL NOTES
T-1.6	SUPPLEMENTAL DOC. & NOTES
SUR	TOPOGRAPHIC SURVEY
A-0.0	ARCHITECTURAL SITE PLAN
A-0.2	AREA PLANS
A-0.3	AREA PLANS
A-0.5	LOT COVERAGE EXHIBITS
A-0.6	FLAT ROOF EXHIBITS
A-0.7	ROOF EXHIBITS
A-0.8	MAX HT EXHIBIT
A-0.9	LIGHT CUT SHEETS
C1	TITLE SHEET
C2	PRECISE GRADING PLAN FIRST FLOOR
C3	PRECISE GRADING PLAN BASEMENT FLOOR
C4	SECTIONS
C5	EROSION CONTROL PLAN
L-1	COVER SHEET
L-2	CONSTRUCTION PLAN
L-3	CONSTRUCTION DETAILS
L-4	LIGHTING PLAN
L-5	IRRIGATION PLAN
L-6	IRRIGATION DETAILS
L-7	IRRIGATION DETAILS
L-8	PLANTING PLAN
L-9	PLANTING SPECIFICATIONS
A-1.0	3D VIEWS
A-2.0	BASEMENT LEVEL FLOOR PLAN
A-2.1	FIRST LEVEL FLOOR PLAN
A-2.2	BASEMENT LEVEL DIMENSION PLAN
A-2.3	FIRST LEVEL DIMENSION PLAN
A-3.0	ROOF PLAN
A-4.0	EXTERIOR ELEVATIONS
A-4.1	EXTERIOR ELEVATIONS
A-5.0	BUILDING SECTIONS
A-5.1	BUILDING SECTIONS
A-5.2	BUILDING SECTIONS

BRANDON ARCHITECTS

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PROJECT STATUS
CDP SUBMITTAL

PLAN CHECK NO.
PA25-0104

PROJECT CONTACT
BRITTANY OAKES

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

YAFFE RESIDENCE

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LAGUNA BEACH, CA 92651

OWNER INFORMATION:
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

TITLE SHEET

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&	AND
.	ANGLE
@	AT
C.L.	CENTERLINE
Ø	DIAMETER, ROUND
.	PERPENDICULAR
#	POUND OR NUMBER
A.B.	ANCHOR BOLT
ABV.	ABOVE
A/C.	AIR CONDITIONING
A.C.	ASPHALT CONCRETE
ACOUS	ACOUSTICAL
A.D.	AREA DRAIN
ADH.	ADHESIVE
ADJ.	ADJUSTABLE, ADJACENT
AL.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
A.P.	ACCESS PANEL
APPX.	APPROXIMATE
APPV'D.	APPROVED
ARCH.	ARCHITECTURAL,ARCHITECT
ASB.	ASBESTOS
ASSY.	ASSEMBLY
AUTO.	AUTOMATIC
B.	BATHROOM
BD.	BOARD
BEL.	BELOW
BET.	BETWEEN
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
B.O.	BY OWNER, BY OTHERS
BOT.	BOTTOM
BR.	BEDROOM
B.W.	BACK OF WALL, BOTTOM OF WALL
CAB.	CABINET
C.B.	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE
C.R.C.	CALIFORNIA RESIDENTIAL CODE
CEM.	CEMENT
C.G.	CORNER GUARD
CHAN.	CHANNEL
CHG.	CHANGE
C.I.	CAST IRON
C.J.	CONTROL / CONSTRUCT./CEILING JOINT
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR, CLEARANCE
CNTR.	COUNTER
CONC.	CONCRETE
COND.	CONDITION
CONST.	CONSTRUCT, CONSTRUCTION
CORR.	CORRIDOR, CORROSIVE
CTSK.	COUNTER SINK, COUNTERSUNK
CTR.	CENTER
DBL.	DOUBLE
DECO.	DECORATIVE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN, DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING(S)
E.	EXISTING, EAST, ENTRY, EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRIC, ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSED, ENCLOSURE
E.P.	ELECTRICAL PANEL, END POINT
EQ.	EQUAL
EQV.	EQUIVALENT
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EXH.	EXHAUST
EXPO.	EXPOSED
EXT.	EXTERIOR
E.G.	EXISTING GRADE
F.	FIXED
F.A.	FIRE ALARM
FAC.	FACTORY
F.C.O.	FLOOR CLEAN OUT
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.G.	FINISH GRADE
FIXT.	FIXTURE
F.J.	FLOOR JOIST
F.L.	FLOW LINE
FLASH.	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE/CURB
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD / STRUCTURE / SHEATHING
F.O.M.	FACE OF MASONRY
FP.	FIREPLACE
F.S.	FLOOR SINK, FINISH SURFACE
FT.	FOOT, FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR, GRADE BEAM
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
G.F.I.	GROUND FAULT INTERRUPT
G.I.	GALVANIZED IRON
G.L.B.	GLU-LAM BEAM
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
G.P.	GRADE PLANE
H./HT.	HIGH, HEIGHT
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HD.	HARD, HEAD
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HVAC	HEATING VENTILATING AIR CONDITIONING

I.D.	INTERIOR DESIGNER, INSIDE DIAMETER/DIMENSION
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT/INVERTED
JAN.	JANITOR
JT.	JOINT
JST.	JOIST
KIT.	KITCHEN
L.	LOW, LINEN
L.A.	LANDSCAPED AREA
LAB.	LABORATORY
LAM.	LAMINATED
LAV.	LAVATORY
LBS.	POUNDS
LFA.	LOAD FROM ABOVE
L.H.	LEFT HAND
LKR.	LOCKER
LT.	LIGHT
LUM.	LUMINOUS, LUMENS
MAINT.	MAINTENANCE
MAS.	MASONRY
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	METAL BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFGR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MT.	MOUNTED
MUL.	MULLION
N.	NEW, NORTH
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT, CONTACT
N.G.	NATURAL GRADE
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/.	OVER
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER, DIMENSION
O.F.D.	OVERFLOW DRAIN
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PERIM.	PERIMETER
PL.	PROPERTY LINE, PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PNT.	PAINT(ED)
P.O.C.	POINT OF CONTACT, CONNECTION
PR.	PAIR
PROJ.	PROJECTION
PSL.	PARALLEL STRAND LAMINATE
PT.	POINT
R.A.	RETURN AIR
RAD.	RADIUS
R.D.	ROOF DRAIN
R.D.L.	ROOF DRAIN LEADER
RECPT.	RECEPTACLE
RECT.	RECTANGLE, RECTANGULAR
REF.	REFERENCE
REFR.	REFRIGERATOR
REG.	REGULAR, REGISTER
REINF.	REINFORCE(D), REINFORCEMENT
REQ'D.	REQUIRED
RESIL.	RESILIENT
RET.	RETAIN(ING), RETURN
RM.	ROOM
R.O.	ROUGH OPENING
R.R.	ROOF RAFTER
RWD.	REDWOOD
S.	SOUTH
S.A.	SUPPLY AIR
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SUBDRAIN, SOAP DISPENSER
SEC.	SECTION
SEL.	SELECT(ED)
SH.	SHELF
SHT.	SHEET
SHT'G.	SHEATHING
SIM.	SIMILAR
SIMP.	SIMPSON
S.J.	SOFFIT JOIST
S.S.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURE, STRUCTURAL
SUSP.	SUSPEND(ED)
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.	TREAD, TRASH
T.C.	TOP OF CURB
T.CL.	TIME CLOCK
TEL.	TELEPHONE
TEMP.	TEMPERED
TER.	TERRAZZO
T & G	TONGUE & GROOVE
THK.	THICK, THICKNESS
T.P.	TOP OF PAVING
T.PL.	TOP OF PLATE
T.O.S.	TOP OF STRUCTURE, SHEATHING, SLAB
TRANS.	TRANSFORMER
T.S.	TOP OF STEP
T.W.	TOP OF WALL
TYP.	TYPICAL
U.	UNDER
U.B.C.	UNIFORMBUILDING CODE
U.G.	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V./VERT.	VERTICAL
VENT.	VENTILATION, VENTILATING
VER.	VERIFY
V.T.R.	VENT THROUGH ROOF
W.	WEST, WIDTH, WASHER
W/.	WITH
WD.	WOOD
W.H.	WATER HEATER
W.C.	WATER CLOSET
W.I.	WROUGHT IRON
WP.	WATERPROOF(ING)
W.W.M.	WELDED WIRE MESH

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C ABBREVIATION

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

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

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

MULTIPLE VENT PIPES: IN BUILDINGS WHERE INTERIOR FOOTINGS OR OTHER BARRIERS SEPARATE THE SUBSLAB AGGREGATE OR OTHER GAS-PERMEABLE MATERIAL, EACH AREA SHALL BE FITTED WITH AN INDIVIDUAL VENT PIPE. VENT PIPES SHALL CONNECT TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF OR EACH INDIVIDUAL VENT PIPE SHALL TERMINATE SEPARATELY ABOVE THE ROOF. (CRC AF103.6.2)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX AF RADON CONTROL METHODS

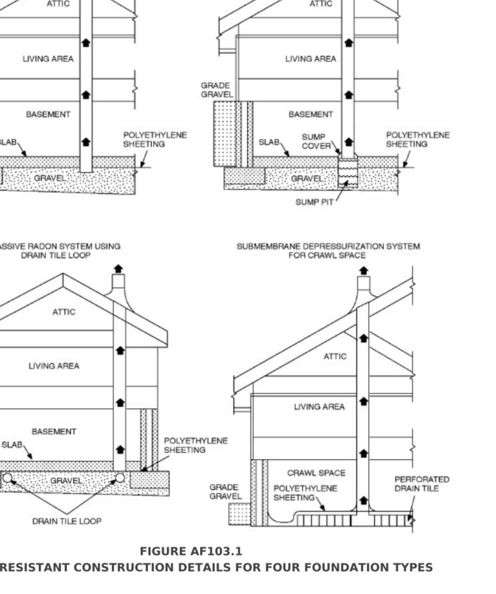

FIGURE AF103.1
RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. INSTALL MIN. 5/8" TYPE 'X' MOISTURE & MOLD RESISTANT GYPSUM WALL BOARD IN ALL BATHROOMS, KITCHENS, AND OTHER AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. (CRC R702.3.7.1)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B GENERAL NOTESƆN

DEFINITIONS: (AS USED IN THESE SPECIFICATIONS)

OWNER SHALL MEAN: KATHY AND JOE YAFFE

ARCHITECT SHALL MEAN: BRANDON ARCHITECTS, INC., BRITTANY OAKES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24. USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A CONTRACT DOCUMENT NOTES

BRANDON ARCHITECTS

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

PROJECT STATUS
CDP SUBMTITAL

PLAN CHECK NO.
PA25-0104

PROJECT CONTACT
BRITTANY OAKES

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YAFFE RESIDENCE

PROJECT ADDRESS:
715 EMERALD BAY
LAGUNA BEACH, CA 92651

OWNER INFORMATION:
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

ARCHITECTURAL GENERAL NOTES

T-1.1

OCPublicWorks

NPDES Notes

Notes must be shown as worded, on the title sheet of the plan.

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

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P.O. Box 4048, Santa Ana, CA 92702-4048
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A NPDES NOTES

Emerald Bay Community Association
Architectural Committee Meeting

Final Committee Decision
May 27, 2025

APPLICANT: **YAFFE**
ADDRESS: **715**
PROJECT #: **715-24** **TRACT 1092 LOT: 5**
PROJECT CLASSIFICATION: **NEW RESIDENCE WITH MEDIUM LANDSCAPE/HARDSCAPE**
SUBMITTAL STAGE: **PRELIMINARY RESUBMITTAL (2)**
ARCHITECT: **Brandon Architects - Kennedy Year** **Lic. # C-39984**
Email: kennedy@brandonarchitects.com **Phone: (714) 754-4040**
LANDSCAPE ARCHITECT: **Dave Pederson** **Lic. # 3895**
Email: dave@dpllandscape.com **Phone: (949) 251-8999**

Architectural review by Ken Wilkins *Landscape review by Richard Ramsey*

FINAL COMMITTEE DECISION: APPROVAL

HISTORY OF SUBMITTALS:

• October 2024	CONCEPT	ACKNOWLEDGED
• January 2025	PRELIMINARY	DISAPPROVED
• March 2025	PRELIMINARY RESUBMITTAL	DISAPPROVED

SUMMARY OF PROPOSED ARCHITECTURAL IMPROVEMENTS:

The submittal indicates a new residence of **5,391 SF (was 5,576 SF)** which includes a total 2 stories, 1 residence plus 1 of basement and a **500 SF**, **2**- car garage.

Overlays were provided. Deck areas to be broken into simple geometric shapes like the floor plans. [4th Request]

Revisions since previous submittal appear to include: **Front fence lowered, roof change and reduced Pool Equipment room. Clarify gable roof removal over the Garage.**

Floor Area breakdown:

	Preliminary	Proposed	Change
• 1st story	2,514.19 SF	2,486 SF	-28.19 SF
• Garage	499.15 SF	500 SF	+.85 SF
• 1st Basement	2,562.64 SF	2,405 SF	-157.64 SF
Total:	5,575.98 SF	5,391 SF	-184.98 SF
• Deck	517 SF	528 SF	+11 SF

PROJECT CLASSIFICATION (Section 6):
The submittal application indicates the project's classification is New Residence with Medium Landscape Hardscape. **OK**

B HOA APPROVAL

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

PLAN CHECK NO.
PA25-0104

PROJECT CONTACT
BRITTANY OAKES

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YAFFE RESIDENCE

PROJECT ADDRESS:
715 EMERALD BAY
LAGUNA BEACH, CA 92651

OWNER INFORMATION:
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

SUPPLEMENTAL DOC. & NOTES

T-1.6

9/22/2025 4:54:42 PM

LEGEND

- BLOCK WALL
- AC — ASPHALT PAVEMENT
- ℄ — CENTERLINE
- EG — EDGE OF GUTTER
- FF — FINISHED FLOOR
- FFG — FINISHED FLOOR GARAGE
- FL — FLOWLINE
- FS — FINISHED SURFACE
- GM — GAS METER
- HAG — HIGHEST ADJACENT GRADE
- ICV — IRRIGATION CONTROL VALVE
- ( ) — EXISTING ELEVATION
- ● — FOUND 1 " IRON PIPE WITH TAG STAMPED 'RE 3374'
- ○ — SEARCHED, FOUND NOTHING; SET NOTHING
- T.B.M. — TEMPORARY BENCHMARK SET ON A FOUND 1" IRON PIPE WITH TAG STAMPED 'RE 3374' ELEVATION = 116.48 FEET

- NG — NATURAL GROUND
- SL — STREET LIGHT
- SMH — SEWER MANHOLE
- TC — TOP OF CURB
- TD — TOP OF DECK
- TW — TOP OF WALL
- TX — TOP OF DRIVEWAY X
- WM — WATER METER
- 100 — CONTOURS OBTAINED FROM A MAP TITLED "CITY OF LAGUNA BEACH, CALIFORNIA DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION TOPOGRAPHICAL MAP OF THE CITY OF LAGUNA BEACH" PREPARED BY PACIFIC AIR INDUSTRIES, DATED 10/03/1960. REFEREED TO BY THE EMERALD BAY HOA AS THE "1960 OVERLAY".

- CONCRETE SURFACE
- GRASS
- ROCK PAVERS SURFACE

LEGAL DESCRIPTION

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

LOT 5 IN TRACT NO. 1092, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 38, PAGES 19-23 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK INFORMATION

BENCHMARK NO: E-783

DESCRIBED BY OCS 2003 - FOUND 3 3\4" USCGS BRONZED DISK STAMPED "E 783 1946", SET IN THE TOP OF A CONCRETE POST. MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF PACIFIC COAST HIGHWAY, 36 FT. SOUTHERLY OF THE SOUTHBOUND LANES ALONG PCH, IN THE WESTERLY CORNER OF THE JUNCTION OF PCH AND THE ENTRANCE TO EMERALD BAY HOMES NUMBERED (105-113), 1.3 FT. NORTHERLY OF THE NORTHERLY MOST 1 OF 2 STONE GATE POSTS AND 1.7 MILES NORTHWESTERLY ALONG PCH FROM THE CENTERLINE OF BROADWAY. MONUMENT IS SET 0.1 FT. BELOW THE HIGHWAY.

ELEVATION: 99.739 FEET (NAVD88), YEAR LEVELED 2004

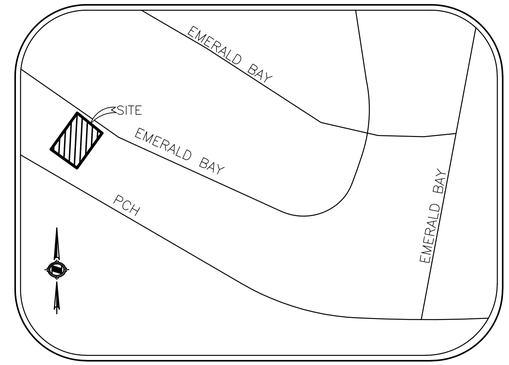
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PACIFIC COAST HIGHWAY HAVING A BEARING OF N54°15'00"W PER TRACT NO. 1092, M.M. 38/19-23.

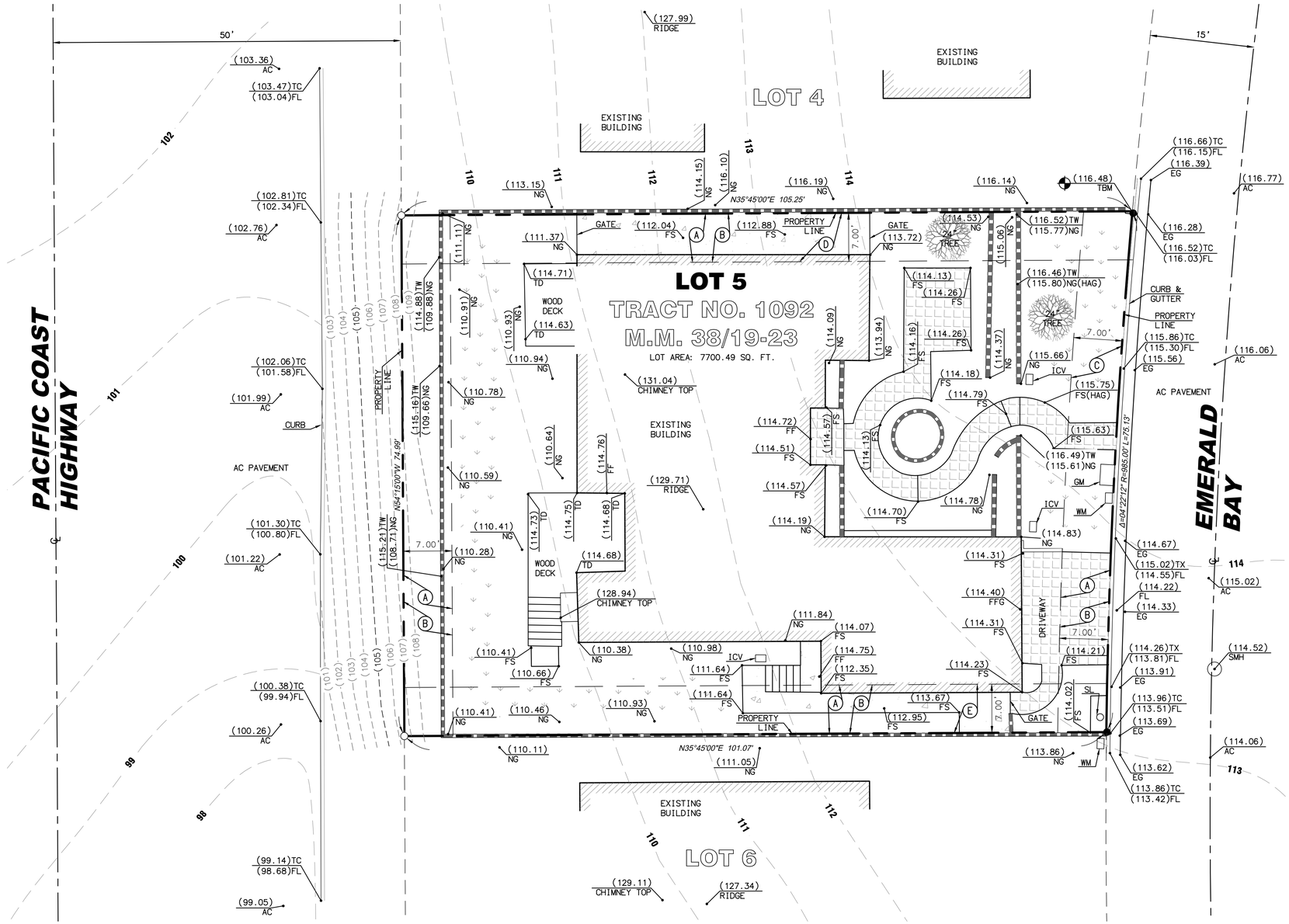
GRAPHIC SCALE

4 0 2 4 8 16

(IN FEET)
1 INCH = 8 FT.



VICINITY MAP
NO SCALE



TITLE REPORT/EASEMENT NOTES

715 EMERALD BAY
NEWPORT BEACH, CA 92651
(APN: 053-034-05)

TITLE REPORT PROVIDED BY
ORANGE COAST TITLE COMPANY
OF SOUTHERN CALIFORNIA,
ORDER NUMBER 350-2064546-55.

(A) ITEM 9: AN EASEMENT FOR ERECTION, CONSTRUCTION, MAINTENANCE AND OPERATION OF ANY AND ALL NECESSARY PUBLIC UTILITY SERVICES AND INCLUDING UNDERGROUND TELEVISION TRANSMISSION CONDUITS, AND/OR CABLES, AND/OR WIRES, AND/OR NECESSARY EQUIPMENT FOR SERVICING TELEVISION RECEIVING UNITS; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF CONSTRUCTING, LAYING, MAINTAINING, REPAIRING AND OPERATING THE SAME AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO IN THE DOCUMENT RECORDED AS BOOK 3544, PAGE 594 OF OFFICIAL RECORDS. (PLOTTED HEREON)

(B) ITEM 10: AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 3544, PAGE 267 OF OFFICIAL RECORDS. (PLOTTED HEREON)

(C) ITEM 12: AN EASEMENT FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE AND/OR REMOVE UNDER THE REAL PROPERTY, AN UNDERGROUND ELECTRIC SYSTEM, CONSISTING OF CONDUITS, WIRES, CABLES AND NECESSARY APPURTENANCES FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, TELEPHONE AND INCIDENTAL PURPOSES, IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AS BOOK 3811, PAGE 543 OF OFFICIAL RECORDS. (PLOTTED HEREON)

(D) ITEM 13: AN EASEMENT FOR THE RIGHT OF THE WAY FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, ALTERATION, REPAIR, REPLACEMENT AND/OR REMOVAL OF COMMUNICATION FACILITIES CONSISTING OF POLES, CABLES, WIRES, ANCHORS, GUYS, BRACES, UNDERGROUND CONDUITS, MANHOLES AND APPURTENANCES FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND INCIDENTAL PURPOSES, IN FAVOR OF THE GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, RECORDED AS BOOK 3811, PAGE 543 OF OFFICIAL RECORDS. (PLOTTED HEREON)

(E) ITEM 14: AN EASEMENT FOR THE RIGHT OF THE WAY FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, ALTERATION, REPAIR, REPLACEMENT AND/OR REMOVAL OF COMMUNICATION FACILITIES CONSISTING OF UNDERGROUND CONDUITS, MANHOLES, CABLES, WIRES, BRACES AND APPURTENANCES FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATION AND INCIDENTAL PURPOSES, IN FAVOR OF TEL-I-CLEAR SYSTEMS INC. OF CALIFORNIA, A CORPORATION, RECORDED AS BOOK 4489, PAGE 169 OF OFFICIAL RECORDS. (PLOTTED HEREON)

SURVEYOR'S NOTES

PROPERTY CORNERS TO BE SET BY SURVEYOR AND RECORD OF SURVEY TO BE FILED AT THE COUNTY OF ORANGE.

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

5/23/2025
PAUL D. CRAFT, P.L.S. 8516 — DATE
LICENSE RENEWAL DATE 12/31/26

PROFESSIONAL LAND SURVEYOR — PAUL DOMINICK CRAFT — No. 8516 Exp. 12/31/26 — STATE OF CALIFORNIA

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

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

REVISIONS

PROJECT SURVEYOR

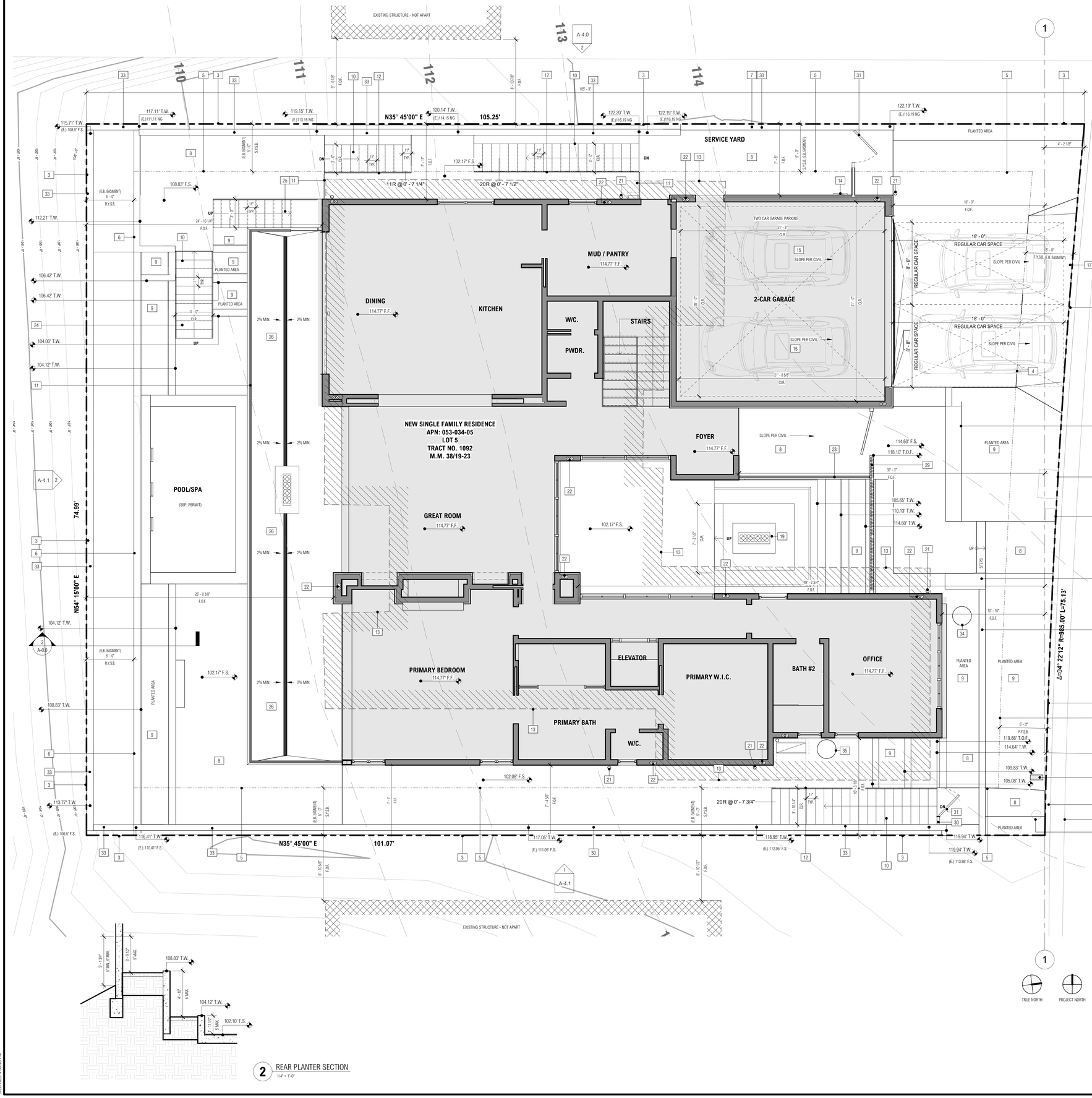
APEX LAND SURVEYING INC.
NEWPORT BEACH, CALIFORNIA 92861
PHONE:(714)488-5006
APEXLSINC@GMAIL.COM

DATE 2/12/2025
SCALE 1" = 8'
DRAWN J. A. H.
CHECKED P. D. C.

SHEET TITLE: TOPOGRAPHIC MAP
PROJECT: 715 EMERALD BAY
LAGUNA BEACH, CA 92651
(APN: 053-034-05)

SHEET NO. 1 OF 1

PROJECT NO. 23074



2 REAR PLANTER SECTION
1/4" = 1'-0"

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

TRUE NORTH

PROJECT NORTH

A SITE PLAN NOTES

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

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

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

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

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

2. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED WITH SUCTION ANTIENTRAPMENT GRATE IN ACCORDANCE WITH ANSI/APSP-16 PER CBC 3109 SECTION (B) OF 115926. SUCTION ENTRAPMENT AVOIDANCE FOR POOL AND SPA SHALL BE PROVIDED IN ACCORDANCE WITH APSP-7 PER ISPSC SECTION 310.

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

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

N 90 00' 00" E 20.00'

ROOM NAME 10.00'

PROPERTY LINE TAG

ROOM TAG

SPOT ELEVATION

KEYNOTE TAG

REVISION TAG

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

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

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

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

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

B ANNOTATION LEGEND

1 (E.) GAS METER LOCATION - REF. SURVEY & CIVIL DWGS.
2 (N.) WATER METER LOCATION - REF. SURVEY & CIVIL DWGS.
3 PROPERTY LINE - REF. SURVEY
4 FRONT YARD SETBACK
5 SIDE YARD SETBACK
6 REAR YARD SETBACK
7 (N.) PROPERTY LINE WALL - PLASTER FINISH TO MATCH (MAX. 6' ABV. N.G.)
8 (N.) HARDSCAPE - COLORED & SCORED CONCRETE OR STONE PAVERS (AS SELECTED), REF. LAND. & CIVIL DWGS.
9 PLANTED AREA
10 (N.) EXT. CONCRETE STAIRS/STEPS ON GRADE - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE ARTIFICIAL LIGHT SOURCE AT THE TOP LANDING AND FOR STAIR TO THE BASEMENT AT BOTH TOP AND BOTTOM LANDING (R303.8) - REF. DTL. 1/AD-1.0 - VERIFY TREADS DEPTH AND RISERS HT. W/. CIVIL AND LANDSCAPE DWGS.
11 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
12 EXTERIOR GLASS HANDRAIL, 3/4" - 38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
13 OUTLINE OF EXISTING STRUCTURE - TO BE REMOVED - REF. SURVEY
14 RECESSED MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
15 VEHICLE - MINIMUM PARKING DIMENSIONS ON PLANS
16 CENTERLINE OF STREET - REF. SURVEY
17 CURB
18 GUTTER
19 FAU - PROVIDE GAS S.O., POWER, CLEARANCES AND VENTING AS REQ'D. BY MFG. – INSTALL PER MFG. INSTRUCTION, SEE FAU NOTES ON B/T-1.1 FOR MORE INFO
20 CONCRETE EDGING - REF. LAND.
21 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
22 DRAIN VERTICAL PIPE LINE - IN WALL FROM DECK/ROOF ABV., REF. VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW NOTES ON DIM. PLANS LEGENDS- PROVIDE DRAIN SWEEP(ELBOW JOINT) PER CIVIL DWG'S., PRIOR TO POURING SLAB. VERIFY LOCN. W/. SITE DRAINAGE & CODRO. W/. CIVIL
23 EXTERIOR GUARDRAIL - MIN. 42" HEIGHT ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
24 CONCRETE STAIRS/STEPS - MAX. 7.75" RISE, MIN. 10" RUN - REF. DTL. 1/AD-1.0 - VERIFY TREADS DEPTH AND RISERS HT. W/. CIVIL DWGS.
25 STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0
26 WESTCOAT ALX WALKING DECK AND ROOF COVERING SYSTEM RATED CLASS 'A' ASSEMBLY PER UES ER-587, REF. MAT. SCHED. A/A-4.0
27 (E.) STREET SIGN - PROTECT IN PLACE - REF. SURVEY
28 (N.) LANDSCAPE WALL, CMU PILASTER W/. STONE FINISH & PRE-CAST CONC. CAP, MAX. HT. 42", REF. CIVIL DWGS.
29 (N.) LANDSCAPE FENCE, MAX. HT. 42
30 POOL ENCLOSURE FENCE, 60" MIN. ABV. FS/NG MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL, MAX HT. 72" WITHIN REAR AND SIDE YARD SETBACKS. MAX VERTICAL CLEARANCE BETWEEN FS/NG AND BOTTOM OF THE FENCE/BARRIER SHALL BE 2" MEASURED ON THE SIDE OF FENCE THAT FACES AWAY FROM SWIMMING POOL.
31 POOL GATES SHALL OPEN OUTWARD AWAY FROM THE POOL OR SPA, SHALL BE SELF-CLOSING AND SHALL HAVE A SELF-LATCHING DEVICE PLACED NO LOWER THAN 60 INCHES ABOVE GROUND - GATE TO BE NO GREATER THEN 6' ABV. N.G.
32 MAIL-BOX - VERIFY LOCATION W/. OWNER - REF. LAND. DWGS.
33 (N.) SLOPED PROPERTY LINE WALL - PLASTER FINISH TO MATCH (MAX. 6' ABV. N.G.); WALL TO MEET POOL ENCLOSURE REQUIREMENTS, 60" MIN. ABV. FS/NG MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL
34 SUMP PUMP - REF. CIVIL DWGS
35 LIFT STATION - REF. CIVIL DWGS

C KEYNOTES

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

PROJECT STATUS
CDP SUBMITTAL

PLAN CHECK NO.
PA25-0104

PROJECT CONTACT
BRITTANY OAKES

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YAFFE RESIDENCE

PROJECT ADDRESS:
715 EMERALD BAY
LAGUNA BEACH, CA 92651

OWNER INFORMATION:
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

ARCHITECTURAL SITE PLAN

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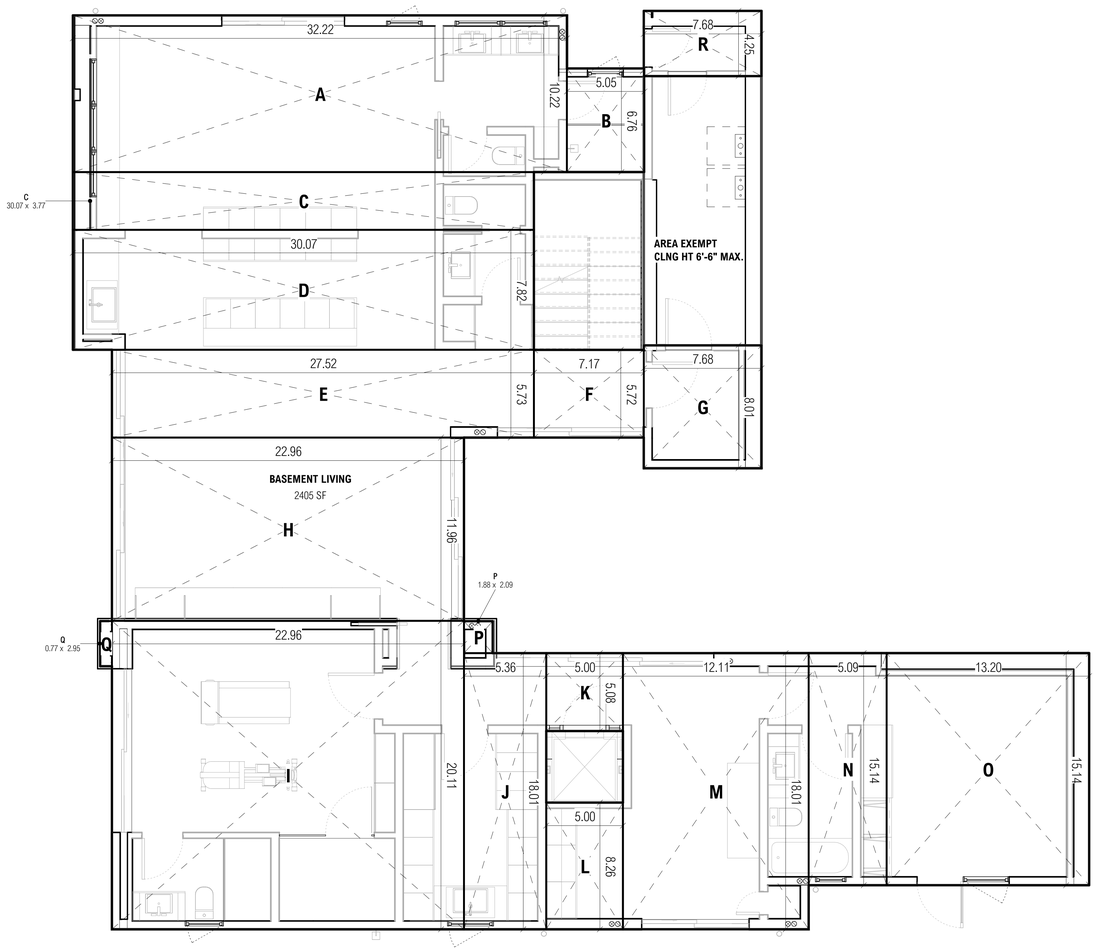

1 BASEMENT LEVEL AREA PLAN
1/4" = 1'-0"

AREA CALCULATIONS

LEVEL	AREA LABEL	WIDTH	LENGTH	AREA
BASEMENT LIVING	A	32.22	10.22	329.29 SF
BASEMENT LIVING	B	5.05	6.76	34.14 SF
BASEMENT LIVING	C	30.07	3.77	113.38 SF
BASEMENT LIVING	D	30.07	7.82	234.98 SF
BASEMENT LIVING	E	27.52	5.73	157.58 SF
BASEMENT LIVING	F	7.17	5.72	40.98 SF
BASEMENT LIVING	G	7.68	8.01	61.50 SF
BASEMENT LIVING	H	22.96	11.96	274.54 SF
BASEMENT LIVING	I	22.96	20.11	461.80 SF
BASEMENT LIVING	J	5.36	18.01	96.62 SF
BASEMENT LIVING	K	5.00	5.08	25.42 SF
BASEMENT LIVING	L	5.00	8.26	41.30 SF
BASEMENT LIVING	M	12.11	18.01	218.19 SF
BASEMENT LIVING	N	5.09	15.14	77.02 SF
BASEMENT LIVING	O	13.20	15.14	199.83 SF
BASEMENT LIVING	P	1.88	2.09	3.92 SF
BASEMENT LIVING	Q	0.77	2.95	2.27 SF
BASEMENT LIVING	R	7.68	4.25	32.65 SF
				2405.41 SF
FIRST FLOOR	A	37.26	21.81	812.72 SF
FIRST FLOOR	B	22.96	37.79	867.63 SF
FIRST FLOOR	C	11.73	5.72	67.06 SF
FIRST FLOOR	D	0.50	7.72	3.86 SF
FIRST FLOOR	E	6.83	8.22	54.45 SF
FIRST FLOOR	F	0.77	2.96	2.28 SF
FIRST FLOOR	G	22.48	18.01	404.86 SF
FIRST FLOOR	H	17.79	15.14	269.28 SF
FIRST FLOOR	I	1.96	2.09	4.10 SF
				2486.24 SF
GARAGE	A	23.25	0.29	6.78 SF
GARAGE	B	22.75	21.31	484.86 SF
GARAGE	C	16.13	0.50	8.06 SF
				499.70 SF

BRANDON ARCHITECTS

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

PROJECT STATUS
CDP SUBMITTAL

PLAN CHECK NO.
PA25-0104

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BRITTANY OAKES

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LAGUNA BEACH, CA 92651

OWNER INFORMATION:
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS
NO. REVISION DATE

AREA PLANS

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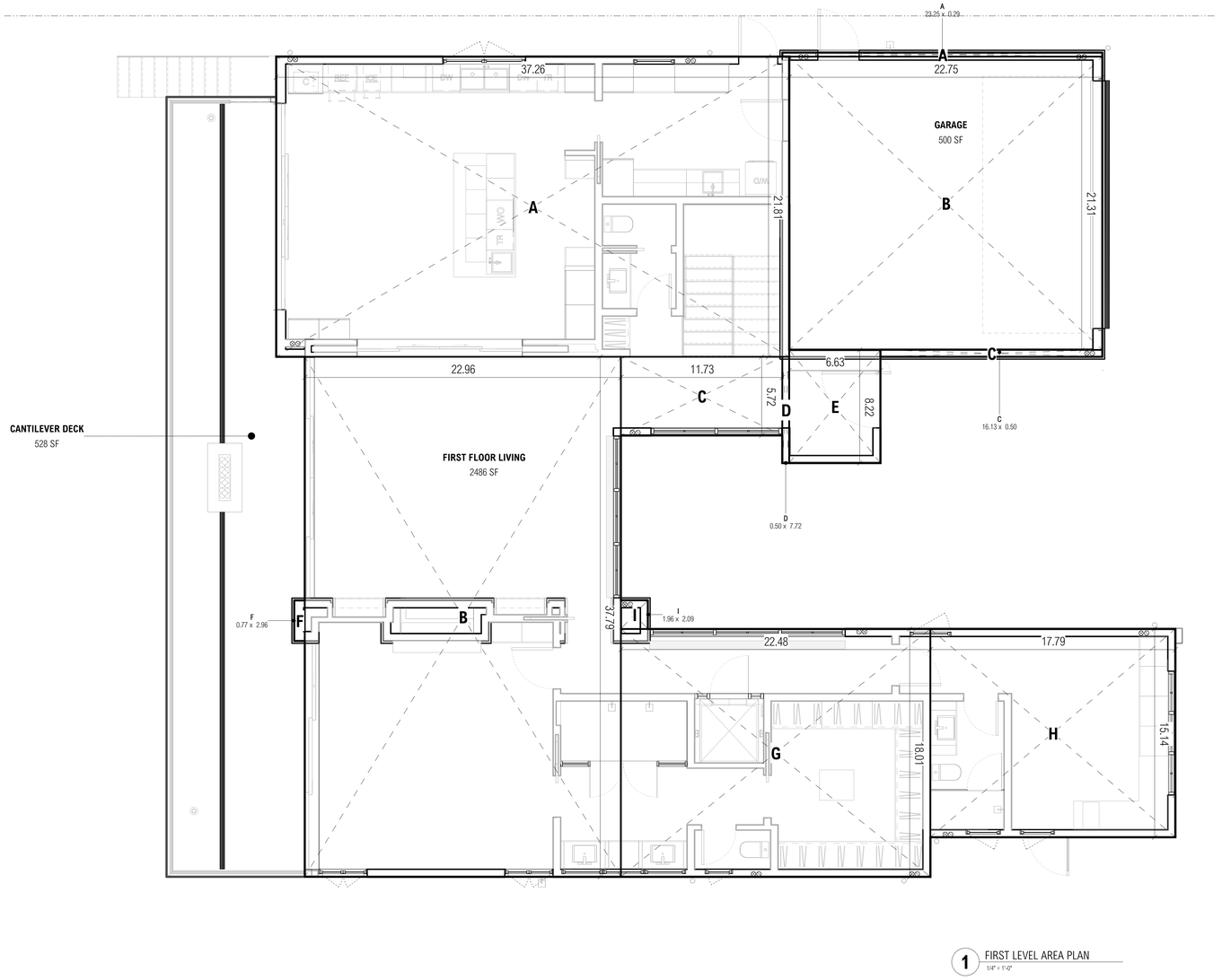

1 FIRST LEVEL AREA PLAN
1/4" = 1'-0"

AREA CALCULATIONS

LEVEL	AREA LABEL	WIDTH	LENGTH	AREA
BASEMENT LIVING	A	32.22	10.22	329.29 SF
BASEMENT LIVING	B	5.05	6.76	34.14 SF
BASEMENT LIVING	C	30.07	3.77	113.38 SF
BASEMENT LIVING	D	30.07	7.82	234.98 SF
BASEMENT LIVING	E	27.52	5.73	157.58 SF
BASEMENT LIVING	F	7.17	5.72	40.99 SF
BASEMENT LIVING	G	7.68	8.01	61.50 SF
BASEMENT LIVING	H	22.96	11.96	274.54 SF
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BASEMENT LIVING	J	5.36	18.01	96.62 SF
BASEMENT LIVING	K	5.00	5.08	25.42 SF
BASEMENT LIVING	L	5.00	8.26	41.30 SF
BASEMENT LIVING	M	12.11	18.01	218.19 SF
BASEMENT LIVING	N	5.09	15.14	77.02 SF
BASEMENT LIVING	O	13.20	15.14	199.83 SF
BASEMENT LIVING	P	1.88	2.09	3.92 SF
BASEMENT LIVING	Q	0.77	2.95	2.27 SF
BASEMENT LIVING	R	7.68	4.25	32.65 SF
				2405.41 SF

FIRST FLOOR	A	37.26	21.81	812.72 SF
FIRST FLOOR	B	22.96	37.79	867.63 SF
FIRST FLOOR	C	11.73	5.72	67.06 SF
FIRST FLOOR	D	0.50	7.72	3.86 SF
FIRST FLOOR	E	6.63	8.22	54.45 SF
FIRST FLOOR	F	0.77	2.96	2.28 SF
FIRST FLOOR	G	22.48	18.01	404.86 SF
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				2486.24 SF

GARAGE	A	23.25	0.29	6.78 SF
GARAGE	B	22.75	21.31	484.86 SF
GARAGE	C	16.13	0.50	8.06 SF
				499.70 SF

BUILDING AREA SCHEDULE

BASEMENT LIVING	2405 SF
FIRST FLOOR LIVING	2486 SF
GARAGE	500 SF
TOTAL	5391 SF
GRAND TOTAL	5391 SF

BRANDON ARCHITECTS

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

PROJECT STATUS
CDP SUBMITTAL

PLAN CHECK NO.
PA25-0104

PROJECT CONTACT
BRITTANY OAKES

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YAFFE RESIDENCE

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LAGUNA BEACH, CA 92651

OWNER INFORMATION:
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

AREA PLANS

A-0.3

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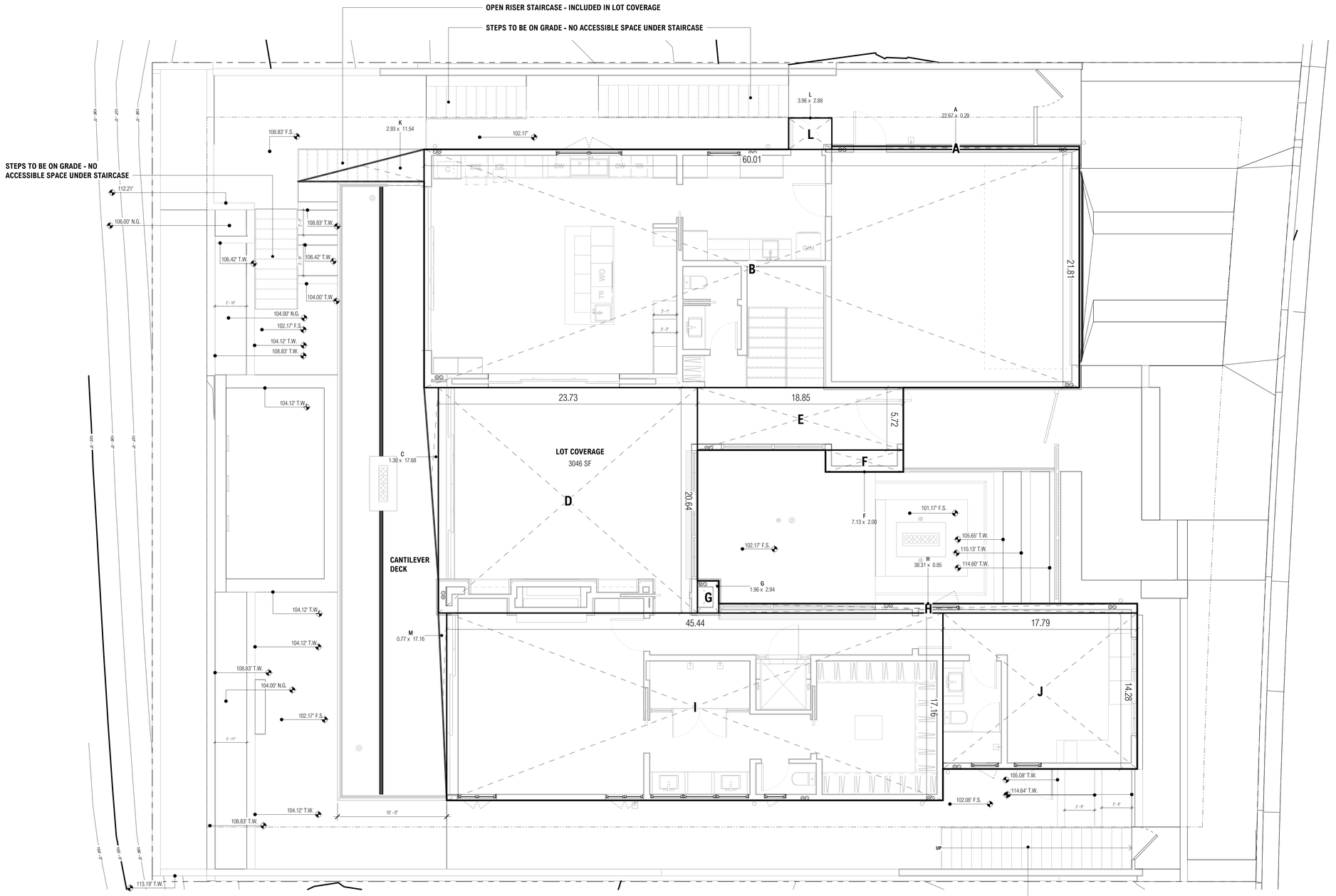

MAX LOT COVERAGE

TOTAL ALLOWABLE LOT COVERAGE (LESS OVERHANG) : 40% x 7,701 S.F. = 3,080.4 S.F.
PROPOSED LOT COVERAGE : 3046 S.F. (39.5%)

PARKING REQUIREMENTS

5,391 SF – 430 SF = 4,961 SF
REQUIRED: 4 PARKING SPOTS
PROPOSED: 2 CAR GARAGE WITH 2 OFF-STREET

LOT COVERAGE

LEVEL	AREA LABEL	WIDTH	LENGTH	AREA	Comments
LOT COVERAGE	A	22.67	0.29	7 SF	
LOT COVERAGE	B	60.01	21.81	1309 SF	
LOT COVERAGE	C	1.30	17.68	12 SF	TRIANGLE
LOT COVERAGE	D	23.73	20.64	490 SF	
LOT COVERAGE	E	18.85	5.72	108 SF	
LOT COVERAGE	F	7.13	2.00	14 SF	
LOT COVERAGE	G	1.96	2.94	6 SF	
LOT COVERAGE	H	38.31	0.85	33 SF	
LOT COVERAGE	I	45.44	17.16	780 SF	
LOT COVERAGE	J	17.79	14.28	254 SF	
LOT COVERAGE	K	2.93	11.54	17 SF	
LOT COVERAGE	L	3.96	2.88	11 SF	
LOT COVERAGE	M	0.77	17.16	7 SF	TRIANGLE
				3046 SF	

1 LOT COVERAGE
1/4" = 1'-0"

BRANDON ARCHITECTS

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

PROJECT STATUS
CDP SUBMITTAL

PLAN CHECK NO.
PA25-0104

PROJECT CONTACT
BRITTANY OAKES

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YAFFE RESIDENCE

PROJECT ADDRESS:
715 EMERALD BAY
LAGUNA BEACH, CA 92651

OWNER INFORMATION:
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

LOT COVERAGE EXHIBITS

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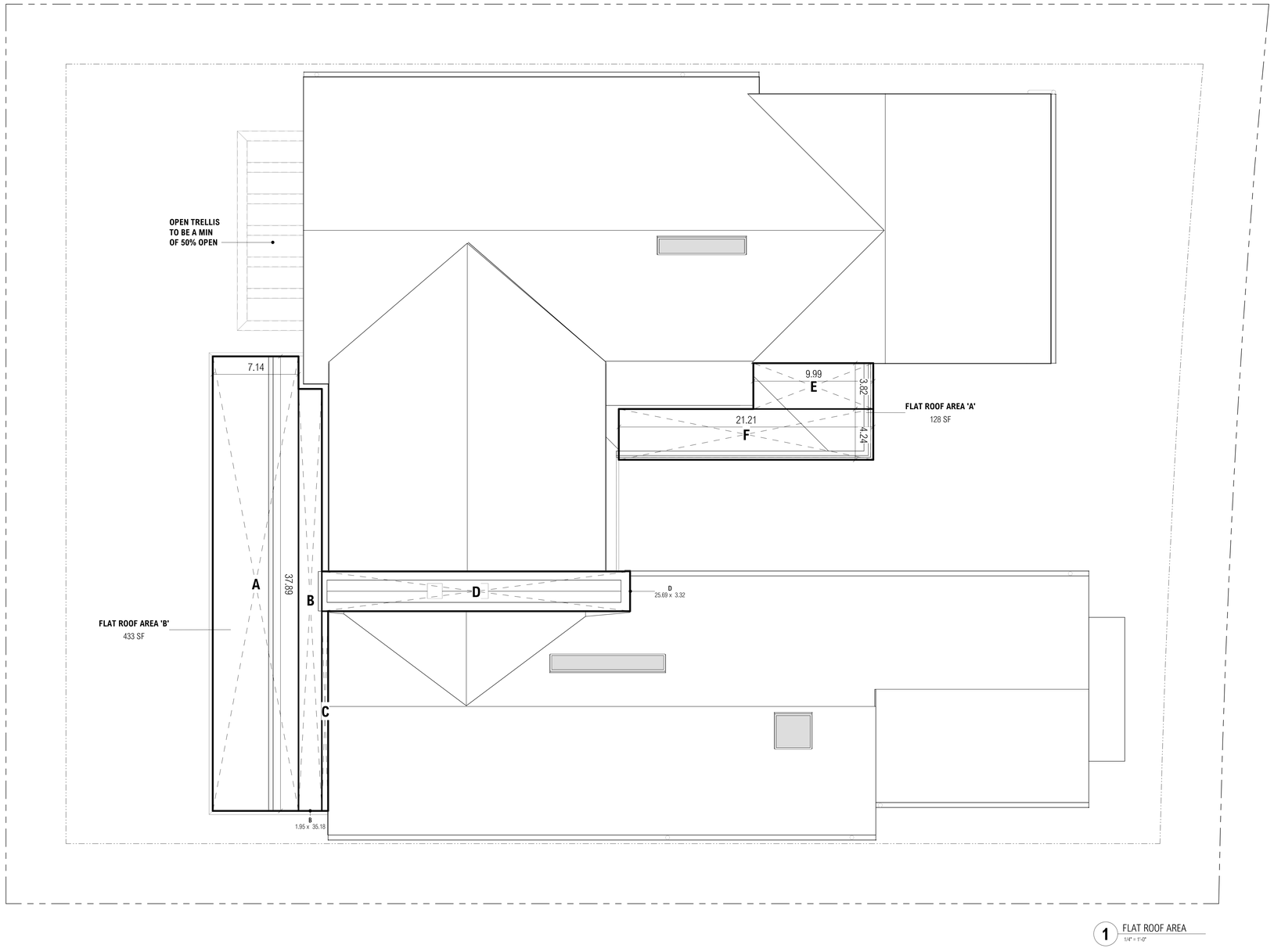

1 FLAT ROOF AREA
1/4" = 1'-0"

FLAT ROOF AREA					
LEVEL	AREA LABEL	WIDTH	LENGTH	AREA	Comments
FLAT ROOF	A	7.14	37.89	271 SF	
FLAT ROOF	B	1.95	35.18	68 SF	
FLAT ROOF	C	0.52	16.64	9 SF	
FLAT ROOF	D	25.69	3.32	85 SF	
FLAT ROOF	E	9.99	3.82	38 SF	
FLAT ROOF	F	21.21	4.24	90 SF	
FLAT ROOF				561 SF	
ROOF AREA	B	37.52	23.02	864 SF	
ROOF AREA	C	24.80	22.44	556 SF	
ROOF AREA	D	9.61	37.89	364 SF	
ROOF AREA	E	17.82	40.19	716 SF	
ROOF AREA	F	6.41	40.19	257 SF	
ROOF AREA	G	11.21	8.99	100 SF	
ROOF AREA	H	8.99	8.05	80 SF	
ROOF AREA	I	0.94	22.03	21 SF	
ROOF AREA	J	20.48	21.61	443 SF	
ROOF AREA	K	17.75	18.91	336 SF	
ROOF AREA	L	3.00	12.00	36 SF	
ROOF AREA				3773 SF	

MAX FLAT ROOF : 3773 S.F. X 15% = 566 S.F.

PROPOSED FLAT ROOF = 561 S.F.

BRANDON ARCHITECTS

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FLAT ROOF EXHIBITS

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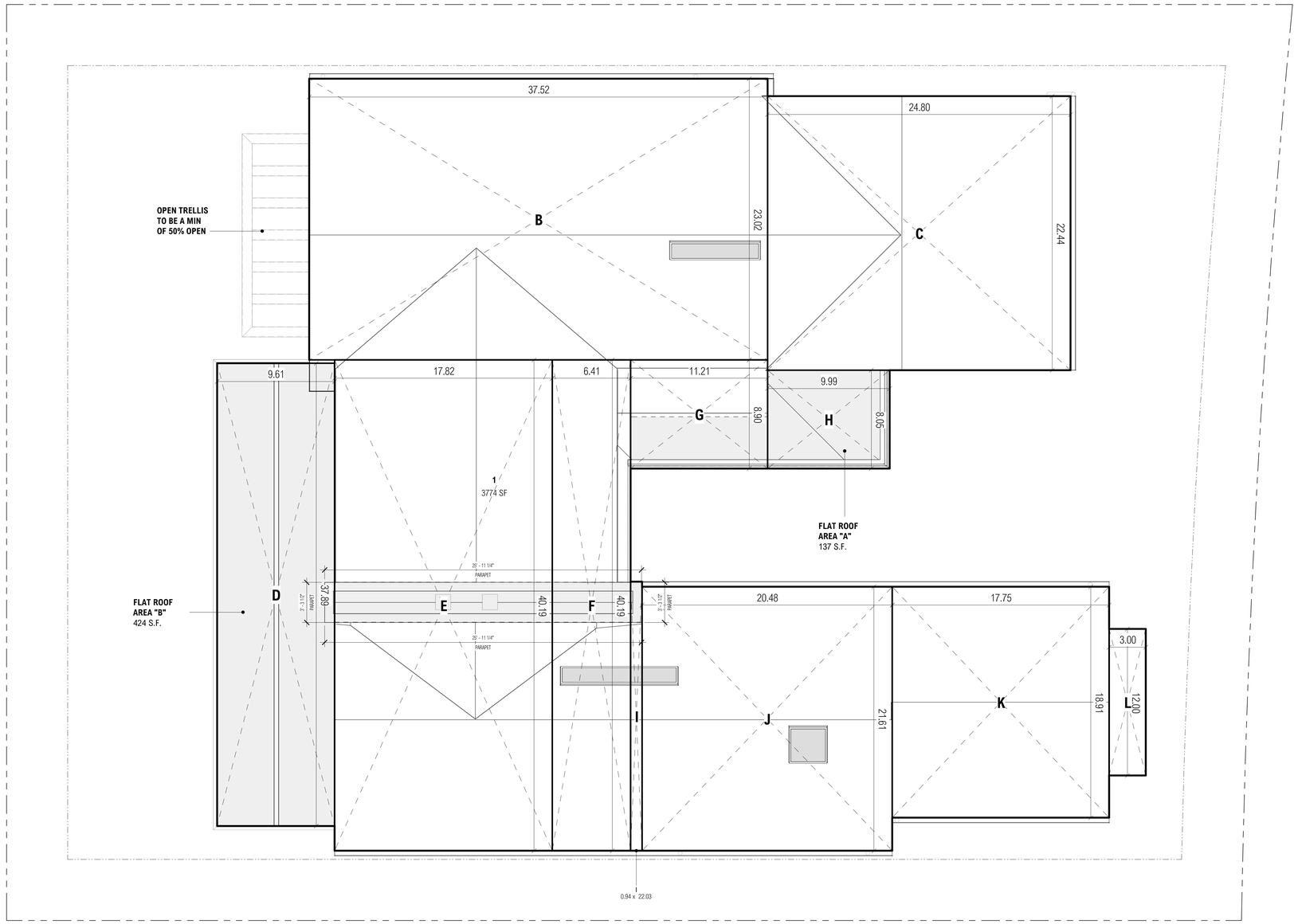

1 ROOF OVERLAY
1/4" = 1'-0"

FLAT ROOF AREA					
LEVEL	AREA LABEL	WIDTH	LENGTH	AREA	Comments
FLAT ROOF	A	7.14	37.89	271 SF	
FLAT ROOF	B	1.95	35.18	68 SF	
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FLAT ROOF	E	9.99	3.82	38 SF	
FLAT ROOF	F	21.21	4.24	90 SF	
FLAT ROOF				561 SF	
ROOF AREA	B	37.52	23.02	864 SF	
ROOF AREA	C	24.80	22.44	556 SF	
ROOF AREA	D	9.61	37.89	364 SF	
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ROOF AREA	K	17.75	18.91	336 SF	
ROOF AREA	L	3.00	12.00	36 SF	
ROOF AREA				3773 SF	

MAX FLAT ROOF : 3773 S.F. X 15% = 566 S.F.

PROPOSED FLAT ROOF = 561 S.F.

LENGTH OF PROPOSED PARAPET = (26' 4 1/2" + 3' 3 3/8") x 2 = 59.24'

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NO.	REVISION	DATE

ROOF EXHIBITS

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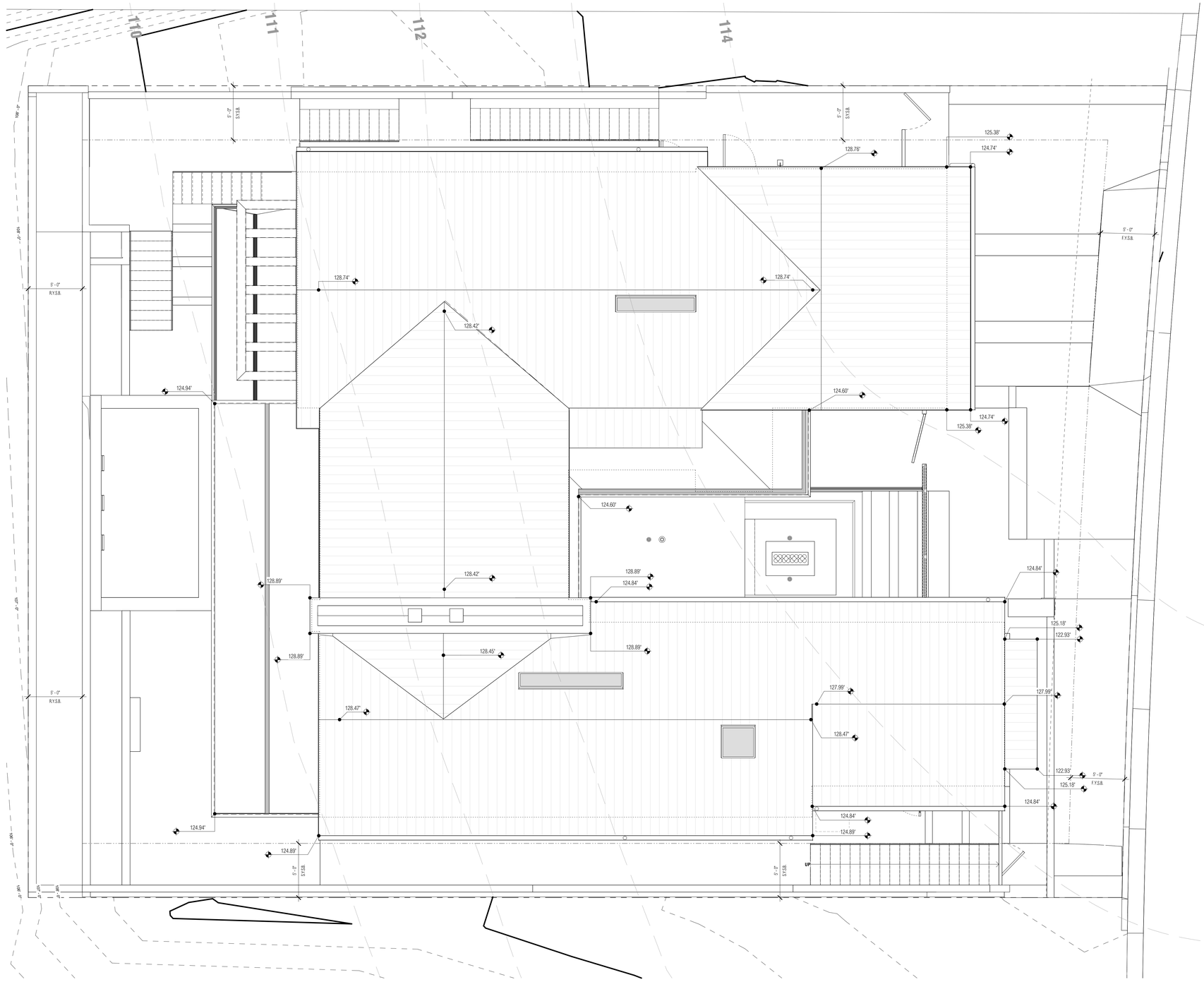

MAX HT: 15' + 114' (1960 TOPO) = 129' MAX
PROPOSED MAX HEIGHT = 128.89

1 MAX HT. EXHIBIT
1/4" = 1'-0"

BRANDON ARCHITECTS

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DATE
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REVISIONS

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MAX HT EXHIBIT

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COASTAL ELEMENTS collection

COEN

17025OZ-LL

LARGE WALL MOUNT LANTERN

Coen is an instant favorite with timeless design featuresand a modern edge. Clear seedy glass exudes a radiant glow to make a home's exterior shine. This slender frame is constructed of composite materials, and coated with a finish that can withstand harsh elements. Available in a Black or Oil Rubbed Bronze, Coen is also Dark Sky compliant and includes an LED bulb.

DETAILS	
FINISH:	Oil Rubbed Bronze
MATERIAL:	Composite
GLASS:	Clear Seedy
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

DIMENSIONS	
WIDTH:	8"
HEIGHT:	21.5"
WEIGHT:	5.5lb
BACK PLATE:	5"W X 6.5"H
EXTENSION:	10"
TOP TO OUTLET:	5.5"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	GU10LED-3K
WATTAGE:	1-5.50w GU10 LED Included
VOLTAGE:	120v
LUMENS:	500
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 50w
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

SHIPPING	
CARTON LENGTH:	12.8
CARTON WIDTH:	11
CARTON HEIGHT:	25
CARTON WEIGHT:	6.7

PRODUCT DETAILS:

- 5-year finish warranty
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- LED Bulbs carry a 3-year limited warranty
- The Coastal Elements Collection offers versatile designs, constructed of composite materials and coated with anti-fading finishes, for maximum durability in harsh climates
- Bold lines and a clean, minimalist style complement contemporary architecture
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

ELCO Lighting

Project name:
Fixture type:
Date:

4" Ultra Slim LED Round Panel Light with 5-CCT Switch

These unique 4" ultra slim panel lights designed for quick and easy installation without a housing for both new construction and remodel applications, gives you the options you are looking for in one fixture. The manual switch allows you to choose between 2700K, 3000K, 3500K, 4000K or 5000K. This IC-rated fixture can be installed indoor or outdoors.

Features

- IC Airtight for use with direct contact to insulation.
- Designed to fit in plenums as shallow as 2".
- Eliminates the need for housing.
- New Construction application requires mounting plate or frame.
- Remodel applications require no additional accessories.
- Wet Location allows for use indoors or outdoors.
- CA Title 24 and ENERGY STAR Compliant.
- Includes driver and jbox.

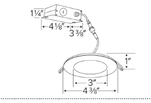
Specifications

Wattage	9W
Lumens	500 lm
Voltage	120V
Color Temp.	2700K, 3000K, 3500K, 4000K, 5000K
Dimmable	Triac/ELV
Lamp Type	LED
CRI	90+
Wet Location	Listed

Options

White **Bronze**

Dimensions



Technical Details

Optics: Polycarbonate lens diffuses light evenly throughout space with no LED pixelation.

Construction: IC rated driver and fixture are tested and approved for direct contact with insulation. Aluminum die-cast trim ring with durable powdercoat finish preventing rust and paint cracking. Plenum rated cable connector to connect from module to remote driver box. Isolated driver integrated inside aluminum remote box with two 7/8" knockouts with slots for pryout.

Installation: Designed for super shallow ceiling plenums without any housing. High strength steel spring clip for easy installation. Hole cut out template provided for accurate hole size for proper trim installation. Maximum hole size should not exceed 4 1/4" for this product. Suitable installation for t-grid and drop ceiling applications.

Electrical: Driver connects directly to 120V power supply. Standard input wattage is 9W, 55 lumens per watt. Replaces 50W incandescent.

Dimmability: Works with 120V Triac and ELV type dimmers. Dims down to 10%. For full list of dimmers, refer to the ELM System Dimmer Compatability List.

Listings: ETL Listed for Wet Locations. Meets ENERGY STAR® requirements. IC-Rated for direct contact with insulation. California Title 24 Compliant.

Warranty: 5-year limited warranty.

Product Number

Item	Lamp Type	Lumens	CCT	Watts	Voltage	Dimming	Finish
ERT411CT5W	LED	500 lm	2700K, 3000K, 3500K, 4000K, 5000K	9W	120V	Triac/ELV	White

Product Number Builder

Example: **ERT411CT5W**

4" Ultra Slim LED Panel Light	Wattage/Lumen	Color Temp.	Finish
ERT4	**11** 9W / 500 lm **12** 12W / 700lm	**CT5** 2700K - 5000K	**W** White **BZ** Bronze

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BRANDON ARCHITECTS

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

PROJECT STATUS
CDP SUBMITTAL

PLAN CHECK NO.
PA25-0104

PROJECT CONTACT
BRITTANY OAKES

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LAGUNA BEACH, CA 92651

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KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

LIGHT CUT SHEETS

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PRECISE GRADING PLAN
715 EMERALD BAY
LAGUNA BEACH, CALIFORNIA
COUNTY OF ORANGE

GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE COUNTY OF ORANGE, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE OC GRADING CODE AND OC GRADING MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE GRADING PLANS, A COPY OF OC PUBLIC WORKS STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE ASSIGNED OC GRADING INSPECTOR. A PREGRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, OC GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST, PALEONTOLOGIST, AND SURVEYOR. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THE MEETING.
3. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
4. THE GRADING PERMIT AND AN APPROVED COPY OF THE APPROVED GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE GRADING WORK IS IN PROGRESS.
5. PRELIMINARY SOIL AND GEOLOGY REPORTS, AND ALL SUBSEQUENT REPORTS AS APPROVED BY OC DEVELOPMENT SERVICES, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
6. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE OC GRADING CODE WITHIN THEIR PURVIEW.
7. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, OC GRADING CODE, AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
8. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY, AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
9. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
10. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON ASGRADED OR REVISED PLANS.
11. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE OC BUILDING OFFICIAL PRIOR TO PLACING FILL.
12. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER OC PUBLIC WORKS STANDARD PLAN NO 1322.
13. ALL EXISTING FILLS SHALL BE APPROVED BY THE OC BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
14. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 % RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95 % RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY ASTM D1557 OR APPROVED EQUIVALENT AND FILED DENSITY BY ASTM D1556 (SAND-CONE) AND ASTM D6938 (NUCLEAR GAUGE METHOD) OR AN APPROVED EQUIVALENT.
15. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2-FEET HORIZONTAL TO 1-FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED BY THE OC BUILDING OFFICIAL.
16. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE OC BUILDING OFFICIAL FOR APPROVAL.
17. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE OC BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
18. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED, AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
19. ALL TRENCH BACKFILL SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE OC GRADING CODE.
20. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE OC BUILDING OFFICIAL AND THE SOIL ENGINEER.
21. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY AND DIVISION OF ENVIRONMENTAL HEALTH.
22. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE TO THE APPROVAL OF OC BUILDING OFFICIAL.
23. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE OC BUILDING OFFICIAL PRIOR TO EXCAVATION.
24. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE OC BUILDING OFFICIAL OR HIS/ HER DESIGNEE.
25. THE PERMITTEE SHALL COMPLY WITH THE OC GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.
26. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
27. THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDING PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF THE EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
28. ALL CONCRETE STRUCTURES THAT ARE EXPOSED TO THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULFATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
29. SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE OC BUILDING OFFICIAL.
30. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL, HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
31. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE.
32. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
33. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING
34. GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M. DAILY, ON SUNDAYS, OR ON A FEDERAL HOLIDAY.

34.1 ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATIONAL AND MAINTAINED MUFFLERS.

34.2 ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).

34.3 STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICAL FROM DWELLINGS AND WITHIN THE LIMITS OF THE GRADING PERMIT.

35. GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD RULE 403, HIGH WIND CONDITIONS MEANS INSTANTANEOUS WIND SPEEDS EXCEED 25 MPH. THIS LEVEL OCCURS ONLY UNDER EXTREME CONDITIONS SUCH AS SANTA ANA WIND CONDITIONS.
36. ASPHALT SECTIONS MUST BE PER OC GRADING CODE: PARKING STALL - 3" A/C OVER 6" A/B, DRIVES 3" A/C OVER 10" (COMMERCIAL), AND 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE ASSIGNED GRADING INSPECTOR; THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL PAVEMENT SECTION RECOMMENDATIONS, BASED ON "R" VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OC PUBLIC WORKS STANDARD PLAN NO.1805.
38. AGGREGATE BASE SECTION SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OC PUBLIC WORKS STANDARD PLAN NO. 1804.
39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES, WITH APPROPRIATE DOWN SPOUTS AND OUTLETS.
40. THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS, AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH-POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
41. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE OC BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
42. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
43. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE ASSIGNED GRADING INSPECTOR THAT THE GRADING IS IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
44. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
45. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY THE OC HEALTH CARE AGENCY/ENVIRONMENTAL HEALTH AND OC DEVELOPMENT SERVICES.

EROSION CONTROL NOTES

46. IN THE CASE OF EMERGENCY, CALL: TBD
47. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
48. EROSION, SEDIMENT AND CHEMICAL CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE OC BUILDING OFFICIAL.
49. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 %,

50 AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.

51. GRADED AREAS OF THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARDS DESILTING FACILITIES.
52. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
53. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLAN.

ENVIRONMENTAL NOTES

54. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
55. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINT, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL
57. DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

56. PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATION 40 CFR, PARTS 117 AND 302.
57. DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

NDPE NOTES

1. IN THE CASE OF EMERGENCY, CALL: TBD
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.
4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OR THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
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11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 %.
17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
18. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

SPECIAL NOTE

SURVEY MONUMENTS SHALL BE PREPARED AND REFERENCED BEFORE CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONAL CODE.

OSHA NOTE

THERE SHALL BE NO TRENCHES OR EXCAVATION 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY, AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK. CONTACT CAL/OSHA AT 714.558.4451 FOR ADDITIONAL INFORMATION

SURVEY NOTE:

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

BASIS OF BEARING:
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT OF WAY OF EMERALD BAY HAVING A BEARING OF N54°15'00"W PER TRACT NO. 1092, M.M. 38/19-23

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

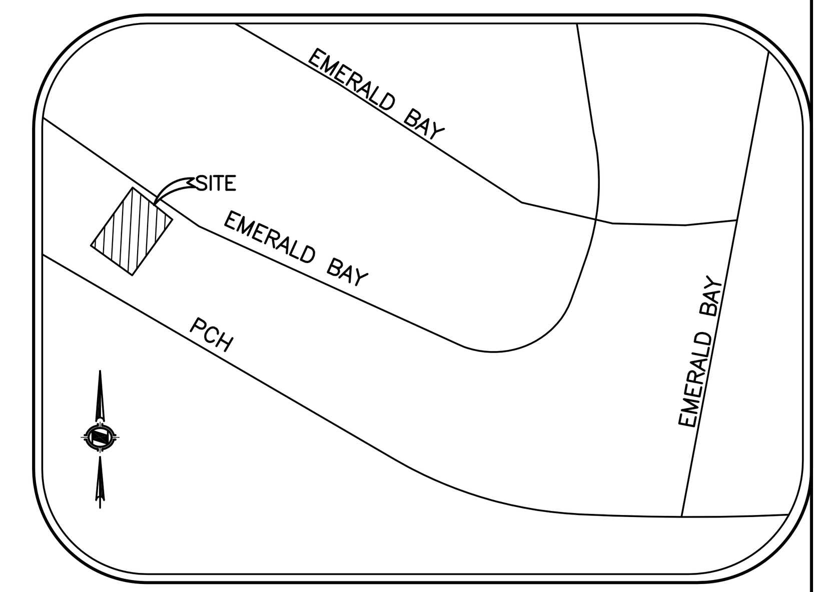
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS BY THE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE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

NOTES TO OWNER, CONTRACTOR, & ARCHITECT

1. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED
2. CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT IS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. ALL EXISTING TOPOGRAPHY AND PROPOSED GRADES SHALL BE FIELD VERIFIED.
4. NO UTILITY SEARCH WAS CONDUCTED. A UTILITY SEARCH BY THE CONTRACTOR SHALL BE CONDUCTED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND ON THE SITE AND TO NOTIFY THE OWNERS OF THE UTILITIES IMMEDIATELY UPON THEIR DISCOVERY.
5. EARTHWORK AND OTHER CONSTRUCTION ITEM QUANTITIES SHOWN ON THESE PLANS ARE ESTIMATES FOR PERMITTING PURPOSES ONLY AND SHALL NOT USED FOR CONSTRUCTION COST ESTIMATES OR FOR BIDDING PURPOSES. THE CONTRACTOR SHALL DEVELOP OWN QUANTITIES FOR BIDDING PURPOSES.
6. A SOILS INVESTIGATION MUST BE MADE BY A QUALIFIED SOILS ENGINEER AND/OR GEOLOGIST. SOIL AND EARTH ACCEPTABILITY ARE NOT UNDER PURVIEW OR THE RESPONSIBILITY OF THE DESIGN ENGINEER FOR THIS PLAN. CIVILSCAPES ENGINEERING DOES NOT TEST OR OBSERVE SOIL CONDITIONS PRIOR TO, DURING OR AFTER CONSTRUCTION AND HAS NO RESPONSIBILITY FOR SOILS (EARTH) STRUCTURES.
7. ALL STRUCTURAL DESIGNS ARE TO BE BUILT PER STRUCTURAL ENGINEER'S PLAN AND PER SEPARATE PLAN AND PERMIT.

SITE DATA:

PROJECT AREA:	7701 SF
DISTURBED AREA:	7701 SF
IMPERVIOUS AREA:	3692 SF
PERVIOUS AREA:	3363 SF
REPLACEMENT IMPERVIOUS AREA:	5735 SF
NEW ADDITIONAL IMPERVIOUS AREA:	2043 SF



VICINITY MAP
NTS

ABBREVIATIONS

ARCH	ARCHITECTURAL
A.C.	ASPHALT CONCRETE
BFF	BASEMENT FINISH FLOOR
BFP	BASEMENT FINISH PAD
C.O.	CLEAN OUT
CONC	CONCRETE
DG	DECOMPOSED GRANITE
DS	DOWNSPOUT
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAD
FS	FINISH SURFACE
GB	GRADE BREAK
GM	GAS METER
HH	HANDHOLE
HP	HIGH POINT
IE	INVERT ELEVATION
MH	MANHOLE
PA	PLANTER AREA
PL	PROPERTY LINE
PROP	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
SDWK	SIDEWALK
T.B.M.	TEMPORARY BENCHMARK
TC	TOP OF CURB
TF	TOP OF FOOTING
TFN	TOP OF FENCE
TG	TOP OF GRATE
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TP	TOP OF PILASTER
TW	TOP OF WALL
WI	WROUGHT IRON
WM	WATER METER

LEGEND & SYMBOLS

238.4 FS	PROPOSED ELEVATION
(234.77)	EXISTING ELEVATION
	FLOW LINE
	PROPERTY LINE
	PROPOSED WALL
	EXISTING WALL
	DRAIN PIPE

CONSTRUCTION NOTES:

CONSTRUCTION NOTES:	QUANTITIES
(1) CONSTRUCT 5" MIN CONCRETE DRIVEWAY, FINISH PER LANDSCAPE	196 SF
(2) CONSTRUCT 4" CONCRETE HARDSCAPE, FINISH PER LANDSCAPE	2000 SF
(3) INSTALL 4" FLAT GRATE DRAIN	14 EA
(4) INSTALL 4" ATRIUM GRATE DRAIN	18 EA
(5) INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN	380 LF
(6) INSTALL 5" CHANNEL DRAIN WITH TRAFFIC COVER	36 LF
(7) INSTALL SLOT DRAIN	55 LF
(8) CONSTRUCT 6" CONCRETE MOW STRIP	36 LF
(9) INSTALL SUMP PUMP PER DETAIL SHEET C2	1 EA
(10) INSTALL LIFT STATION PER DETAIL SHEET C3	1 EA
(11) CONSTRUCT NEW DRIVEWAY APPROACH PER SPPWC STD 110-2.	150 SF
(12) REMOVE & REPLACE CURB & GUTTER PER SPPWC STD 120-2.	51 LF
(13) INSTALL 3" DRAIN THRU CURB PER SPPWC STD 150-3.	3 EA

SHEET INDEX

C1	TITLE SHEET
C2	PRECISE GRADING PLAN-FIRST FLOOR
C3	PRECISE GRADING PLAN-BASEMENT FLOOR
C4	SECTIONS & DETAILS
C5	EROSION CONTROL PLAN

EARTHWORK

RAW CUT:	1503 CY
RAW FILL:	-4 CY
OVER-X(±3'):	395 CY

NO.	DATE	REVISIONS

DRAWN: JG
CHCK'D: TR
DATE: 6/13/25

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

OWNER/DEVELOPER:
NANCY WONG
3615 SURFVIEW LANE
NEWPORT BEACH, CA 92625

PREPARED BY:
FORKERT ENGINEERING & SURVEYING, INC.
22311 BROOKHURST ST, STE 203
HUNTINGTON BEACH, CA 92646
(714) 963-6793
JN 10609

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

THOMAS M. RUIZ 6-13-25
DATE

SOILS ENGINEER/GEOLOGIST:
COAST GEOTECHNICAL
1200 W. COMMONWEALTH AVE
FULLERTON, CA 92833
PH: 714-870-1211
W.O. 664124-01
DATED: MARCH 19, 2024

BENCHMARK:
BENCHMARK NO: E-783
ELEVATION: 99.739 FEET (NAVD88), YEAR LEVELED 2004

LEGAL DESCRIPTION:
LOT 5 IN TRACT NO. 1092
APN 053-034-05

TITLE SHEET
715 EMERALD BAY
LAGUNA BEACH, CALIFORNIA

SHEET:
C1

CONSTRUCTION NOTES:

1. CONSTRUCT 5" MIN CONCRETE DRIVEWAY, FINISH PER LANDSCAPE
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3. INSTALL 4" FLAT GRATE DRAIN
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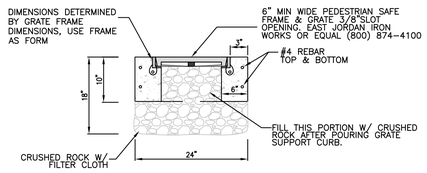
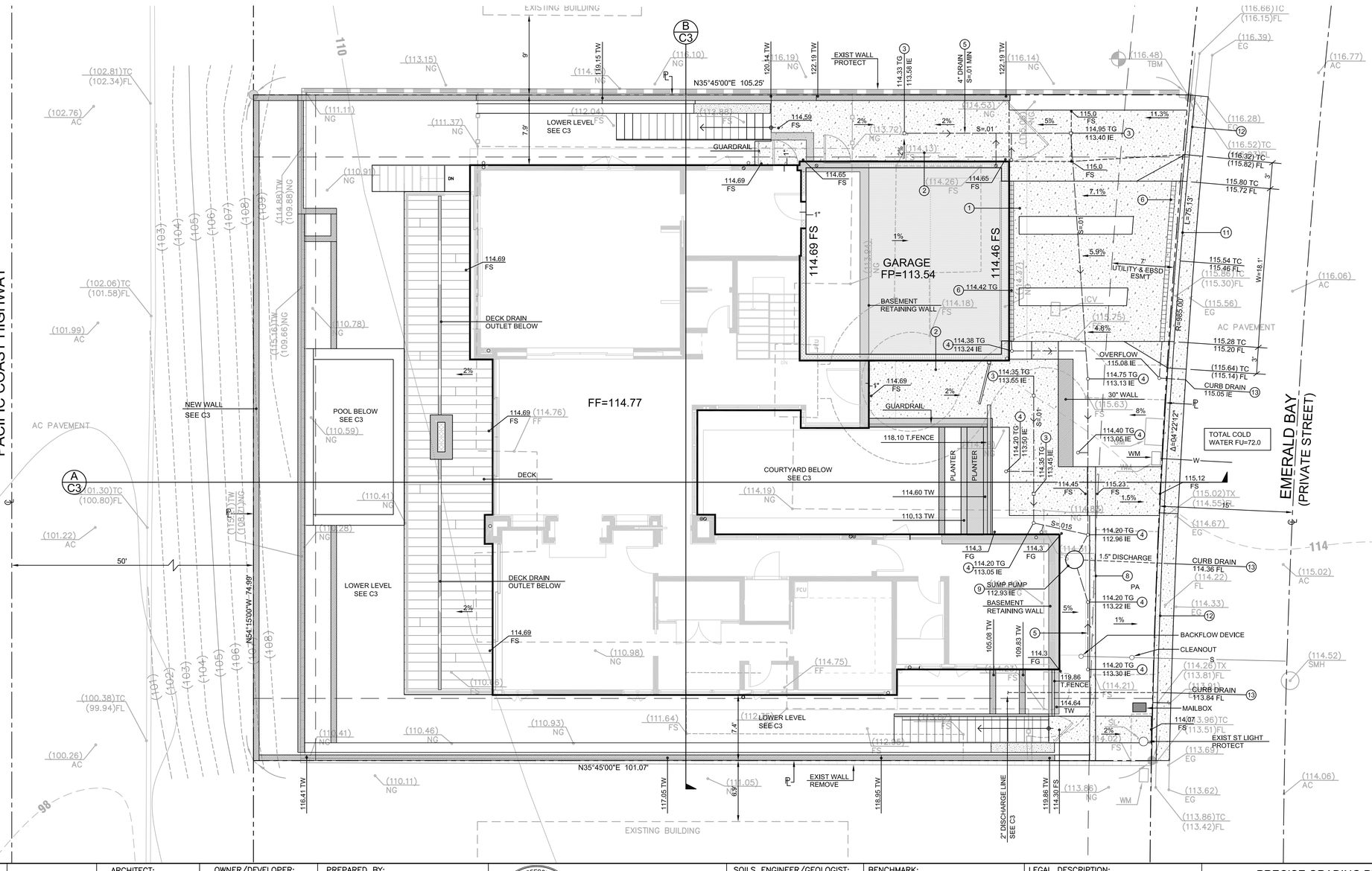


A- DIG A 24" WIDE X 18" DEEP TRENCH
B- PLACE FILTER CLOTH IN THE TRENCH EXTENDING 12" VERTICAL ON EACH SIDE
C- FILL BOTTOM 8" OF THE TRENCH W/ CRUSHED ROCK
D- FORM AND POUR PERIMETER CONCRETE CURB
E- FILL THE REST OF THE TRENCH W/ CRUSHED ROCK TO 4" FROM TOP OF TRENCH

⑥ TRENCH DRAIN
NTS



1"=6'

ABBREVIATIONS

ARCH	ARCHITECTURAL
A.C.	ASPHALT CONCRETE
BFF	BASEMENT FINISH FLOOR
BFP	BASEMENT FINISH PAD
B.S.P.	BY SEPARATE PERMIT
C.O.	CLEAN OUT
CONC	CONCRETE
DG	DECOMPOSED GRANITE
DS	DOWNSPOUT
DWY	DRIVEWAY
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST	EXISTING
FD	FOUND
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAD
FS	FINISH SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GFP	GARAGE FINISH PAD
GM	GAS METER
HH	HANDHOLE
HP	HIGH POINT
IE	INVERT ELEVATION
I.P.	IRON PIPE
L&T	LEAD AND TACK
MH	MANHOLE
MON.	MONUMENT
NTG	NOTHING
OG	ORIGINAL GROUND
PA	PLANTER AREA
PB	PULL BOX
PL	PROPERTY LINE
PROP	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SDWK	SIDEWALK
S.F.N.	SEARCHED FOUND NOTHING
SMH	SEWER MANHOLE
STLT	STREET LIGHT
T.B.M.	TEMPORARY BENCHMARK
TC	TOP OF CURB
TD	TOP OF DECK
TEL	TELEPHONE
TF	TOP OF FOOTING
TFN	TOP OF FENCE
TG	TOP OF GRATE
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TP	TOP OF PILASTER
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NO.	DATE	REVISIONS

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APN 053-034-05

PRECISE GRADING PLAN
FIRST FLOOR
715 EMERALD BAY
LAGUNA BEACH, CA

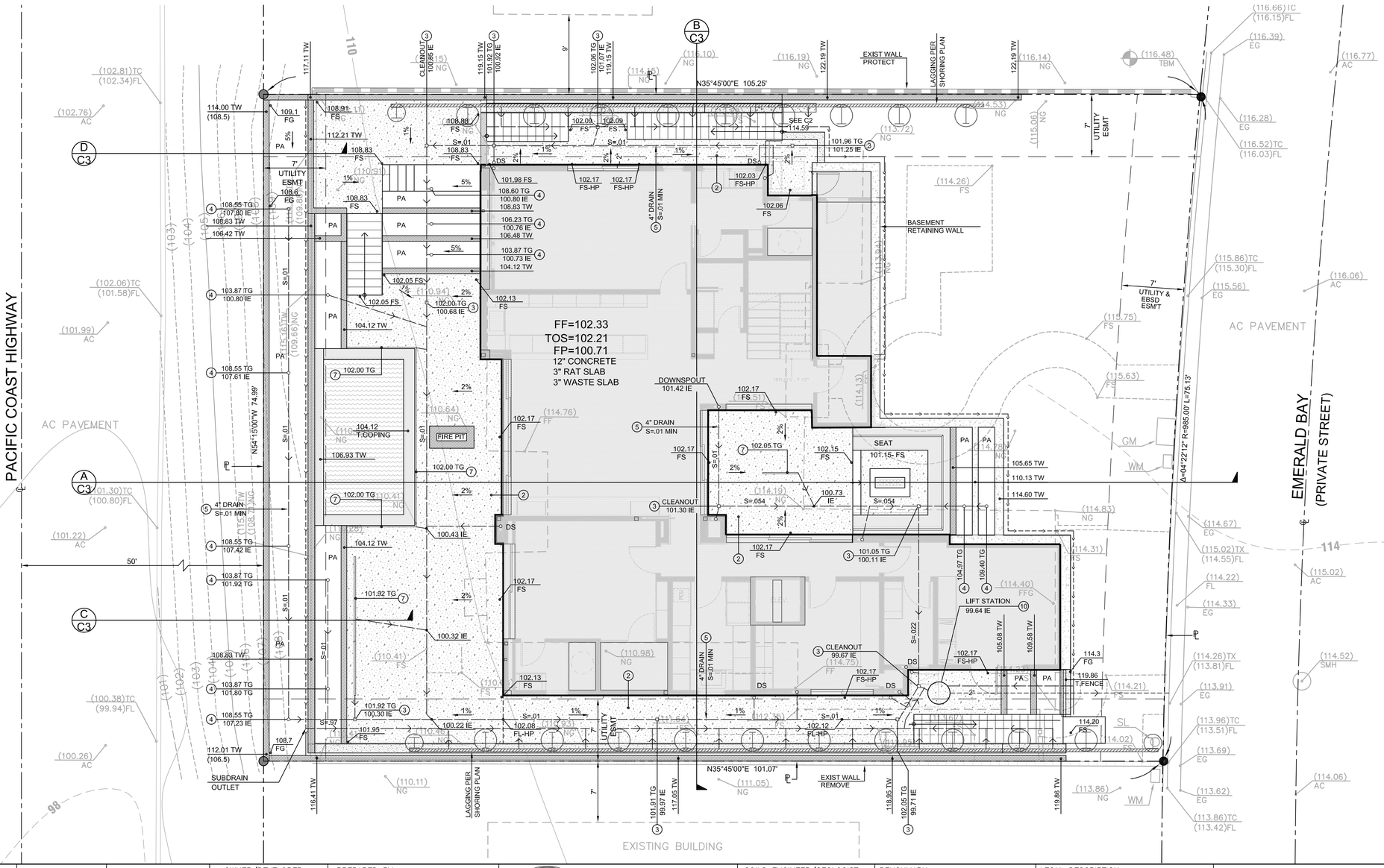
SHEET:
C2

CONSTRUCTION NOTES:

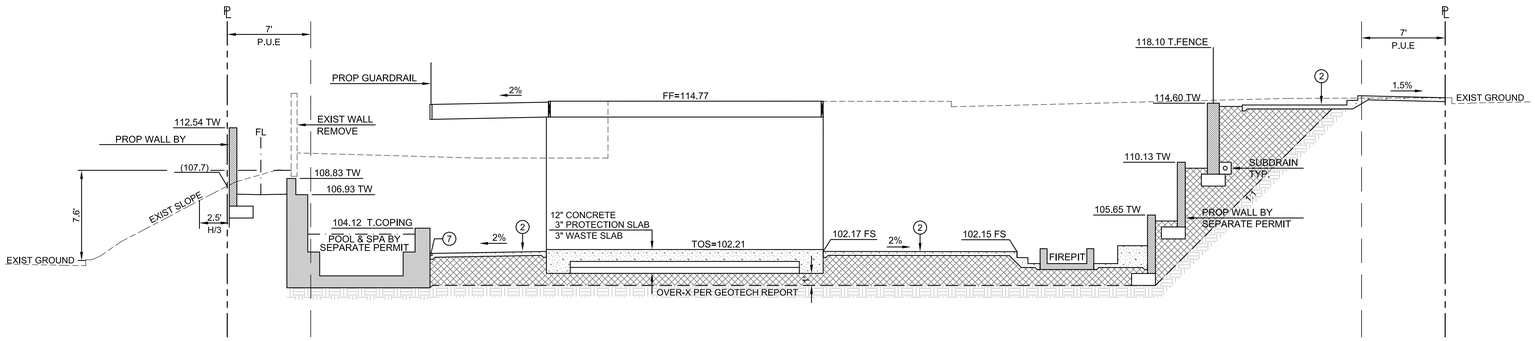
1. CONSTRUCT 5" MIN CONCRETE DRIVEWAY, FINISH PER LANDSCAPE
2. CONSTRUCT 4" CONCRETE HARDSCAPE, FINISH PER LANDSCAPE
3. INSTALL 4" FLAT GRATE DRAIN
4. INSTALL 4" ATRIUM GRATE DRAIN
5. INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN
6. INSTALL 5" CHANNEL DRAIN WITH TRAFFIC COVER
7. INSTALL SLOT DRAIN
8. CONSTRUCT CONCRETE CURB
9. INSTALL SUMP PUMP PER DETAIL SHEET C2
10. INSTALL LIFT STATION PER DETAIL SHEET C3
11. CONSTRUCT NEW DRIVEWAY APPROACH PER SPPWC STD 110-2.
12. REMOVE & REPLACE CURB & GUTTER PER SPPWC STD 120-2.
13. INSTALL 3" DRAIN THRU CURB PER SPPWC STD 150-3.

ABBREVIATIONS

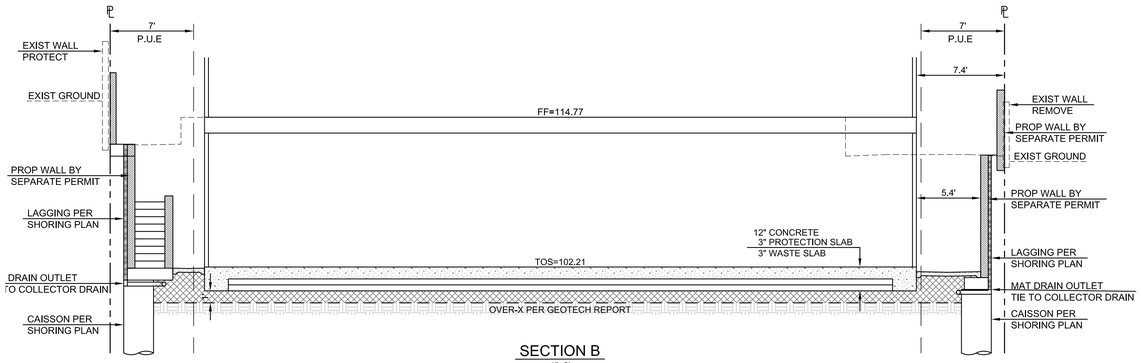
ARCH	ARCHITECTURAL
A.C.	ASPHALT CONCRETE
BFF	BASEMENT FINISH FLOOR
BFP	BASEMENT FINISH PAD
B.S.P.	BY SEPARATE PERMIT
C.O.	CLEAN OUT
CONC	CONCRETE
DG	DECOMPOSED GRANITE
DS	DOWNSPOUT
DWY	DRIVEWAY
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST	EXISTING
FD	FOUND
FF	FINISH FLOOR
FG	FINISH GRADE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



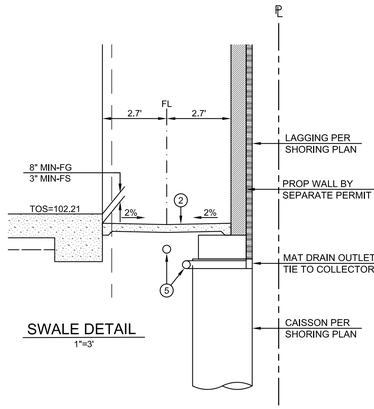
NO.	DATE	REVISIONS	DRAWN: JG CHCK'D: TR DATE: 6/13/25	ARCHITECT: BRANDON ARCHITECTS 151 KALMUS DR. SUITE G-1 COSTA MESA, CA 92626 (714) 754-4040	OWNER/DEVELOPER:	PREPARED BY: FORKERT ENGINEERING & SURVEYING, INC. 22311 BROOKHURST ST, STE 203 HUNTINGTON BEACH, CA 92646 (714) 963-6793 JN 10609	REGISTERED PROFESSIONAL ENGINEER THOMAS M. RUIZ NO. 58627 EXP. 12-31-26 CIVIL STATE OF CALIFORNIA THOMAS M. RUIZ DATE	SOILS ENGINEER/GEOLOGIST: COAST GEOTECHNICAL 1200 W. COMMONWEALTH AVE FULLERTON, CA 92833 PH: 714-870-1211 W.O. 664124-01 DATED: MARCH 19, 2024	BENCHMARK: BENCHMARK NO: E-783 ELEVATION: 99.739 FEET (NAVD88), YEAR LEVELED 2004	LEGAL DESCRIPTION: LOT 5 IN TRACT NO. 1092 APN 053-034-05	PRECISE GRADING PLAN BASEMENT FLOOR 715 EMERALD BAY LAGUNA BEACH, CA	SHEET: C3



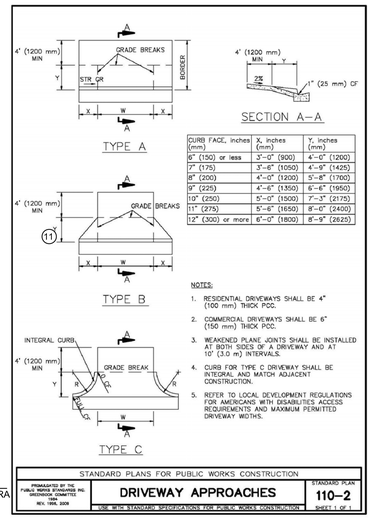
SECTION A
1"=6'



SECTION B
1"=6'



SWALE DETAIL
1"=3'

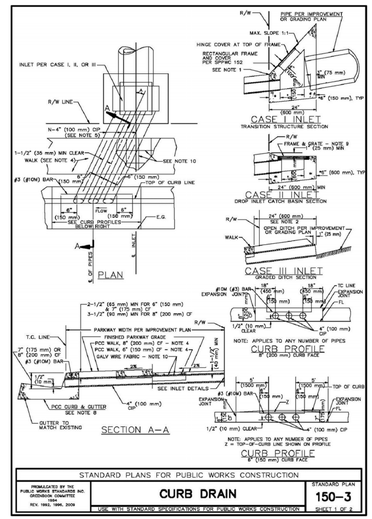


CURB FACE, inches (mm)	X, inches (mm)	Y, inches (mm)
6" (150) or less	3'–0" (900)	4'–6" (1200)
7" (175)	3'–6" (1050)	4'–9" (1425)
8" (200)	4'–0" (1200)	5'–8" (1700)
9" (225)	4'–6" (1350)	6'–6" (1950)
10" (250)	5'–0" (1500)	7'–3" (2175)
11" (275)	5'–6" (1650)	8'–0" (2400)
12" (300) or more	6'–0" (1800)	8'–9" (2625)

NOTES:
1. RESIDENTIAL DRIVEWAYS SHALL BE 4" (100 mm) THICK PCC.
2. COMMERCIAL DRIVEWAYS SHALL BE 6" (150 mm) THICK PCC.
3. WEAKENED PLANE JOINTS SHALL BE INSTALLED AT BOTH SIDES OF A DRIVEWAY AND AT 10' (3.0 m) INTERVALS.
4. CURB FOR TYPE C DRIVEWAY SHALL BE INTEGRAL AND MATCH ADJACENT CONSTRUCTION.
5. REFER TO LOCAL DEVELOPMENT REGULATIONS FOR AMERICANS WITH DISABILITIES ACCESS REQUIREMENTS AND MAXIMUM PERMITTED DRIVEWAY WIDTHS.

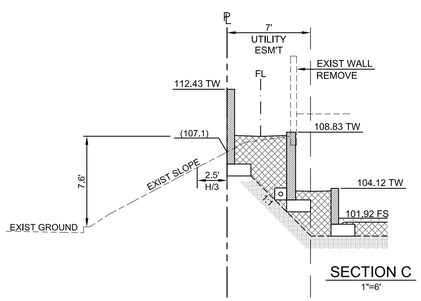
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1964 REV. 1968, 2009	DRIVEWAY APPROACHES	STANDARD PLAN 110–2
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION		SHEET 1 OF 1

CONSTRUCT NEW DRIVEWAY APPROACH PER SPPWC STD 110-2.

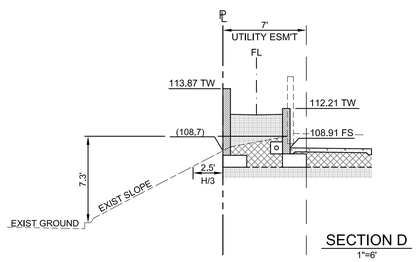


STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1964 REV. 1968, 2009	CURB DRAIN	STANDARD PLAN 150–3
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION		SHEET 1 OF 2

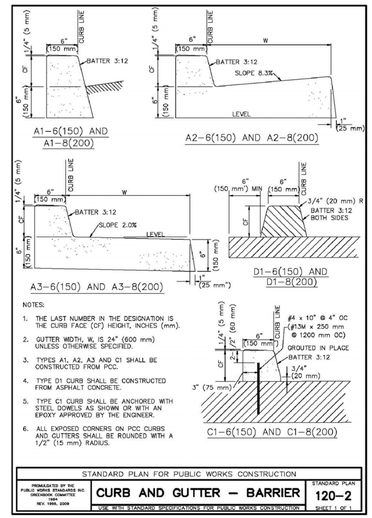
(13) INSTALL 3" DRAIN THRU CURB PER SPPWC STD 150-3.



SECTION C
1"=6'



SECTION D
1"=6'



NOTES:
1. THE LAST NUMBER IN THE DESIGNATION IS THE CURB FACE (CF) HEIGHT, INCHES (mm).
2. GUTTER WIDTH, W, IS 24" (600 mm) UNLESS OTHERWISE SPECIFIED.
3. TYPES A1, A2, A3 AND C1 SHALL BE CONSTRUCTED FROM PCC.
4. TYPE D1 CURB SHALL BE CONSTRUCTED FROM ASPHALT CONCRETE.
5. TYPE C1 CURB SHALL BE ANCHORED WITH STEEL DOWELS AS SHOWN OR WITH AN EPOXY APPROVED BY THE ENGINEER.
6. ALL EXPOSED CORNERS ON PCC CURBS AND GUTTERS SHALL BE ROUNDED WITH A 1/2" (15 mm) RADIUS.

STANDARD PLAN FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1964 REV. 1968, 2009	CURB AND GUTTER – BARRIER	STANDARD PLAN 120–2
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION		SHEET 1 OF 1

(12) REMOVE & REPLACE CURB & GUTTER PER SPPWC STD 120-2.

NO.	DATE	REVISIONS

DRAWN: JG
CHCK'D: TR
DATE: 6/13/25

ARCHITECT:
TEALE ARCHITECTURE
2900 BRISTOL STREET
BLDG A, SUITE 203
COSTA MESA, CA 92626
(949) 975-0123

OWNER/DEVELOPER:
NANCY WONG
3615 SURFVIEW LANE
NEWPORT BEACH, CA 92625

PREPARED BY:
FORKERT ENGINEERING & SURVEYING, INC.
22311 BROOKHURST ST, STE 203
HUNTINGTON BEACH, CA 92646
(714) 963-6793
JN 10609

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

THOMAS M. RUIZ — 6–13–25 DATE

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

W.O. 664124-01
DATED: MARCH 19, 2024

BENCHMARK:
BENCHMARK NO: E-783

ELEVATION: 99.739 FEET (NAVD88), YEAR LEVELED 2004

LEGAL DESCRIPTION:
LOT 5 IN TRACT NO. 1092

APN 053-034-05

SECTIONS
715 EMERALD BAY
LAGUNA BEACH, CALIFORNIA

SHEET:
c4

BEST MANAGEMENT PRACTICE NOTES:

1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.

2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.

3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.

4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.

5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.

6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

7. 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.

8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

9. "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/ or adequately implement the ESCP may result in revocation of grading and/ or other permits or other sanctions provided by law."

Print Name THOMAS M. RUIZ (Owner or authorized agent of the owner)

Signature_____Date _____ (Owner or authorized agent of the owner)

The following BMPs as outlined in, but not limited to, the latest edition of the CASQA Construction BMP Online Handbook or Caltrans Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or

EROSION CONTROL
EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION\ROUGHENING
EC16 – NON–VEGETATED STABILIZATION

EQUIPMENT TRACKING CONTROL
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT
NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

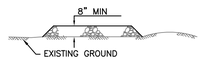
WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATION SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

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

EC1 CONSTRUCT GRAVEL BAG EROSION CONTROL ALONG PROPERTY LINES EXCEPT DRIVEWAY APPROACHES. THE SAND BAGS SHOULD BE 24" WIDE AND 10" HIGH. MINIMUM PER DETAIL HEREON AND IN ACCORDANCE WITH BMP FACTS SHEET #SE-8.
EC2 CONSTRUCT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-9.
EC3 CONSTRUCT MATERIALS STORAGE ARE IN ACCORDANCE WITH BMP FACTS SHEET #WM-1.
EC4 EXISTING WALL TO REMAIN. PROTECT IN PLACE.

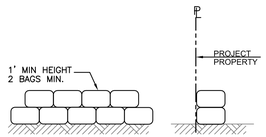
EROSION CONTROL LEGEND



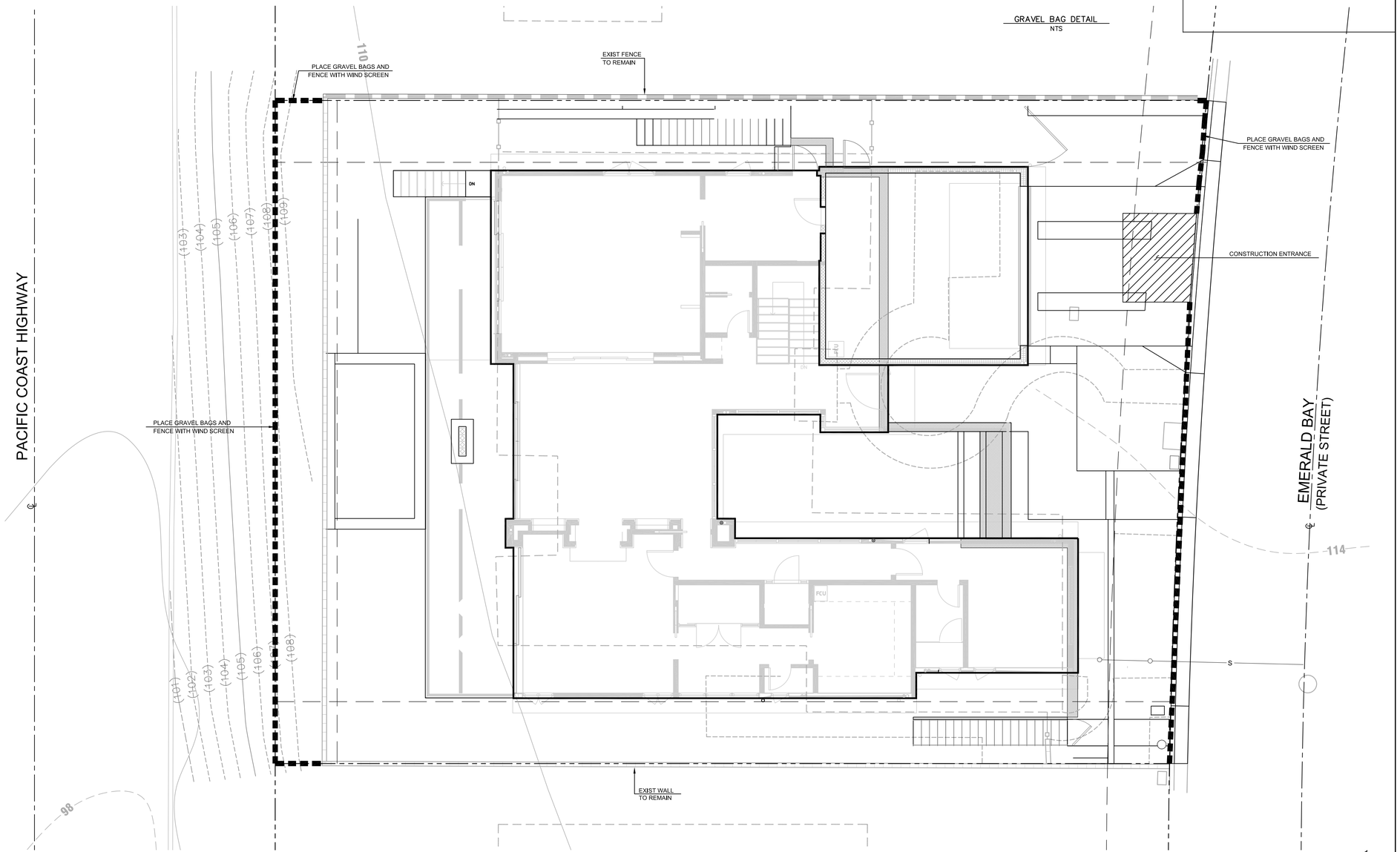
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND STREET

CONSTRUCTION ENTRANCE
NTS

PLACE GRAVEL BAGS AND FENCE WITH WIND SCREEN



GRAVEL BAG DETAIL
NTS



1"=6'
0 6' 12'

NO.	DATE	REVISIONS

DRAWN: JG
CHCK'D: TR
DATE: 6/13/25

ARCHITECT:
TEALE ARCHITECTURE
2900 BRISTOL STREET
BLDG A, SUITE 203
COSTA MESA, CA 92626
(949) 975-0123

OWNER/DEVELOPER:
NANCY WONG
3615 SURFVIEW LANE
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PREPARED BY:
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JN 10609

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LOT 5 IN TRACT NO. 1092

APN 053-034-05

EROSION CONTROL PLAN
715 EMERALD BAY
LAGUNA BEACH, CALIFORNIA

SHEET:
c5

LANDSCAPE ARCHITECTURAL PLANS
FOR
THE YAFFE RESIDENCE

THE MINIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2019 AS REQUIRED BY NBMC SECTION 15.02.095

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 FAMILIARIZING THEMSELVES WITH THE NATURE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL COSTS INCURRED DUE TO DAMAGE AND / OR REPLACEMENT OF SAID UTILITIES, INCLUDING DELAYS.

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

6. NO WORK SHALL BE PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY BY THE APPLICANT / OWNER, OR THEIR 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 TO COMPLETE THIS PROJECT.

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

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT IDENTIFICATION NUMBER CALL UNDERGROUND SERVICE ALERT.

TOLL FREE 1-800-422-4133
(TWO WORKING DAYS BEFORE YOU DIG)

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE: CH. 15.04 (C.B.C.)
2022 CALIFORNIA RESIDENTIAL CODE: CH. 15.05 (C.R.C.)
2022 CALIFORNIA ELECTRICAL CODE: CH. 15.06 (C.E.C.)
2022 CALIFORNIA MECHANICAL CODE: CH. 15.07 (C.M.C.)
2022 CALIFORNIA PLUMBING CODE: CH. 15.08 (C.P.C.)
2022 UNIFORM SWIMMING POOL, SPA, & HOT TUB CODE: CH.15.09

NOTICE TO HOMEOWNER: HOME OWNER SHALL PROCESS PLANS THROUGH THE HOME OWNER'S ASSOCIATION PRIOR TO ANY CONSTRUCTION. ISSUANCE OF A BUILDING PERMIT BY THE CITY DOES NOT RELIEVE THE APPLICANT OF LEGAL REQUIREMENT TO OBSERVE COVENANTS, CONDITIONS, AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN COMMUNITY ASSOC. APPROVAL.

SHEET INDEX:

L-1 COVER SHEET
L-2 CONSTRUCTION PLAN
L-3 CONSTRUCTION DETAILS
L-4 LIGHTING PLAN
L-5 IRRIGATION PLAN
L-6 IRRIGATION DETAILS
L-7 IRRIGATION DETAILS
L-8 PLANTING PLAN
L-9 PLANTING SPECS.

LICENSED LANDSCAPE ARCHITECT
DAVID A. PEDERSEN
License No. 3895
SIGNATURE
RENEWAL DATE 8-31-26
DATE
STATE OF CALIFORNIA

DAVID A. PEDERSEN, INC.
LANDSCAPE ARCHITECTURE
3400 IRVINE AVE., SUITE 203
NEWPORT BEACH, CA 92660
TEL. (949) 251-8999

LANDSCAPE ARCHITECTURAL PLANS FOR
JOE AND KATHY YAFFE RESIDENCE
715 EMERALD BAY • LAGUNA BEACH, CA 92651
PH. (650) 586-3059
kyaffe@me.com

COVER SHEET

DATE: 3-24-25
DRAWN BY: D.P.

SHEET NO.
L-1
OF - 9

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CONSTRUCTION BID ITEMS:

CONTRACTOR SHALL PROVIDE AN ITEMIZED BID COST FOR EACH OF THE FOLLOWING.

1. 6 FT. METAL FRAME STEEL GATE TO MATCH ENTRY GATE. (SEE ARCHTECTS PLAN) SHALL COMPLY W/ SWIMMING POOL AND SPA MINIMUM CONSTRUCTION REQUIREMENTS. (SELF CLOSING, SELF LATCHING, W/ LATCH AT A MIN. HEIGHT OF 60" ABOVE BOTTOM OF GATE). HEIGHT SHALL NOT EXCEED 6 FT. FROM NATURAL GRADE.
2. THREE INCH BED OF PEA GRAVEL OVER FILTER FABRIC. GRAVEL TO BE 3/4" 'DESERT GOLD' AS SUPPLIED BY SITEONE LANSCAPE SUPPLY.
3. EXPOSED FORM BOARD POUR IN PLACE CONCRETE LAWN EDGE, 2" ABOVE STREET CURB. (FOLLOW GRADE).
4. PORCELAIN PAVER HARDSCAPE, SLOPE TO DRAIN. BASE TO RECEIVE REDGARD WATERPROOFING AND CRACK PREVENTION MEMBRANE
5. POOL EQUIP. LOCATION IN UTILITY ROOM AT BASEMENT LEVEL, SEE ARCHITECTS PLANS.
6. COLORED CONCRETE HARDSCAPE WITH CONTROL JOINTS AS SHOWN AND EXPANSION JOINT AT BASE OF HOUSE.
7. SYNTHETIC TURF TO BE TURFONE ELITE AS SUPPLIED BY SITEONE LANSCAPE SUPPLY.
8. 6 FT. METAL FRAME STEEL FENCE TO MATCH ENTRY GATE. (SEE ARCHTECTS PLAN) NOT TO EXCEED 6 FT. FROM EXISTING NATURAL GRADE. WALL AS POOL BARRIER.
9. FOR ALL GUARD RAILINGS AND STAIR HAND RAILINGS SEE ARCHITECTS PLANS.
10. 16 INCH HIGH RAISED FIRE RING AT LOWER LEVEL, SEE ARCHITECTS PLANS.
11. ±42" HIGH EXPOSED FORM BOARD POUR IN PLACE CONCRETE WALL.
12. ±42" HIGH EXPOSED FORM BOARD POUR IN PLACE CONCRETE PILASTER .
13. BUILT IN BENCH AT LOWER LEVEL. SEE ARCHITECTS PLANS.
14. 6 FT. STUCCO PROPERTY LINE WALL, ALL ON PROJECT SITE. NOT TO EXCEED 6 FT. FROM EXISTING NATURAL GRADE.
15. 4 FT. EXPOSED FORM BOARD POUR IN PLACE CONCRETE WALL.
16. 6 FT. STUCCO PROPERTY LINE WALL. FOOTING ALL ON SITE, SEE STRUCTURAL ENGINEERING FOR DETAIL. NOT TO EXCEED 6 FT. FROM EXISTING NATURAL GRADE FROM LOWER BACK SIDE OF WALL AS POOL BARRIER.
17. EXISTING PROPERTY LINE WALL, PROTECT IN PLACE.
18. SITE WALL, SEE ARCHITECTS PLANS. NOT TO EXCEED 6 FT. FROM EXISTING NATURAL GRADE. WALL AS POOL BARRIER.
19. STEPS SEE ARCHITECTS PLANS.
20. TILE FACED RAISED SPA WALL, SPA TO HAVE AUTOMATIC COVER LOCATED ON BACK SIDE. PROVIDE STREAMER JETS UNDER COPING WHERE SHOWN.
21. 42' HIGH EXPOSED FORM BOARD POUR IN PLACE CONCRETE WALL.
22. TILE FACED STEPS, SEE ARCHITECTS PLANS (FOR ALL STEPS).
23. COLORED 6" THICK CONCRETE DRIVE W/ TRAWLED CONTROL JOINTS AS SHOWN.
24.

GENERAL:

CONTRACTOR SHALL PROVIDE DECK-O-SEAL EXPANSION MASTIC (COLOR TO MATCH ADJACENT HARDSCAPE, FINISHED WITH SILICA SAND AS EXPANSION JOINTS. EXPANSION JOINTS SHALL OCCUR AT BOTTOM OF STEPS, CHANGE IN DIRECTION OF CONCRETE WALKS, ADJACENT TO BUILDINGS, AND WHERE NEW CONCRETE PAVING ABUTS EXISTING SIDEWALKS AND / OR CURBS. THE RECOMMENDED SPACING FOR EXPANSION JOINTS IN WALKS IS 16 FT. O.C. FOR CONTINUOUS WALKS UNLESS OTHERWISE RECOMMENDED BY SOILS ENGINEER.

ALL INSIDES OF ALL RAISED PLANTERS / RETAINING WALLS SHALL RECEIVE THOROSEAL WATERPROOFING PER MANUFACTURES SPEC.

CONTRACTOR SHALL CONSULT OWNER IN REGARDS TO OUTDOOR SPEAKER LOCATION. AND PROVIDE SEPARATE BID FOR RUNNING SPEAKER WIRE IN PVC SCH 80 CONDUIT AND WIRE TO EACH LOCATION.

CONTRACTOR SHALL PROVIDE OWNER AS BUILT DRAWINGS FOR ALL UNDERGROUND UTILITIES - IRRIGATION WIRES, ANY SPEAKER WIRES AND OR GAS LINES.

ALL TREES PLANTED WITHIN FIVE FEET OF HARDSCAPE SHALL HAVE A ROOT BARRIER DEVICE INSTALLED ADJACENT TO HARDSCAPE AREA.

ALL DOWNSPOUTS SHALL BE CONNECTED TO THE LOT DRAINAGE SYSTEM. SEE DRAINAGE PLAN

CONTRACTOR SHALL BE IN CHARGE OF PROCESSING ALL PERMITS WHERE NEEDED.

POOLS, SPAS, WALLS, FENCES, PATIO COVERS, AND OTHER FREE-STANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.

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.

MASONRY CONTRACTOR SHALL COORDINATE WITH DRAINAGE CONTRACTOR, IRRIGATION CONTRACTOR AND ELECTRICIAN TO ENSURE THAT ALL SLEEVES AND CROSSINGS ARE PROVIDED PRIOR TO PLACING OF PAVING, CONCRETE, ETC.

ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.

FINISH SURFACE OF CONCRETE OR HARDSCAPE SURFACE TO BE A 3" MINIMUM BELOW STUCCO SCREED. VERIFY IN FIELD AND ADJUST GRADES IF NECESSARY TO ACHIEVE THIS. CHECK WITH GOVERNING CODES FOR REQUIREMENTS AND COMPLY WITH IF DIFFERENT.

STEP TREADS TO BE 12" WIDE MINIMUM.

CONTRACTOR SHALL NSTALL 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.

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.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO COMPLETING BIDS. CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST OF ALL DEMOLITION AND ANY SOIL IMPORT AND OR EXPORT NEEDED TO COMPLETE THIS PROJECT.

PROJECT HARDSCAPE MATERIALS:

PORCELAIN PAVERS SHALL BE BELGARD STONE FINISH LAGOON COLOR SANDSHELL LG 02 ST.

EXPOSED FORM BOARD CONCRETE WALLS TO USE SPEC FORMLINERS, INC. 6" ROUGH SAWN PLANK FORM LINER WWW.SPECFORMLINERS.COM 714-429-9500

WALLS TO BE FACED WITH COUGAR STONE NORTHWINDS SAWN BLUE LEDGE.

ALL CONCRETE TO BE COLORED FRENCH GRAY WITH TOP CAST #3 FINISH.

GRAVEL TO BE 3/4" "DESERT GOLD" AS SUPPLIED BY SITEONE LANSCAPE SUPPLY.

POOL TILE TO BE SELECTED BY OWNER.

GENERAL NOTES AND SPECIFICATIONS1

1. GENERAL NOTICE TO CONTRACTORS
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE 'OCCUPATIONAL SAFETY AND HEALTH REGULATIONS' OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' 'CONSTRUCTION SAFETY ORDERS'. THE OWNER AND OWNERS' REPRESENTATIVES SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.
CONTRACTOR FURTHER 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 HIS REPRESENTATIVE 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 HIS REPRESENTATIVE.
IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES OR STRUCTURES FROM FIELD INVESTIGATIONS AND AVAILABLE RECORDS PRIOR TO COMMENCING ANY EXCAVATION.

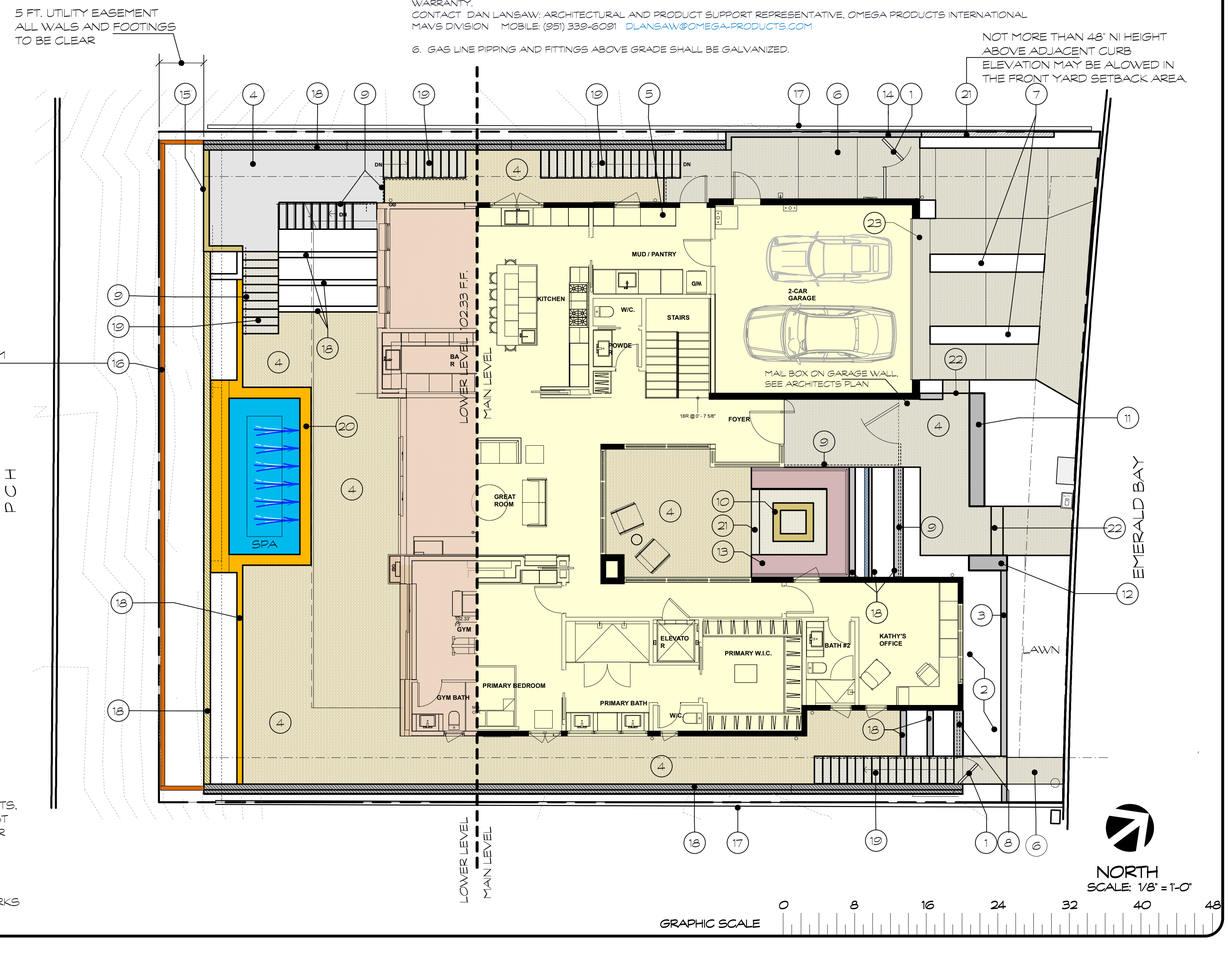
2. CONCRETE AND REINFORCING STEEL:
CEMENT FOR CONCRETE SHALL BE A STANDARD BRAND MEETING THE REQUIREMENTS FOR TYPE V CEMENT OF ASTM SPECIFICATIONS C-150 'PORTLAND CEMENT'.
MINIMUM COMPRESSIVE STRENGTH OF ALL CONCRETE SHALL BE 2,500 PSI IN 28 DAYS. 6 SACK MIX WITH A 5" MAX. SLUMP. AT A MINIMUM THICKNESS OF FOUR INCHES OVER 2" SAND BASE AND 90% COMPACTED NATIVE SOIL. (DRIVEWAY MIN. THICKNESS OF 6 INCHES)
THE LARGEST PRACTICAL SIZE OF COARSE AGGREGATE UP TO 1/2" SHALL BE USED IN THE CONCRETE.
MINIMUM CONCRETE CLEAR COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS:
FOOTINGS: CONCRETE PLACED AGAINST EARTH..3"
CONCRETE PLACED AGAINST FORMS EXPOSED TO EARTH.. 2" SLABS..1 1/2"
ALL REINFORCING STEEL SHALL BE DEFORMED BARS IN ACCORDANCE WITH ASTM A-615 - GRADE 40.
ALL BARS AT SPLICES IN CONCRETE SHALL LAP AS FOLLOWS: GRADE 40 IS 40 DIAMETER LAP.
ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND OTHER INSERTS SHALL BE SECURELY FASTENED IN THE FORMS BEFORE PLACING THE CONCRETE REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH #16 DOUBLE ANNEALED STEEL WIRE. BARS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS.
WIRE FABRIC SHALL CONFORM TO 'STANDARD SPECIFICATIONS FOR WELD WIRE FABRIC FOR CONCRETE REINFORCEMENT', 'ASTM A-185-64'.
ALL CONCRETE WORK SHALL RECEIVE 1/2" FIBERMIX STEALTH MULTIFILAMENT FIBERS' AT 2 LBS. PER CU. YD.
ALL CONCRETE FLAT WORK AND OR STONE SUB-BASE SHALL RECEIVE NO. 3 BAR AT 18 INCHES ON CENTER, CHAIRED IN PLACE ALONG CENTER OF SLAB.
DRIVE CONCRETE FLAT WORK SHALL RECEIVE NO. 4 BAR AT 12 INCHES ON CENTER, CHAIRED IN PLACE ALONG CENTER OF SLAB. DRIVE CONCRETE SHALL BE A MINIMUM THICKNESS OF 6 INCHES.
ALL CONCRETE SHALL BE UNDERLAIN WITH A VAPOR BARRIER CONSISTING OF A PLASTIC FILM (TEN MIL POLYVINYL CHLORIDE OR EQUIVALENT) AT A MINIMUM. THE VAPOR BARRIER SHOULD BE PROPERLY LAPPED AND SEALED. SINCE THE VAPOR BARRIER WILL PREVENT MOISTURE FROM DRAINING FROM FRESH CONCRETE, A BETTER CONCRETE FINISH CAN USUALLY BE OBTAINED IF AT LEAST TWO INCHES OF SAND IS SPREAD OVER THE VAPOR BARRIER PRIOR TO PLACEMENT OF CONCRETE.

3. MASONRY:
UNIT MASONRY SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-90 GRADE N. MINIMUM COMPRESSIVE STRENGTH SHALL BE FOR THE GROSS SECTION OF BLOCK.
CEMENT FOR MASONRY MORTAR SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-150 'PORTLAND CEMENT', TYPE 1.
MORTAR SHALL BE 1:3 1/2 CEMENT AND SAND MIX WITH 1/4 PART APPROVED HYDRATED LIME OR LIME PUTTY, TYPE M OR S.
GROUT SHALL BE 1:3:2 CEMENT, SAND, AND 3/8" PEA GRAVEL MIX WITH A SLUMP OF 8" TO 11".
DRYPACK SHALL BE 1:3 CEMENT AND SAND MIX.
ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE PERFORMED BARS CONFORMING TO ASTM A-615, GRADE 40.
REINFORCING STEEL SHALL BE LOCATED AT THE CENTER OF THE WALL UNLESS OTHERWISE NOTED ON THE PLANS, I.E. RETAINING WALLS.
SPLICES OF REINFORCING STEEL SHALL LAP 40 DIAMETERS OR 2'-0" MINIMUM.
ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURELY ANCHORED IN PLACE PRIOR TO GROUT.

4. ALL CONCRETE BASE FOR STONE AND OR PAVING MATERIAL SHALL RECEIVE REDGARD WATERPROOFING AND CRACK PREVENTION MEMBRANE

5. BONDING MORTAR SHALL BE MAVIS 3000 BY OMEGA PRODUCTS.
MAVIS 3000 IS A HIGHLY POLYMER-MODIFIED, FACTORY BLENDED MASONRY MORTAR THAT EXCEEDS ASTM C270, TMS 402/602 SHEAR STRENGTH, ENTIRE ANSI A118.4, ENTIRE ANSI A118.11, AND ENTIRE ANSI A118.15 REQUIREMENTS MANUFACTURED BY OMEGA PRODUCTS INTERNATIONAL WITH 15-YEAR TO 35-YEAR WARRANTY.
CONTACT DAN LANSAW; ARCHITECTURAL AND PRODUCT SUPPORT REPRESENTATIVE, OMEGA PRODUCTS INTERNATIONAL
MAVS DIVISION MOBILE: (951) 339-6091 DLANSAW@OMEGA-PRODUCTS.COM

6. GAS LINE PIPPING AND FITTINGS ABOVE GRADE SHALL BE GALVANIZED.



DOORS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM. THE ALARM SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2017. (3109.4.1.8 CBC)'

ALL FIXED METAL PARTS WITHIN 5 FEET OF THE POOL SHALL BE BONDD INCLUDING, BUT NOT LIMITED TO, METAL-SHEATHED CABLES AND RACEWAYS, METAL PIPING, METAL AWNINGS, METAL FENCES, AND METAL DOOR AND WINDOW FRAMES (CEC 680.26 (B7))

CONSTRUCTION FENCING:
THE CONSTRUCTION SITE FOR IN-GROUND SWIMMING POOLS AND SPAS SHALL BE PROVIDED WITH CONSTRUCTION FENCING TO SURROUND THE SITE FROM THE TIME THAT ANY EXCAVATION OCCURS UP TO THE TIME THAT THE PERMANENT BARRIER IS COMPLETED. THE FENCING SHALL BE NOT LESS THAN 4 FEET IN HEIGHT (ISPSC 305.1.1)

THE DEPTH OF SPA/HOT TUB SEATING BELOW THE WATER LINE SHALL NOT EXCEED 28 INCHES

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

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

DAVID A. PEDERSEN, INC.
LANDSCAPE ARCHITECTURE
3400 IRVINE AVE., SUITE 203
NEWPORT BEACH, CA 92660
TEL. (949) 251-8999

CONSTRUCTURAL PLANS FOR LANDSCAPE ARCHITECTURE
JOE AND KATHY YAFFE RESIDENCE
715 EMERALD BAY • LAGUNA BEACH, CA 92651

PH. (650) 586-3059
kyaffe@me.com

LICENCED LANDSCAPE ARCHITECT
DAVID A. PEDERSEN
License No. 3895
SIGNATURE
RENEWAL DATE 8-31-25
DATE
STATE OF CALIFORNIA

CONSTRUCTIO PLAN

DATE: 3-24-25
DRAWN BY: D.P.

SHEET NO.
L-2
OF - 9

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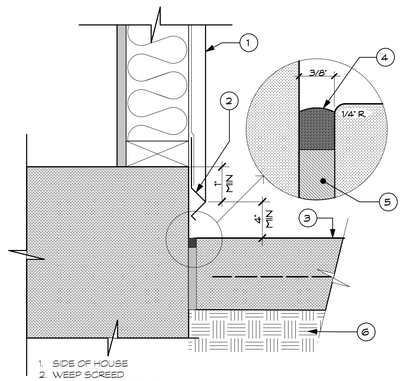
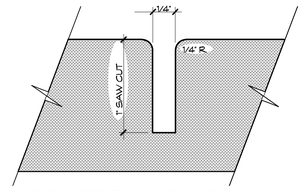


1. SIDE OF HOUSE
2. WEEP SCREED
3. HARDSCAPE SURFACE
4. SELF-LEVELING DECK-O-SEAL EXPANSION MASTIC COLOR TO MATCH CONC., FINISH WITH SILICA SAND
5. 3/ 8" POLYFELT FOAM EXPANSION.
6. COMPACTED SOIL

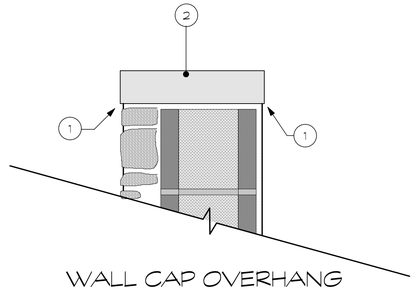
FOR HARDSCAPE TYPE, SEE CONSTRUCTION PLAN.

EXPANSION JOINT AT HOUSE



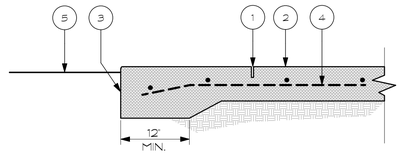
CONTROL JOINT / SAW CUT DETAIL

1. FACE OF WALL CAP TO BE ±1/4 BEYOND WALL FACE.
2. WALL CAP - SEE CONSTRUCTION PLAN.



WALL CAP OVERHANG

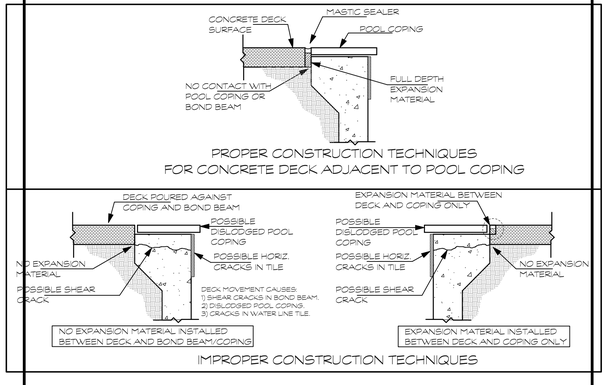
SCALE: 1" = 2'-0"



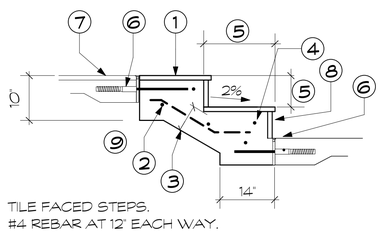
1. TOOLED OR SAWCUT CONTROL JOINT - MIN. 1/8" WIDE x 1/3 DEPTH OF CONCRETE WHERE SHOWN ON PLAN.
2. CONCRETE PAVING AND OR CONCRETE SUB-BASE FOR STONE, BRICK ETC.. - SEE PLAN
3. THICKENED EDGE 8" THICK FOR WALKING SURFACES, 10" THICK FOR DRIVEWAY.
4. REBAR PER CONSTRUCTION PLAN.
5. FINISH LANDSCAPE GRADING.

NOTE: MAINTAIN 3" CLEAR BETWEEN REBAR AND EARTH. 2" MIN. PROVIDE SAND BED AND / OR BASE MIX OVER COMPACTED 90% SUBGRADE.

TYPICAL HARDSCAPE THICKENED EDGE

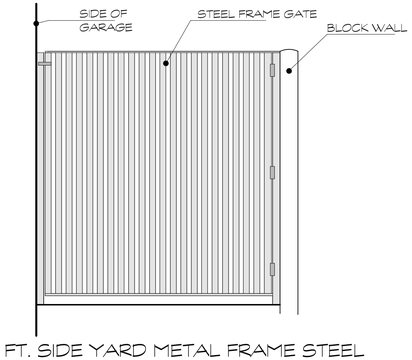


IMPROPER CONSTRUCTION TECHNIQUES



1. TILE FACED STEPS.
2. #4 REBAR AT 12" EACH WAY.
3. 6" MINIMUM AVERAGE THICKNESS.
4. #3 REBAR CONTINUOS AT STEP NOSING.
5. TREADS AND RISERS -16" WIDE MIN. 6" HIGH MAX.
6. EXPANSION JOINT W/ 9" SPEED DOWEL - SEE SEPARATE DETAIL.
7. ADJACENT PAVING W/ THICKENED EDGE.
8. BULLNOSE EDGE.
9. 95% COMPACTED SUBGRADE.

TILE STEPS



6 FT. SIDE YARD METAL FRAME STEEL GATE TO MATCH ENTRY GATE

SEE ARCHITECTS PLANS

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LIGHT FIXTURE MODEL CUT SHEET

TOP-PL-340

LED RECOMMENDED

(click here) for more LED Lamp Options

Model: TOP-PL-340
Size: 17"H x 6"W
Shown: Matte Bronze (MBR)
Material: Solid Brass
Finish: Specify (Available in all finishes)
Glass: N/A
Electrical: 12 Volt
Socket: Single Contact Bayonet

TOP-UL-142

LED RECOMMENDED

(click here) for more LED Lamp Options

Model: TOP-UL-142
Size: 9.0"H x 2.75"W
Shown: Matte Bronze (MBR)
Material: Solid Brass
Finish: Specify (Available in all finishes)
Glass: N/A
Electrical: 12 Volt
Socket: All Weather Ceramic Bi-pin

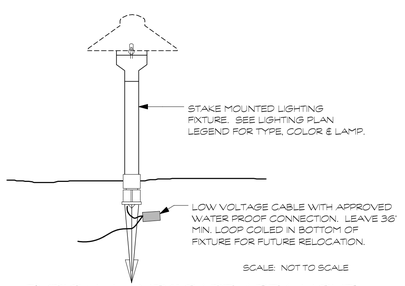
TOP-SL-560

LED RECOMMENDED

(click here) for more LED Lamp Options

Model: TOP-SL-560
Size: 3"H X 8-5/8"W
Shown: Matte Bronze (MBR)
Material: Solid Brass
Electrical: 12V
Lamp: 8W LED Panel
Mounting: Surface
Option: LED

Image (click here)
specification (download)



TYPICAL LANDSCAPE AREA LIGHT
SHRUB PLANTING AREAS

LIGHT FIXTURE LAMP CUT SHEET

Related Products

TOP-LED-2W-MR11

Model: TOP-LED-2W-MR11
Base: Bi-Pin
Wattage: 2 Watt

Image (click here)

Related Products

TOP-LED-4W-MR-11

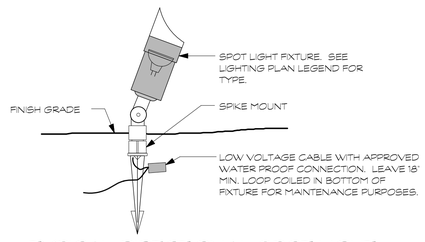
Model: TOP-LED-4W-MR-11
Base: Bi-Pin
Wattage: 4 Watt

Image (click here)

TOP-LED-DI-LRG

Model: TOP-LED-DI-LRG
Wattage: 3.2 Watt

Image (click here)



TYPICAL DIRECTIONAL SPOT LIGHT
SHRUB PLANTING AREAS

LIGHTING LEGEND

LUMENS	SYMBOL	DESCRIPTION / COLOR	MFG.	MODEL NO.	LAMP	VOLTAGE	NOTES:
120 L.	●	MATTE BRONZE AREA LANDSCAPE / PATH LIGHT, 12" HIGH, "SMALL HAT"	TOP	TOP-PL-340-MBR	2 WATT LED MR 11	12	LOCATE ±12" AWAY FROM ANY WALK OR PATIO. ± 18" FROM MOW EDGE.
150 L.	▽	MATTE BRONZE DIRECTIONAL UP LIGHT W/ LARGE SHROUD	TOP	TOP 142-MBR	4 WATT LED MR 11	12	SHINE IN MID BRANCHES OF TREE (WHEN APPLICABLE)
120 L.	▬	LOUVERED BRASS STEP LIGHT.	TOP	TOP-SL-560-MBR	3 WATT LED DI LRG	12	LOCATE IN RISER OF STEP.
	T	TRANSFORMERS SHALL BE A TOP 300 WATT TOP LIGHTS TRANSFORMER BY TOP W/ INTEGRAL TIMER) CONTACT BRETT BROWNING AT TOP LIGHTS INC. TO PLACE ORDER 877-867-5596 (CELL 949-422-4563)					

NOTE: ALL FIXTURE HAVE A KELVIN OF 2,700 (WARM WHITE) LUMEN RATING ACCOUNTS FOR BULB PLACEMENT AND SHROUD ON FIXTURE

LIGHTING FIXTURES IN RELATION TO WATER ELEMENTS:

RECEPTACLES ON THE PROPERTY SHALL BE LOCATED AT LEAST 10 FEET FROM THE INSIDE WALLS OF A POOL OR FOUNTAIN. EXCEPTION: RECEPTACLES THAT PROVIDE POWER FOR WATER-PUMP MOTORS FOR A PERMANENTLY INSTALLED POOL OR FOUNTAIN SHALL BE PERMITTED BETWEEN 5 AND 10 FEET FROM THE INSIDE WALLS OF THE POOL OR FOUNTAIN, AND WHERE SO LOCATED, SHALL BE SINGLE AND OF THE LOCKING AND GROUNDING TYPES AND SHALL BE PROTECTED BY GROUND-FAULT CIRCUIT-INTERRUPTER.

WHERE A PERMANENTLY INSTALLED POOL IS INSTALLED AT A DWELLING UNIT AT LEAST ONE 125 VOLT RECEPTACLE SHALL BE LOCATED A MINIMUM OF 10 FEET FROM AND NOT MORE THAN 20 FEET FROM THE INSIDE WALL OF THE POOL.

ALL 125 VOLT RECEPTACLES LOCATED WITHIN 20 FEET OF THE INSIDE WALLS OF A POOL SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT-INTERRUPTER.

IN DETERMINING THE ABOVE DIMENSIONS, THE DISTANCE TO BE MEASURED IS THE SHORTEST PATH THE SUPPLY CORD OF AN APPLIANCE CONNECTED TO THE RECEPTACLE WOULD FOLLOW WITHOUT PIERCING A FLOOR, WALL, CEILING, DOORWAY WITH HINGED OR SLIDING DOOR, WINDOW OPENING, OR OTHER EFFECTIVE PERMANENT BARRIER.

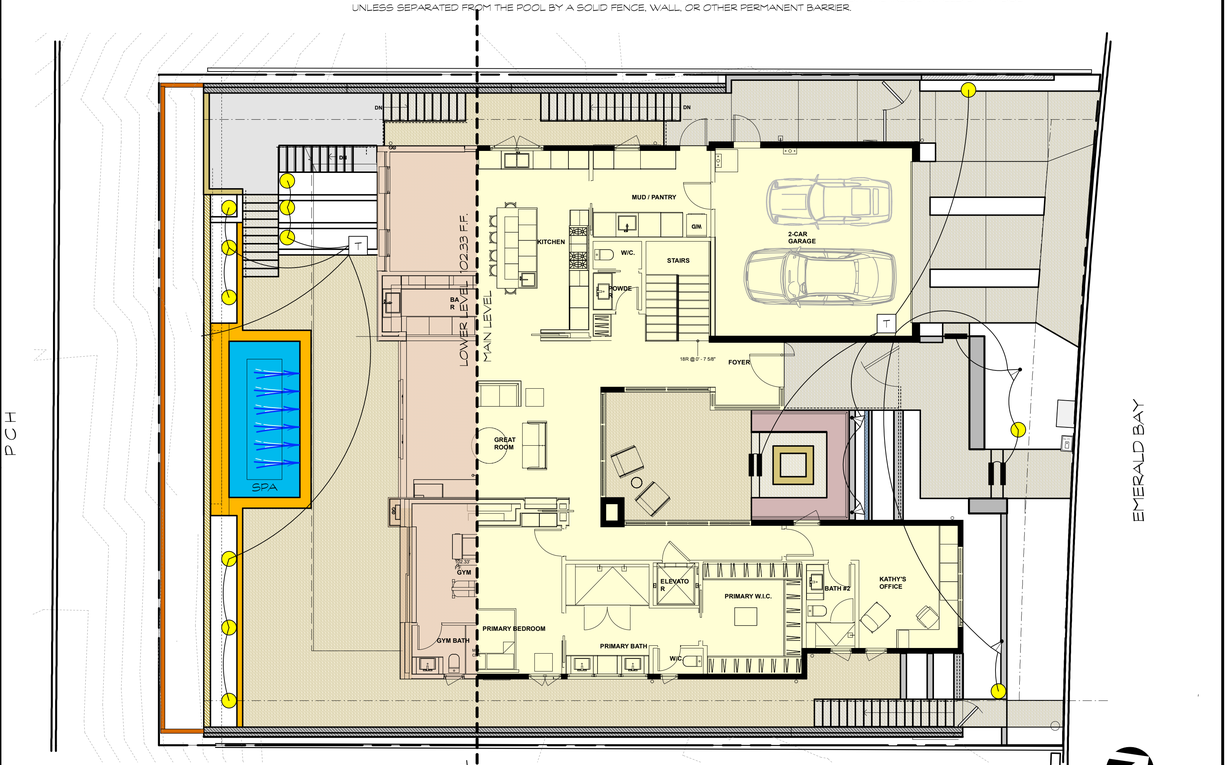
LIGHTING FIXTURES AND LIGHTING OUTLETS SHALL NOT BE INSTALLED OVER THE POOL OR OVER THE AREA EXTENDING 5 FEET HORIZONTALLY FROM THE INSIDE WALLS OF A POOL UNLESS NO PART OF THE LIGHTING FIXTURE IS LESS THAN 12 FEET ABOVE THE MAXIMUM WATER LEVEL.

EXCEPTION NO. 1: EXISTING LIGHTING FIXTURES AND LIGHTING OUTLETS LOCATED LESS THAN 5 FEET MEASURED HORIZONTALLY FROM THE INSIDE WALLS OF A POOL SHALL BE AT LEAST 5 FEET ABOVE THE SURFACE OF THE MAXIMUM WATER LEVEL AND SHALL BE RIGIDLY ATTACHED TO THE EXISTING STRUCTURE.

EXCEPTION NO. 2: LIGHTING FIXTURES AND LIGHTING OUTLETS INSTALLED IN THE AREA EXTENDING BETWEEN 5 FEET AND 10 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER UNLESS INSTALLED 5 FEET ABOVE THE MAXIMUM WATER LEVEL AND RIGIDLY ATTACHED TO THE STRUCTURE ADJACENT TO OR ENCLOSING THE POOL.

CORD CONNECTED LIGHTING FIXTURES SHALL MEET THE SAME SPECIFICATIONS AS OTHER CORD AND PLUG CONNECTED EQUIPMENT SET FORTH IN SECTION 680-7 WHERE INSTALLED WITHIN 16 FEET OF ANY POINT ON THE WATER SURFACE, MEASURED RADIALLY.

SWITCHING DEVICES ON THE PROPERTY SHALL BE LOCATED AT LEAST 5 FEET HORIZONTALLY FROM THE INSIDE WALLS OF A POOL UNLESS SEPARATED FROM THE POOL BY A SOLID FENCE, WALL OR OTHER PERMANENT BARRIER.



LANDSCAPE AND HARDSCAPE LIGHTING MUST BE DOWN LIT OR OTHERWISE SHIELDED SO AS NOT TO CREATE GLARE OR BE A NUISANCE TO NEIGHBORING PROPERTIES.

Private landscape lighting is not allowed to be installed within the public right-of-way per City Council Policy

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

GRAPHIC SCALE 0 8 16 24 32 40 48

3400 IRVINE AVE., SUITE 203
NEWPORT BEACH, CA 92660
TEL. (949) 251-8999

LANDSCAPE ARCHITECTURE
DAVID A. PEDERSEN, INC.

LANDSCAPE ARCHITECTURAL PLANS FOR
JOE AND KATHY YAFFE RESIDENCE
715 EMERALD BAY • LAGUNA BEACH, CA 92651

PH. (650) 586-3059
kyaffe@me.com

LICENSED LANDSCAPE ARCHITECT
DAVID A. PEDERSEN
License No. 3895
SIGNATURE
RENEWAL DATE 5-31-25
DATE
STATE OF CALIFORNIA

LIGHTING PLAN

DATE: 3-24-25
DRAWN BY: D.P.

SHEET NO.
L- 4
OF - 9

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· TURF AREA DOES NOT EXCEED 25% OF LANDSCAPE PLANTING AREA (PROHIBITED ON SLOPE AREAS AND PARKWAYS LESS THAN 10 FEET WIDE)

· 75% OF LANDSCAPE AREA MUST BE PLANTED WITH CLIMATE ADAPTED PLANTS WITH AN AVERAGE WUCOLS PLANT FACTOR OF 0.3.

· COMPOST AT A RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES

3-INCH MULCH LAYER APPLIED TO ALL PLANTING AREAS (EXCLUDING TURF AREAS)
AUTOMATIC IRRIGATION CONTROLLERS WITH MANUAL SHUT-OFF VALVES

STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO)."

POINT OF CONNECTION
MAKE IRRIGATION POINT OF CONNECTION INTO WATER SERVICE LINE DIRECTLY DOWNSTREAM OF EXISTING LOT WATER METER. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL BALL VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. EXTEND MAINLINE AS SHOWN TO SIDE YARD FOR IRRIGATION EQUIPMENT LOCATION. INSTALL BACKFLOW PREVENTER DOWNSTREAM OF BALL VALVE PER ALL LOCATE CODES. FINAL BACKFLOW PREVENTER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. PIPING BETWEEN THE POC AND THE BACKFLOW PREVENTER TO BE 1" TYPE 'K' COPPER INSTALL MASTER VALVE DOWNSTREAM OF BACKFLOW DEVICE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. INSTALL FLOW SENSOR DOWNSTREAM OF MASTER VALVE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. MAXIMUM DEMAND IS 5 GPM. MINIMUM DESIGN PRESSURE AT POC IS 60 PSI. CONTRACTOR SHALL TAKE A DIRECT PRESSURE MEASUREMENT AT THE POC PRIOR TO START OF WORK. IF STATIC PRESSURE IS GRATER THAN 80 PSI. INSTALL PRESSURE REGULATOR WITH BACKFLOW ASSEMBLY PER THESE PLANS AND SET TO 60 PSI. IF STATIC PRESSURE IS BETWEEN 60 PSI AND 80 PSI, DO NOT INSTALL PRESSURE REGULATOR. IF STATIC PRESSURE IS LESS THAN 60 PSI, NOTIFY LANDSCAPE ARCHITECT IN WRITING. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

2.3 Soil Management Report
A. All planted landscape areas are required to have friable soil to maximize retention and infiltration. On engineered slopes, only amended planting holes need meet this requirement.
B. In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, as follows:
1. Submit soil samples to a certified agronomic soils laboratory for analysis and recommendations.
(a) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
(b) The soil analysis may include, but is not limited to:
1. soil texture;
2. infiltration rate determined by laboratory test or soil texture infiltration rate table;
3. pH;
4. total soluble salts;
5. sodium;
6. percent organic matter; and
7. recommendations.

2. SOIL PREPARATION MULCH AND AMENDMENTS
(A) PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED TO MEET THIS REQUIREMENT.
(B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO THE RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR PLANTS SELECTED.
(C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
(D) A MINIMUM TWO, THREE INCH (3") LAYERS OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE ARE MAY BE LEFT WITHOUT MULCH.
DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH.
(E) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS SUCH AS THOSE DETAILED IN THE USDA/USAID LOW VOLUME ROADS ENGINEERING BEST MANAGEMENT PRACTICES FIELD GUIDE.
(F) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDROSEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT.
(G) ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POSTCONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER

CONTROLLER
INSTALL IRRIGATION CONTROLLER OUTSIDE HOUSE AS SHOWN ON THE PLANS. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO THE FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND / OR ELECTRICAL CONTRACTOR AS NECESSARY, AND PAY ALL ASSOCIATED COST. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES.

SLEEVING
MAINLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN SCH 40 PVC SLEEVES ACCORDING TO THE SLEEVING CHART.

DRIP LINE SYSTEMS
SHRUB AREAS AS SHOWN SHALL BE IRRIGATED WITH DRIP LINE IRRIGATION. INSTALL ALL DRIP LINE SYSTEMS PER THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS. CONTRACTORS NOT FAMILIAR WITH DRIP LINE SYSTEM INSTALLATION SHALL CONTACT THE MANUFACTURERS REPRESENTATIVE PRIOR TO START OF WORK FOR ON-SITE PRODUCT AND INSTALLATION TRAINING.

PRESCRIPTIVE COMPLIANCE OPTION 'H'
This project submittal is under the City's prescriptive requirements which is an option to the City's Water Efficient Landscape Ordinance.

Appendix B

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at ____ 715 EMERALD BAY _____ (provide street address or parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of LAGUNA BEACH Water Efficient Landscape Ordinance (Municipal Code Sections _____) and the City of LAGUNA BEACH Guidelines for Implementation of the City of LAGUNA BEACH Water Efficient Landscape Ordinance.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of LAGUNA BEACH Guidelines for Implementation of the City of LAGUNA BEACH Water Efficient Landscape Ordinance.

DAVID A. PEDERSEN — Print Name
1-21-25 — Date
D. Pedersen — Signature
3895 — License Number
3400 IRVINE AVE. NEWPORT BEACH CA SUITE 203 — Address
949-251-8999 — Telephone
DAVE@DPLANDSCAPE.COM — E-mail Address

Landscape Design Professional's Stamp

LICENSED LANDSCAPE ARCHITECT · DAVID A. PEDERSEN · License No. 3895 · SIGNATURE · RENEWAL DATE 8-31-25 · DATE · STATE OF CALIFORNIA

HOLD ON FINAL FOR SUBMITTAL OF CERTIFICATION OF COMPLETION PACKAGE

LANDSCAPE WATERING GUIDELINES						
		SEASONAL FREQUENCY - DAYS BETWEEN WATERINGS				
		SPRING MAR- MAY	SUMMER MAY - OCT	FALL OCT - DEC	WINTER DEC - MAR	WATER THIS DEEPLY
TREES	DROUGHT PLANTING	14 - 30 DAYS	7 - 18 DAYS	14 - 30 DAYS	24 - 45 DAYS	24' - 36'
	HIGH WATER USE PLANTS	7 - 12 DAYS	7 - 10 DAYS	7 - 12 DAYS	14 - 30 DAYS	24' - 36'
SHRUBS	DROUGHT PLANTING	14 - 30 DAYS	7 - 18 DAYS	14 - 30 DAYS	24 - 30 DAYS	18' - 24'
	HIGH WATER USE PLANTS	7 - 10 DAYS	5 - 7 DAYS	7 - 10 DAYS	10 - 14 DAYS	18' - 24'
GROUND COVERS	DROUGHT PLANTING	14 - 30 DAYS	7 - 21 DAYS	14 - 30 DAYS	24 - 30 DAYS	8' - 12'
	HIGH WATER USE PLANTS	7 - 10 DAYS	2 - 10 DAYS	7 - 10 DAYS	10 - 14 DAYS	8' - 12'
ANNUALS		3 - 7 DAYS	2 - 5 DAYS	3 - 7 DAYS	5 - 10 DAYS	8' - 10'
TURF		3 - 7 DAYS	NONE	3 - 10 DAYS	7 - 14 DAYS	6' - 10'

THESE GUIDELINES ARE FRO ESTABLISHED PLANTS (1 YEAR FRO SHRUBS, 3 YEARS FOR TREES). ADDITIONAL WATER IS NEEDED FOR NEW PLANTINGS OR UNUSUALLY HOT OR DRY WEATHER. LESS WATER IS NEEDED DURING COOL OR RAINY WEATHER. DRIP RUN TIMES ARE TYPICALLY 2 HOURS OR MORE FOR EACH WATERING.

ALL SPRINKLERS SHOULD SERVER ONLY THE REQUIRED TURF AREAS AND NOT SPRAY ON BUILDINGS, FENCES OR NON-LANDSCAPE AREAS. WATERING SHOULD BE DONE BEFORE SUNRISE TO REDUCE EVAPORATION LOSSES. ALWAYS IRRIGATE THE ENTIRE DEPTH AND WIDTH OF THE ROOT ZONE REGARDLESS OF THE TIME OF YEAR. TWICE A YEAR WATER TWICE AS LONG TO LEACH OUT SALTS AND BUILDUP IN THE SOIL

ALL PIPING AND RELATED IRRIGATION EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARITY ONLY. ALL EQUIPMENT TO BE INSTALLED IN PLANTED AREAS WHEN POSSIBLE.

THE FINAL LOCATION AND EXACT POSITIONING OF THE IRRIGATION CONTROLLER SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

THIS IRRIGATION SYSTEM SHALL BE INSTALLED BY A COMPETENT LANDSCAPE CONTRACTOR EXPERIENCED IN IRRIGATION INSTALLATION AND THE BASIC FUNDAMENTALS OF ITS HYDRAULIC DEMANDS. THE IRRIGATION CONTRACTOR SHALL FIELD SELECT ALL IRRIGATION NOZZLES AND ARK PATTERNS TO OBTAIN OPTIMUM HEAD TO HEAD COVERAGE WITH THE MINIMUM OF OVER-SPRAY.

THE IRRIGATION CONTRACTOR SHALL GUARANTEE ENTIRE SPRINKLER SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF APPROVAL. SHOULD ANY REPAIRS BE NECESSARY DURING THE PERIOD, IF DUE TO DEFECTIVE MATERIALS OR WORKMANSHIP, CONTRACTOR SHALL REPAIR AT HIS EXPENSE.

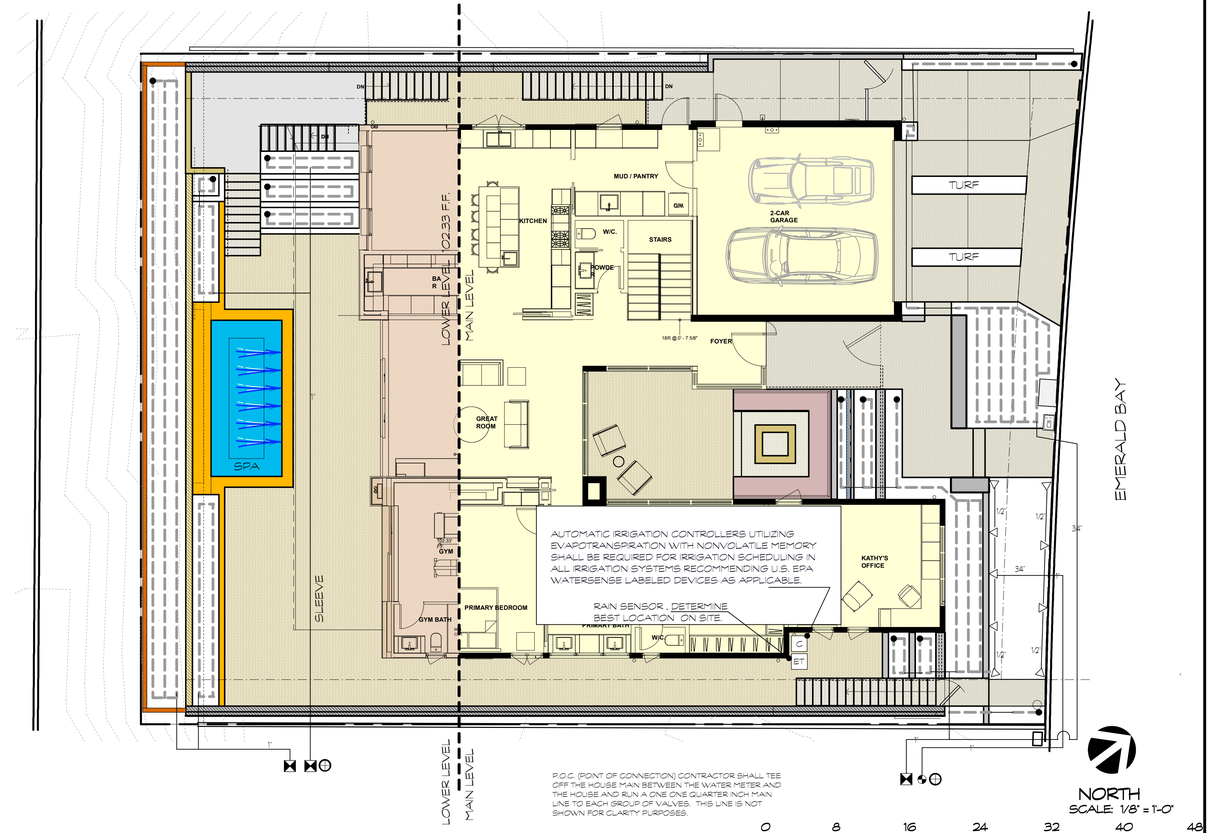
OBSTRUCTIONS
WHEN VERTICAL OBSTRUCTIONS (UTILITIES BOXES, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. (TYPICAL)

EQUIPMENT LEGEND	
SYMBOL	MANUFACTUER / MODEL NUMBER
▽	TORO 570Z-6P-COM-OT- POP UP SPRAY HEADS WITH PRECISION SPRAY NOZZLE AND CHECK VALVE
⊖	NIBCO T-580-70 TWO-PIECE BRONZE BALL VALVE - FULL PORT
	IRRITROL 2713APR 1" ATI-SIPHON / ELECTRIC CONTROL VALVE
	IRRITROL 2711APRDK-LF 3/4" ELECTRIC CONTROL DRIP VALVE KIT W/ ATMOSPHERIC VACUUM BREAKER.
C / ET	IRRITROL RAIN DIAL-R 9TC-12EX-R) WEATHER - BASED AUTOMATIC ET ADJUSTING 'SMART IRRIGATION CONTROLLER - WITH IRRITROL CL-100 SERIES 'CLIMATE LOGIC WIRELESS ET / RAIN SENSOR
- - -	SCH 40 PVC IRRIGATION PRESSURE MAINLINE 18" MINIMUM COVER
———	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER
- - -	TORO DL2000 (RSP-412-01) DRIP LINE WITH 1.0 GPH EMITTERS AT 12" O.C. - TUBING TO BE ABOUT ±18" O.C. BURY TUBING 3"-4" BELOW GRADE - PROVIDE ONE TORO AIR RELIEF VALVE PER ZONE (T-YD-500-34). ALL FITTINGS SHALL BE TORO TRI-LOC FITTINGS.
●	TORO TL-CAP / MANUAL FLUSH CAP AND TORO T-DL-MP9 OPERATION INDICATOR.

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

PROJECT TYPE = NEW LANDSCAPE
WATER SUPPLY TYPE = POTABLE

ALL PRIVATE IRRIGATION SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERSPRAY ONTO THE PUBLIC RIGHT-OF-WAY."



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715 EMERALD BAY • LAGUNA BEACH, CA 92651
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kyaffe@me.com

LICENSED LANDSCAPE ARCHITECT · DAVID A. PEDERSEN · License No. 3895 · SIGNATURE · RENEWAL DATE 8-31-25 · DATE · STATE OF CALIFORNIA

IRRIGATION PLAN

DATE: 3-24-25
DRAWN BY: D.P.

SHEET NO.
L-5
OF - 9

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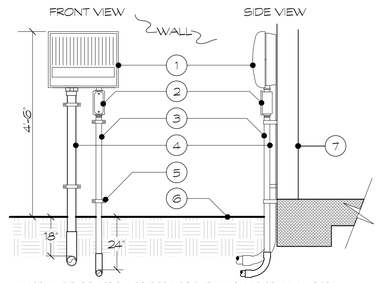
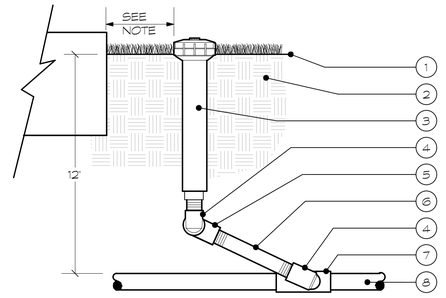


1. AUTOMATIC CONTROLLER PER LEGEND - MOUNT TO WALL PER MANUFACTURER'S DIRECTIONS DIRECTIONS.
2. ELECTRICAL JUNCTION BOX FOR 115V AC POWER CONNECTION
3. 1/2' CONDUIT WITH 115V AC POWER WIRES TO POWER SOURCE
4. SCH 40 PVC CONDUIT FOR CONTROL WIRES.
5. SECURE ALL CONDUITS TO WALL WITH 'C' CLAMP IN A MINIMUM OF TWO PLACES (TYP)
6. FINISH GRADE.
7. WALL.

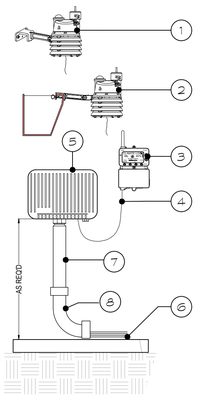
WALL MOUNTED IRRIGATION CONTROLLER



1. FINISH GRADE
2. NATIVE SOIL / BACKFILL PER SPECIFICATIONS
3. POP-UP SPRAY HEAD AND NOZZLE PER LEGEND
4. 1/2' MARLEX STREET ELL
5. 1/2' SCH 40 PVC STREET ELL TxT
6. 1/2' x 12' MIN. SCH 80 PVC THREADED NIPPLE
7. SCH. 40 PVC LATERAL LINE FITTING WITH 1/2' FEMALE THREADED OUTLET
8. LATERAL LINE PIPING PER LEGEND

NOTES:
USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS; NO PIPE DOPE ALLOWED. SET PERIMETER HEADS 4' -4' FROM HARDSCAPE AND 6' - 12' FROM VERTICAL OBJECTS SUCH AS FENCES AND WALLS, ETC. ONLY USE BOTTOM INLET OF HEAD.

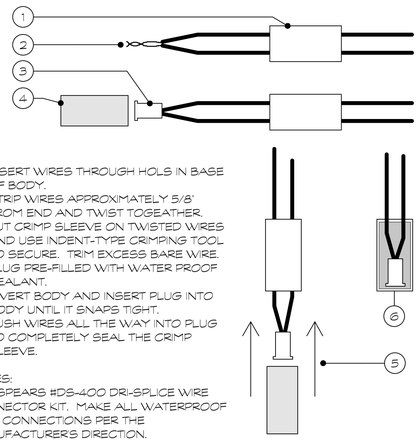
POP - UP SPRAY HEAD



LEGEND:
1. CLIMATE LOGIC™ WEATHER SENSOR MOUNTED OUTDOORS ON FLAT SURFACE USING SCREWS.
2. CLIMATE LOGIC™ WEATHER SENSOR MOUNTED ON A RAIN GUTTER USING QUICKCLIP™ GUTTER MOUNT.
3. CLIMATE LOGIC™ RECEIVER MODULE MOUNTED INDOORS NEAR THE COMPATIBLE CONTROLLER. MOUNT WITH SCREWS AT EYE LEVEL OR IF IN A SECURE AREA, MOUNT ON HOOK AND LOOP TYPE STRIPS FOR DISMOUNTING AND HANDHELD PROGRAMMING UTILIZING THE SLACK IN THE CORD.
4. SINGLE CONNECTION CORD PLUGGED INTO CONTROLLERS REMOTE PORT.
5. AUTOMATIC SPRINKLER CONTROLLER
6. FINISH SURFACE OF INTERIOR SPACE WHERE CONTROLLER IS LOCATED.
7. PVC SCHEDULE 40 CONTROL WIRE CONDUIT (SIZE AS REQUIRED).
8. PVC SWEEP ELL (PROTECTING LOW VOLTAGE CONTROL WIRES TO THE ELECTRIC VALVES).

NOTES:
INSTALL, MOUNT, AND WIRE THE CLIMATE LOGIC SENSOR AND RECEIVER PER THE MANUFACTURERS DIRECTIONS.
B. FINAL CLIMATE LOGIC SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER.
C. FINAL CLIMATE LOGIC SENSOR LOCATION SHALL BE IN A LOW VISIBILITY AREA.
D. FOR MOST ACCURATE SENSING, LOCATE THE SENSOR SO THAT IT IS EXPOSED TO SUN AS MUCH AS POSSIBLE. REFER TO THE OWNERS GUIDE FOR FURTHER MOUNTING LOCATION DIRECTIONS.

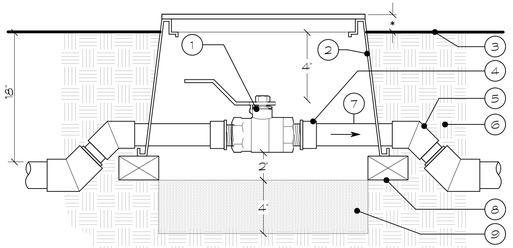
ET / RAIN SENSOR - WIRELESS



1. INSERT WIRES THROUGH HOLS IN BASE OF BODY.
2. STRIP WIRES APPROXIMATELY 5/8' FROM END AND TWIST TOGEATHER.
3. PUT CRIMP SLEEVE ON TWISTED WIRES AND USE INDENT-TYPE CRIMPING TOOL TO SECURE. TRIM EXCESS BARE WIRE.
4. PLUG PRE-FILLED WITH WATER PROOF SEALANT.
5. INVERT BODY AND INSERT PLUG INTO BODY UNTIL IT SNAPS TIGHT.
6. PUSH WIRES ALL THE WAY INTO PLUG TO COMPLETELY SEAL THE CRIMP SLEEVE.

NOTES:
USE SPEARS #DS-400 DRI-SPLICE WIRE CONNECTOR KIT. MAKE ALL WATERPROOF WIRE CONNECTIONS PER THE MANUFACTURER'S DIRECTION.

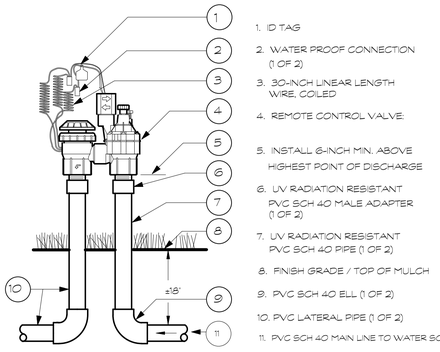
WATERPROOF WIRE CONNECTOR



1. BALL VALVE PER IRRIGATION LEGEND (MAINLINE SIZE)
2. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS #314BCB) HEAT BRAND 'BV' ON LID IN 2' HIGH BLOCK LETTERS
3. FINISH GRADE
4. SCH 40 PVC MALE ADAPTER (2 REQUIRED)
5. SCH 40 PVC 45 DEGREE ELL (4 REQUIRED)
6. NATIVE SOIL
7. MAINLINE PIPING PER IRRIGATION LEGEND
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. FILL BASE OF BOX WITH PEA GRAVEL
* 1/2' IN TURF AREAS, 2' IN SHRUB AREAS

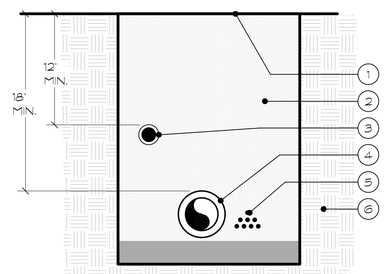
NOTES:
OFF-SET VALVE BOX AROUND BALL VALVE TO ALLOW SPACE FOR FULL MOVEMENT OF THE BALL VALVE HANDLE.

BRASS BALL VALVE



1. ID TAG
2. WATER PROOF CONNECTION (1 OF 2)
3. 30-INCH LINEAR LENGTH WIRE, COILED
4. REMOTE CONTROL VALVE.
5. INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE / TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)
11. PVC SCH 40 MAIN LINE TO WATER SOARCE

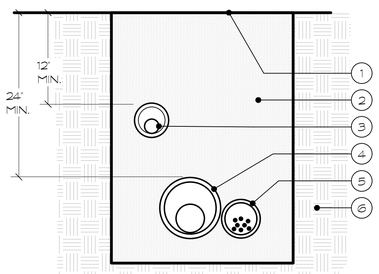
ATMOSPHERIC BACKFLOW / VALVE



1. FINISH GRADE
2. CLEAN BACKFILL WITH ALL ROCKS 1' OR LARGER REMOVED - 90% COMPACTION REQUIRED - SEE SPECS.
3. NON- PRESSURE LATERAL LINE PER LEGEND (SNAKE IN TRENCH)
5. CONTROL WIRES - INSTALL BELOW PRESSURE MAINLINE
6. UNDISTURBED NATIVE SOIL.

NOTES:
BUNDLE AND TAPE WIRES AT 10' O.C. PIGTAIL AND LOOP WIRES AT All CHANGES IN DIRECTION. SPLICING OF WIRE RUNS IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM OWNER AND LANDSCAPE ARCHITECT. RUN CONTROL WIRES IN SAME TRENCH AS MAINLINE WHERE POSSIBLE. INSTALL 12'x12'x12' CONCRETE THRUST BLOCKS AT ALL CHANGES IN DIRECTION OF PRESSURE MAINLINE (45S, 90S, TEES, ETC.) AND AT ALL TERMINAL POINTS.

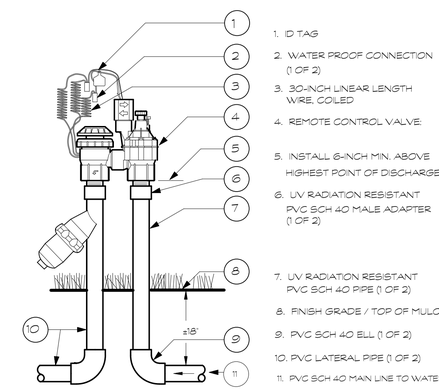
TRENCHING



1. HARDSCAPE, SEE CONSTRUCTION PLAN
2. CLEAN SAND BACKFILL COMPACT TO MATCH DENSITY OF NATIVE SOIL
3. LATERAL LINE IN SCH 40 PVC SLEEVE
4. PRESSURE MAINLINE IN SCH 40 PVC SLEEVE
5. CONTROL WIRES IN SCH 40 PVC SLEEVE
6. UNDISTURBED NATIVE SOIL.

NOTES:
SIZE ALL SLEEVES PER THE IRRIGATION PLAN. EXTEND SLEEVE MINIMUM 12' BEYOND EDGE OF HARDSCAPE.

SLEEVING



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8. FINISH GRADE / TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)
11. PVC SCH 40 MAIN LINE TO WATER SOARCE

DRIP LINE ANTI-SIPHON / VALVE

DAVID A. PEDERSEN, INC.
LANDSCAPE ARCHITECTURE
3400 IRVINE AVE., SUITE 203
NEWPORT BEACH, CA 92660
TEL. (949) 251-8999

LANDSCAPE ARCHITECTURAL PLANS FOR
JOE AND KATHY YAFFE RESIDENCE
715 EMERALD BAY • LAGUNA BEACH, CA 92651

PH. (650) 586-3059
kyaffe@me.com

LICENCED LANDSCAPE ARCHITECT
DAVID A. PEDERSEN
License No. 3895
SIGNATURE
RENEWAL DATE 8-31-25
DATE
STATE OF CALIFORNIA

IRRIGATION DETAILS

DATE: 3-24-25
DRAWN BY: D.P.

SHEET NO.
L- 6
OF - 9

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IRRIGATION NOTES.

1. GENERAL - ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY SAME.

1.A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.

1.B. THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION,PUBLIC LIABILITY AND PROPER DAMAGE INSURANCE, AS REQUIRED BY THE OWNER AND / OR GOVERNING AGENCY.

2. SCOPE OF WORK - UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHINGS, INSTALLING AND TESTING OF ALL POINTS OF CONNECTION, BACKFLOW DEVICES AND MAINLINE, AND THE FURNISHING AND INSTALLING OF CONTROLLERS, ELECTRIC CONTROL VALVES, OTHER SPECIFIED VALVES, LATERAL LINES, RISERS AND FITTINGS, SPRINKLER HEADS, AND DRIP LINES; AND EXCAVATION AND BACKFILL AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND NOTES. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL EQUIPMENT PROPERTY, TRANSPORTATION, AND PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AS INDICATED ON OR REASONABLY IMPLIED BY THE DRAWINGS, DETAIL AND NOTES. INCLUDED AS A PART OF THE IRRIGATION WORK BUT NOT LIMITED BY IT ARE THE FOLLOWING:

2.A. INSTALL COMPLETE OPERABLE INDEPENDENT IRRIGATION SYSTEMS PER THE PLANS, DETAILS, LEGENDS, AND NOTES.

2.B. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED TRENCHES BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

3. CHECK AND VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO ANY SITE WORK. IF IT IS FOUND THAT THE SITE VARIES FROM DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.

4. COORDINATE ALL IRRIGATION WORK WITH PLANTING AND GRADING OPERATIONS TO AVOID ANY CONFLICT WITH PLANTINGS PITS, DRAINAGE SWALES, ETC.

5. PIPING SHOWN ON THE PLANS IS ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL ROUT PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS AND DESIGN INTENT OF THESE PLANS. WHERE TREES, LIGHT STANDARDS, OR OTHER PHYSICAL OBSTRUCTIONS EXIST, THE PIPING AND SPRINKLER HEAD LOCATIONS SHALL BE ADJUSTED AND / OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITH MINIMAL OVER SPRAY.

6. THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER AND / OR GOVERNING AGENCY.

7. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING.

8. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO HIS WORK.

9. THE IRRIGATION DESIGN IS BASED ON THE METER AND OR POINT OF CONNECTION SIZE AND WATER PRESSURE INDICATED ON THE WATER SOURCE / POINT OF CONNECTIONS NOTE ON THE PLANS. CONTRACTOR SHALL VERIFY THE PRESSURE PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

10. CONTRACTOR SHALL MAKE POINT OF CONNECTION (P.O.C.) AS NOTED ON THE PLANS. ALL FEES AND LOCAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

11. IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND OR ELECTRICAL CONTRACTOR AS NECESSARY. IRRIGATION CONTRACTOR SHALL PAY ALL ASSOCIATED FEES FOR ELECTRICAL SERVICE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL FINAL CONTROLLER CONNECTIONS PER LOCAL CODES.

12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT REQUIRED TO PERFORM A MAINLINE PRESSURE TEST. THE HYDROSTATIC TEST SHALL HOLD A MINIMUM OF 150 PSI FOR 3 HRS OR MORE. CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE O THE TEST FOR CERTIFICATION.

13. CONTRACTOR SHALL THOROUGHLY FLUSH THE ENTIRE MAINLINE PRIOR TO INSTALLING REMOTE CONTROL VALVES. ALL LATERAL LINES SHALL BE COMPLETELY FLUSHED PRIOR TO INSTALLING HEADS AND NOZZLES. FOR DRIP SYSTEMS, ALL PIPING / TUBING DOWNSTREAM OF THE CONTROL VALVE SHALL BE THOROUGHLY FLUSHED PRIOR TO CLOSING SYSTEM (FOR GRIND SYSTEMS), OR BEFORE INSTALLING FLUSH VALVES.

14. ALL WIRES SHALL BE SOLID COOPER, PLASTIC INSULATED, U.F. DIRECT BURIAL WIRE. ALL COMMON WIRE SHALL BE #14 WHITE, ALL CONTROL WIRES SHALL BE AWG #14 RED OR BLACK. CONTROLLERS SHALL HAVE SEPARATE COLOR CODED COMMON WIRES AND CONTROL WIRES WHEN TWO OR MORE CONTROLLERS ARE ON THE PROJECT.

15. ALL CONTROL WIRES AND IRRIGATION PIPING THAT RUNS UNDER HARDSCAPE / PAVING SHALL BE ENCASED IN PVC SLEEVES PER THE LEGEND. SLEEVES SHALL BE SIZED ACCORDING TO THE SLEEVING CHART ON THE PLANS. SLEEVES SHALL BE STRAIGHT RUNS OF PVC PIPE WITH NO FITTINGS INSTALLED UNDER HARDSCAPE AREAS. IF WIDTH OF HARDSCAPE EXCEEDS A FULL LENGTH OF PIPE , USE BELLED END CONNECTION OR COUPLER WITHIN SLEEVE. ENSURING SLEEVE IS LARGE ENOUGH FOR THE ADDED DIAMETER OF THE CONNECTION.

16. THE FINAL LOCATION FOR CONTROL VALVES AND QUICK COUPLERS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNERS AUTHORIZED REPRESENTATIVE. ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.

17. THE CONTRACTOR SHALL HEAT BRAND VALVE NUMBERS OR OTHER MARKINGS AS CALLED FOR IN THE IRRIGATION DETAILS ON OUTSIDE OF ALL VALVE BOX LIDS.

18. ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE OR APPROPRIATE PIPE JOINT COMPOUND. ALL PVC TO PVC THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE. NO PIPE DOPE IS ALLOWED AT VALVE OR SPRINKLER HEAD CONNECTIONS. ANY PVC TO METAL CONNECTIONS SHALL BE MADE WITH A MALE THREADED PVC FITTING AND A FEMALE THREADED METAL FITTING.

19. ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.

20. LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTOR TO DETERMINE IN THE FIELD WHICH HEADS DRAIN AFTER THE VALVE IS SHUT OFF. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.

21. ALL PRESSURE SUPPLY LINES AND CONTROL WIRES TO HAVE 18" - 24" MINIMUM COVER. ALL LATERAL LINES TO HAVE 12" MINIMUM COVER. FOR RECYCLED WATER SYSTEMS, PIPE DEPTH TO BE DETERMINED BY THE LOCAL GOVERNING AGENCY.

22. MAINLINE AND WIRE SLEEVING TO HAVE A MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. MAIN LINE AND WIRE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING TO HAVE 12" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO BE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. CONTRACTOR SHALL INSTALL SLEEVING UNDER ALL HARDSCAPE 36" WIDE OR GREATER DUE TO GRAPHIC CLARITY. NOT ALL SLEEVES MAY BE SHOWN ON PLANS. CONTRACTOR SHALL INSTALL ALL SLEEVING PRIOR TO HARDSCAPE AND PAVING INSTALLATION.

23. THE RADIUS OF EACH HEAD IS TO BE ADJUSTED SO THAT HEAD-TO-HEAD COVERAGE IS MAINTAINED, BUT OVER SPRAY ON BUILDINGS, WALKS, WALLS, AND OTHER HARD SURFACES IS MINIMIZED. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO USING THE BEST NOZZLE RADIUS AND PATTERN, USING PRESSURE COMPENSATING DEVICES FOR NOZZLES, USING ADJUSTABLE NOZZLES, OR USING THE RADIUS ADJUST SCREW ON INDIVIDUAL NOZZLES.

24. FINE TUNE EACH CONTROL VALVE FOR OPTIMUM OPERATION. THIS SHALL BE DONE BY TURNING DOWN THE FLOW CONTROL OF THE VALVE UNTIL SYSTEM PERFORMANCE STARTS TO SUFFER. AT THAT POINT OPEN UP VALVE FLOW CONTROL ABOUT ONE-HALF TURN OR UNTIL THE VALVE IS JUST OPEN ENOUGH FOR DESIRED OPERATION.

25. CONTRACTOR SHALL INSTALL 2 EXTRA WIRES FROM CONTROLLER TO EACH END OF THE MAINLINE. WIRES SHALL COME UP INTO ALL VALVE BOXES ALONG THE MAINLINE PATH WITH 36" EXPANSION COILS IN EACH BOX. SPARE WIRES SHALL BE COLOR-CODED DIFFERENTLY THAN OTHER CONTROL WIRES.

26. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:
a. A REPRODUCIBLE SET OF "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
b. 2 KEYS FOR EACH CONTROLLER AND ENCLOSURE (IF APPLICABLE).
c. 2 QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS. (IF QUICK COUPLERS ARE SPEC).

27. RECORD DRAWINGS - THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. PRIOR TO FINAL INSPECTING, THE CONTRACTOR SHALL TRANSCRIBE ALL INFORMATION FROM THE RECORD SET TO A BLACK-LINE PRINT PROCURED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE, LOCATION THE FOLLOWING ITEMS FROM PERMANENT POINTS OF REFERENCE: SHUT-OFF VALVES, CONTROLLER, QUICK COUPLING VALVES, OR HOSE BIBS AND OTHER PERMANENT UNDERGROUND ITEMS.

28. "CONTROLLER CHART - UPON APPROVAL OF THE FINAL RECORD DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED.
THE CHART IS TO BE A REDUCED COPY OF THE APPROVED RECORD DRAWING (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR FOR EACH VALVE STATION'S AREA OF COVERAGE). WHEN COMPLETED AND APPROVED, THE CHART SHALL BE LAMINATED BETWEEN TWO PIECES OF 20 MIL. CLEAR PLASTIC AND MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.

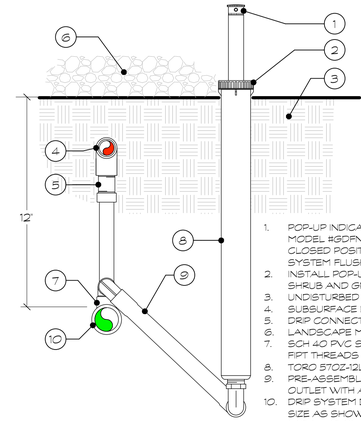
29. DRIP LINE IRRIGATION

29.A. DRIP LINE TUBING IS SHOWN ON PLANS IN THE SUGGESTED LAYOUT. CONTRACTOR SHALL ADJUST LAYOUT AS DETERMINED NECESSARY IN THE FIELD TO MATCH THE ACTUAL SITE CONDITIONS, DIMENSIONS, ETC.
29.B. ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATIONS, PLANT TYPE CONSIDERATIONS, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, AIR-RELEASE VALVES, FLUSH VALVES, SOIL STAPLES, AND OPERATION INDICATORS, ETC.
29.C EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND IN-LINE FILTER PER THE IRRIGATION LEGEND.
29.D. EXTEND PVC LATERAL LINE PIPING PER IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING OR DRIP LINE TUBING AS SPECIFIED ON THE DRAWINGS.
29.E. CONNECT THE DRIP LINE TUBING INTO THE PVC / POLY TUBING HEADERS PER THE MANUFACTURER'S DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.
29.F. DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 12" O.C. OR AS NOTED ON THE PLANS.
29.G. TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING SHALL RUNG PARALLEL TO THE SLOPE CONTOURS.
29.H. FLUSH VALVES SHALL BE INSTALLED AT THE TERMINAL ENDS AND OR LOW POINTS OF ZONES IN ALL DIRECTIONS. AIR RELEASE VALVES, WHERE REQUIRED FOR BURIED SYSTEM, SHALL BE INSTALLED AT THE HIGH POINTS OF EACH ZONE. REFER TO THE MANUFACTURERS DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES AND AIR-RELEASE VALVES RECOMMENDED FOR EACH ZONE.
29.I. DRIP LINE TUBING SHALL BE BURIED 3"-4" BELOW FINISH GRADE, STAPLE DOWN AND COVER WITH MULCH PER THE PLANTING PLAN.
29.K. ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE AS PRODUCED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

IRRIGATION MAINTENANCE SCHEDULE

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

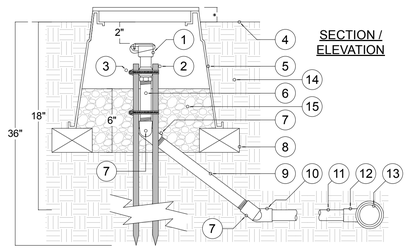
FREQUENCY	MAINTENANCE TASK
QUARTERLY	CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.
MONTHLY	IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.
QUARTERLY	P.O.C. - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.
QUARTERLY	REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.
QUARTERLY	MAINLINE AND LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCHES. REPAIR AS NEEDED.
WEEKLY	SPRINKLERS - VISUALLY CHECK FOR ANY BROKEN, MISALIGNMENT OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVER-SPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.
MONTHLY	FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.



1. POP-UP INDICATOR HEAD, WITH A GPH IRRIGATION DRIP FLUSH NOZZLE, MODEL #GDFN-T, ORANGE COLORED NOZZLE TO REMAIN IN THE CLOSED POSITION DURING SYSTEM OPERATION AND OPENED FOR SYSTEM FLUSHING. DIRECT FLUSH STREAM INTO PLANTER.
2. INSTALL POP-UP INDICATOR HEAD 1/2" ABOVE FINISHED GRADE IN SHRUB AND GROUND COVER AREAS
3. UNDISTURBED SOIL
4. SUBSURFACE DRIP TUBING, DEPTH AS SHOWN ON LEGEND AND DETAIL
5. DRIP CONNECTION ASSEMBLY, SEE DRIP TUBING CONNECTION DETAIL
6. LANDSCAPE MULCH PER SPECIFICATION.
7. SCH 40 PVC SXSXT TEE FITTING, LATERAL X LATERAL X 1/2" SIZE WITH FIPT THREADS
8. TORO 570Z-12LP, 12" POP-UP HEAD
9. PRE-ASSEMBLED POLY, TRIPLE SWING JOINT, 1/2" MPT INLET AND OUTLET WITH A 12" LAY LENGTH, GPH IRRIGATION MODEL #GSJ0512
10. DRIP SYSTEM DISCHARGE HEADER, PVC LATERAL LINE PIPE, TYPE AND SIZE AS SHOWN ON LEGEND, OR 1 1/4" MINIMUM SIZE PER THE DRIP I NSTALLATION DETAILS

NOTE:
ONLY USE BOTTOM INLET OF SPRINKLER HEAD. IF POSSIBLE, LOCATE FLUSH / INDICATOR ASSEMBLY IN AREA WITH EASY ACCESS FOR MAINTENANCE. INSTALL ORANGE COLORED INDICATOR NOZZLE ON POP-UP HEAD AND ADJUST TO FULLY CLOSED. FOR RECYCLED WATER USE A GPH IRRIGATION GDFN-T-R, PURPLE COLOR CODED FLUSH NOZZLE.

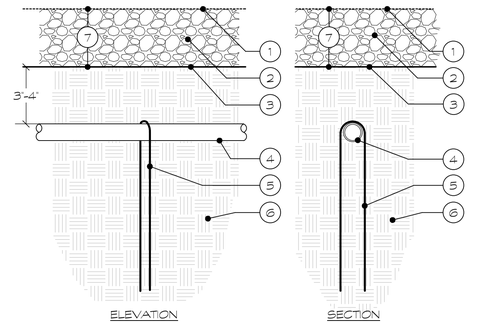
DRIP LINE SYSTEM - FLUSH VALVE ASSEMBLY



SECTION / ELEVATION

1. QUICK COUPLING VALVE PER IRRIGATION LEGEND
2. #4x36" REBAR SUPPORT STAKE (2 REQUIRED)
3. STAINLESS STEEL CLAMP (2 REQUIRED)
4. FINISH GRADE
5. 10" ROUND PLASTIC VALVE BOX WITH LOCKING LID (NDS #312BCB) HEAT BRAND "QC" ON LID IN 2" HIGH BLOCK LETTERS
6. 3/4"x6" SCH 80 PVC NIPPLE
7. 3/4" SCH 40 PVC STREET ELL (3 REQUIRED)
8. COMMON BRICK SUPPORTS (3 REQUIRED)
9. 3/4"x12" SCH 80 PVC NIPPLE
10. 3/4" SCH 40 PVC ELL (SxT)
11. 3/4" SCH 40 PVC MAINLINE (12" MINIMUM LENGTH)
12. SCH 40 PVC MAINLINE FITTING (TEE OR ELL) WITH 3/4" SLIP OUTLET
13. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
14. NATIVE SOIL
15. FILL BASE OF BOX WITH PEA GRAVEL
* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

QUICK COUPLING VALVE

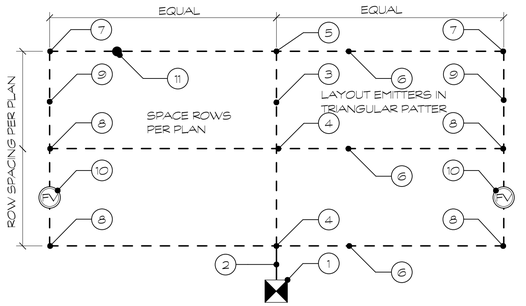


ELEVATION SECTION

1. FINISH GRADE OF MULCH LAYER
2. NATIVE SOIL / BACKFILL PER SPECIFICATIONS
3. FINISH GRADE
4. POLY TUBING PER IRRIGATION LEGENDFINISH GRADE
5. STEEL TUBING-SOIL STAPLE (NETAFIM TLSG OR APPROVED EQUAL)
6. NATIVE SOIL / BACKFILL PER SPECIFICATIONS
7. DEPTH OF MULCH PER PLANTING PLAN OR SPECIFICATIONS

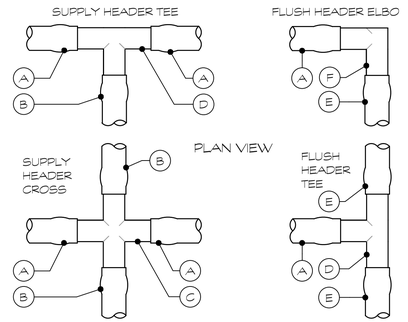
NOTES:
LOCATE STAPLES ALONG TUBING AT ABOUT 4 FT. O.C. AND AT ALL FITTINGS (TEES, ELLS, ETC.) AND CHANGES IN DIRECTION OF TUBING. BURY TUBING PER THE IRRIGATION PLAN / NOTES.

DRIP LINE TUBING



1. DRIP ZONE VALVE PER LEGEND
2. PVC LATERAL LINE FROM VALVE INTO PLANTER AREA - PLAN SIZE
3. POLY TUBING SUPPLY HEADER - USE BLANK TUBING WHERE EMITTERS ARE NOT NEEDED (LOCATE IN HYDRAULIC CENTER OF ZONE WHERE POSSIBLE)
4. SUPPLY HEADER CROSS CONNECTION - SEE DETAIL AT RIGHT
5. SUPPLY HEADER TEE CONNECTION - SEE DETAIL AT RIGHT
6. DRIP LINE POLY TUBING PER LEGEND
7. FLUSH HEADER ELBOW CONNECTION - SEE DETAIL AT RIGHT
8. FLUSH HEADER TEE CONNECTION - SEE DETAIL AT RIGHT
9. POLY TUBING FLUSH HEADER - USE BLANK TUBING WHERE EMITTERS ARE NOT NEEDED
10. FLUSH VALVE PLUMBED TO FLUSH HEADER AT LOW POINT
11. OPERATION INDICATOR - INSTALL ON TUBING AT FARTHEST POINT FROM DRIP ZONE VALVE

DRIP LINE SYSTEM - TYPICAL LAYOUT



SET PERIMETER LATERALS APPROXIMATELY 4" FROM PLANTER EDGE.
RUN ROWS OF TUBING PARALLEL TO LONG AXIS OF PLANTED AREA. INSTALL FLUSH VALVES AT END OF EACH RUN.
REFER TO THE GUIDELINES AND INSTALLATION DETAILS FROM THE MANUFACTURER FOR THE INSTALLATION OF ALL DRIP LINE SYSTEMS.

A. POLY TUBING DRIP LINE PER LEGEND
B. POLY TUBING (BLANK OR DRIP LINE AS NEEDED) SUPPLY HEADER.
C. NETAFIM INSET CROSS MODEL TLCROSS.
D. NETAFIM INSERT TEE MODEL TLTEE
E. POLY TUBING (BLANK OR DRIP LINE AS NEEDED) FLUSH HEADER.
F. NATAFIM INSERT ELL MODEL TLELL.

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LICENCED LANDSCAPE ARCHITECT
DAVID A. PEDERSEN
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RENEWAL DATE
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IRRIGATION DETAILS

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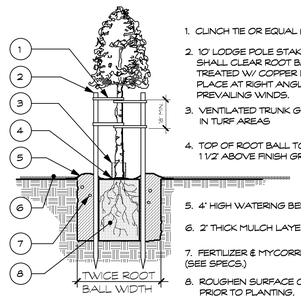
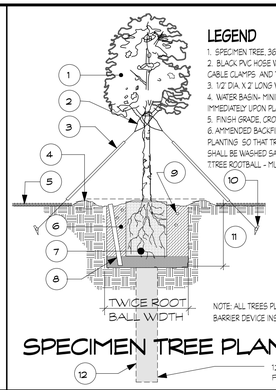


1. GLINCH TIE OR EQUAL (4 REQD)
2. 10' LODGE POLE STAKES, STAKE SHALL CLEAR ROOT BALL BY 2' TREATED W/ COPPER NAPTHANATE, PLACE AT RIGHT ANGLES TO PREVAILING WINDS.
3. VENTILATED TRUNK GUARD IN TURF AREAS.
4. TOP OF ROOT BALL TO BE 1 1/2' ABOVE FINISH GRADE.
5. 4' HIGH WATERING BERM.
6. 2' THICK MULCH LAYER. PER SPEC.
7. FERTILIZER & MYCORRHIZAE TABS (SEE SPECS.)
8. ROUGHEN SURFACE OF ROOT BALL PRIOR TO PLANTING.

TREE PLANTING DETAIL

NOTE: ALL TREES PLANTED WITHIN FIVE FEET OF HARDSCAPE SHALL HAVE A ROOT BARRIER DEVICE INSTALLED ADJACENT TO HARDSCAPE AREA.

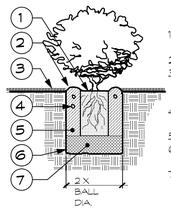


LEGEND

1. SPECIMEN TREE, 36" BOX OR LARGER
2. BLACK PVC HOSE WITH 1/8" BRAIDED GALVANIZED STEEL GUY CABLE. USE GALVANIZED CABLE CLAMPS AND TURNBUCKLE, MINIMUM 3 GUYS.
3. 1/2" DIA. X 2' LONG WHITE PVC WARNING DEVICE - TO BE INSTALLED IN PUBLIC AREAS.
4. WATER BASIN- MINIMUM 4" DEPTH, MULCH TO 2" DEPTH AND DEEP WATER TREE IMMEDIATELY UPON PLANTING. REMOVE BASIN AT END OF MAINTENANCE PERIOD.
5. FINISH GRADE. CROWN OF TREE MUST NOT BE PLANTED BELOW THIS LEVEL.
6. AMMENDED BACKFILL MIX - SEE SPECIFICATIONS. TAMP AND SETTLE BACKFILL BEFORE PLANTING SO THAT TREE DOES NOT SINK AFTER PLANTING. BOTTOM 8" UNDER TREE SHALL BE WASHED SAND.
7. TREE ROOTBALL - MUST NOT BE ROOT BOUND. LOOSEN ANY TIGHT PACKED ROOTS.
8. EMPTY 3' DIAMETER PERFORATED PVC DRAIN PIPE FOR AIR AND WATERING, PLACE MIN. 3 PER TREE.
9. FERTILIZER TABLETS - SEE SPECIFICATIONS
10. MODEL 68 DUCKBILL EARTH ANCHOR WITH 1/8" BRAIDED GALVANIZED STEEL CABLE. INSTALL PER MFG. SPECIFICATIONS.
11. ROOTBALL DEPTH PLUS 6" FOR WASHED SAND IF BEDROCK IS ENCOUNTERED DIG AN ADDITIONAL 18".
12. 12" Ø AUG. RED HOLE X 6' DEEP FILL WITH WASHED SAND.

NOTE: ALL TREES PLANTED WITHIN FIVE FEET OF HARDSCAPE SHALL HAVE A ROOT BARRIER DEVICE INSTALLED ADJACENT TO HARDSCAPE AREA.

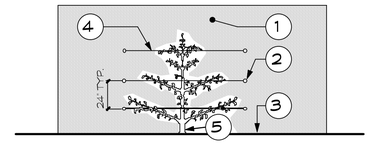
SPECIMEN TREE PLANTING DETAIL



1. CROWN OF PLANT TO BE 1" ABOVE FINISH GRADE
2. 4" HIGH TEMPORARY BASIN.
3. 2" THICK SHREDDED MULCH DO NOT USE BARK CHIPS WHERE PLAN CALLS FOR MULCH COVER.
4. FERTILIZER AND MYCORRHIZAE TABS (SEE SPECS.)
5. BACKFILL MIX (SEE SPECS.)
6. DIG HOLE A MIN. OF 1 1/2 X THE DEPTH OF THE PLANT CONTAINER
7. COMPACTED BACKFILL PER SPEC.

NOTE: UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL WITH WATER FROM HOSE. DO NOT CRACK ROOT BALL.

SHRUB PLANTING DETAIL

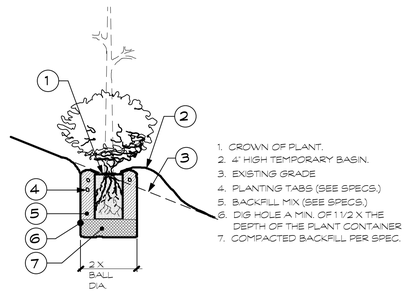


ELEVATION

LEGEND
1. WALL OR FENCE
2. EYEBOLTS: 3/8" DIA. EYEBOLTS IN LEAD SHIELDS, PROVIDE 6.
3. FINISH GRADE
4. 12 GA. GALV. WIRE: SECURE VINE TO WIRE WITH NURSERYMAN'S TAPE.
5. ANGLE TRUNK OF VINE BACK TO WALL AND REMOVE STAKE & TIE.

NOTE: WHEN PLANTING SEVERAL VINES ON ONE WALL, WIRE TRELLIS SHALL BE CONTINUOUS.

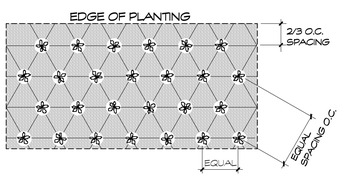
VINE DETAIL
NON-ADHERING TYPE



1. CROWN OF PLANT.
2. 4" HIGH TEMPORARY BASIN.
3. EXISTING GRADE
4. PLANTING TABS (SEE SPECS.)
5. BACKFILL MIX (SEE SPECS.)
6. DIG HOLE A MIN. OF 1 1/2 X THE DEPTH OF THE PLANT CONTAINER
7. COMPACTED BACKFILL PER SPEC.

NOTE: UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL WITH WATER FROM HOSE. DO NOT CRACK ROOT BALL. CONTRACTOR SHALL PROVIDE EROSION CONTROL WHEN SPECIFIED.

SLOPE PLANTING DETAIL



NOTE: ALL MASS PLANTED SHRUBS AND GROUND COVER SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS. SEE LEGEND FOR SPACING REQUIREMENTS. MULCH ALL PLANTING AREAS PER SPEC.

GROUND COVER AND SHRUB SPACING

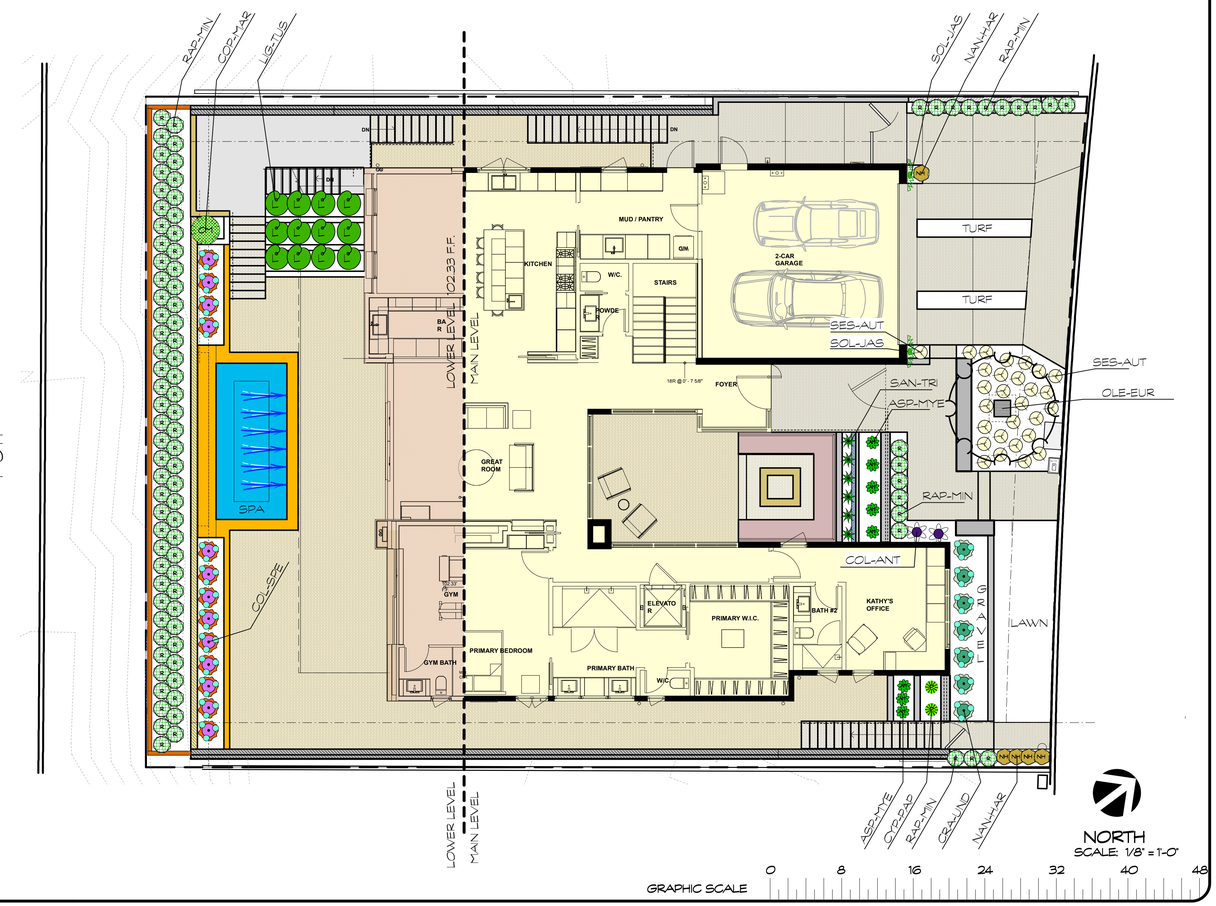
ALL PRIVATE IRRIGATION SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERSPRAY ONTO THE PUBLIC RIGHT-OF-WAY."

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION WITH PLANT HEIGHT.
OLE-EUR	OLEA EUROPAEA 'SKYLARK'	SKYLARK OLIVE	48" BOX	OPEN BRANCHING FRUITLESS OLIVE TREE TO 12 FT. WITH BLUE GREEN FOLIAGE TAKES PRUNING WELL.

SHRUBS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
AEO-URB	0	AEONIUM URBICUM	SALAD BOWL AEONIUM	FIVE GAL.	LARGE GREEN SUCCULENT LEAVES IN ROSETTS UP TO 2 FT. ACROSS REGULAR WATERING 3 FT. WIDE BY 18" TALL.
ASP-MYE	8	ASPARAGUS MEYERI	FOXTAIL FERN	FIVE GAL.	PLUME-LIKE STEMS TO 2 FT. ARISE FROM A CENTRAL CROWN. NEEDLE-LIKE LEAVES GIVING A FLUFFY APPEARANCE.
COL-ANT	2	COLOCASIA ANTIQUORUM 'BLACK MAJIC'	BLACK TARO	FIVE GAL.	HERBACEOUS PERENNIAL TO 4 FT. W/ ELEPHANT'S EAR SHAPED LEAVES ON BLACK STEMS. FILTERED SHADE RICH MOIST SOIL.
COP-MAR	1	COPROSMA 'MARBLE QUEEN'	DWARF VARIEGATED MIRROR	FIVE GAL.	COMPACT SHRUB TO 4 FT. WITH GLOSSY LEAVES W/ GREEN AND CREAM VARIEGATED LEAVES.
CRA-UND	7	CRASSULA UNDULATIFOLIA 'BLUE WAVE'	BLUE WAVE RIPPLE JADE	FIVE GAL.	COMPACT DENSE SMALL SUCCULENT TO 3 FT. W/ TWISTED BLUISH GREY LEAVES.
CYP-PAP	2	CYPERUS PAPYRUS	EGYPTIAN PAPYRUS	FIVE GAL.	TALL REED LIKE STEMS TO 7 FT. TOPPED W/ 8" UMBLE OF LACY THREAD LIKE GRASS.
LIG-TUS	12	LIGULARIA TUSSILAGINEA GIGANTEA	VARIEGATED LEOPARD PLANT	15 GAL.	8' ROUND LARGE GLOSSY GREEN LEAF PERENIAL TO 2 FT. BEST IN SHADE. DAISY-LIKE FLOWERS ON 30' STALKS
NAN-HAR	5	NANDINA D. HARBOR DWF.	DWF. NANDINA	FIVE GAL.	FEATHERY FOLIAGE LOW GROWING GROUND COVER TO 18" SPREADS BY RUNNERS.
RAP-MIN	90	RAPHOLEPIS UMBELLATUS 'MINOR'	DWARF YEDDA HAWTHORNE	FIVE GAL.	SLOW GROWING COMPACT UPRIGHT SHRUB TO 4 FT. W/ WHITE FLOWER CLUSTERS.
SAN-TRI	8	SANSEVERIA TRIFASCIATA 'BLACK GOLD'	BLACK GOLD SANSEVERIA	FIVE GAL.	UPRIGHT PERENNIAL W/ 30 N. LONG STIFF DARK GREEN LEAVES W/ YELLOW MARGIN FROM BASE.
SES-AUT	28	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	ONE GAL.	GRASS TO 20" TALL BEARS SPIKE-LIKE SILVER-WHITE (TURNING GOLDEN) FLOWER TASSELS
SOL-JAS	2	SOLANUM JASMINOIDES	POTATO VINE / JASMINE NIGHTSHADE	FIVE GAL.	EVERGREEN TWINING VINE W/ PERPETUAL BLOOM OF STAR SHAPED WHITE FLOWERS. (DEER RESISTANT)



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PLANTING PL

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PLANTING SPECIFICATIONS

SCOPE OF WORK

PROVIDE ALL LABOR, EQUIPMENT, MATERIAL, AND SERVICES NECESSARY TO COMPLETE THE FINISH GRADING, SOIL PREPARATION, PLANTING, AND MAINTENANCE AS SPECIFIED.

A. GENERAL WORK PROCEDURES

WORK PROCEDURES SHALL FOLLOW BEST CUSTOMARY PRACTICE.
1. ALL MATERIALS SHALL BE BEST AVAILABLE. DO NOT BEGIN SOIL PREPARATION AND PLANTING UNTIL IRRIGATION WORK AROUND PLANTING AREA IS COMPLETE AND TESTED.
2. PREMOISTEN - SPECIAL CARE SHALL BE TAKEN TO PREMOISTEN THE SURFACE 8' OF ALL PLANTING AREAS AND INSURE THAT PLANTS ARE PREVENTED FROM DRYING DURING PLANTING OPERATIONS.
3. WEEDING, BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING. ALL WEEDS AND STOLONIFEROUS GRASSES, NUT GRASS AND JOHNSON GRASS, SHALL BE CHEMICALLY ERADICATED OR DUG OUT BY THE ROOTS AND DISPOSED OF OFF SITE.
4. PREMISES SHALL BE KEPT CLEAN AND MAINTAINED FREE OF CONSTRUCTION LITTER. ALL EMPTY CONTAINERS, EMPTY BAGS AND DEBRIS SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF EACH DAYS WORK. ALL WALKS OR PAVEMENTS SHALL BE SWEPT OR WASHED CLEAN DAILY.

B. MATERIALS

1. ORGANIC AMENDMENTS - ORGANIC AMENDMENTS SHALL BE DECOMPOSED NITROGEN STABILIZED COMPOSTED RED WOOD SHAVINGS CULTIVATED INTO TOP 8' OF ALL PLANTING AREAS.
2. HUMATE -PLUS GRANULAR SOIL CONDITIONER BY 'TRI-C'.
3. COMMERCIAL FERTILIZER - COMMERCIAL FERTILIZER SHALL BE AGRIFORM 18-18-6 COATED PELLETS OR EQUAL
4. SOIL SULFUR - SOIL SULFUR SHALL BE AGRICULTURAL GRADE.
5. POLYMER - POLYMER SHALL BE A SYNTHETIC ACRYLAMID CO-POLYMERS FORMATION AS MANUFACTURED BY TERRA SORB.
6. MULCH - MULCH SHALL BE A SHREDDED BARK MATERIAL AS PRODUCED BY KELLOGG'S 'XERIMULCH'.
7. PLANTING TABLETS - PLANTING TABLETS SHALL BE 21 GRAM AGRIFORM BLUE CHIP PLANTING TABLETS.
8. PLANTS - ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE, INSECTS, INSECT EGGS AND LARVAE. THE ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED, DEFORMEDOR BOUND AT ANY TIME. VARIETIES AND SIZE OF PLANTS SHALL BE AS STATED ON THE PLAN. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION BY THE OWNER OR THEIR REPRESENTATIVE ON THE SITE AT ANY TIME BEFORE OR DURING PROGRESS OF PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT PLANTS IN CONTAINERS ARE ADEQUATELY WATERED.
9. PLANTING MIX - ALL SOIL BACKFILL IMPUTS FOR TREES, SHRUBS, VINES, UNLESS OTHERWISE NOTED, SHALL BE PREPARED SOIL CONSISTING OF 40% NITROLIZED ORGANIC AMENDMENTS AND 60% SUITABLE EXISTING SOIL. PLUS POLYMERS PER THE FOLLOWING AMOUNTS.

MYCORRHIZAE SPECIFICATIONS.
CONTRACTOR SHALL APPLY **TRY-C ENDO 120** ARBUSCULAR MYCORRHIZAL INOCULUM AT THE FOLLOWING RATES

APPLY AT 1 1/2 LBS. PER 1,000 SQ. FT. FOR ALL LANDSCAPE AREAS TILL INTO SOIL W/ AMENDMENTS. (SEE SPECS) FOR BACKFILLED BEDS APPLY AT 5 LBS. PER CUBIC YARD OF MIX.

CONTRACTOR SHALL ALSO APPLY TRY-C MYCO PACS
PLACE INDIVIDUAL PACKETS ADJACENT TO ALL SHRUB ROOT BALLS AT THE FOLLOWING RATES.
1 GAL = 1 PACK
5 GAL. = 3 PACKS
15 GAL. = 8 PACKS
CONTACT TRY-C 1-800-927-3311 FOR SUPPLIERS.

C. INSTALLATION.

1. SOIL CONDITIONING (NON SLOPE AREAS)
THE FOLLOWING APPLICATION SHALL BE MADE PER 1,000 SQUARE FEET OF AREA AND SHALL BE THOROUGHLY CULTIVATED INTO THE TOP 8 INCHES OF PREMOISTENED SOIL:
4 CUBIC YARDS ORGANIC AMENDMENT
20 POUND COMMERCIAL FERTILIZER
100 LBS TRI-C HUMATE PLUS GRANULAR SOIL CONDITIONER
(AREAS WITH SLOPES GREATER THAN A 3:1 RATIO ARE EXEMPT.

2. TREE AND SHRUB PLANTING
a) EXCAVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS, SHRUBS, AND TREES. PITS SHALL BE 1-1/2 TIMES THE DEPTH OF BALLS, AND TWICE THEIR WIDTH.
b) TERRA SORB AG POLYMER SHALL BE ADDED TO PLANT BACKFILL PER THE FOLLOWING:
1 TABLE SPOON PER 1 GALLON PLANT
3 TABLE SPOON 5 GALLON PLANT
4 TABLE SPOON 15 GALLON PLANT
2 TABLE SPOON 1/2" CALIPER OF TREE TRUNK FOR SPECIMEN PLANTS LARGER THAN 15 GALLONS. UNUSED EXCAVATED SOIL SHALL BE DISPOSED OF OFF THE THE SITE.

SIZE OF CONTAINER	NUMBER OF TABLETS	WEIGHT GRAMS
1 GALLON	1	21
5 GALLON	2	42
15 GALLON	6	126
BOXED CONTAINER	10	210

d) PLANTING HEIGHT OF SHRUBS AND TREE CROWNS TO BE 1 INCH ABOVE FINISH GRADE UNLESS NOTED OTHERWISE ON PLAN.
e) COMPACT SOIL AT BOTTOM OF PIT AND TRAMP FIRMLY. FILL SOIL AROUND BALL OF PLANT USING BACKFILL AS SPECIFIED AND WATER THOROUGHLY
f) IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND AS DETAILED.
g) GRADE AREAS AROUND PLANTS, TO FINISH GRADE AND DISPOSE OF EXCESS SOIL.
h) WATER - IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED TO EACH TREE AND SHRUB, IN SUCH A MANNER AS NOT TO DISTURB BACKFILL OR MULCH, AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. (SEE PLANTING DETAILS FOR VARIATIONS FROM ABOVE.)
3. GROUND COVER AREAS
PLANTING PITS FOR GROUND COVERS SHALL BE 4" X 4", OR ADEQUATE TO ACCEPT MATERIAL FROM FLATS WITHOUT CRUSHING OR DEFORMING THE ROOT BALL. PLANT AT SPACINGS AND IN AREAS INDICATED ON THE DRAWINGS. SOIL SHALL BE FIRMLY PRESSED AROUND EACH PLANT, AND THE EXCESS SOIL REMOVED FROM THE CROWN. EACH SECTION OF GROUND COVER SHALL BE IMMEDIATELY WATERED UPON COMPLETION OF PLANTING, OR WITHIN ONE HOUR.
4. MULCHING OF SHRUB AREAS
CONTRACTOR SHALL APPLY A MINIMUM OF TWO INCHES OF KELLOGG'S "XERIMULCH" TO ALL GROUND COVER AND SHRUB PLANTING AREAS AFTER COMPLETION OF ALL PLANT INSTALLATION (ONE CUBIC YARD COVERS 162 SQ. FT. AT TWO INCH DEEP.) AREAS LESS THAN ONE INCH DEEP AFTER SETTLEMENT FOR ONE WEEK SHALL BE REMULCHED TO ACHIEVE THE REQUIRED 1" DEPTH.
5. MAINTENANCE AND GUARANTEE (OPTIONAL - 60 DAYS AS SEPARATE BID ITEM)
ALL PLANTING SHALL BE MAINTAINED (BY CULTIVATING, MOWING, WEEDING, WATERING, FEEDING, SPRAYING AND PRUNING) FOR 60 DAYS AFTER COMPLETION AND ACCEPTANCE OF ALL PLANTING. ALL SHRUBS AND TREES NOT LIVING AFTER 60 DAY MAINTENANCE SHALL BE REPLACED. A FINAL INSPECTION SHALL BE MADE BY THE OWNER OR THEIR REPRESENTATIVE TO VERIFY THE FOLLOWING: HEALTHY, PEST FREE PLANT MATERIALS, VIABLE WEED FREE GROUND COVER AREAS, STAKING OF TREES, ETC.

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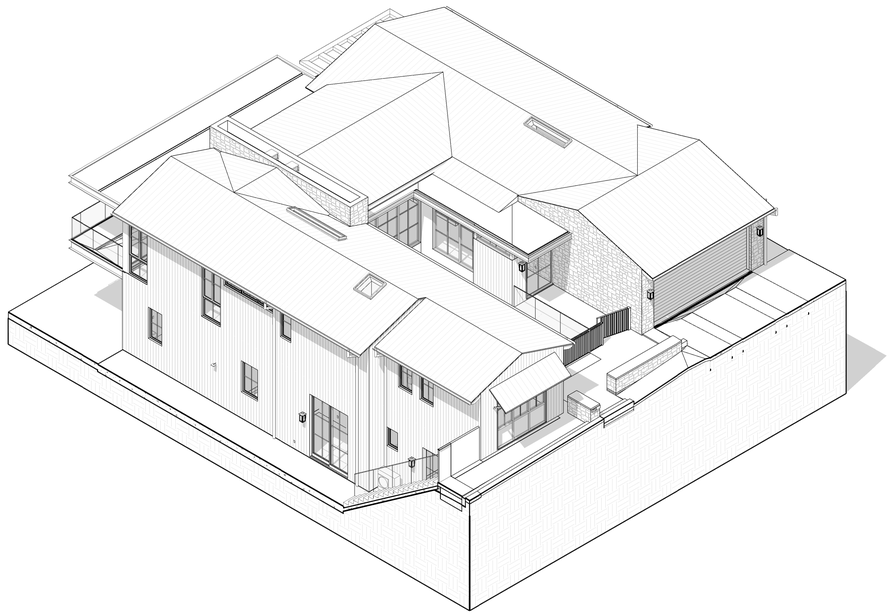
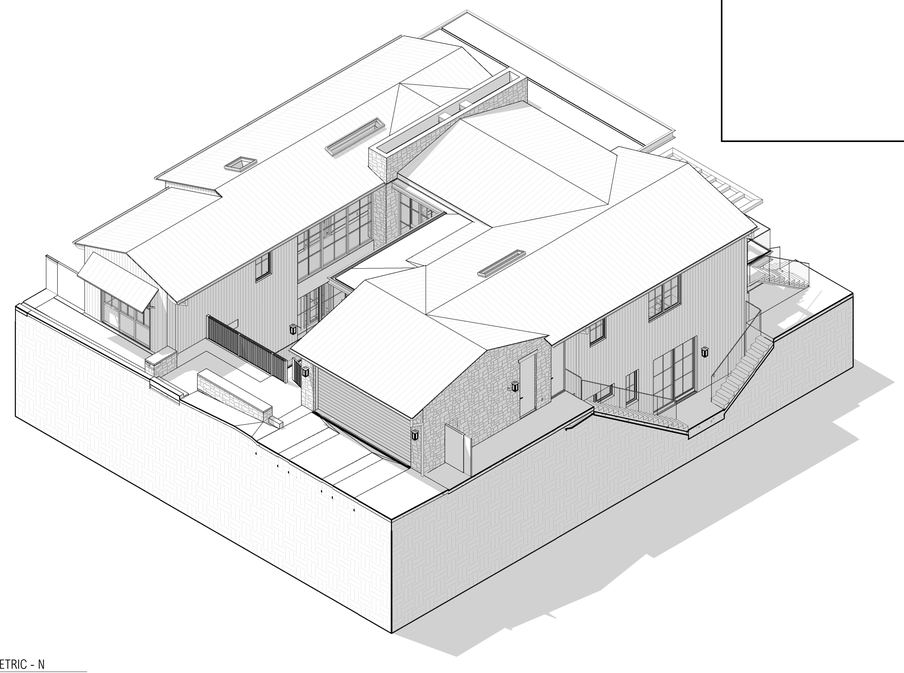


2 AXONOMETRIC - E



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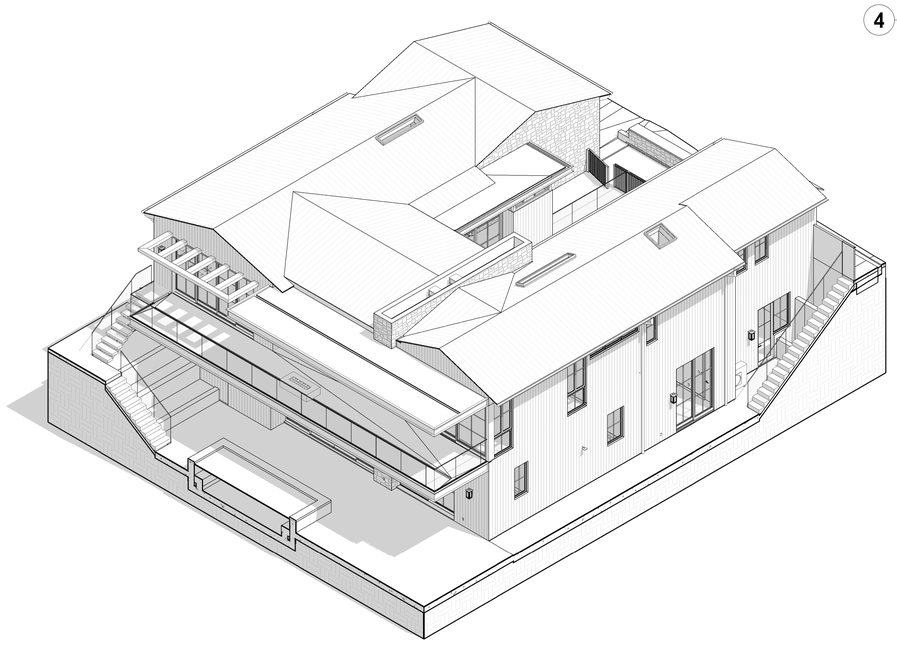

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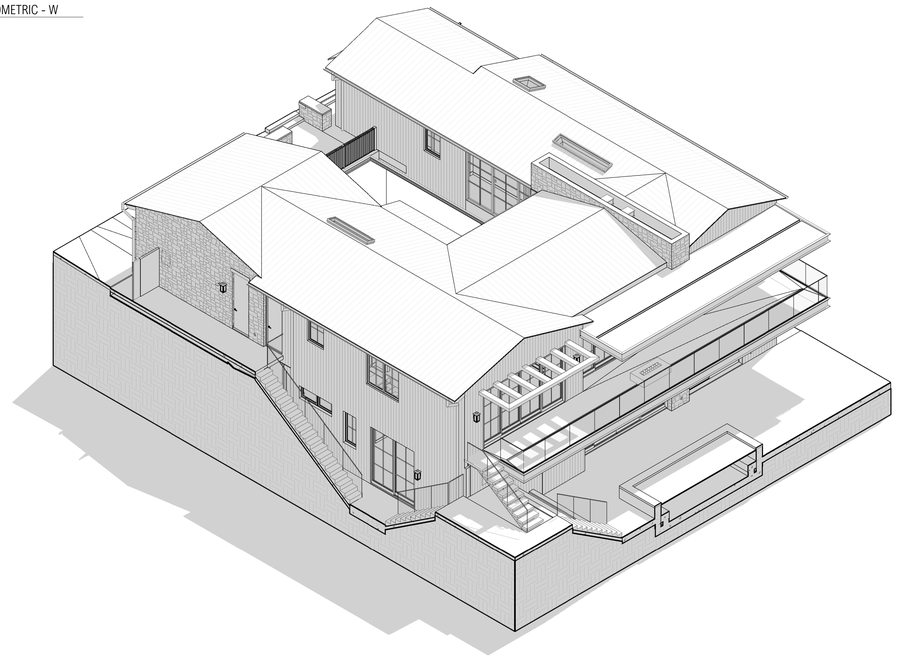

3 AXONOMETRIC - W

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PROJECT STATUS

CDP SUBMITTAL

PLAN CHECK NO.

PA25-0104

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BRITTANY OAKES

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

YAFFE RESIDENCE

PROJECT ADDRESS:

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LAGUNA BEACH, CA 92651

OWNER INFORMATION:

KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE

09/22/2025

REVISIONS

NO.	REVISION	DATE

3D VIEWS

A-1.0

9/22/2025 4:54:57 PM

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

A ANNOTATION LEGEND

1 STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0
2 DEPRESS STRUCTURE FOR FLUSH SHOWER CONDITION - VERIFY WITH I.D. - REF. STRUCT. DWGS.
3 DEPRESSED SLAB FOR ELEVATOR - 12" TYP., VERIFY WITH ELEVATOR MFGR. - REF. STRUCT. DRAWINGS
4 SHOWER TEMPERED GLASS ENCLOSURE - 1/2" THK. (MIN. 3/8" THK.) GLASS TO BE ETCH MARKED (FRAMELESS U.N.O.)
5 BATHTUB & SHOWER - PROVIDE TILE W/ CEMENT BACKING MIN. 72" HIGH (R307.2) - SEE PLUMBING NOTES ON B/T-1.1 FOR MORE INFO AND REQ'S.
6 BASEMENT/RETAINING CONCRETE WALL PER STRUCT., REF. STRUCT. DWGS. - PROVIDE WATERPROOFING OR DAMPPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2, REF. SOILS REPORT. WATERPROOFING & DAMPROOFING NOTES ON B/T-1.1 - WATERPROOFING/DAMPPROOFING TO BE FROM THE HIGHER OF THE TOP OF THE FOOTING OR 6 INCHES BELOW TOP OF THE BASEMENT FLOOR.
7 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
8 PROVIDE FLOOR DRAIN IN LAUNDRY ROOM - FLOOR DRAINS SHALL CONNECT INTO A TRAP SO CONSTRUCTED THAT IT CAN BE READILY CLEANED AND BE OF A SIZE TO SERVE EFFICIENTLY THE PURPOSE FOR WHICH IT IS INTENDED. THE DRAIN INLET SHALL BE SO LOCATED THAT IT IS IN FULL VIEW. (CPC 1006)
9 FRONT YARD SETBACK
10 REAR YARD SETBACK
11 SIDE YARD SETBACK
12 PROPERTY LINE - REF. SURVEY
13 1-1/2" MAX. STEP AT OUT SWING REQ'D. EGRESS DOORS (R311.3.1)
14 EGRESS DOOR TO COMPLY W/. CRC SECTION R311.2 REQS., REF. EGRESS DOOR NOTES ON SHEET A-7.0
15 LAUNDRY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER - SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC - SEE PLUMBING NOTES ON B/T-1.1 FOR MORE INFO AND REQ'S.
16 WASHER/DRYER AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER, GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - SEE WASHER & DRYER NOTE ON B/T-1.1 FOR MORE INFO AND REQS.
17 INTERIOR GUARDRAIL - MIN. 42" HIGH ABV. F.F. - MATERIAL AS SELECTED, <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
18 CUSTOM SHOWER SEAT PER I.D., VERIFY W/. I.D. & OWNER
19 7 3/4"MAX STEP AT THRESHOLD TO EXTERIOR LANDING(R311.3.1 & R311.3.2)
20 DRAIN VERTICAL PIPE LINE - IN WALL FROM DECK/ROOF ABV., REF. VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW NOTES ON DIM. PLANS LEGENDS- PROVIDE DRAIN SWEEP/ELBOW JOINT) PER CIVIL DWG'S., PRIOR TO POURING SLAB. VERIFY LOC'N. W/. SITE DRAINAGE & COORD. W/. CIVIL
21 LINE OF ROOF, EAVES & OVERHANGS ABOVE
22 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

B KEYNOTES

ROOM NAME

ROOM TAG

ELEVATION / SECTION INDICATOR

CALL-OUT TAG

SPOT ELEVATION

KEYNOTE TAG

DOOR / WINDOW / WINDOW WALL TAG

REVISION TAG

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

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

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

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

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

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

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

20R@7 1/2" UP

STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 3/AD-1.0

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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PLAN CHECK NO.
PA25-0104

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OWNER INFORMATION:
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

BASEMENT LEVEL FLOOR PLAN

A-2.0

9/22/2025 4:55:00 PM

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

ROOM NAME

ROOM TAG

ELEVATION / SECTION INDICATOR

CALL-OUT TAG

SPOT ELEVATION

KEYNOTE TAG

DOOR / WINDOW / WINDOW WALL TAG

REVISION TAG

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

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

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

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

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

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

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

STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 3/AD-1.0

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A ANNOTATION LEGEND

1 INTERIOR GLASS GUARDRAIL – MIN. 42" HIGH ABV. F.F. – MATERIAL AS SELECTED, <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
2 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED – MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
3 CUSTOM RECESSED GUTTER/DECK DRAIN - ROOFING/DECKING CONTRACTOR COORD. W/. FLASHING INSTALLER - VERIFY LOC'N & APPLICATION OF DRAIN W/. ARCH PRIOR TO ORDERING – SIZE PER TABLE 1103.3 OF CPC
4 OVERFLOW DRAIN - REF. DTL. 6 & 7/AD-1.0, AND OVERFLOW OR EMERGENCY DRAIN NOTES ON FLOOR PLAN LEGENDS - ROOF DRAIN SHALL HAVE DOMED STRAINER
5 DEPRESS STRUCTURE FOR FLUSH SHOWER CONDITION - VERIFY WITH I.D. - REF. STRUCT. DWGS.
6 CUSTOM SHOWER SEAT PER I.D., VERIFY W/. I.D. & OWNER
7 INTERIOR GARAGE DOOR – RATED, 1-3/8" SOLID CORE, SELF-CLOSING AND SELF-LATCHING. REF. DOOR SCHEDULE, SHEET A-7.0 (CRC R302.5.1)
8 PROVIDE FLOOR DRAIN IN LAUNDRY ROOM - FLOOR DRAINS SHALL CONNECT INTO A TRAP SO CONSTRUCTED THAT IT CAN BE READILY CLEANED AND BE OF A SIZE TO SERVE EFFICIENTLY THE PURPOSE FOR WHICH IT IS INTENDED. THE DRAIN INLET SHALL BE SO LOCATED THAT IT IS IN FULL VIEW. (CPC 1006)
9 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
10 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36"" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
11 FRONT YARD SETBACK
12 SIDE YARD SETBACK
13 PROPERTY LINE - REF. SURVEY
14 WINDOW TO MEET EGRESS REQUIREMENTS PER SECTION R310 OF CRC - REF. EMERGENCY ESCAPE AND RESCUE OPENING NOTES ON SHT. A-7.0
15 EGRESS DOOR TO COMPLY W/. CRC SECTION R311.2 REQ'S., REF. EGRESS DOOR NOTES ON SHEET A-7.0
16 INTERIOR STAIR MOUNTED HANDRAIL, 34"-38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
17 STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0
18 STRUCTURAL STEEL COLUMN, - WRAP COLUMN WITH BREAK METAL. - SIZE PER STRUCT. DWGS., PAINT AS SELECTED AND SEAL AS REQ'D. - ARCH. TO APPV. COLOR"
19 FAU - PROVIDE GAS S.O., POWER, CLEARANCES AND VENTING AS REQ'D. BY MFG. – INSTALL PER MFG. INSTRUCTION, SEE FAU NOTES ON B/T-1.1 FOR MORE INFO
20 BATHROOM TO COMPLY WITH CRC R327 FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION. REF. AGING-IN-PLACE DESIGN AND FALL PREVENTION NOTES ON B/T-1.1 AND DETAILS FOR MORE INFO. DOORS TO THE BATHROOM AND BEDROOM (IF APPLICABLE) TO HAVE MIN. 32" WIDE CLEAR OPENING PER CRC R327.1.3. REFER TO DETAILS 17 AND 21 ON AD-1.0
21 DRAIN VERTICAL PIPE LINE - IN WALL FROM DECK/ROOF ABV., REF. VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW NOTES ON DIM. PLANS LEGENDS- PROVIDE DRAIN SWEEP(ELBOW JOINT) PER CIVIL DWG'S., PRIOR TO POURING SLAB. VERIFY LOC'N. W/. SITE DRAINAGE & COORD. W/. CIVIL
22 7 3/4"MAX STEP AT THRESHOLD TO EXTERIOR LANDING(R311.3.1 & R311.3.2)
23 RANGE AS SELECTED PER I.D., VERIFY APPLIANCE W/. I.D. & OWNER - PROVIDE POWER, GAS AND HOOD CAPABLE OF 180 CFM MIN. (VERIFY W/. MFG.) - VENT TO OUTDOOR AIR
24 KITCHEN EXHAUST HOOD TO VENT TO EXT. ABV. GRADE AND HAVE A BACK-DRAFT DAMPER - PROVIDE MIN. RATE OF 180 CFM W/. MAX SOUND RATING OF 3 SONES @100 CFM - INSTALL & PROVIDE POWER PER MFG. INSTRUCTION
25 KITCHEN SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 420.0 OF CPC - SEE PLUMBING NOTES ON B/T-1.1 FOR MORE INFO AND REQ'S.
26 REFRIGERATOR/FREEZER AS SELECTED PER I.D., PROVIDE POWER - VERIFY W/. I.D. AND OWNER
27 BEDROOM TO COMPLY WITH CRC R327 FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION. REF. AGING-IN-PLACE DESIGN AND FALL PREVENTION NOTES ON B/T-1.1 FOR MORE INFO. DOORS TO THE BEDROOM TO HAVE MIN. 32" WIDE CLEAR OPENING PER CRC R327.1.3.
28 FIREPLACE - MONTIGO PREFABRICATED FIREPLACE LISTED TO ANSI Z21.88, GAS ONLY, DIRECT VENT W/. SEALED COMBUSTION - DRL6013, LINEAR FIREPLACE & 60"TL, 24/AD-1) (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE W/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY W/. THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.) - REF. FIREPLACE NOTES ON B/T-1.1 FOR MORE INFO
29 LINE OF ROOF, EAVES & OVERHANGS ABOVE
30 BATHTUB & SHOWER - PROVIDE TILE W/. CEMENT BACKING MIN. 72" HIGH (R307.2) - SEE PLUMBING NOTES ON B/T-1.1 FOR MORE INFO AND REQ'S.
31 WESTCOAT ALK WALKING DECK AND ROOF COVERING SYSTEM RATED CLASS 'A' ASSEMBLY PER UES ER-587, REF. MAT. SCHED. A/A-4.0
32 WASHER/DRYER AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER, GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - SEE WASHER & DRYER NOTE ON B/T-1.1 FOR MORE INFO AND REQS.
33 DEPRESSED FRAMING FOR SLIDING/POCKET DOORS - VERIFY WITH DOOR MFGR.- REF. STRUCT. DWGS.
34 HVA PANEL PER STRUCT. - REF. STRUCT. DWGS. - G.C. TO VERIFY LOCATION
35 STRUCT. STEEL COLUMN PER STRUCT. - REF. STRUCT. DWGS. & PROVIDE SHOP DWGS. FOR ARCH. & ENGINEER APPV. PRIOR TO FAB.

B KEYNOTES

BRANDON ARCHITECTS

151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
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PROJECT STATUS
CDP SUBMITTAL

PLAN CHECK NO.
PA25-0104

PROJECT CONTACT
BRITTANY OAKES

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YAFFE RESIDENCE

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KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

FIRST LEVEL FLOOR PLAN

A-2.1

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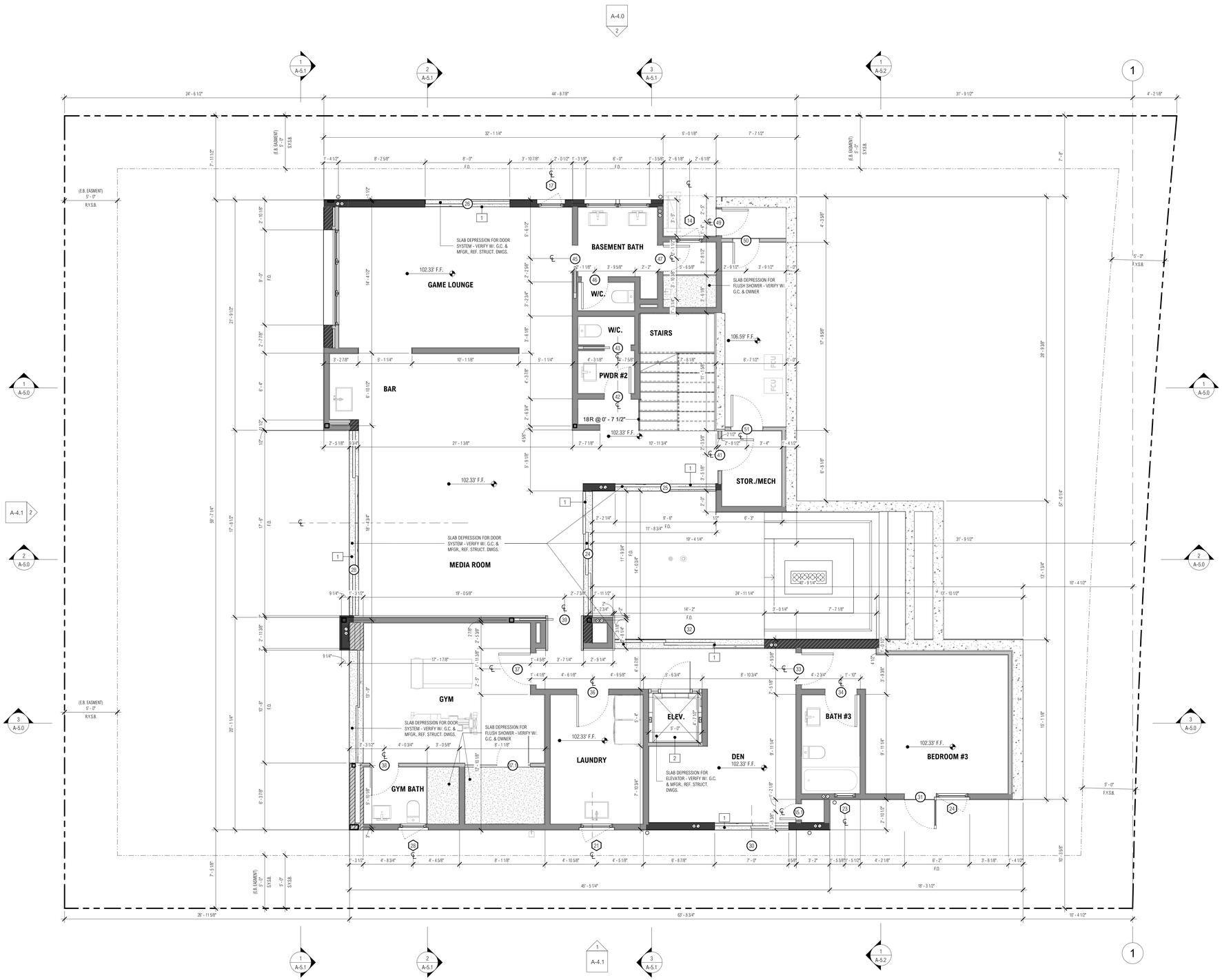

1 BASEMENT LEVEL DIMENSION PLAN
1/4" = 1'-0"

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DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

BASEMENT LEVEL DIMENSION PLAN

A-2.2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A | GENERAL NOTES

ROOM NAME
10.00'
ROOM TAG
SPOT ELEVATION
DOOR TAG
WINDOW TAG
WINDOW WALL TAG
REVISION TAG
2X4 STUD WALL
2X6 STUD WALL — STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND
2X8 STUD WALL — STRUCT. DWGS
2X10 STUD WALL

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

CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL, PROVIDE WATERPROOFING OR DAMPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF/ SOILS REPORT, WATERPROOFING & DAMPROOFING NOTES ON SHEET T-1.1 - EXPOSED SURFACES TO HAVE TROWELED SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O., PROVIDE SAMPLE FOR ARCH. APPROVAL

SLAB/FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS - FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/. MFGR. OR FABRICATOR – SHOWER DEPRESSION TO BE VERIFIED W/. I.D. **SEE SHEET AD-2.0 FOR THE TYPICAL RECESSION OF DOORS AND WINDOWS, VERIFY ALL RECESSION W/. MFGR.**

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

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

KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED - 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC §20.3.2) –EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 180 CFM AND VENT TO OUTDOOR , HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER 504.3 OF CMC & TABLE 150.0-E & G CALENERGY

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

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

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

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

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

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

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

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

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

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

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

OVERFLOW
DRAINLINE

B | ANNOTATION LEGEND

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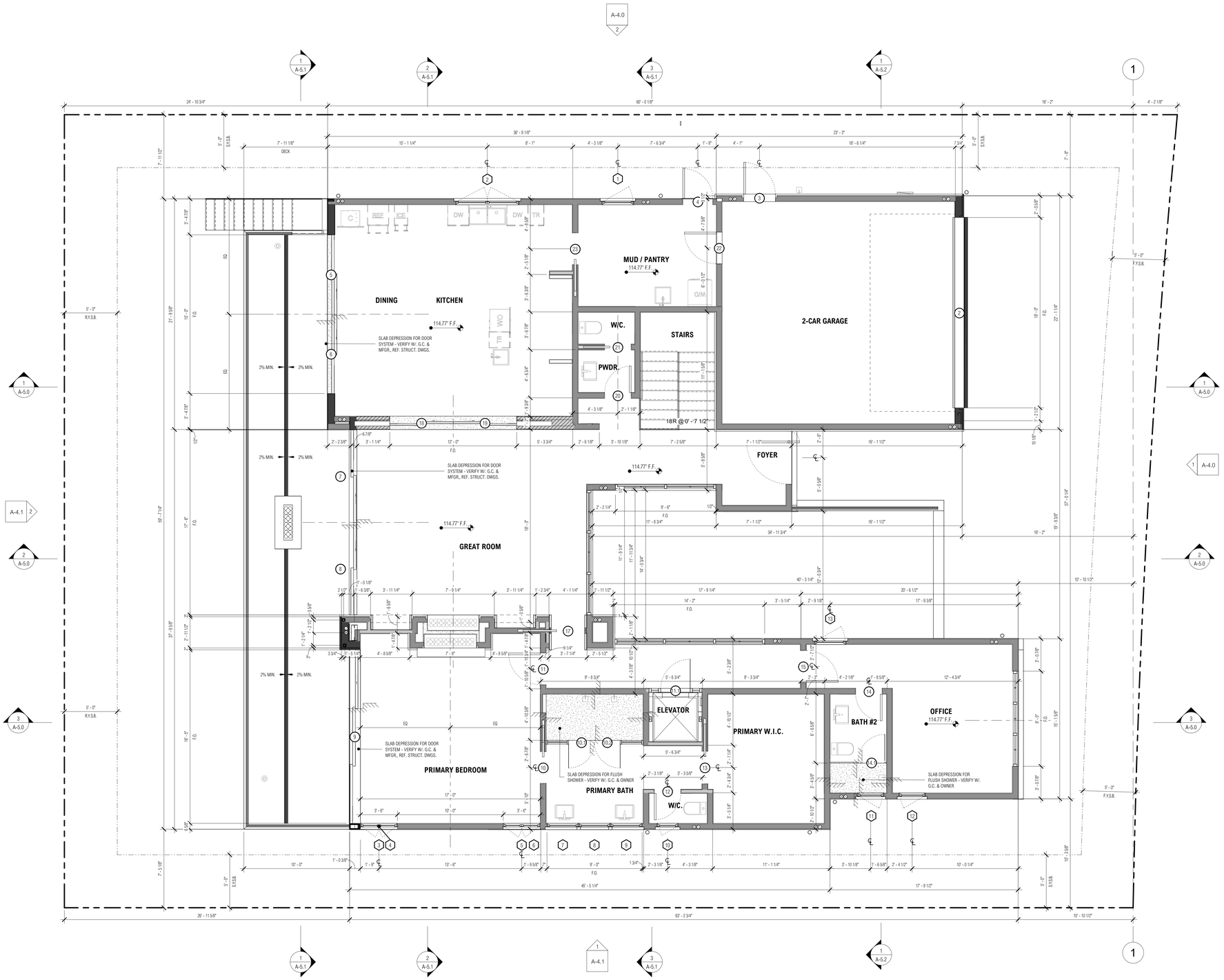

1 FIRST LEVEL DIMENSION PLAN
1/4" = 1'-0"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A GENERAL NOTES

ROOM NAME — ROOM TAG

10.00' — SPOT ELEVATION

1 — DOOR TAG

1 — WINDOW TAG

1 — WINDOW WALL TAG

1 — REVISION TAG

2X4 STUD WALL

2X6 STUD WALL — STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAILS AND STRUCT. DWGS

2X8 STUD WALL

2X10 STUD WALL

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

CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.N.O. PER STRUCT., REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPROOFING AND DRAINAGE AS REQUIRED PER SECTION R406.1 & R406.2. REF/ SOILS REPORT, WATERPROOFING & DAMPROOFING NOTES ON SHEET T-1.1 - EXPOSED SURFACES TO HAVE TROWELED SMOOTH FINISH WITH A LIGHT GRAY COLOR U.N.O., PROVIDE SAMPLE FOR ARCH. APPROVAL

SLAB/FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE DEPRESSION DETAILS - FOR DEPRESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED DEPRESSION W/. MFGR. OR FABRICATOR – SHOWER DEPRESSION TO BE VERIFIED W/. I.D. **SEE SHEET AD-2.0 FOR THE TYPICAL RECESSION OF DOORS AND WINDOWS, VERIFY ALL RECESSION W/. MFGR.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B ANNOTATION LEGEND

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

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PLAN CHECK NO.
PA25-0104

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KATHY AND JOSEPH YAFFE
715 EMERALD BAY
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DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

FIRST LEVEL DIMENSION PLAN

A-2.3

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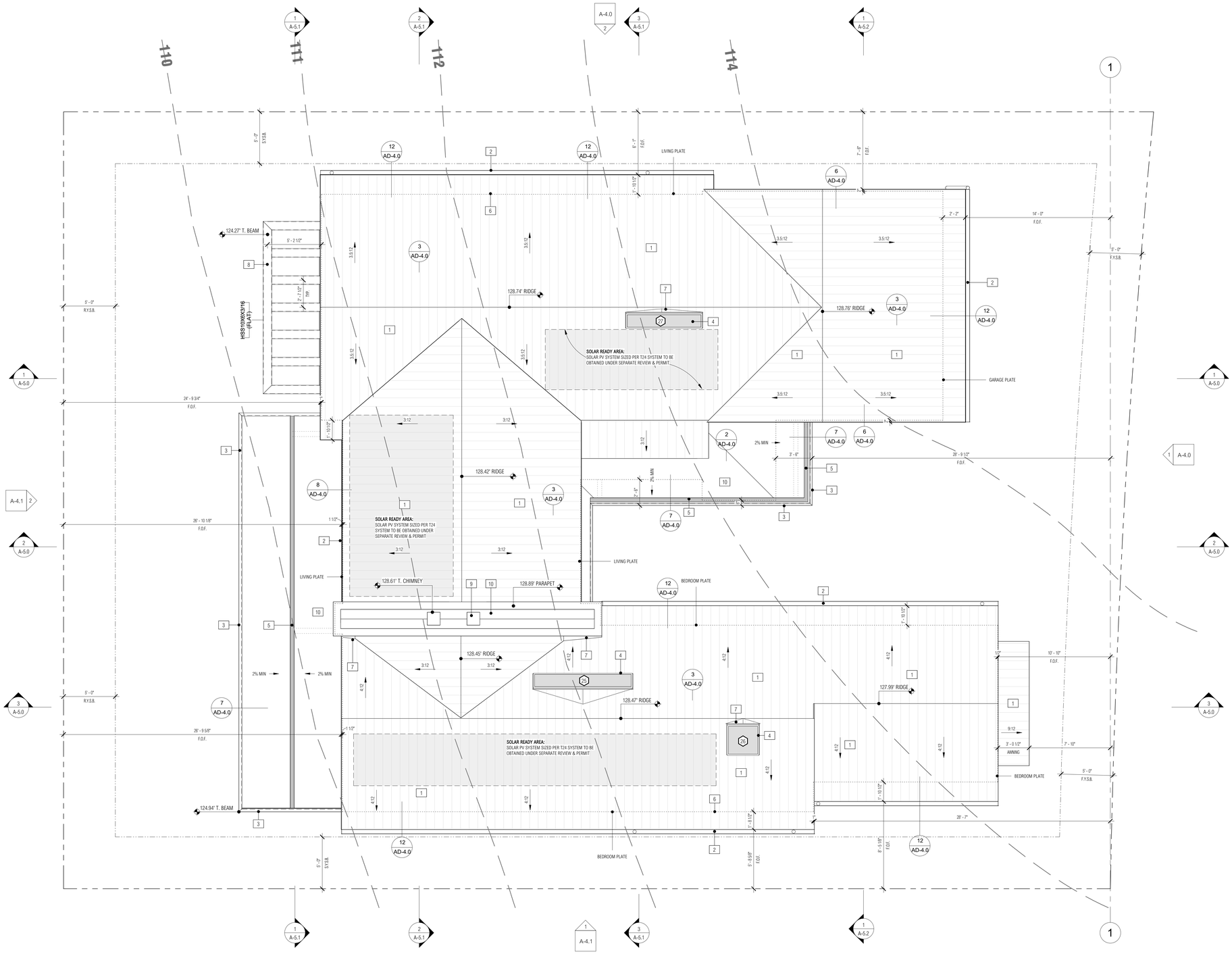

1 ROOF PLAN
1/4" = 1'-0"

TRUE NORTH PROJECT NORTH

A ROOF PLAN NOTES

1 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
2 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
3 DECO. C-CHANNEL, PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE - ARCH. TO APPV. PROFILE AND COLOR
4 SKYLIGHT - SIZE AS DIM. PER PLANS AND SCHED. - 'SKYCO' ICD# ESR-3837 OR EQUIV., INSTALL PER MFG. GUIDELINES & INSTRUCTION - SKYLIGHTS TO BE NON-REFLECTIVE
5 CUSTOM RECESSED GUTTER/DECK DRAIN - ROOFING/DECKING CONTRACTOR COORD. W/. FLASHING INSTALLER - VERIFY LOC'N & APPLICATION OF DRAIN W/. ARCH PRIOR TO ORDERING - SIZE PER TABLE 1103.3 OF CPC
6 OUTLINE OF STRUCTURE/WALLS BELOW
7 CRICKET - 2% MIN. SLOPE, TO BE COMPATIBLE W/. ROOF
8 STEEL TRELLIS, PAINT AS SEL. & SEAL AS REQ'D. - ARCH. TO APPV. COLOR - SIZE & CONN. PER STRUCT.
9 CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. BILT. CHIMNEY SYSTEMS ARE INSTALLED IN ACCORDANCE WITH W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
10 FLAT COOL ROOF, CLASS 'A' - COLOR AS SELECTED - TPO MEMBRANE - REF. MAT. SCHEDULE A/A-4.0

B KEYNOTES

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

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

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

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

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

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

4. INSTALL VENTILATOR PER MANUFACTURER INSTRUCTION. INSTALL VENTILATOR IN ROOF PER SECTION R903 AND VENTILATOR IN WALL ASSEMBLIES PER SECTION R703.1. (CRC R806.4)

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

VENTS IN THE WILDLAND URBAN INTERFACE (WUI):
WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, GABLE ENDS, RIDGE ENDS, UNDER EAVES AND CORNICES, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION, FOUNDATIONS AND CRAWL SPACES, OR ANY OTHER OPENING INTENDED TO PERMIT VENTILATION, EITHER IN A HORIZONTAL OR VERTICAL PLANE, SHALL BE IN ACCORDANCE WITH SECTIONS R337.8.1 THROUGH R337.8.2 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. (CRC R806.1.1)

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

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

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

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

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

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

2.THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.

3.THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

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

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

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

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

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

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

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

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

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

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

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

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

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DATE
09/22/2025

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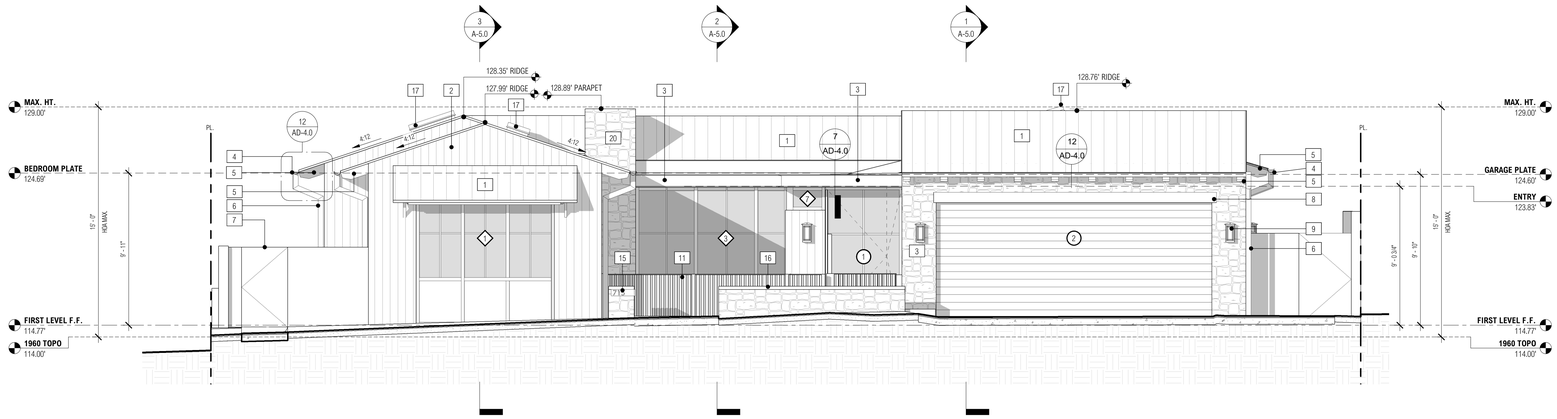
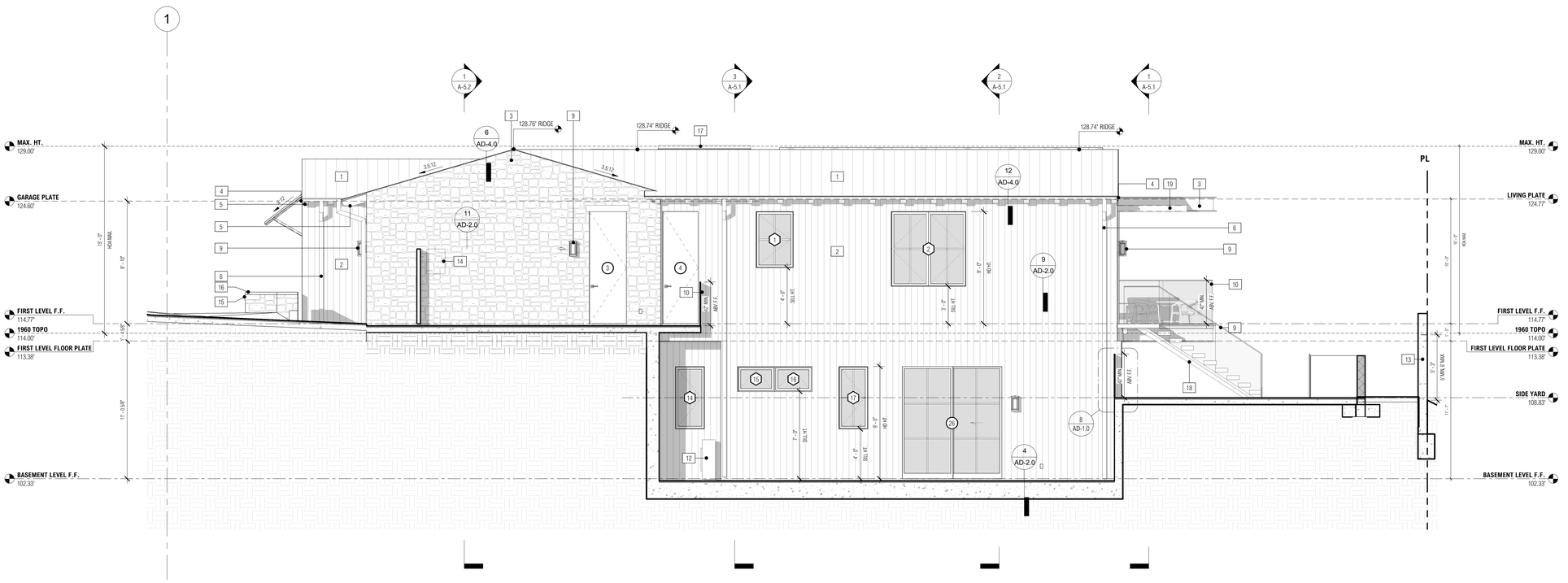
ROOF PLAN

A-3.0

9/22/2025 4:55:07 PM



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



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

WINDOWS & DOORS:

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

ALUMINUM CLAD WINDOWS & PATIO DOORS
MANUFACTURER: JELD-WEN WINDOWS & DOORS
PRODUCT: CUSTOM COLLECTION
ADDRESS: 3250 LAKEPORT BLVD, P.O. BOX 1329; KLAMATH FALLS, OREGON 97601
PHONE: 541-885-7412 OR 800-535-3936
FAX: 541-884-3331
WEB: WWW.JELD-WEN.COM

MULTI SLIDE DOORS & STOREFRONT
MANUFACTURER: WESTERN WINDOW SYSTEMS
PRODUCT: SERIES 600 & STOREFRONT SYSTEMS
ADDRESS: 5621 S. 25TH ST., PHOENIX, AZ 85040
PHONE: 877.268.1300
WEB: WWW.WESTERNWINDOWSYSTEMS.COM

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

MATERIALS:

EXTERIOR T&G SOFFIT: (CLASS 'A')
MFGR: HEWN
TYPE: EXTERIOR CEDAR SIDING
COLOR: FIFTY PERCENT SADDLE (ARCH. TO APPV.)
APPLICATION: 1X6 BOARDS WITH 1/2 REVEAL
CODE: ICC ESR-1159

VERTICAL WOOD SIDING: (CLASS 'A')
MANUFACTURER: HEWN
TYPE: EXTERIOR CEDAR SIDING
COLOR: FIFTY PERCENT SADDLE (ARCH. TO APPV.)
APPLICATION: 1X6 BOARDS WITH 1/2 REVEAL
CODE: ICC ESR-1159

EXTERIOR STONE VENEER:
SUPPLIER: SANDRINE SCOTT COMMODITIES
PRODUCT: TRAVERTINE (ARCH. TO VERIFY)
COLOR: LIGHT BEIGE & WHITE, TO BE APPROVED BY ARCH. & OWNER
APPLICATION: STACKED OFFSET (ARCH. TO APPV.), REF. DTL. X/AD-2.0
THICKNESS: 1" - 1.5" NOMINAL
WEIGHT: <40 LBS/S.F.

ROOF / DECK MATERIALS:

METAL ROOFING: (CLASS 'A' - NON REFLECTIVE)
MANUFACTURE RHEINZINK AMERICA, INC.
ADDRESS 18 COMMERCE WAY, SUITE 1250, WOBURN, MA 01801
PHONE 781.729.0812
PRODUCT PREPATINA ECO ZINC
COLOR GRANUM - BASALTE
NOTES: USE CONTINUOUS 12" OR 16" PANS - VERIFY W/. ARCH. SIZE & LOC'N. OF SEAMS (NO TRANSVERSE SEAMS)
WEIGHT TBD
CODE CLASS 'A' ASSEMBLY

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

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

WATERPROOF DECK MEMBRANE:
MFGR: WESTCOAT
ADDRESS: 770 GATEWAY CENTER DRIVE, SAN DIEGO, CA 92101
PRODUCT: ALX WALKING DECK (CLASS 'A')
APPLICATION: DECK FINISH SURFACE TO BE NON-COMBUSTIBLE
CODE: UES ER-587

FLASHING & WEATHERSTRIPPING
PROVIDE CORROSION-RESISTANCE METAL FLASHING PER CRC FOR ALL EXTERIOR FLASHING, MIN. 24 GUAGE COPPER (16 OZ.) SHEETS U.N.O. IN CRC OR MFGR. INSTALLATION GUIDELINES. ALL METAL IN CONTACTS TO BE OF SIMILAR TYPE TO AVOID GALVANIC CORROSION. VERIFY W/. ARCHITECT ANY UNCONVENTIONAL ENVELOPE WATERPROOFING AREAS PRIOR TO INSTALLATION

A MATERIAL SPECIFICATIONS

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

B GENERAL NOTES

1 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
2 T&G PANELING - REF. MATERIAL SCHEDULE A/A-4.0
3 EXPOSED C CHANNEL STEEL BEAM SIZE PER STRUCT. DWGS., PAINT AS SELECTED AND SEAL AS REQ'D. - ARCH. TO APPV. COLOR
4 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
5 6X8 DECO. WOOD OUTLOOKERS - CHAMFER EDGES APPX. 1/2", PAINT/STAIN AS SEL. AND SEAL AS REQ'D.; SEE WOOD OR WOOD-BASED PRODUCTS NOTES ON S/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
6 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
7 (N.) WOOD GATE - AS SELECTED (MAX. 6' HT. ABOVE NATURAL GRADE)
8 CAST-IN-PLACE CONCRETE PER STRUCT. - REF. STRUCT. DWGS.
9 EXTERIOR GLASS HANDRAIL, 34" - 38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
10 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
11 (N.) LANDSCAPE FENCE, MAX. HT. 42
12 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
13 (N.) SLOPED PROPERTY LINE WALL - PLASTER FINISH TO MATCH (MAX. 6' ABV. N.G.); WALL TO MEET POOL ENCLOSURE REQUIREMENTS, 60" MIN. ABV. FSING MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL
14 MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36"" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
15 BUILDING OR SITE IDENTIFICATION - EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE.
16 STONE CAP AS SELECTED, SLOPED 2% MIN. TO SHED WATER - G.C. TO PROVIDE MOCK UP FOR ARCH. APPV.
17 SKYLIGHT - SIZE AS DIM. PER PLANS AND SCHED. - 'SKYCO' ICC# ESR-3837 OR EQUIV., INSTALL PER MFG. GUIDELINES & INSTRUCTION - SKYLIGHTS TO BE NON-REFLECTIVE
18 STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0
19 STEEL TRELLIS, PAINT AS SEL. & SEAL AS REQ'D. - ARCH. TO APPV. COLOR - SIZE & CONN. PER STRUCT.
20 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0

C KEYNOTES

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

PROJECT STATUS
CDP SUBMITTAL

PLAN CHECK NO.
PA25-0104

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BRITTANY OAKES

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YAFFE RESIDENCE

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LAGUNA BEACH, CA 92651

OWNER INFORMATION:
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

EXTERIOR ELEVATIONS

A-4.0

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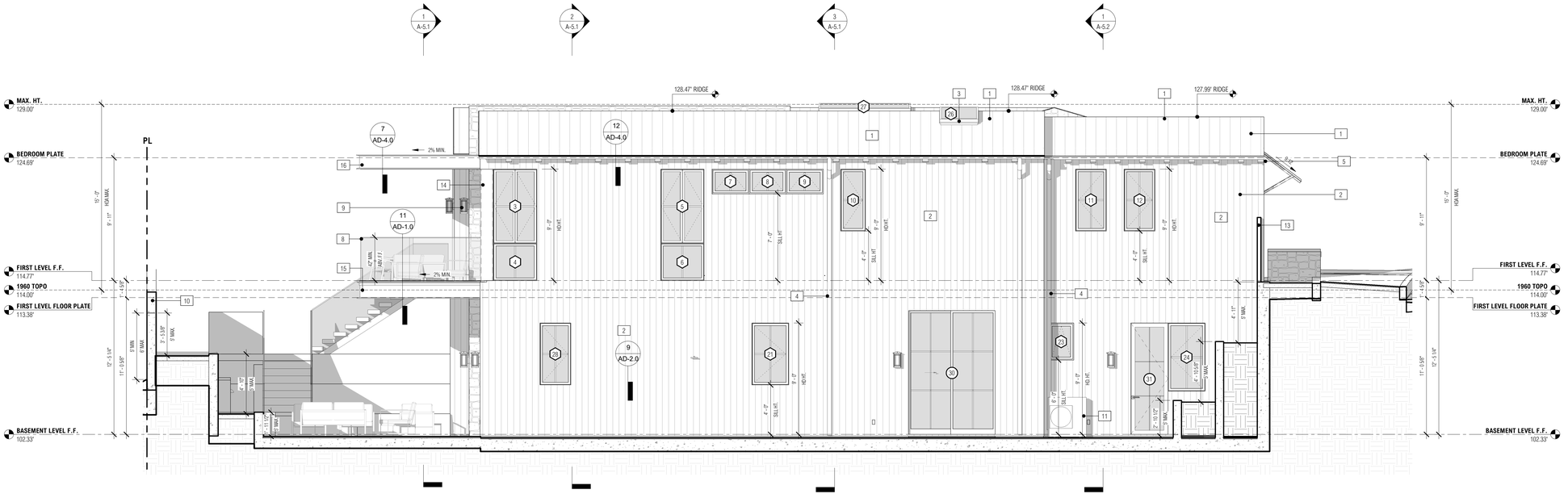
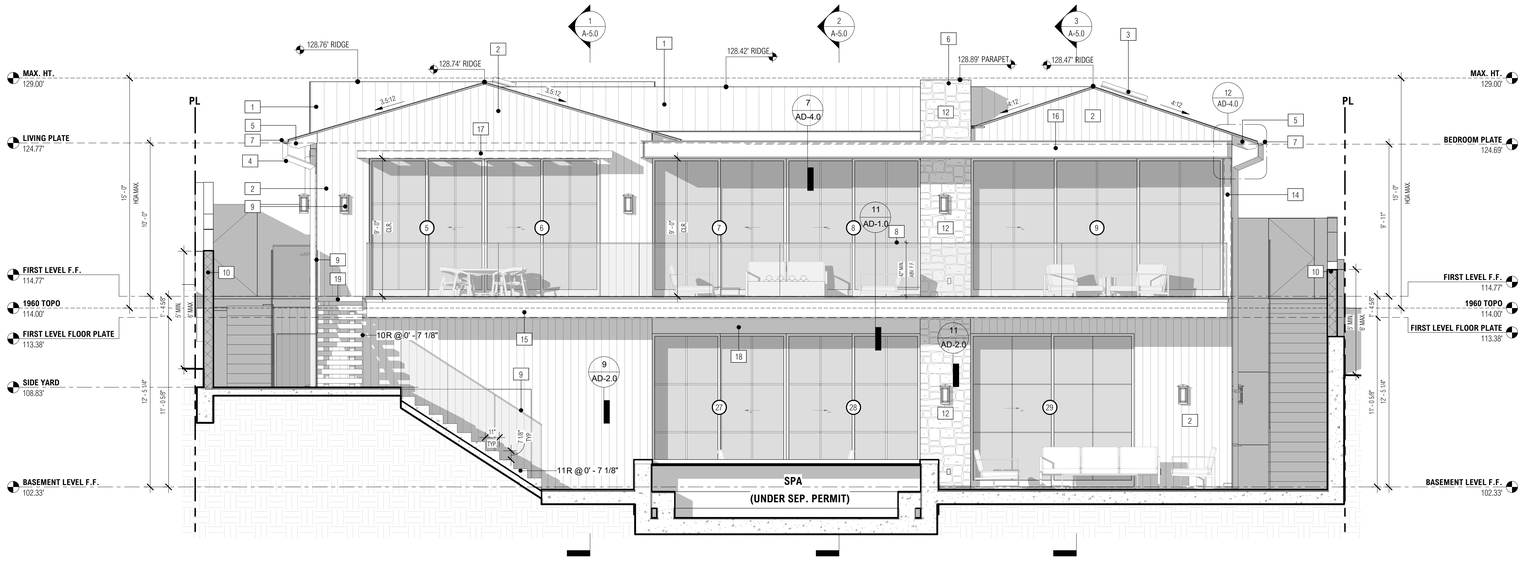


1 SOUTH ELEVATION
1/4" = 1'-0"



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

BRANDON ARCHITECTS

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

WINDOWS & DOORS:

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

ALUMINUM CLAD WINDOWS & PATIO DOORS
MANUFACTURER: JELD-WEN WINDOWS & DOORS
PRODUCT: CUSTOM COLLECTION
ADDRESS: 3250 LAKEPORT BLVD, P.O. BOX 1329; KLAMATH FALLS, OREGON 97601
PHONE: 541-885-7412 OR 800-535-3936
FAX: 541-884-3331
WEB: WWW.JELD-WEN.COM

MULTI SLIDE DOORS & STOREFRONT
MANUFACTURER: WESTERN WINDOW SYSTEMS
PRODUCT: SERIES 600 & STOREFRONT SYSTEMS
ADDRESS: 5621 S. 25TH ST., PHOENIX, AZ 85040
PHONE: 877.268.1300
WEB: WWW.WESTERNWINDOWSYSTEMS.COM

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

MATERIALS:

EXTERIOR T&G SOFFIT: (CLASS 'A')
MFGR: HEWN
TYPE: EXTERIOR CEDAR SIDING
COLOR: FIFTY PERCENT SADDLE (ARCH. TO APPV.)
APPLICATION: 1X6 BOARDS WITH 1/2 REVEAL
CODE: ICC ESR-1159

VERTICAL WOOD SIDING: (CLASS 'A')
MANUFACTURER: HEWN
TYPE: EXTERIOR CEDAR SIDING
COLOR: FIFTY PERCENT SADDLE (ARCH. TO APPV.)
APPLICATION: 1X6 BOARDS WITH 1/2 REVEAL
CODE: ICC ESR-1159

EXTERIOR STONE VENEER:
SUPPLIER: SANDRINE SCOTT COMMODITIES
PRODUCT: TRAVERTINE (ARCH. TO VERIFY)
COLOR: LIGHT BEIGE & WHITE, TO BE APPROVED BY ARCH. & OWNER
APPLICATION: STACKED OFFSET (ARCH. TO APPV.), REF. DTL. X/AD-2.0
THICKNESS: 1" - 1.5" NOMINAL
WEIGHT: <40 LBS/S.F.

ROOF / DECK MATERIALS:

METAL ROOFING: (CLASS 'A' - NON REFLECTIVE)
MANUFACTURE RHEINZINK AMERICA, INC.
ADDRESS 18 COMMERCE WAY, SUITE 1250, WOBURN, MA 01801
PHONE 781.729.0812
PRODUCT PREPATINA ECO ZINC
COLOR GRANUM - BASALTE
NOTES: USE CONTINUOUS 12" OR 16" PANS - VERIFY W/. ARCH. SIZE & LOC'N. OF SEAMS (NO TRANSVERSE SEAMS)
WEIGHT TBD
CODE CLASS 'A' ASSEMBLY

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

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

WATERPROOF DECK MEMBRANE:
MFGR: WESTCOAT
ADDRESS: 770 GATEWAY CENTER DRIVE, SAN DIEGO, CA 92101
PRODUCT: ALX WALKING DECK (CLASS 'A')
APPLICATION: DECK FINISH SURFACE TO BE NON-COMBUSTIBLE
CODE: UES ER-587

FLASHING & WEATHERSTRIPPING
PROVIDE CORROSION-RESISTANCE METAL FLASHING PER CRC FOR ALL EXTERIOR FLASHING, MIN. 24 GUAGE COPPER (16 OZ.) SHEETS U.N.O. IN CRC OR MFGR. INSTALLATION GUIDELINES. ALL METAL IN CONTACTS TO BE OF SIMILAR TYPE TO AVOID GALVANIC CORROSION. VERIFY W/. ARCHITECT ANY UNCONVENTIONAL ENVELOPE WATERPROOFING AREAS PRIOR TO INSTALLATION

A MATERIAL SPECIFICATIONS

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

B GENERAL NOTES

1 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
2 T&G PANELING - REF. MATERIAL SCHEDULE A/A-4.0
3 SKYLIGHT - SIZE AS DIM. PER PLANS AND SCHED. - 'SKYCO' ICC# ESR-3837 OR EQUIV., INSTALL PER MFG. GUIDELINES & INSTRUCTION - SKYLIGHTS TO BE NON-REFLECTIVE
4 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
5 6X8 DECO. WOOD OUTLOOKERS - CHAMFER EDGES APPX. 1/2", PAINT/STAIN AS SEL. AND SEAL AS REQ'D.; SEE WOOD OR WOOD-BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
6 CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. BILT. CHIMNEY SYSTEMS ARE INSTALLED IN ACCORDANCE WITH W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
7 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
8 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
9 EXTERIOR GLASS HANDRAIL, 34" - 38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
10 (N.) SLOPED PROPERTY LINE WALL - PLASTER FINISH TO MATCH (MAX. 6' ABV. N.G.); WALL TO MEET POOL ENCLOSURE REQUIREMENTS, 60" MIN. ABV. FS/NG MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL
11 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
12 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0
13 POOL ENCLOSURE FENCE, 60" MIN. ABV. FS/NG MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL, MAX HT. 72" WITHIN REAR AND SIDE YARD SETBACKS. MAX VERTICAL CLEARANCE BETWEEN FS/NG AND BOTTOM OF THE FENCE/BARRIER SHALL BE 2" MEASURED ON THE SIDE OF FENCE THAT FACES AWAY FROM SWIMMING POOL.
14 EXPOSED STEEL COLUMN SIZE PER STRUCT. DWGS., PAINT AS SELECTED AND SEAL AS REQ'D. – ARCH. TO APPV. COLOR
15 DECO. C-CHANNEL, PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE – ARCH. TO APPV. PROFILE AND COLOR
16 EXPOSED C CHANNEL STEEL BEAM SIZE PER STRUCT. DWGS., PAINT AS SELECTED AND SEAL AS REQ'D. – ARCH. TO APPV. COLOR
17 STEEL TRELLIS, PAINT AS SEL. & SEAL AS REQ'D. - ARCH. TO APPV. COLOR - SIZE & CONN. PER STRUCT.
18 BRAKE METAL - MATCH DOOR/WINDOW FRAME, ARCH. TO APPV. COLOR AND LAYOUT, REF. MAT. SCHEDULE A/A-4.0
19 STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0

C KEYNOTES

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PLAN CHECK NO.
PA25-0104

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BRITTANY OAKES

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LAGUNA BEACH, CA 92651

OWNER INFORMATION:
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
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REVISIONS

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EXTERIOR ELEVATIONS

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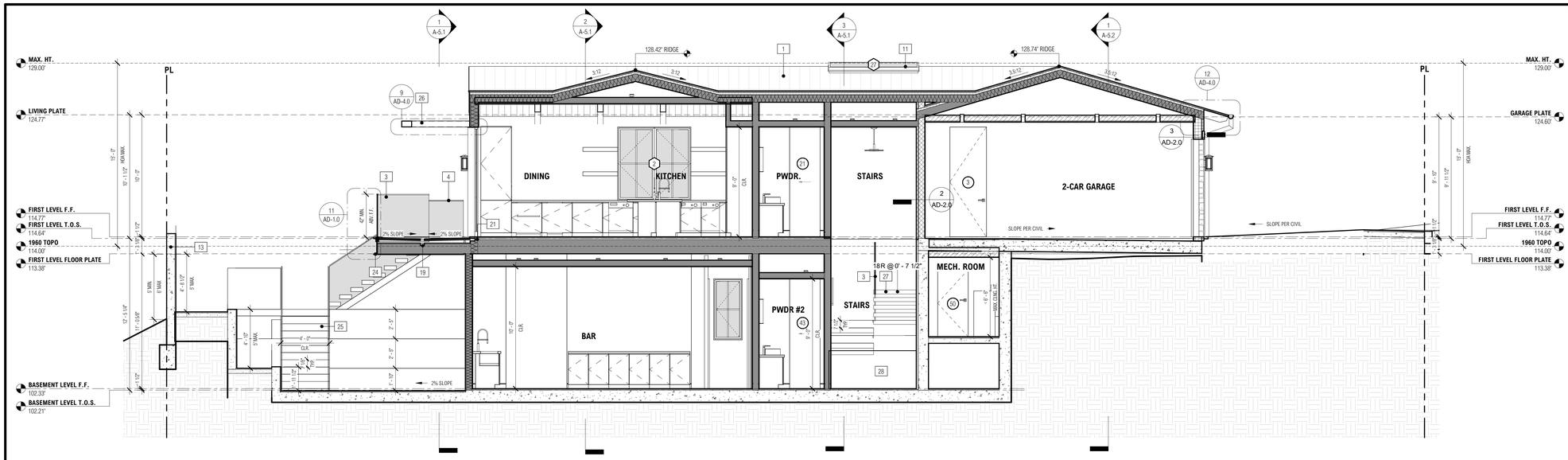
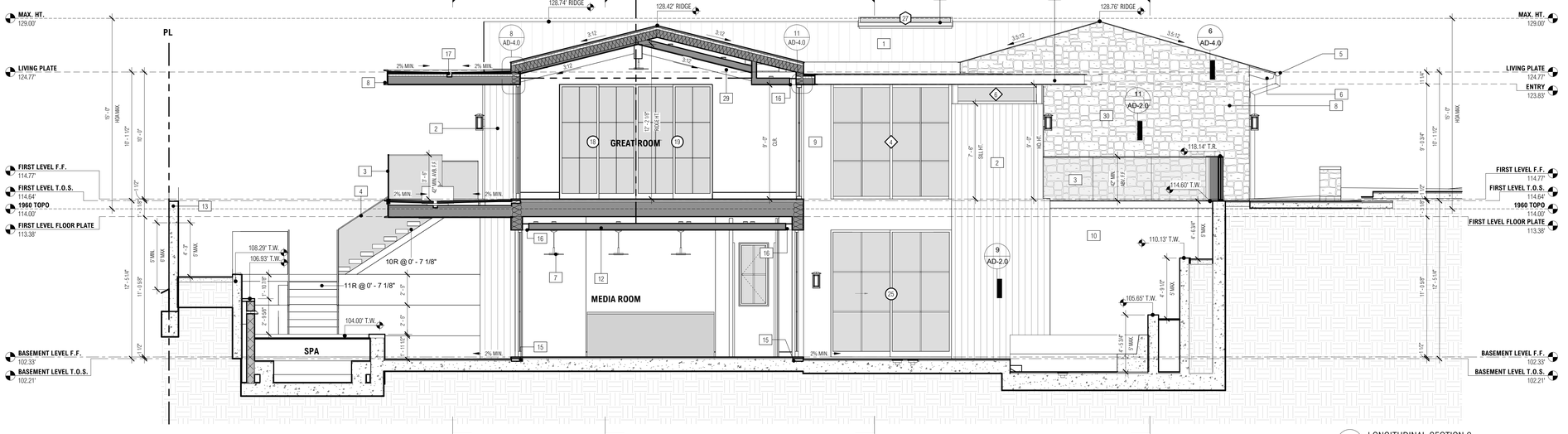
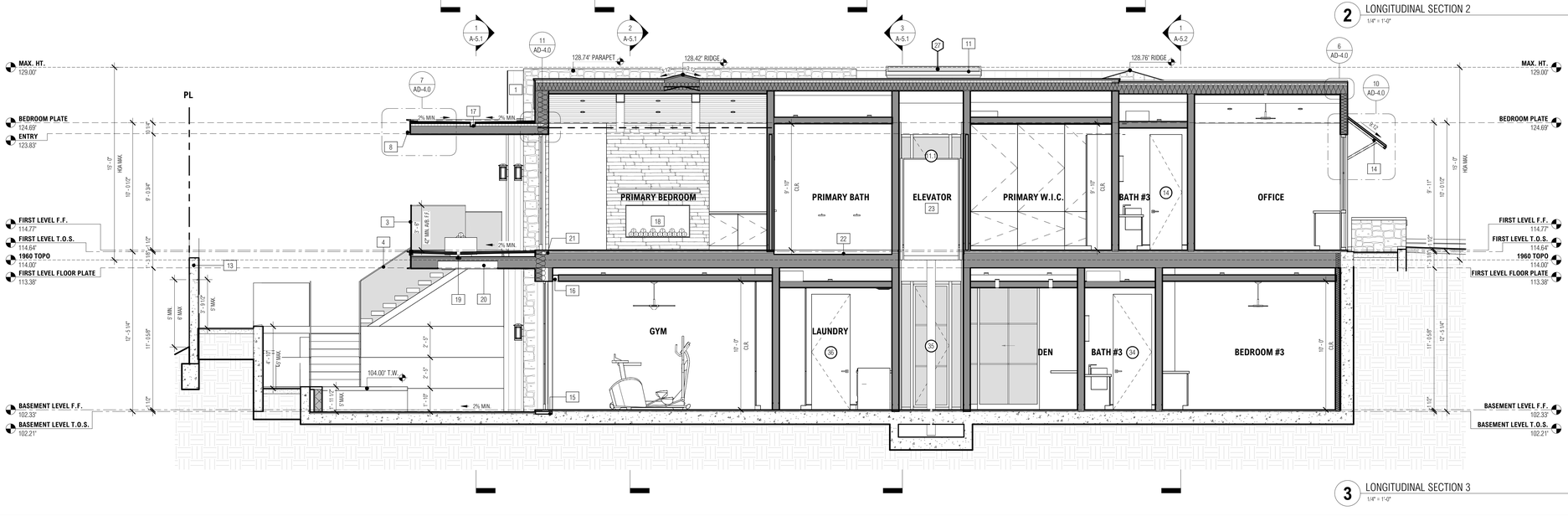


1 LONGITUDINAL SECTION 1
1/4" = 1'-0"



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



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

FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, AND SHALL SUBDIVIDE ATTIC SPACES, CONCEALED ROOF SPACES AND FLOOR-CEILING ASSEMBLIES. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT STOPS SHALL BE MAINTAINED.

FIRE BLOCKS
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

FIRE BLOCK CONSTRUCTION
FIREBLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER. FIRE BLOCKS MAY ALSO BE OF GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL OR GLASS FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED.

WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND-TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED FLEXIBLE MATERIALS.

DRAFT STOPS
DRAFTSTOPPING SHALL BE PROVIDED IN THE LOCATIONS SET FORTH IN THIS SECTION.

FLOOR-CEILING ASSEMBLIES
DRAFT STOPS SHALL BE INSTALLED IN FLOOR-CEILING ASSEMBLIES OF THE BUILDING. SUCH DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER AREAS.

ATTICS
DRAFT STOPS SHALL BE INSTALLED IN THE ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES OF THIS BUILDING. SUCH DRAFT STOPS SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER USES.

DRAFT STOP CONSTRUCTION
DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN ½-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 3/8-INCH TYPE 2-M PARTICLEBOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.

OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

A FIRE-BLOCKING & DRAFT STOP NOTES

EXTERIOR WALL:
2 x 6 CONST.: R-21 MIN.
2 x 10 CONST. OR LARGER: R-25 MIN.

RAISED FLOOR: R-30 MIN.

ROOF: R-30

NOTES:
1. REF. T-24 REPORT FOR MORE INFORMATION
2. PROVIDE BID FOR INSULATION OF ENTIRE HOME
*TOTAL R-VALUE INCLUDING THE RIGID AND SPRAYED AIR-IMPERMEABLE INSULATION WHERE OCCURS FOR UNVENTED ASSEMBLY

B INSULATION SCHEDULE

ROOM NAME

ROOM TAG

ELEVATION / SECTION INDICATOR

CALL-OUT TAG

SPOT ELEVATION

KEYNOTE TAG

DOOR / WINDOW / WINDOW WALL TAG

REVISION TAG

FIRE RATED CEILING ASS'Y – REF. DTLS. &IAD-1.0

1-HR RATED INT CONDITION – REF. DTLS. &IAD-1.0

1-HR RATED EXT CONDITION – REF. DTLS. 12IAD-1.0

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

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

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

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

C ANNOTATION LEGEND

1 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
2 T&G PANELING - REF. MATERIAL SCHEDULE A/A-4.0
3 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. &IAD-1.0
4 EXTERIOR GLASS HANDRAIL, 34" - 38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/IAD-1.0
5 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
6 6X8 DECO. WOOD OUTLOOKERS - CHAMFER EDGES APPX. 1/2", PAINT/STAIN AS SEL. AND SEAL AS REQ'D.; SEE WOOD OR WOOD-BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
7 DECORATIVE PENDANT LIGHT FIXTURE - TO BE HIGH EFFICIENCY
8 EXPOSED C CHANNEL STEEL BEAM SIZE PER STRUCT. DWGS., PAINT AS SELECTED AND SEAL AS REQ'D. - ARCH. TO APPV. COLOR
9 DECO. ACM METAL - PAINT AS SELECTED - ARCH. TO APPV. COLOR
10 CAST-IN-PLACE CONCRETE PER STRUCT. - REF. STRUCT. DWGS.
11 SKYLIGHT – SIZE AS DIM. PER PLANS AND SCHED. - 'SKYCO' ICC# ESR-3837 OR EQUIV., INSTALL PER MFG. GUIDELINES & INSTRUCTION – SKYLIGHTS TO BE NON-REFLECTIVE
12 CEILING FRAMING/JOISTS PER STRUCT. - REF. STRUCT. DWGS.
13 (N.) SLOPED PROPERTY LINE WALL – PLASTER FINISH TO MATCH (MAX. 6' ABV. N.G.); WALL TO MEET POOL ENCLOSURE REQUIREMENTS, 60" MIN. ABV. FSNG MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL
14 DECO. WROUGHT IRON TRELLIS, PAINT AS SELECTED AND SEAL AS REQ'D., ARCH. TO APPV. COLOR AND PROFILE - SIZE & CONN. PER STRUCT.
15 DEPRESSED SLAB FOR FLUSH TRACK AT SLIDING/POCKET DOORS - VERIFY WITH DOOR MFGR.- REF. STRUCT. DWGS.
16 PROVIDE POWER FOR CUSTOM WINDOW RECESSED SHADES PER MFG. - VERIFY W/. I.D. & OWNER
17 CUSTOM RECESSED GUTTER/DECK DRAIN - ROOFING/DECKING CONTRACTOR COORD. W/. FLASHING INSTALLER - VERIFY LOC'N & APPLICATION OF DRAIN W/. ARCH PRIOR TO ORDERING - SIZE PER TABLE 1103.3 OF CPC
18 FIREPLACE – SOLAS PREFABRICATED FIREPLACE LISTED TO ANSI Z21.88/CSA 2.33-2014, GAS ONLY, POWER VENT W/. SEALED COMBUSTION – FORTY6 SLIM-LINE BUILT-IN WITH COOL ZONE TECHNOLOGY, 63.33"W X 26.83" H X 11 9/64" D [DTL. 24/AD-1] (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE W/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY W/. THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.) - REF. FIREPLACE NOTES ON B/T-1.1 FOR MORE INFO
19 BEDROOM TO COMPLY WITH CRC R327 FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION. REF. AGING-IN-PLACE DESIGN AND FALL PREVENTION NOTES ON B/T-1.1 FOR MORE INFO. DOORS TO THE BEDROOM TO HAVE MIN. 32" WIDE CLEAR OPENING PER CRC R327.1.3.
20 PROVIDE POWER AND SWITCH FOR OUTDOOR RECESSED CEILING HEATER
21 DEPRESSED FRAMING FOR SLIDING/POCKET DOORS - VERIFY WITH DOOR MFGR.- REF. STRUCT. DWGS.
22 DEPRESS STRUCTURE FOR FLUSH SHOWER CONDITION – VERIFY WITH I.D. - REF. STRUCT. DWGS.
23 RESIDENTIAL ELEVATOR - INFINITY OR EQUIV., VERIFY W/. OWNER - VERIFY REQ'D. SHAFT SIZE AND OVERHEAD CLEARANCE W/. MFG. PRIOR TO ORDERING AND CONTACT ARCH. IN WRITING IF SHAFT SIZE AND/OR OVERHEAD SPACE IS INADEQUATE - PRIVATE RESIDENCE ELEVATOR TO BE IN COMPLIANCE W/. ASME A17.1/CSA B44 , VERIFY W/. OWNER – PROVIDE POWER AS REQ'D. (CRC 321.1)
24 DECO. C-CHANNEL, PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE - ARCH. TO APPV. PROFILE AND COLOR
25 (N.) EXT. CONCRETE STAIRS/STEPS ON GRADE - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE ARTIFICIAL LIGHT SOURCE AT THE TOP LANDING AND FOR STAIR TO THE BASEMENT AT BOTH TOP AND BOTTOM LANDING (R303.8) - REF. DTL. 1/AD-1.0 - VERIFY TREADS DEPTH AND RISERS HT. W/. CIVIL AND LANDSCAPE DWGS.
26 STEEL TRELLIS, PAINT AS SEL. & SEAL AS REQ'D. - ARCH. TO APPV. COLOR - SIZE & CONN. PER STRUCT.
27 STAIRS – MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0
28 UNACCESSIBLE ENCLOSED SPACE UNDER STAIRWAY
29 6X8 DECO. TIMBER BEAM - PAINT/STAIN AS SEL. AND SEAL AS REQ'D.; SEE WOOD OR WOOD-BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR.
30 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0

D KEYNOTES

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PROJECT STATUS
CDP SUBMITTAL

PLAN CHECK NO.
PA25-0104

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YAFFE RESIDENCE

PROJECT ADDRESS:
715 EMERALD BAY
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OWNER INFORMATION:
KATHY AND JOSEPH YAFFE
715 EMERALD BAY
LAGUNA BEACH, CA 92651

DATE
09/22/2025

REVISIONS

NO.	REVISION	DATE

BUILDING SECTIONS

A-5.0

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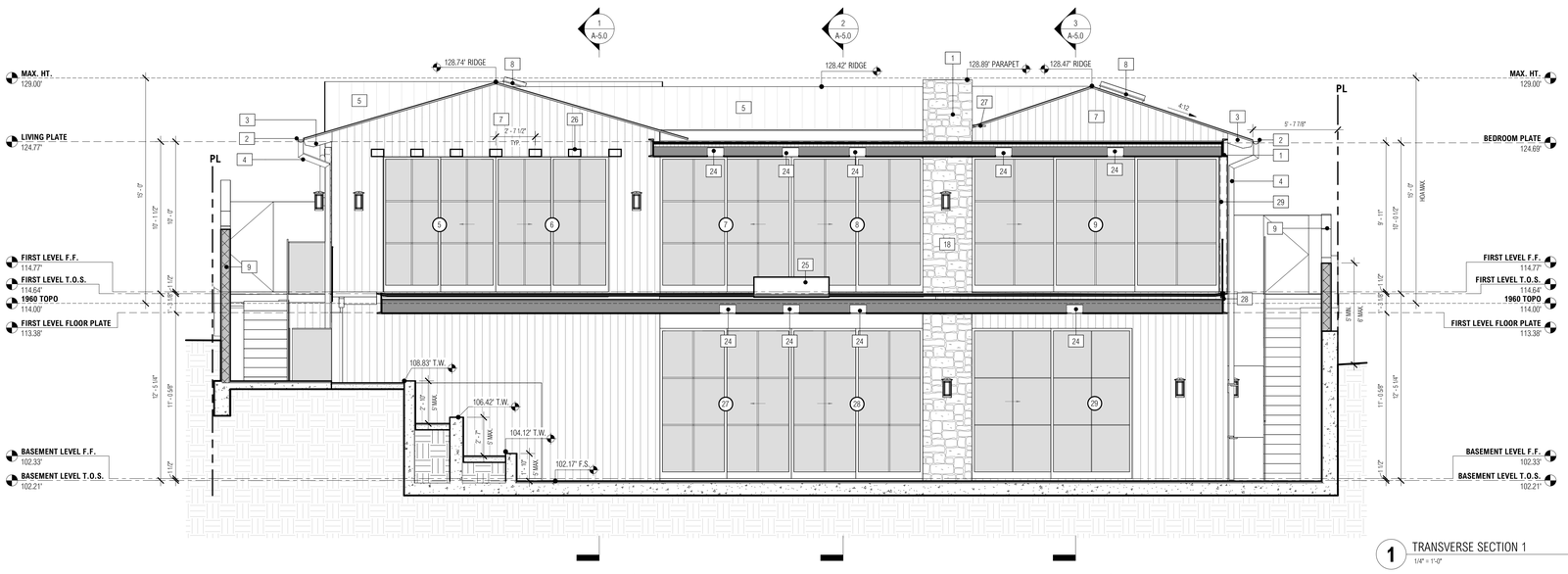

1 TRANSVERSE SECTION 1
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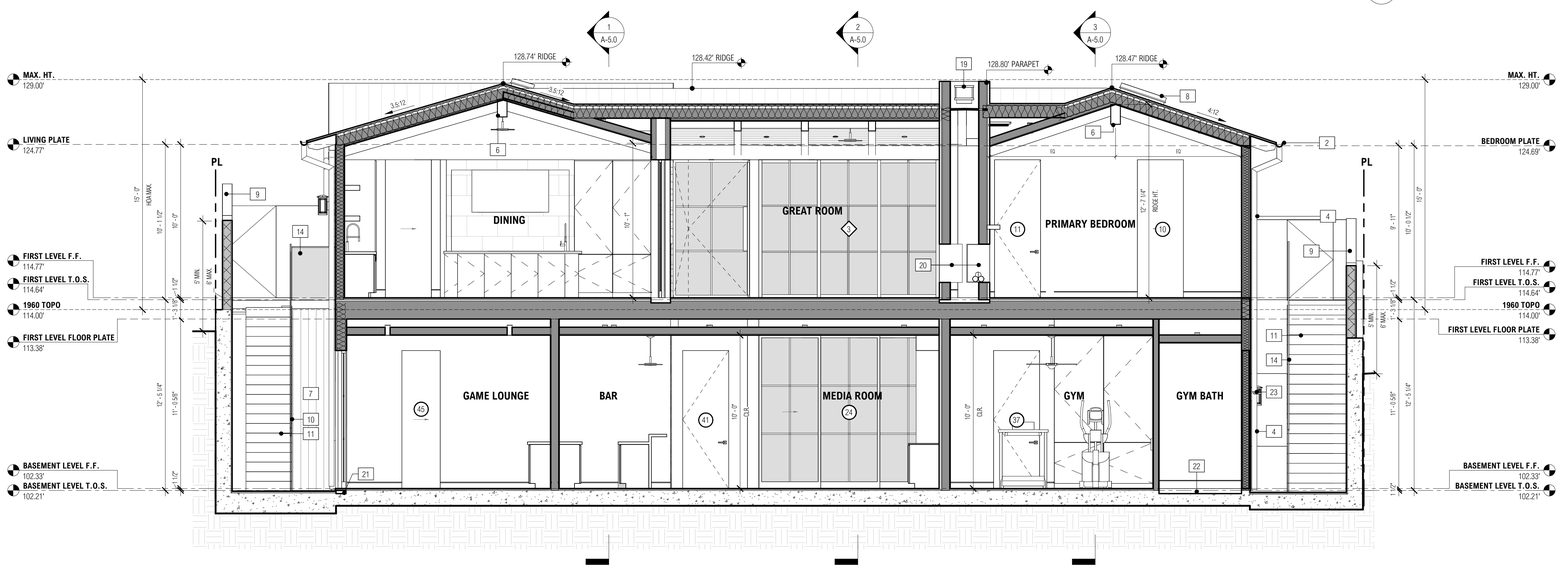
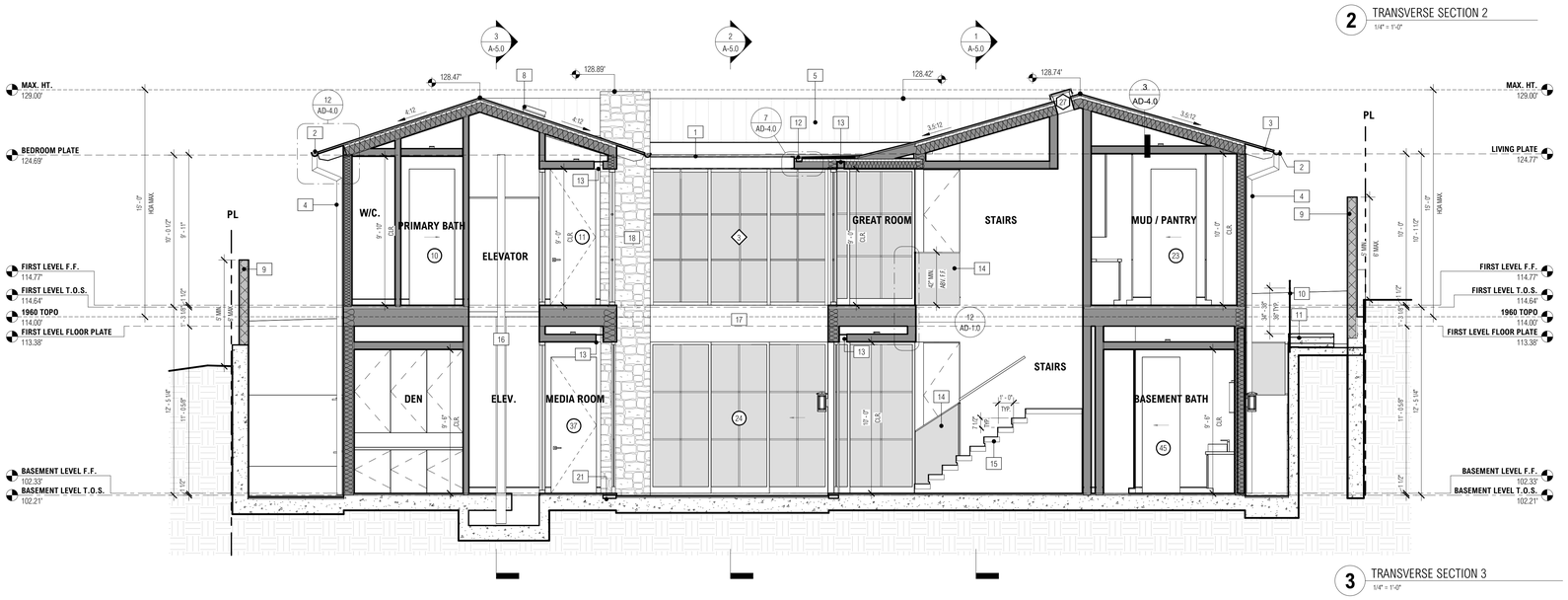


2 TRANSVERSE SECTION 2
1/4" = 1'-0"



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

A FIRE-BLOCKING & DRAFT STOP NOTES

FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, AND SHALL SUBDIVIDE ATTIC SPACES, CONCEALED ROOF SPACES AND FLOOR-CEILING ASSEMBLIES. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT STOPS SHALL BE MAINTAINED.

FIRE BLOCKS
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

FIRE BLOCK CONSTRUCTION
FIREBLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER, FIRE BLOCKS MAY ALSO BE OF GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL OR GLASS FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED.

WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND-TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED FLEXIBLE MATERIALS.

DRAFT STOPS
DRAFTSTOPPING SHALL BE PROVIDED IN THE LOCATIONS SET FORTH IN THIS SECTION.

FLOOR-CEILING ASSEMBLIES
DRAFT STOPS SHALL BE INSTALLED IN FLOOR-CEILING ASSEMBLIES OF THE BUILDING. SUCH DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER AREAS.

ATTICS
DRAFT STOPS SHALL BE INSTALLED IN THE ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES OF THIS BUILDING. SUCH DRAFT STOPS SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER USES.

DRAFT STOP CONSTRUCTION
DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN ½-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 3/8-INCH TYPE 2-M PARTICLEBOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.

OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

B INSULATION SCHEDULE

EXTERIOR WALL:
2 x 6 CONST.: R-21 MIN.
2 x 10 CONST. OR LARGER: R-25 MIN.

RAISED FLOOR: R-30 MIN.

ROOF: R-30

NOTES:
1. REF. T-24 REPORT FOR MORE INFORMATION
2. PROVIDE BID FOR INSULATION OF ENTIRE HOME
*TOTAL R-VALUE INCLUDING THE RIGID AND SPRAYED AIR-IMPERMEABLE INSULATION WHERE OCCURS FOR UNVENTED ASSEMBLY

D KEYNOTES

ROOM NAME
ROOM TAG
ELEVATION / SECTION INDICATOR
CALL-OUT TAG
SPOT ELEVATION
KEYNOTE TAG
DOOR / WINDOW / WINDOW WALL TAG
REVISION TAG
FIRE RATED CEILING ASS'Y - REF. DTLS. 8/AD-1.0
1-HR RATED INT CONDITION - REF. DTLS. 8/AD-1.0
1-HR RATED EXT CONDITION - REF. DTLS. 12/AD-1.0
CONCRETE WALL/PODIUM DECK – PER STRUCT. REF. STRUCT DWGS. – FOR SLAB ON GRADE PROVIDE BASE PER R506.2.2 AND VAPOR RETARDER PER R506.2.3 W/ CAPILLARY BREAK, SEE SLAB ON GRADE NOTES ON SLAB EDGE PLAN FOR MORE INFO.
UNVENTED ROOF ASSEMBLY ROOF FRAMING – PER STRUCT., REF. STRUCT. DWGS. – UNVENTED ASSEMBLY TO COMPLY W/. SECTION R806.5 OF CRC, AIR-IMPERMEABLE VALUE PER TABLE R806.5 OF CRC
VENTED ROOF ASSEMBLY ROOF FRAMING - PER STRUCT., REF. STRUCT. DWGS. – PROVIDE CROSS VENTILATION PER SECTION R806 OF CRC, SEE ROOF PLAN SHEET A-3.0 FOR ATTIC VENT CALC AND MORE INFO
INSULATED BUILDING ENVELOPE - 2X STUDS PER PLANS, SEE DIMENSION PLANS FOR MORE INFO – INSULATION PER INSULATION SCHEDULE AND T-24 ENERGY REPORTS

C ANNOTATION LEGEND

1 EXPOSED C CHANNEL STEEL BEAM SIZE PER STRUCT. DWGS., PAINT AS SELECTED AND SEAL AS REQ'D. - ARCH. TO APPV. COLOR
2 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
3 6X8 DECO. WOOD OUTLOOKERS - CHAMFER EDGES APPX. 1/2", PAINT/STAIN AS SEL. AND SEAL AS REQ'D.; SEE WOOD OR WOOD-BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
4 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
5 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
6 DECO WOOD WRAPPED BEAM, STAIN AS SELECTED AND SEAL AS REQ'D., ARCH. TO APPV. COLOR AND PROFILE - SEE WOOD OR WOOD BASED PRODUCTS NOTES ON B/T-1.1 - SIZE & CONN. PER STRUCT. CONCEAL CONNECTIONS.
7 T&G PANELING - REF. MATERIAL SCHEDULE A/A-4.0
8 SKYLIGHT - SIZE AS DIM. PER PLANS AND SCHED. - 'SKYCO' ICD# ESR-3837 OR EQUIV., INSTALL PER MFG. GUIDELINES & INSTRUCTION – SKYLIGHTS TO BE NON-REFLECTIVE
9 (N.) SLOPED PROPERTY LINE WALL - PLASTER FINISH TO MATCH (MAX. 6" ABV. N.G.); WALL TO MEET POOL ENCLOSURE REQUIREMENTS, 60" MIN. ABV. FSHG MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL
10 EXTERIOR GLASS HANDRAIL, 34" - 38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
11 (N.) EXT. CONCRETE STAIRS/STEPS ON GRADE - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE ARTIFICIAL LIGHT SOURCE AT THE TOP LANDING AND FOR STAIR TO THE BASEMENT AT BOTH TOP AND BOTTOM LANDING (R303.8) - REF. DTL. 1/AD-1.0 - VERIFY TREADS DEPTH AND RISERS HT. W/ CIVIL AND LANDSCAPE DWGS.
12 CUSTOM RECESSED GUTTER/DECK DRAIN - ROOFING/DECKING CONTRACTOR COORD. W/. FLASHING INSTALLER - VERIFY LOC'N & APPLICATION OF DRAIN W/. ARCH PRIOR TO ORDERING - SIZE PER TABLE 1103.3 OF CPC
13 PROVIDE POWER FOR CUSTOM WINDOW RECESSED SHADES PER MFG. - VERIFY W/. I.D. & OWNER
14 EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - +/4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
15 STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDING WITH ARTIFICIAL LIGHTING (R303.7) - REF. DTL. 1/AD-1.0
16 RESIDENTIAL ELEVATOR - INFINITY OR EQUIV., VERIFY W/. OWNER - VERIFY REQ'D. SHAFT SIZE AND OVERHEAD CLEARANCE W/. MFG. PRIOR TO ORDERING AND CONTACT ARCH. IN WRITING IF SHAFT SIZE AND/OR OVERHEAD SPACE IS INADEQUATE - PRIVATE RESIDENCE ELEVATOR TO BE IN COMPLIANCE W/. ASME A17.1/CSA B44 , VERIFY W/. OWNER – PROVIDE POWER AS REQ'D. (CRC 321.1)
17 BRAKE METAL - MATCH DOOR/WINDOW FRAME. ARCH. TO APPV. COLOR AND LAYOUT, REF. MAT. SCHEDULE A/A-4.0
18 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0
19 CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. BILT. CHIMNEY SYSTEMS ARE INSTALLED IN ACCORDANCE WITH W/. MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.6.1.4)
20 FIREPLACE - SOLAS PREFABRICATED FIREPLACE LISTED TO ANSI Z21.88/CSA 2.33-2014, GAS ONLY, POWER VENT W/. SEALED COMBUSTION – FORTY6 SLIM-LINE BUILT-IN WITH COOL ZONE TECHNOLOGY, 63.33"W X 26.83" H X 11 9/64" D [DTL. 2/AAD-1] (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE W/. THEIR LISTING AND MFG'R. INSTALLATION INSTRUCTIONS. GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY W/. THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.) - REF. FIREPLACE NOTES ON B/T-1.1 FOR MORE INFO
21 DEPRESSED SLAB FOR FLUSH TRACK AT SLIDING/POCKET DOORS - VERIFY WITH DOOR MFGR.- REF. STRUCT. DWGS.
22 DEPRESS STRUCTURE FOR FLUSH SHOWER CONDITION - VERIFY WITH I.D. - REF. STRUCT. DWGS.
23 OUTDOOR SHOWER - REF. CIVIL DWGS
24 PROVIDE POWER AND SWITCH FOR OUTDOOR RECESSED CEILING HEATER
25 FIREPIT - PROVIDE GAS STUB-OUT & POWER AS REQ'D., REF. LAND. DWGS., VERIFY W/. OWNER
26 STEEL TRELLIS, PAINT AS SEL. & SEAL AS REQ'D. - ARCH. TO APPV. COLOR - SIZE & CONN. PER STRUCT.
27 CRICKET - 2% MIN. SLOPE, TO BE COMPATIBLE W/. ROOF
28 DECO. C-CHANNEL, PAINT/STAIN AS SEL. AND SEAL AS REQ'D., SEE - ARCH. TO APPV. PROFILE AND COLOR
29 EXPOSED STEEL COLUMN SIZE PER STRUCT. DWGS., PAINT AS SELECTED AND SEAL AS REQ'D. - ARCH. TO APPV. COLOR

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BUILDING SECTIONS

A-5.1

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DRAFT STOPS
DRAFTSTOPPING SHALL BE PROVIDED IN THE LOCATIONS SET FORTH IN THIS SECTION.

FLOOR-CEILING ASSEMBLIES
DRAFT STOPS SHALL BE INSTALLED IN FLOOR-CEILING ASSEMBLIES OF THE BUILDING. SUCH DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER AREAS.

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OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

A FIRE-BLOCKING & DRAFT STOP NOTES

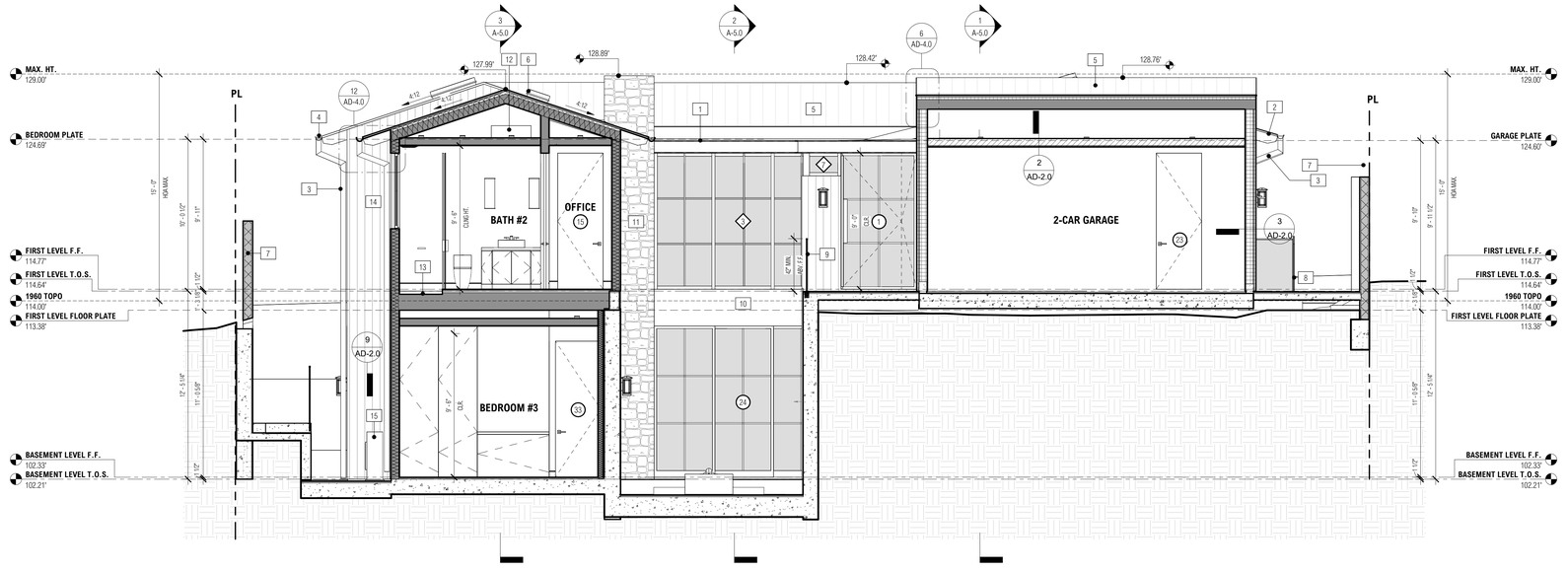
EXTERIOR WALL:
2 x 6 CONST.: R-21 MIN.
2 x 10 CONST. OR LARGER: R-25 MIN.

RAISED FLOOR: R-30 MIN.

ROOF: R-30

NOTES:
1. REF. T-24 REPORT FOR MORE INFORMATION
2. PROVIDE BID FOR INSULATION OF ENTIRE HOME
*TOTAL R-VALUE INCLUDING THE RIGID AND SPRAYED AIR-IMPERMEABLE INSULATION WHERE OCCURS FOR UNVENTED ASSEMBLY

B INSULATION SCHEDULE



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

C ANNOTATION LEGEND

ROOM NAME — ROOM TAG

1 / A-5.0 — ELEVATION / SECTION INDICATOR

1 / AD-1.0 — CALL-OUT TAG

10.00' — SPOT ELEVATION

7 — KEYNOTE TAG

1 / 1 / 1 — DOOR / WINDOW / WINDOW WALL TAG

1 — REVISION TAG

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

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

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

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

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

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

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

1 BEDROOM PLATE 124.69'
2 FIRST LEVEL F.F. 114.77'
3 FIRST LEVEL T.O.S. 114.64'
4 1960 TOPO 114.00'
5 FIRST LEVEL FLOOR PLATE 113.38'
6 BASEMENT LEVEL F.F. 102.33'
7 BASEMENT LEVEL T.O.S. 102.21'
8 GARAGE PLATE 124.60'
9 MAX. HT. 129.00'
10 FIRST LEVEL F.F. 114.77'
11 FIRST LEVEL T.O.S. 114.64'
12 1960 TOPO 114.00'
13 FIRST LEVEL FLOOR PLATE 113.38'
14 BASEMENT LEVEL F.F. 102.33'
15 BASEMENT LEVEL T.O.S. 102.21'

C ANNOTATION LEGEND

1 EXPOSED C CHANNEL STEEL BEAM SIZE PER STRUCT. DWGS., PAINT AS SELECTED AND SEAL AS REQ'D. – ARCH. TO APPV. COLOR
2 6X8 DECO. WOOD OUTLOOKERS - CHAMFER EDGES APPX. 1/2", PAINT/STAIN AS SEL. AND SEAL AS REQ'D.; SEE WOOD OR WOOD-BASED PRODUCTS NOTES ON B/T-1.1 - ARCH. TO APPV. PROFILE AND COLOR
3 DOWNSPOUT - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.1 OF CPC
4 GUTTER - AS SELECTED, REF. MAT. SCHED. A/A-4.0 - ARCH. TO APPROVE PROFILE AND COLOR - SIZE PER TABLE 1103.3 OF CPC
5 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE A/A-4.0
6 SKYLIGHT - SIZE AS DIM. PER PLANS AND SCHED. - 'SKYCO' ICC# ESR-3837 OR EQUIV., INSTALL PER MFG. GUIDELINES & INSTRUCTION - SKYLIGHTS TO BE NON-REFLECTIVE
7 (N.) SLOPED PROPERTY LINE WALL - PLASTER FINISH TO MATCH (MAX. 6' ABV. N.G.); WALL TO MEET POOL ENCLOSURE REQUIREMENTS, 60" MIN. ABV. FS/NG MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL
8 EXTERIOR GLASS HANDRAIL, 34" - 38" ABV. NOSING (36" TYP. U.N.O.), REF. DTL. 2 & 4/AD-1.0
9 EXTERIOR GLASS GUARDRAIL , TEMPERED & LAMINATED - MIN. 42" HIGH ABV. F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4/AD-1.0
10 BRAKE METAL - MATCH DOOR/WINDOW FRAME. ARCH. TO APPV. COLOR AND LAYOUT, REF. MAT. SCHEDULE A/A-4.0
11 STONE VENEER - REF. MAT. SCHEDULE A/A-4.0
12 FAU - PROVIDE GAS S.O., POWER, CLEARANCES AND VENTING AS REQ'D. BY MFG. – INSTALL PER MFG. INSTRUCTION, SEE FAU NOTES ON B/T-1.1 FOR MORE INFO
13 DEPRESS STRUCTURE FOR FLUSH SHOWER CONDITION - VERIFY WITH I.D. - REF. STRUCT. DWGS.
14 T&G PANELING - REF. MATERIAL SCHEDULE A/A-4.0
15 A/C CONDENSER OR HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, REF. ENERGY REPORT FOR MORE INFO - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION

D KEYNOTES

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REVISIONS

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BUILDING SECTIONS

A-5.2

9/22/2025 4:55:33 PM