CITY OF NEWPORT BEACH NOTES

FIRE SPRINKLERS
NEW CONSTRUCTION. REQUIRES INSTALLATION OF A FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION. DEFERRED SUBMITTAL TO BE CERTIFIED BY PROJECT ARCHITECT PRIOR TO SUBMITTAL.

SEPARATE PERMITS
A/C UNIT INSTALLATION & LOCATION, POOLS, SPAS, FOUNDATION FOR POOL/SPA, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.

TEMPERED GLASS
ALL TEMPERED GLASS TO BE ETCH MARKED.

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

DOORS TO POOL
ALL DOORS FROM HOUSE TO POOL YARD MUST BE EQUIPPED WITH AN ALARM PER C.B.C. 3109 & N.B.M.C. 15.04.230. POOL ENCLOSURE AND SAFETY FEATURES SHALL BE PROVIDED.

FIRE PIT
FIRE PIT IS UNDER THIS PLAN CHECK WITH A SEPARATE PERMIT TO BE OBTAINED AT THE SAME TIME AS THIS PERMIT.

ACOUSTICS
ALL WORK RELATED TO AIR CONDITIONING CONDENSERS AND POOL AND/OR SPA EQUIPMENT SHALL BE PERFORMED BY A LICENSED CONTRACTOR AS DESIGN-BUILD CONSTRUCTION. SUBMIT SOUND ATTENUATION DESIGN FOR HVAC AND POOL AND/OR SPA EQUIPMENT PER ARI STANDARD 275, PRIOR TO OBTAINING MECHANICAL OR POOL/SPA PERMITS. SOUND LEVEL NOT TO EXCEED 50 DBA (55DBA WITH TIMER; 65 DBA WITH TIMER AND NEIGHBOR'S CONSENT) PER SECTION 10.26.045 OF THE NBMC. LOCATION OF MEASUREMENT TO BE ADJACENT PROPERTY PATIO OR OPENING.

FLOOR SLABS - CAPILLARY BREAK
NEW CONSTRUCTION WITH SLAB ON GRADE SHALL INSTALL A CAPILLARY BREAK IN COMPLIANCE WITH THE CIVIL PLANS, SOILS REPORT, & STRUCTURAL PLANS. PROVIDE A MOISTURE VAPOR RETARDER CONSISTING OF A POLYETHYLENE MEMBRANE SUCH AS 15-MIL VAPOR BARRIER TO MEET ASTM E1745 & E1643, OR EQUIVALENT. REFER TO SOILS REPORT WHICH GOVERNS OVER ARCHITECTURAL AND CIVIL PLANS.

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

CORNER RECORD / RECORD OF SURVEY
THE SURVEYOR TO FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE OFFICE OF COUNTY SURVEYOR. EVIDENCE OF THE FILING SHALL BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.

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

CONSTRUCTION AND DEMOLITION WASTE
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 CAL GREEN CODE.

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

PUBLIC WORKS

PROOF OF EXISTING CONDITIONS
THE GENERAL CONTRACTOR SHALL EXTENSIVELY PHOTOGRAPH THE SITE AND PUBLIC RIGHT-OF-WAY PRIOR TO STARTING DEMOLITION/CONSTRUCTION AS PROOF OF THE EXISTING CONDITION FOR PUBLIC WORKS DEPARTMENT.

SITE RECONSTRUCTION
CONTRACTOR SHALL RECONSTRUCT ALL DAMAGED/BROKEN CONCRETE CURB, GUTTER AND SIDEWALK ALONG PACIFIC DR. FRONTAGE. -PER CIVIL PLANS.

TREES -PROTECT CITY TREES IN PLACE
REMOVAL OF ANY CITY TREES REQUIRES PRIOR APPROVAL FROM GENERAL SERVICES DEPARTMENT.

TREES
PROVIDE TREES IN THE PARKWAY ADJOINING THIS SITE TO THE SATISFACTION OF THE CITY ARBORIST, JOHN NELSON, GENERAL SERVICES DEPARTMENT.
TEL:(949) 644-3797. APPROVAL FROM THE GENERAL SERVICES DEPARTMENT IS REQUIRED ON THE BUILDING INSPECTION CARD PRIOR TO FINAL INSPECTION.

ENCROACHMENT AGREEMENT
A CITY ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6)

ENCROACHMENT PERMIT INSPECTION
A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.

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

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

ENCROACHMENT PERMIT / AGREEMENT
PAVING MATERIAL FOR DECORATIVE CURBAGE WALK AND DRIVEWAY APPROACH SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR FOR AN ENCROACHMENT PERMIT / ENCROACHMENT AGREEMENT PRIOR TO ANY WORK IN THE PUBLIC RIGHT OF WAY. THIS WORK MUST BE COMPLETED BEFORE A BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED.

PLANNING

WALL FINISH TO PROPERTY LINE -SETBACK
SETBACKS ARE MEASURED FROM PROPERTY LINE TO FACE OF FINISH SURFACE, UNLESS OTHERWISE SPECIFIED.

BUILDING HEIGHT
BUILDING HEIGHT CERTIFICATION UPON COMPLETION OF FRAMING AND PRIOR TO INSTALLATION OF ANY ROOF MATERIAL MUST BE SUBMITTED.
A HEIGHT CERTIFICATION FROM A LICENSED ENGINEER MUST BE SUBMITTED FOR SLAB HEIGHT CERTIFICATION PRIOR TO POURING CONCRETE SLAB.

SKYLIGHTS
PER SECTION 20.65.070 D. SKYLIGHTS MAY PROJECT A MAXIMUM OF 6" ABOVE THE FINISHED SURFACE OF A CONFORMING ROOF.

CHIMNEY HEIGHT
OVERALL CHIMNEY HEIGHT FROM AN INTERIOR FIREPLACE (INCLUDING CAP AND/OR ARRESTOR) PERMITTED TO EXCEED HEIGHT LIMIT ONLY AS REQUIRED BY C.R.C. OR MANUFACTURER SPECIFICATION PLUS ADDITIONAL 12" MAXIMUM FOR CAP/SPARK ARRESTOR. THE PORTION THAT EXCEEDS HEIGHT LIMIT AND C.R.C. MINIMUM IS LIMITED NOT ONLY TO 12 INCHES IN HEIGHT BUT ALSO 2 FEET BY 4 FEET IN WIDTH AND DEPTH.

TRASH
TRASH CAN STORAGE AREA TO BE OUT OF VIEW FROM PUBLIC PLACES AND MAY NOT BE LOCATED IN REQUIRED PARKING AREAS.

WALL FINISH TO PROPERTY LINE -SETBACK
DISTANCE FROM FACE OF FOUNDATION TO PROPERTY LINE TO BE ZONING SETBACK PLUS WALL FINISH THICKNESS (MINIMUM) WHERE ADDITIONAL AREA IS LESS THAN 25%. EXIST NON CONFORMING IS ACCEPTABLE PER C.N.B.

SIDE YARD ACCESS
PER CNB 20.30.110 A. 1. ACCESS TO SIDE SETBACK AREA. ON RESIDENTIAL LOTS, REGARDLESS OF THE SETBACK AREA ENCROACHMENTS ALLOWED BY THIS SUBSECTION, A MINIMUM THIRTY-SIX (36) INCH WIDE PASSAGEWAY SHALL BE MAINTAINED WITHIN AT LEAST ONE SIDE SETBACK AREA ADJACENT TO THE PRINCIPAL STRUCTURE IN COMPLIANCE WITH THE FOLLOWING:
i. THE PASSAGEWAY SHALL BE FREE OF ANY ENCROACHMENTS OR OBSTRUCTIONS FROM GROUND LEVEL TO A HEIGHT OF EIGHT FEET, INCLUDING MECHANICAL EQUIPMENT, AND OTHER ITEMS ATTACHED TO, OR DETACHED FROM, THE PRINCIPAL STRUCTURE.
ii. FENCES AND WALLS LOCATED IMMEDIATELY ADJACENT TO THE PROPERTY LINE MAY ENCROACH UP TO SIX INCHES. NO REDUCTION OR MODIFICATION TO THIS REQUIREMENT SHALL BE ALLOWED; AND
iii. THE OPPOSITE SIDE SETBACK AREA MAY HAVE ENCROACHMENTS ALLOWED BY THIS SUBSECTION.

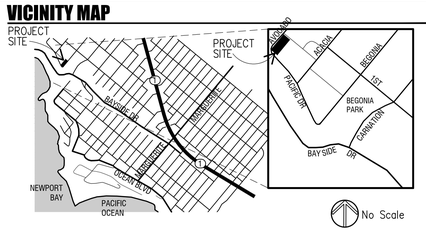
NOTES

30-DAY NOTICE OF INTENT TO EXCAVATE
CONTRACTOR SHALL USE THE CITY STANDARD FORM '30-DAY NOTICE OF INTENT TO EXCAVATE OR DEMOLISH' TO NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 30 DAYS PRIOR TO STARTING EXCAVATION, SHORING, OR COMPLETE DEMOLITION. CITY STANDARD FORM CAN BE OBTAINED AT:
HTTP://WWW.NEWPORTBEACHCA.GOV/HOME/SHOWDOCUMENT?ID=17395.
PROOF OF CERTIFIED DELIVERY IS REQUIRED AT THE TIME OF PERMIT ISSUANCE.

TIME TO COMPLETION
THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT PER NBMC SECTION 15.02.095

PROJECT INFORMATION SIGN
PROVIDE A PROJECT INFORMATION SIGN THAT COMPLIES WITH NBMC SECTION 15.60.030.

VICINITY MAP



SITE LEGEND

LINE OF BUILDING FOOTPRINT
PROERTY LINE
SETBACK LINE
A/C — AIR CONDITIONING CONDENSER. VERIFY SIZE WITH TITLE 24 REPORT. SOUND ATTENUATION DESIGN TO BE BE PROVIDED BY CONTRACTOR AT TIME OF PULLING MECHANICAL PERMIT. COMPLY WITH: CNB MUNICIPAL CODE SECTION 10.26.045 -PROVIDE ELEC. DISCONNECT, TO BE VISIBLE FROM UNIT, TO PROTECT MAINTENANCE PERSONAL DURING REPAIR OR MAINTENANCE.
PROVIDE BRINMAR SOUND BLANKET FOR SOUND COMPLIANCE (AS REQUIRED BY THE HOA)
WM — WATER METER
SCO — SEWER CLEAN OUT
SWIMMING POOL EQUIPMENT. PENTAIR VSF INTELLIFLOW PUMP OR EQUAL LESS THAN 50DB.
TREES
(279) / (280) — CONTOUR LINES (SEE TOPOGRAPHIC SURVEY AND GRADING PLANS)

ENERGY NOTES

TITLE 24 / REQUIRED SPECIAL FEATURES
SEE PAGE 2 OF THE CF1R FOR THE REQUIRED SPECIAL FEATURES:
PLEASE NOTE THE FOLLOWING FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE:
- FLOOR HAS HIGH LEVEL OF INSULATION
- NON-STANDARD DUCT LOCATION (ANY OTHER THAN ATTIC)

TITLE 24 / HERS FEATURE SUMMARY
THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE:
BUILDING LEVEL VERIFICATIONS:
- IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
- MINIMUM AIRFLOW
- VERIFIED EER
- FAN EFFICACY-WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
- --NONE--

T24 / RADIANT BARRIER
PER T24, PROVIDE RADIANT BARRIER.

COOL ROOF
PER T24, NO COOL ROOF REQUIRED

SOLAR PV
OBTAIN PERMIT FOR 2.78 KW DC SOLAR PV IN COMPLIANCE W/ CF-1R FORM.

REVISION HISTORY

CODES

ALL WORK AND MATERIALS SHALL CONFORM STRICTLY TO THE 2025 C.R.C.; 2025 C.B.C.; 2025 C.P.C.; 2025 C.E.C.; 2025 C.M.C.; 2025 CEES (CA ENERGY); 2025 C.G. (CAL GREEN); CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC); AND ALL OTHER FEDERAL, STATE AND LOCAL CODE.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT AND/OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.
SEE STRUCTURAL ENGINEERING DRAWINGS AND ENGRG DRAWINGS FOR DEFERRED SUBMITTALS. VERIFY WITH STRUCTURAL ENGINEER.

-- AUTOMATIC FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D
-- AIR CONDITIONING CONDENSER - SOUND ATTENUATION DESIGN
-- SOLAR VOLTAIC PLANS - 3.83 KW PV SYSTEM - ARE REQUIRED FOR THIS PROJECT AND MUST BE SUBMITTED AND APPROVED PRIOR TO THE ROOF SHEATHING INSPECTION

SPECIAL INSPECTIONS

SEE STRUCTURAL AND SHORING DRAWINGS FOR SPECIAL INSPECTIONS.
VERIFY WITH STRUCTURAL PLANS.

-STRUCTURAL STEEL WELDING AND HIGH STRENGTH BOLTING

HEIGHT CERTIFICATION

NOTE TO GENERAL CONTRACTOR:
HEIGHT CERTIFICATION INSPECTION IS REQUIRED

PROJECT DESCRIPTION

NEW 3-STORY SINGLE FAMILY RESIDENCE

OPEN VOLUME AREA

BUILDABLE AREA = 4,378 S.F.

4,378 x .15 = 657 S.F. MIN. REQUIRED

OPEN VOLUME 1 = ___ S.F.
OPEN VOLUME 2 = ___ S.F.
OPEN VOLUME 3 = ___ S.F.
___ S.F. OPEN VOLUME PROVIDED

= OPEN VOLUME AREA (SEE PLAN BELOW FOR LOCATIONS)
OPEN VOLUME AREA TO HAVE 5'-0" MIN WIDTH, AND HEIGHT OF 7'-6" MINIMUM.

LOT COVERAGE

SITE AREA	6,503 S.F.
BUILDING FOOTPRINT (AT EDGE OF DECKS* & EAVES)	___ S.F.
LOT COVERAGE (AT EDGE OF DECKS* & EAVES)	__%

*DECKS OVER 30" IN HEIGHT

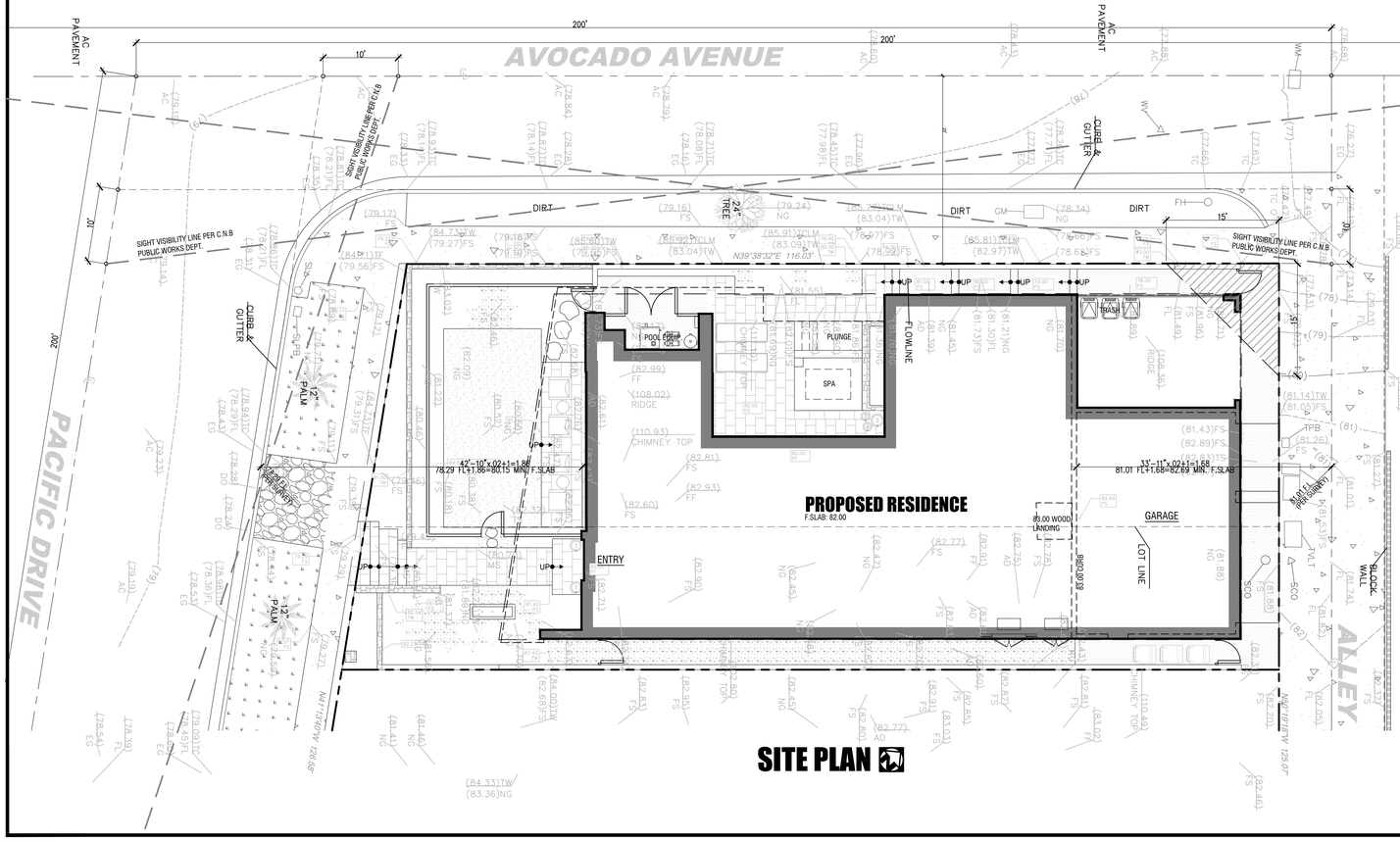
SITE SLOPE CALCULATIONS

SEE ROOF PLAN SHEET FOR SITE SLOPE CALCULATIONS

LANDSCAPE AREAS

PLANTER 1	S.F.
PLANTER BED 1	S.F.
PLANTER BED 2	S.F.
PLANTER BED 3	S.F.
	S.F. TOTAL LANDSCAPE AREA

= <500 S.F., THEREFORE, WELO NOT REQUIRED



SITE PLAN

PROJECT DATA

LEGAL DESCRIPTION:	TRACT:	BLOCK: 328	LOT:
APN#	459-101-12		
ZONE	R-1		
OCCUPANCY GROUP	R-3/U (GARAGE)		
CONSTRUCTION TYPE	TYPE VB, SPRINKLERED		
(BUILDING SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D)			
PARKING	TWO CAR GARAGE		

AREAS:

FIRST FLOOR	2,457 S.F.
SECOND FLOOR	3,395 S.F.
THIRD FLOOR	21 S.F.
GARAGE	667 S.F.
DECK AND BALCONY	611 S.F.
ROOF DECK	1,060 S.F.
TOTAL HABITABLE AREA	5,873 S.F.
TOTAL DECK AREA	1,671 S.F.
TOTAL GARAGE AREA	667 S.F.
TOTAL HABITABLE AREA + GARAGE	**6,540 S.F.**

FLOOR AREA LIMIT:
BUILDABLE AREA: 4,378 S.F.
4,378 S.F. x 1.5 = 6,567 S.F. MAX.

OWNER

. . . . . .
. . . . . .
. . . . . .
TEL: (949) 975-0123

ARCHITECT

TEALE ARCHITECTURE
2900 BRISTOL ST., BLDG A, SUITE 203
COSTA MESA, CA 92626
TEL: (949) 975-0123 EMAIL: mteale@tealearchitecture.com
MARK TEALE . ARCHITECT C-22162

CONTRACTOR

NOT YET SELECTED

STRUCTURAL ENGINEER

PATEL BURICA & ASSOCIATES, INC.
9283 RESEARCH DRIVE, IRVINE, CA 92618
TEL: (949) 943-8080
EMAIL: spatel@pbastructural.com
SHARAD PATEL, PE LICENSE #S-4488

CIVIL ENGINEER

THOMAS RUIZ
FORKERT ENGINEERING & SURVEYING, INC.
22311 BROOKHURST ST., STE 203, HUNTINGTON BEACH, CA 92646
TEL: (714) 963-6793
FAX: (714) 963-7296

LANDSCAPE ARCHITECT

CEDAR SOCIETY STUDIO
P015091
NEWPORT BEACH, CA 92659
TEL: (949) 903-4771
BENJAMIN MONTRELLA #5819

SURVEYOR

APEX LAND SURVEYING, INC.
HUNTINGTON BEACH, CA 92646
TEL: (714) 488-5006 EMAIL: APEXLSINC@GMAIL.COM
PAUL CRAFT OR CHAD ROSELL

GEOTECHNICAL ENGINEER

NOT YET SELECTED
...
...
...

SHEET INDEX

A-1	SITE PLAN, PROJECT DATA
A-1.1	RESIDENTIAL CONSTRUCTION & CAL GREEN RESIDENTIAL MIN. REQ'S
A-1.2	GENERAL NOTES, TYPICAL SYMBOLS, CITY FORMS, SPA MIN. REQ'S
A-2	FIRST FLOOR PLAN
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A-2.2	DOOR AND WINDOW SCHEDULES
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A-3	EXTERIOR ELEVATIONS
A-4	BUILDING SECTIONS
A-4.1	BUILDING SECTIONS
A-5	FIRST FLOOR ELECTRICAL PLAN / REFLECTED CEILING PLAN / CONCEPT DUCTING LAYOUT
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S-4	STRUCTURAL DETAILS
C-2	GRADING PLAN
1 of 1	TOPOGRAPHIC SURVEY

TEALE ARCHITECTURE
2900 Bristol Street
Building A, Suite 203
Costa Mesa, Ca 92626
Tel: 949 . 975 . 0123
tealearchitecture.com

ALL DRAWINGS, SPECIFICATIONS AND COMPUTER FILES ARE INSTRUMENTS OF SERVICE OF THE ARCHITECT AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND DEVELOPED EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE HEREBY RESERVED BY THE ARCHITECT. ALL DRAWINGS, SPECIFICATIONS AND COMPUTER FILES SHALL BE RETURNED TO THE ARCHITECT UPON DEMAND AT THE COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE, WITHOUT SPECIFIC WRITTEN VERIFICATION AND ADAPTATION BY THE ARCHITECT FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT. USER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AGAINST ALL CLAIMS, COSTS, SETTLEMENTS, AND JUDGMENTS ARISING FROM ANY SUCH USE.

LICENSED ARCHITECT MARK TEALE No. C 22162 Ren. 7/31/27 STATE OF CALIFORNIA

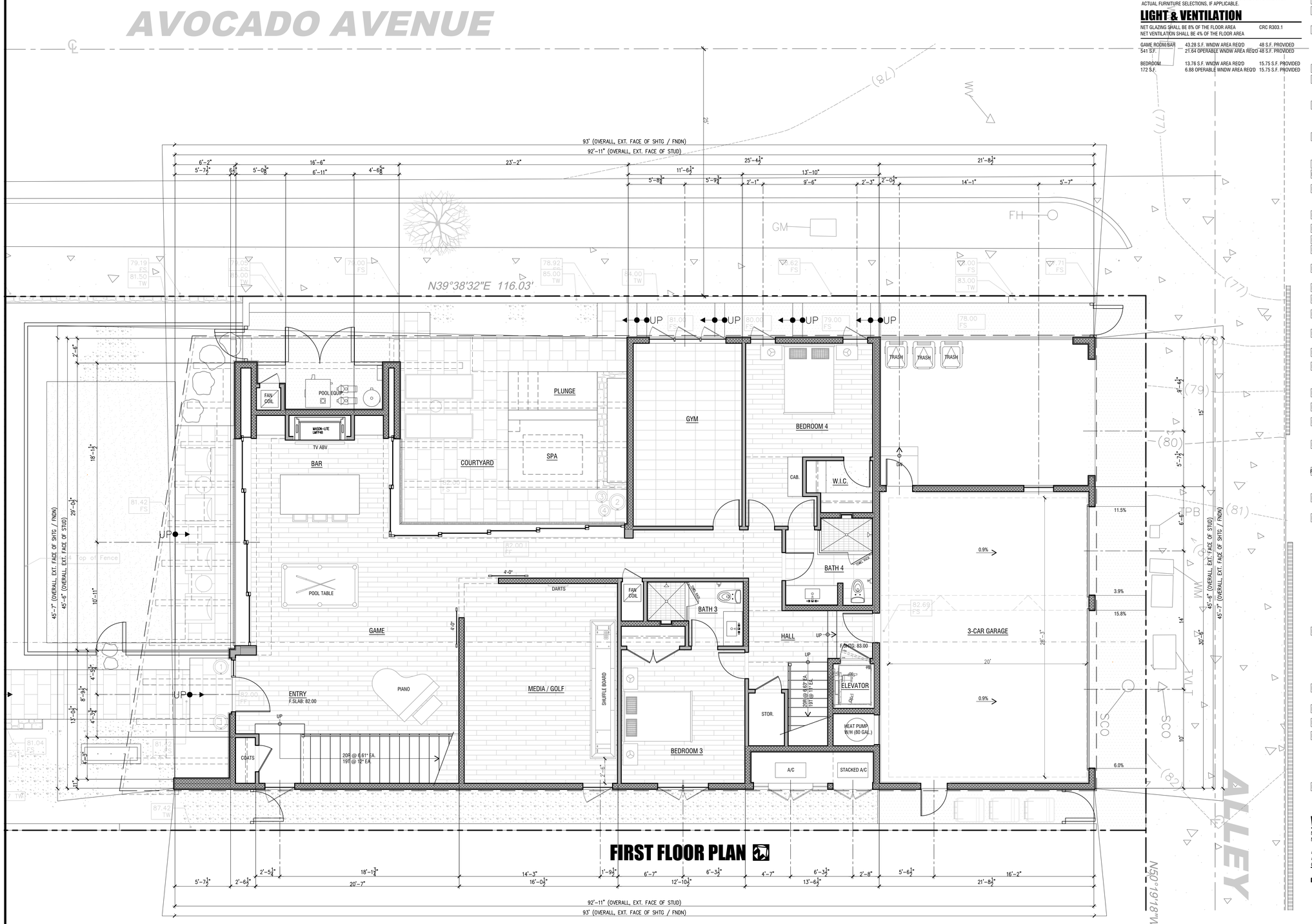
PROJECT
ENGSTROM _2200 PACIFIC
2200 PACIFIC DR
CORONA DEL MAR, CA 92625
... PLAN CHECK #

SHEET
SITE PLAN
PROJECT DATA

REVISIONS:

START DATE: DATE
SCALE: 1/8" - 1'-0"
SHEET
A-1

1/16/2026 10:20:27 AM



INTERIOR DESIGN

FLOOR FINISH:
FLOOR FINISHES SHOWN ON ARCHITECTURAL FLOOR PLANS ARE GRAPHIC REPRESENTATIONS ONLY. REFER TO INTERIOR DESIGNER OR OWNER FOR ACTUAL MATERIAL SPECIFICATIONS.

FURNITURE:
FURNITURE SHOWN ON ARCHITECTURAL FLOOR PLANS ARE GRAPHIC REPRESENTATIONS ONLY. REFER TO INTERIOR DESIGNER OR OWNER FOR ACTUAL FURNITURE SELECTIONS, IF APPLICABLE.

LIGHT & VENTILATION

NET GLAZING SHALL BE 8% OF THE FLOOR AREA — CRC R303.1
NET VENTILATION SHALL BE 4% OF THE FLOOR AREA

GAME ROOM/BAR 541 S.F.	43.28 S.F. WNDW AREA REQ'D 21.64 OPERABLE WNDW AREA REQ'D	48 S.F. PROVIDED 48 S.F. PROVIDED
BEDROOM 172 S.F.	13.76 S.F. WNDW AREA REQ'D 6.88 OPERABLE WNDW AREA REQ'D	15.75 S.F. PROVIDED 15.75 S.F. PROVIDED

KEY NOTES -FLOOR PLAN

F1 2x6 WOOD FRAMING AT 16"o.c. PER C.R.C. w/
INTERIOR WALL -5/8" GYPSUM BOARD, SMOOTH FINISH
PTDF SILL PLATE AT CONCRETE SLAB. INSULATION PER T-24 SHEET.
INSULATION THROUGHOUT ALL INTERIOR WALLS AND FLOOR.
PROVIDE EL & EL 5.25" S4S NOTCHED MODERN BASEBOARD - 392MUL-5, UNLESS OTHERWISE NOTED BY INTERIOR DESIGNER.

F2 2x4 WOOD FRAMING AT 16"o.c. PER C.R.C. -SEE NOTE 1 ABOVE.

F3 5/8" TYPE "X" GYPSUM BOARD AT WALLS THROUGHOUT GARAGE TO HOUSE.
5/8" TYPE "X" GYPSUM BOARD AT CEILING. (PROVIDE 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD AT CEILING WHEN TRUSS JOISTS ARE USED.)

F4 PLUMBING FIXTURES AS SELECTED BY OWNER OR ARCHITECT.
1.28 GALLONS PER FLUSH W/C -SEE PLUMBING SYMBOLS 5--A-1.1.
-PLUMBER AND MECHANICAL SUBCONTRACTOR SHALL COORDINATE VENT LOCATIONS TO AVOID SOLAR PANEL ARRAY. VENTS IN THIS AREA SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. FAILURE TO DO THIS WILL REQUIRE REMOVAL AT THE COST OF THE CONTRACTOR.

F5 30"x30" ATTIC ACCESS WITH 30" MINIMUM HEADROOM ABOVE CEILING

F6 TEMPERED GLASS SHOWER ENCLOSURE AND DOOR TO 6'-0" ABOVE THE DRAIN. DOOR SHALL SWING OUT. PROVIDE 28" MINIMUM WIDE DOOR. NET AREA OF SHOWER ENCLOSURE SHALL NOT BE LESS THAN 1,024 SQ. INCH (7.1 SQ. FT.) OF FLOOR AREA, AND A MINIMUM OF 30 INCHES DIAMETER CIRCLE.

F7 TUB / SHOWER OR SHOWER SURROUND WITH CERAMIC TILE WALLS "MUDSET" WITH CEMENT PLASTER BACKING o/ WATERPROOF (W/P) MEMBRANE TO +72" MIN. ABOVE THE DRAIN PER TILE COUNCIL OF NORTH AMERICA. INSTALL W/P PER ICC ESR-1058. SHOWER HEAD AT +80" A.F.F. PROVIDE BID FOR ONE SOAP NICHE MINIMUM 18" HIGH 13" WIDE - LOCATION TO BE VERIFIED IN FIELD.

F8 HEAT PUMP WATER HEATER. PROVIDE P & T VALVE WITH DRAIN TO OUTSIDE. ANCHOR PER MANUF. PROVIDE HORIZONTAL VENT TO OUTSIDE. INSTALL ISOLATION/SERVICE VALVES. SEE DETAIL 15/AD1 FOR MORE INFO. SEE T24 FOR TANK SIZE.

F9 APPLIANCES PER OWNER.

F9A APPLIANCES PER OWNER. PROVIDE VENTING FOR COOKING. SEE ELECTRICAL PLANS A-5.

F10 HARDWIRED SMOKE DETECTOR w/BATTERY BACKUP BATTERY OPERATED SMOKE DETECTOR. CARBON MONOXIDE DETECTOR - HARDWIRED U.N.O - LOCATE NEAR BEDROOMS & AWAY FROM GAS APPLIANCES AS PER MANUF.'S RECOMMENDATIONS

F11 PROVIDE RECEPTACLES AND LIGHTING PER CODE. LOCATIONS SHOWN FOR CONCEPT ONLY. VERIFY WITH OWNER. SEE SHEET A-5 FOR ADD'L INFORMATION.

F12 CLOSET SHELF AND POLE - CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR CABINETRY CLOSET ORGANIZER IN THE MASTER CLOSET.

F13 --NOT USED

F14 HEATING AND AIR CONDITIONING UNIT. FAN COIL
SEE DETAIL FOR ADDITIONAL INFO: 14/AD1

F15 4" DIA. DRYER VENT. VENT TO OUTSIDE AIR W/ BACKDRAFT DAMPER. VENT TERMINATION MUST BE NOT LESS THAN 3 FT. FROM OPERABLE WINDOW/DOOR OPENINGS. CMC502.2.1.

F16 WASHER AND DRYER HOOKUP. LEVER FAUCETS

F17 COLD WATER STUD-OUT AND SHUT OFF VALVE IN CABINET ADJACENT TO REFRIGERATOR FOR ICE MAKER.

F18 3" DIAMETER GALVANIZED STEEL PIPE POST. 36" HIGH.
SEE FOUNDATION PLAN. SEE DETAIL: 21/AD1

F19 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. CRC R302.7

F20 GARAGE DOOR WITH WEATHERSTRIPPING ALL AROUND.
AS SELECTED BY OWNER.

F21 NEW STAIRS -SEE SYMBOLS -SHEET A-1.1
-WOOD HANDRAIL +36" A.F.F.
ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE (11 LUX) AT THREADS AND LANDINGS. CRC R303.6

F22 GUARD +42" A.F.F. OPENINGS (AS OCCUR) BETWEEN PICKETS (AS OCCUR) SHALL PRECLUDE THE PASSAGE OF A 4" DIA. SPHERE.

F23 VELUX-VSE DUAL-PANE SKYLIGHT WITH ELECTRICAL OPERATION. (SEE ROOF PLAN FOR SIZE.) INSTALL PER MANUFACTURER RECOMMENDATIONS

F24 20 FT. CONTINUOUS #4 REBAR UFER GROUND IN FOOTING. STUB OUT 3" ABOVE FINISH SURFACE. MAINTAIN 3 FT. CLEAR FROM FACE OF ELECTRICAL PANEL TO ANY WALL SURFACE OR OBSTRUCTION.

F25 DECK: TILE o/MORTAR BED o/ENKADRAIN o/WATERPROOF MEMBRANE PER T.C.N.A. RECOMMENDATIONS. 1/4" PER FOOT MINIMUM SLOPE. @ROP DECK SHTG 2-1/2" FROM FLOOR SHTG AT WALL EDGE TO ACCOMODATE FOR 1-1/2" MORTAR BED AND TILE)

F25A DECK: WESTCOAT SPECIALTY COATINGS. WESTCOAT ALX CLASS A DECK WATERPROOFING. INSTALL PER MANUFACTURER AND UES 587. 1/4" PER FOOT MINIMUM SLOPE. @ROP DECK SHTG 1-1/2" FROM FLOOR SHTG AT WALL EDGE TO ACCOMODATE FOR 1" DECK FINISH)

F26 WATERPROOFING. SEE "WATERPROOF MEMBRANE" SPECIFICATION SHEET A-1.2. TYPICAL INDICATES MIRADRAIN SHORING CONDITION. FRENCH DRAIN INDICATES TRADITIONAL SLOPE CUT BACK.

F27 WHOLE HOUSE VENTILATION. (NEW CONST AND ADDITIONS >1,000 SF)
PROVIDE A WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM IN ACCORDANCE WITH THE T24 ENERGY CALCULATIONS:
WHOLE BUILDING VENTILATION SHALL BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED. NATURAL VENTILATION THROUGH DOORS/WINDOWS OR CONTINUOUS OPERATION OF FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATIONS SYSTEMS ARE NOT A PERMISSIBLE METHODS OF PROVIDING WHOLE-BUILDING VENTILATION. BEES 150(o), EXC.. 5 TO 152(A) & ASHRAE STD. 62.2

PROVIDE 123 CFM MIN. EXHAUST FAN PER ENERGY CALCS., 1 SONE PERMANENTLY ON WITH A NOTE ON THE SWITCH STATING "VENTILATION CONTROL" "CONTINUOUS OPERATION REQUIRED WHEN THE HOUSE IS IN USE." SEE SECOND FLOOR PLAN FOR WHOLE HOUSE VENTILATION FAN.
PROVIDE PANASONIC WHISPERGREEN SELECT FAN 130 CFM.

SEE KEYNOTE E3 (A-5.1) FOR ADDITIONAL INFORMATION.

F28 PREMANUFACTURED SEALED DIRECT VENT GAS BURNING FIREPLACE.
-PROVIDE CLEARANCE TO COMBUSTIBLES PER MANUFACTURER AND CODE.
-INSTALL PER MANUFACTURERS INSTALLATION SPECIFICATIONS.
-CONTRACTOR TO PROVIDE FIELD INSPECTOR WITH COPY OF LISTING BY APPROVED LISTING AGENCY (ICC-ES, WARNOCK-HERSHEY, INTERTEK)
-MAJESTIC ECHELON II. PASSIVE HEAT KIT UL LISTED AND TESTED UNDER: ANSI Z21.88-2017 • CSA 2.33-2017 STANDARDS.
-WHEN TV IS RECESSED ABOVE FIREPLACE, PROVIDE STEEL STUD FRAMING - PROVIDE FLUSH VENT WHERE A WALL VENT IS SHOWN ON EXTERIOR ELEV.S

F29 ELEVATOR. SEE SPEC'S, SHEET A-5. SEE DETAILS: 16/AD1 18/AD1 19/AD1
ELEVATOR AND ELEVATOR DOORS SHALL COMPLY WITH ASME A17.1. INSTALL PER MANUFACTURER'S SPECIFICATION.

F30 CONTRACTOR TO PROVIDE EPOXY FINISH ON GARAGE FLOOR. COLOR TO BE APPROVED BY CLIENT.

F31 SOLAR PANEL ARRAY ON ROOF ABOVE.
SEE KEYNOTE F4 ABOVE TO ADDITIONAL INFORMATION.

F32 PROVIDE 2X8 CONTINUOUS GRAB BAR REINFORCING: ON ALL SHOWER WALLS & AT WATER CLOSET ON BOTH SIDES OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. REINFORCING TO BE LOCATED BETWEEN 32" & 39 1/4" ABV THE FINISHED FLOOR AND FLUSH W/ THE WALL FRAMING. INFORMATION IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL PER THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPER 4, DIVISION 4.4 (CRC R327.1). SEE 68/AD3

F33 DOORBELL, IF PROVIDED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FIN. SURFACE, MEASURED FROM THE TOP OF THE DOORBELL ASSEMBLY. (CRC 327.1.4)

WALL LEGEND

NOTE: VERIFY OVERALL DIMENSIONS PRIOR TO STARTING WORK.
NOTIFY ARCHITECT IMMEDIATELY SHOULD THERE BE ANY DISCREPANCY.

ALL INTERIOR DIMENSIONS SHOWN ARE TO FACE OF STUD U.N.O.
ALL EXTERIOR DIMENSIONS SHOWN ARE TO EXT. FACE OF STUD U.N.O.
OVERALL EXTERIOR DIMENSIONS ARE TO EXT. FACE OF SHTG / FOOTING AS INDICATED

- NEW INTERIOR 2x4 STUD WALL FRAMING AT 16"o.c. U.N.O. -SEE STRUCTURAL DRAWINGS. -5/8" GYPSUM BOARD INTERIOR WALLS, SMOOTH FINISH -PROVIDE, AT MOIST AREAS, WATER RESISTANT "GREEN" GYPSUM BOARD -GREEN BOARD NOT ACCEPTABLE IN SHOWERS OR TUB SURROUNDS. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE TO HOUSE. PROVIDE WATERPROOF MEMBRANE "BUILDING PAPER" BELOW ALL EXTERIOR WALL FINISHES. 2x FRAMING AT 16"o.c. -SEE STRUCTURAL, PROVIDE 8" WOOD TO EARTH SEPARATION OR PRESSURE TREATED WOOD. WOOD LOCATED ON CONCRETE SLAB SHALL BE PRESSURE TREATED.
- NEW EXTERIOR 2x4 STUD WALL FRAMING AT 16"o.c. U.N.O. --EXTERIOR WALLS (WITH WOOD SIDING) TO HAVE 1/2" PLYWOOD AT EXTERIOR SIDE. PROVIDE TWO LAYERS GRADE D PAPER OVER ALL WOOD BASE SHEATHING. 1" SHOWN FOR EXTERIOR FINISH -SEE STRUCT. DWGS --EXTERIOR WALLS (WITH EXTERIOR PLASTER) TO HAVE WOOD STRIP FURRING AT EXTERIOR SIDE. PROVIDE TWO LAYERS GRADE D PAPER OVER ALL WOOD BASE SHEATHING. 1" SHOWN FOR EXTERIOR FINISH -SEE STRUCT. DWGS
- NEW 2x6 STUD WALL FRAMING AT 16"o.c. U.N.O. -SEE NOTES ABOVE.
- NEW 2x8 STUD WALL FRAMING AT 16"o.c. U.N.O. -SEE NOTES ABOVE.
- NEW 2x10 STUD WALL FRAMING AT 16"o.c. U.N.O. -SEE NOTES ABOVE.
- CONCRETE BLOCK WALL

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LICENSED ARCHITECT
MARK TEALE
No. C 22162
Ren. 7/31/27
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PROJECT
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2200 PACIFIC DR
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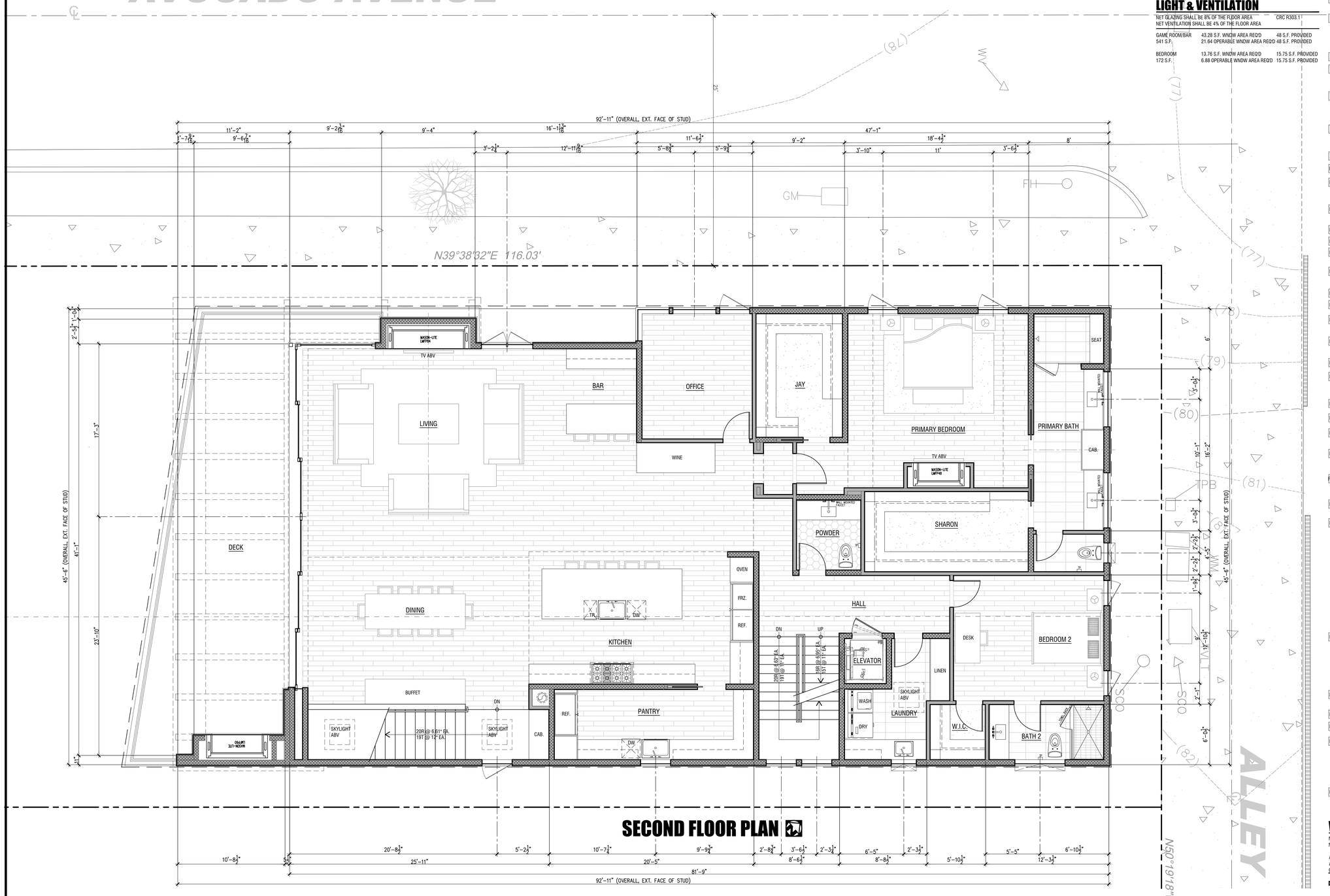
APN: ....

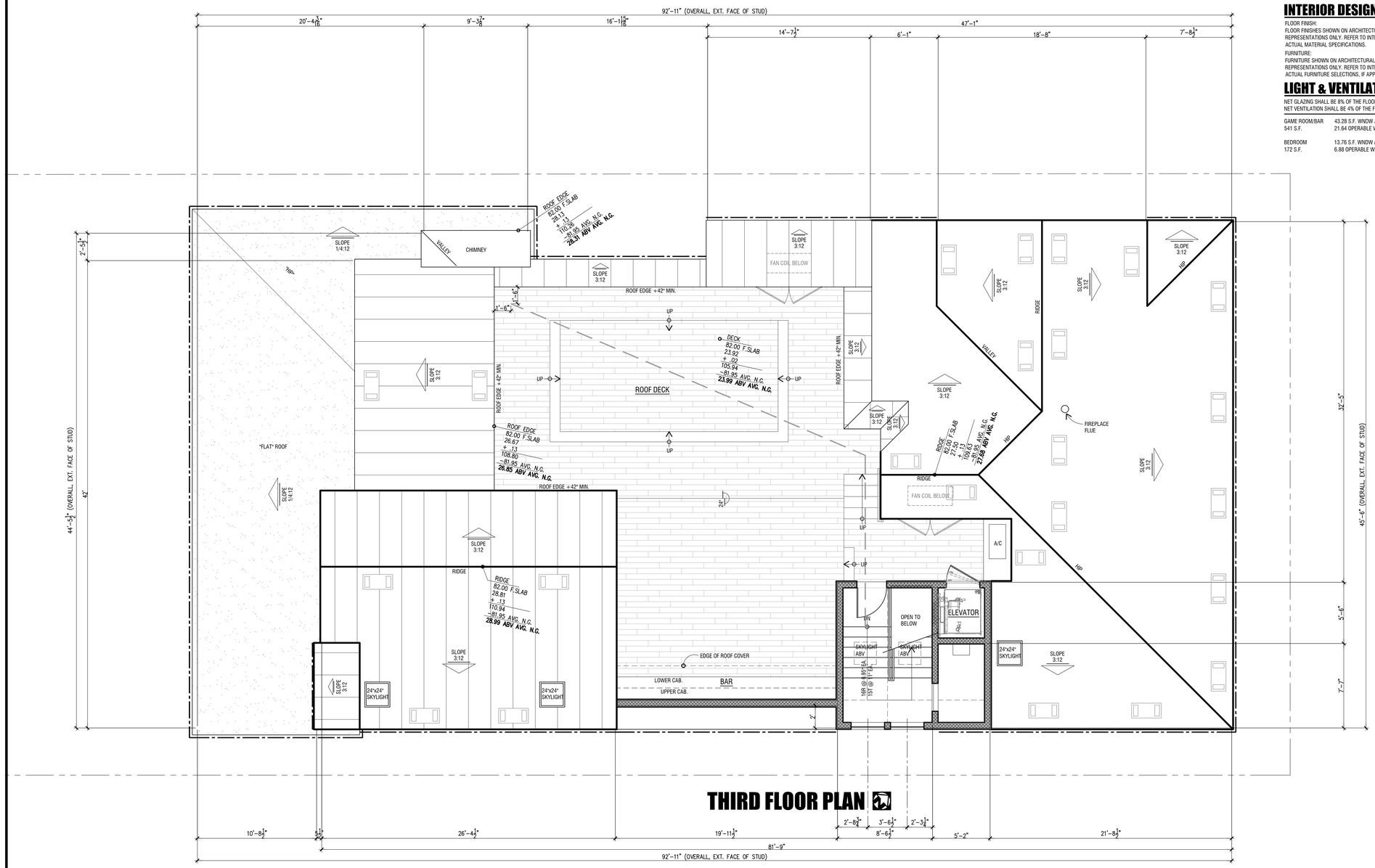
SHEET
FIRST FLOOR PLAN

REVISIONS:

START DATE: 12/1/2025
SCALE: 1/4" - 1'-0"
SHEET
A-2

1/16/2026 10:03:05 AM


AVOCADO AVENUE
N39°38'32"E 116.03'
N50°19'18"W 125.07'
ALLEY
92'-11" (OVERALL, EXT. FACE OF STUD)
81'-9"
45'-6" (OVERALL, EXT. FACE OF STUD)
LIVING
BAR
OFFICE
JAY
PRIMARY BEDROOM
PRIMARY BATH
SEAT
CAB.
WINE
TV ABV
MASON-LITE LMTP48
POWDER
SHARON
DECK
DINING
KITCHEN
OVEN
FRZ.
REF.
DW
HALL
ELEVATOR
DESK
BEDROOM 2
LINEN
BUFFET
PANTRY
SKYLIGHT ABV
LAUNDRY
WASH
DRY
W.I.C.
BATH 2
SCO
SCO
SCO



THIRD FLOOR PLAN

LEGEND

- D.D. — DECK DRAIN. SEE DETAIL 17/AD2 & 19/AD2
- +2" OVERFLOW — DECK DRAIN OVERFLOW, TO BE PIPED SEPARATELY FROM DECK DRAIN. SEE DETAIL 16/AD2
- ROOF VENT. SEE KEYNOTE R9, THIS SHEET.
- D.S. — GUTTER AND DOWNSPOUT

KEY NOTES -ROOF PLAN

- R1 LINE OF WALL BELOW
- R2 NEW ROOFING o/30# FELT o/ROOF SHEATHING -SEE MATERIAL SPECIFICATIONS, SHEET A-3
- R3 EXTERIOR PLASTER o/METAL LATH o/BUILDING PAPER STUCCO FINISH AS INDICATED ON ELEVATIONS BITUTHENE WATERPROOF MEMBRANE UNDER BUILDING PAPER ON HORIZONTAL (OR NOT VERTICAL) PLASTER PLANES
- R4 WOOD FASCIA -PAINT
- R5 CORROSION RESISTANT SHEET METAL GUTTER AND DOWNSPOUT
- R6 DECORATIVE ATTIC VENTILATION -SEE LEGEND A-1 -SEE DETAILS
- R7 DECORATIVE CHIMNEY CAP AND SPARK ARRESTOR PER MANUFACTURER RECOMMENDATIONS. SEE A-1 FOR CITY HEIGHT REQUIREMENTS.
- R8 CORROSION RESISTANT SADDLE FLASHING INSTALL PER SMACNA RECOMMENDATIONS -PAINT
- R9 ROOF VENT(S) (OHAGINS TEMPERED FLAT OR EQUAL) REQUIRED ROOF VENTILATION -SEE CALCULATIONS BELOW. ROOF VENT: CORROSION RESTANT METAL -PAINT TO MATCH ROOFING BACKED WITH 1/4" MESH GALV. WIRE CLOTH. 1/8" MINIMUM OPENINGS. (20/AD1)

INTERIOR DESIGN

FLOOR FINISH:
FLOOR FINISHES SHOWN ON ARCHITECTURAL FLOOR PLANS ARE GRAPHIC REPRESENTATIONS ONLY. REFER TO INTERIOR DESIGNER OR OWNER FOR ACTUAL MATERIAL SPECIFICATIONS.

FURNITURE:
FURNITURE SHOWN ON ARCHITECTURAL FLOOR PLANS ARE GRAPHIC REPRESENTATIONS ONLY. REFER TO INTERIOR DESIGNER OR OWNER FOR ACTUAL FURNITURE SELECTIONS, IF APPLICABLE.

LIGHT & VENTILATION

NET GLAZING SHALL BE 8% OF THE FLOOR AREA — CRC R303.1
NET VENTILATION SHALL BE 4% OF THE FLOOR AREA

GAME ROOM/BAR 541 S.F.	43.28 S.F. WNDW AREA REQ'D 21.64 OPERABLE WNDW AREA REQ'D	48 S.F. PROVIDED 48 S.F. PROVIDED
BEDROOM 172 S.F.	13.76 S.F. WNDW AREA REQ'D 6.88 OPERABLE WNDW AREA REQ'D	15.75 S.F. PROVIDED 15.75 S.F. PROVIDED

KEY NOTES -FLOOR PLAN

- F1 2x6 WOOD FRAMING AT 16"o.c. PER C.R.C. w/ INTERIOR WALL -5/8" GYPSUM BOARD, SMOOTH FINISH PTDF SILL PLATE AT CONCRETE SLAB. INSULATION PER T-24 SHEET. INSULATION THROUGHOUT ALL INTERIOR WALLS AND FLOOR. PROVIDE EL & EL 5.25" S4S NOTCHED MODERN BASEBOARD - 392MUL-5, UNLESS OTHERWISE NOTED BY INTERIOR DESIGNER.
- F2 2x4 WOOD FRAMING AT 16"o.c. PER C.R.C. -SEE NOTE 1 ABOVE.
- F3 5/8" TYPE "X" GYPSUM BOARD AT WALLS THROUGHOUT GARAGE TO HOUSE. 5/8" TYPE "X" GYPSUM BOARD AT CEILING. (PROVIDE 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD AT CEILING WHEN TRUSS JOISTS ARE USED.)
- F4 PLUMBING FIXTURES AS SELECTED BY OWNER OR ARCHITECT. 1.28 GALLONS PER FLUSH W/C -SEE PLUMBING SYMBOLS 5 -A-1.1. -PLUMBER AND MECHANICAL SUBCONTRACTOR SHALL COORDINATE VENT LOCATIONS TO AVOID SOLAR PANEL ARRAY. VENTS IN THIS AREA SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. FAILURE TO DO THIS WILL REQUIRE REMOVAL AT THE COST OF THE CONTRACTOR.
- F5 30"x30" ATTIC ACCESS WITH 30" MINIMUM HEADROOM ABOVE CEILING
- F6 TEMPERED GLASS SHOWER ENCLOSURE AND DOOR TO 6'-0" ABOVE THE DRAIN. DOOR SHALL SWING OUT. PROVIDE 28" MINIMUM WIDE DOOR. NET AREA OF SHOWER ENCLOSURE SHALL NOT BE LESS THAN 1,024 SQ. INCH (7.1 SQ. FT.) OF FLOOR AREA, AND A MINIMUM OF 30 INCHES DIAMETER CIRCLE.
- F7 TUB / SHOWER OR SHOWER SURROUND WITH CERAMIC TILE WALLS "MUDSET" WITH CEMENT PLASTER BACKING o/ WATERPROOF (W/P) MEMBRANE TO +72" MIN. ABOVE THE DRAIN PER TILE COUNCIL OF NORTH AMERICA. INSTALL W/P PER ICC ESR-1058. SHOWER HEAD AT +80" A.F.F. PROVIDE BID FOR ONE SOAP NICHE MINIMUM 18" HIGH 13" WIDE - LOCATION TO BE VERIFIED IN FIELD.
- F8 HEAT PUMP WATER HEATER. PROVIDE P & T VALVE WITH DRAIN TO OUTSIDE. ANCHOR PER MANUF. PROVIDE HORIZONTAL VENT TO OUTSIDE. INSTALL ISOLATION/SERVICE VALVES. SEE DETAIL (15/AD1) FOR MORE INFO. SEE T24 FOR TANK SIZE.
- F9 APPLIANCES PER OWNER.
- F9A APPLIANCES PER OWNER. PROVIDE VENTING FOR COOKING. SEE ELECTRICAL PLANS A-5.
- F10 HARDWIRED SMOKE DETECTOR w/BATTERY BACKUP BATTERY OPERATED SMOKE DETECTOR. CARBON MONOXIDE DETECTOR - HARDWIRED U.N.O - LOCATE NEAR BEDROOMS & AWAY FROM GAS APPLIANCES AS PER MANUF.'S RECOMMENDATIONS
- F11 PROVIDE RECEPTACLES AND LIGHTING PER CODE. LOCATIONS SHOWN FOR CONCEPT ONLY. VERIFY WITH OWNER. SEE SHEET A-5 FOR ADDL INFORMATION.
- F12 CLOSET SHELF AND POLE - CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR CABINETRY CLOSET ORGANIZER IN THE MASTER CLOSET.
- F13 --NOT USED
- F14 HEATING AND AIR CONDITIONING UNIT, FAN COIL SEE DETAIL FOR ADDITIONAL INFO: (14/AD1)
- F15 4" DIA. DRYER VENT. VENT TO OUTSIDE AIR W/ BACKDRAFT DAMPER. VENT TERMINATION MUST BE NOT LESS THAN 3 FT. FROM OPERABLE WINDOW/DOOR OPENINGS. CMC502.2.1.
- F16 WASHER AND DRYER HOOKUP. LEVER FAUCETS
- F17 COLD WATER STUD-OUT AND SHUT OFF VALVE IN CABINET ADJACENT TO REFRIGERATOR FOR ICE MAKER.
- F18 3" DIAMETER GALVANIZED STEEL PIPE POST. 36" HIGH. SEE FOUNDATION PLAN. SEE DETAIL: (21/AD1)
- F19 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. CRC R302.7
- F20 GARAGE DOOR WITH WEATHERSTRIPPING ALL AROUND. AS SELECTED BY OWNER.
- F21 NEW STAIRS -SEE SYMBOLS -SHEET A-1.1 -WOOD HANDRAIL + 36" A.F.F. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE (11 LUX) AT THREADS AND LANDINGS. CRC R303.6
- F22 GUARD +42" A.F.F. OPENINGS (AS OCCUR) BETWEEN PICKETS (AS OCCUR) SHALL PRECLUDE THE PASSAGE OF A 4" DIA. SPHERE.
- F23 VELUX VSE DUAL-PANE SKYLIGHT WITH ELECTRICAL OPERATION. (SEE ROOF PLAN FOR SIZE.) INSTALL PER MANUFACTURER RECOMMENDATIONS
- F24 20 FT. CONTINUOUS #4 REBAR U/ER GROUND IN FOOTING. STUB OUT 3" ABOVE FINISH SURFACE. MAINTAIN 3 FT. CLEAR FROM FACE OF ELECTRICAL PANEL TO ANY WALL SURFACE OR OBSTRUCTION.
- F25 DECK: TILE o/MORTAR BED o/ENKADRAIN o/WATERPROOF MEMBRANE PER T.C.N.A. RECOMMENDATIONS. 1/4" PER FOOT MINIMUM SLOPE. (DROP DECK SHT'G 2-1/2" FROM FLOOR SHT'G AT WALL EDGE TO ACCOMODATE FOR 1-1/2" MORTAR BED AND TILE)
- F25A DECK: WESTCOAT SPECIALTY COATINGS. WESTCOAT ALX CLASS A DECK WATERPROOFING. INSTALL PER MANUFACTURER AND UES 587. 1/4" PER FOOT MINIMUM SLOPE. (DROP DECK SHT'G 1-1/2" FROM FLOOR SHT'G AT WALL EDGE TO ACCOMODATE FOR 1" DECK FINISH)
- F26 WATERPROOFING. SEE "WATERPROOF MEMBRANE" SPECIFICATION SHEET A-1.2. TYPICAL INDICATES MIRADRAIN SHORING CONDITION. FRENCH DRAIN INDICATES TRADITIONAL SLOPE CUT BACK.
- F27 WHOLE HOUSE VENTILATION. (NEW CONST AND ADDITIONS >1,000 SF) PROVIDE A WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM IN ACCORDANCE WITH THE T24 ENERGY CALCULATIONS: WHOLE BUILDING VENTILATION SHALL BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED. NATURAL VENTILATION THROUGH DOORS/WINDOWS OR CONTINUOUS OPERATION OF FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATIONS SYSTEMS ARE NOT A PERMISSIBLE METHODS OF PROVIDING WHOLE-BUILDING VENTILATION. BEES 150(o), EXC.. 5 TO 152(A) & ASHRAE STD. 62.2

  PROVIDE 123 CFM MIN. EXHAUST FAN PER ENERGY CALCS., 1 SONE PERMANENTLY ON WITH A NOTE ON THE SWITCH STATING "VENTILATION CONTROL" "CONTINUOUS OPERATION REQUIRED WHEN THE HOUSE IS IN USE." SEE SECOND FLOOR PLAN FOR WHOLE HOUSE VENTILATION FAN. PROVIDE PANASONIC WHISPERGREEN SELECT FAN 130 CFM.

  SEE KEYNOTE E3 (A-5.1) FOR ADDITIONAL INFORMATION.
- F28 PREMANUFACTURED SEALED DIRECT VENT GAS BURNING FIREPLACE. -PROVIDE CLEARANCE TO COMBUSTIBLES PER MANUFACTURER AND CODE. -INSTALL PER MANUFACTURERS INSTALLATION SPECIFICATIONS. -CONTRACTOR TO PROVIDE FIELD INSPECTOR WITH COPY OF LISTING BY APPROVED LISTING AGENCY (ICC-ES, WARNOCK-HERSHEY, INTERTEK) -MAJESTIC ECHELON II. PASSIVE HEAT KIT UL LISTED AND TESTED UNDER: ANSI Z21.88-2017 • CSA 2.33-2017 STANDARDS. -WHEN TV IS RECESSED ABOVE FIREPLACE, PROVIDE STEEL STUD FRAMING -PROVIDE FLUSH VENT WHERE A WALL VENT IS SHOWN ON EXTERIOR ELEV.S
- F29 ELEVATOR. SEE SPECS, SHEET A-5. SEE DETAILS (16/AD1) (18/AD1) (19/AD1) ELEVATOR AND ELEVATOR DOORS SHALL COMPLY WITH ASME A17.1. INSTALL PER MANUFACTURER'S SPECIFICATION.
- F30 CONTRACTOR TO PROVIDE EPOXY FINISH ON GARAGE FLOOR. COLOR TO BE APPROVED BY CLIENT.
- F31 SOLAR PANEL ARRAY ON ROOF ABOVE. SEE KEYNOTE F4 ABOVE TO ADDITIONAL INFORMATION.
- F32 PROVIDE 2X8 CONTINUOUS GRAB BAR REINFORCING ON ALL SHOWER WALLS & AT WATER CLOSET ON BOTH SIDES OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. REINFORCING TO BE LOCATED BETWEEN 32" & 39 1/4" ABV THE FINISHED FLOOR AND FLUSH W/ THE WALL FRAMING. INFORMATION IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL PER THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPER 4, DIVISION 4.4 (CRC R327.1). SEE (6/AD3)
- F33 DOORBELL, IF PROVIDED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FIN. SURFACE, MEASURED FROM THE TOP OF THE DOORBELL ASSEMBLY. (CRC 327.1.4)

WALL LEGEND

NOTE: VERIFY OVERALL DIMENSIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT IMMEDIATELY SHOULD THERE BE ANY DISCREPANCY.

ALL INTERIOR DIMENSIONS SHOWN ARE TO FACE OF STUD, U.N.O.
ALL EXTERIOR DIMENSIONS SHOWN ARE TO EXT. FACE OF STUD, U.N.O.
OVERALL EXTERIOR DIMENSIONS ARE TO EXT. FACE OF SHTG / FOOTING AS INDICATED

- NEW INTERIOR 2x4 STUD WALL FRAMING AT 16"o.c. U.N.O. -SEE STRUCTURAL DRAWINGS. -5/8" GYPSUM BOARD INTERIOR WALLS, SMOOTH FINISH -PROVIDE, AT MOIST AREAS, WATER RESISTANT "GREEN" GYPSUM BOARD -GREEN BOARD NOT ACCEPTABLE IN SHOWERS OR TUB SURROUNDS. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE TO HOUSE. PROVIDE WATERPROOF MEMBRANE "BUILDING PAPER" BELOW ALL EXTERIOR WALL FINISHES. 2x FRAMING AT 16"o.c. -SEE STRUCTURAL. PROVIDE 8" WOOD TO EARTH SEPARATION OR PRESSURE TREATED WOOD. WOOD LOCATED ON CONCRETE SLAB SHALL BE PRESSURE TREATED.
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- NEW 2x6 STUD WALL FRAMING AT 16"o.c. U.N.O. -SEE NOTES ABOVE.
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- CONCRETE BLOCK WALL

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LICENSED ARCHITECT MARK TEALE No. C 22162 Ren. 7/31/27 STATE OF CALIFORNIA

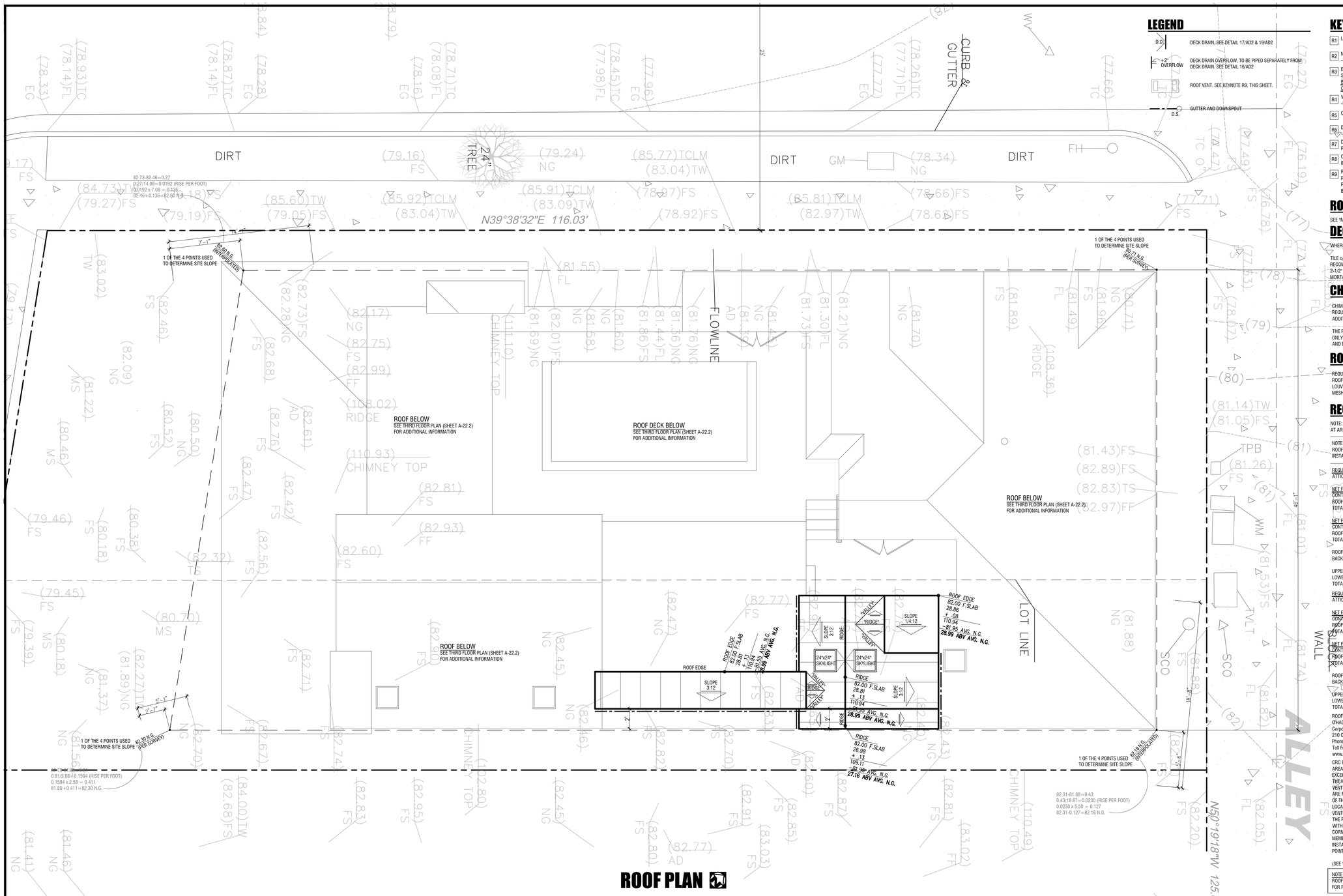
PROJECT
ENGSTROM _ 2200 PACIFIC
2200 PACIFIC DR
CORONA DEL MAR, CA 92625
...

SHEET
THIRD FLOOR PLAN

REVISIONS:

START DATE: 12/1/1025
SCALE: 1/4" - 1'-0"
SHEET
A-2.2

1/16/2026 10:03:57 AM



ROOF PLAN

LEGEND

- D.D. — DECK DRAIN, SEE DETAIL 17/AD2 & 19/AD2
- +2" OVERFLOW — DECK DRAIN OVERFLOW, TO BE PIPED SEPARATELY FROM DECK DRAIN. SEE DETAIL 16/AD2
- ROOF VENT. SEE KEYNOTE R9, THIS SHEET.
- D.S. — GUTTER AND DOWNSPOUT

KEY NOTES -ROOF PLAN

- R1 LINE OF WALL BELOW
- R2 NEW ROOFING o/30# FELT o/ROOF SHEATHING -SEE MATERIAL SPECIFICATIONS, SHEET A-3
- R3 EXTERIOR PLASTER o/METAL LATH o/BUILDING PAPER STUCCO FINISH AS INDICATED ON ELEVATIONS BITUTHENE WATERPROOF MEMBRANE UNDER BUILDING PAPER ON HORIZONTAL (OR NOT VERTICAL) PLASTER PLANES
- R4 WOOD FASCIA -PAINT
- R5 CORROSION RESISTANT SHEET METAL GUTTER AND DOWNSPOUT
- R6 DECORATIVE ATTIC VENTILATION -SEE LEGEND A-1 -SEE DETAILS
- R7 DECORATIVE CHIMNEY CAP AND SPARK ARRESTOR PER MANUFACTURER RECOMMENDATIONS. SEE A-1 FOR CITY HEIGHT REQUIREMENTS.
- R8 CORROSION RESISTANT SADDLE FLASHING INSTALL PER SMACNA RECOMMENDATIONS -PAINT
- R9 ROOF VENT(S) (O'HAGIN'S TEMPERED FLAT OR EQUAL) REQUIRED ROOF VENTILATION -SEE CALCULATIONS BELOW. ROOF VENT: CORROSION RESISTANT METAL -PAINT TO MATCH ROOFING BACKED WITH 1/4" MESH GALV. WIRE CLOTH. 1/8" MINIMUM OPENINGS. (20/AD1)

ROOFING

SEE "MATERIALS SPECIFICATIONS" AT SHEET A-3 FOR ROOFING MATERIAL

DECK MATERIAL

WHERE "DECK" IS INDICATED ON THE DRAWINGS, PROVIDE:

TILE o/MORTAR BED o/ WATERPROOF MEMBRANE PER T.C.N.A. RECOMMENDATIONS. 1/4" PER FOOT MINIMUM SLOPE. (DROP DECK SHT'G 2-1/2" FROM FLOOR SHT'G AT WALL EDGE TO ACCOMODATE FOR 1-1/2" MORTAR BED AND TILE)

CHIMNEY

CHIMNEY (AND CHIMNEY CAPS, ETC.) HEIGHTS PERMITTED ONLY AS REQUIRED BY C.R.C. OR MANUFACTURER SPECIFICATIONS PLUS ADDITIONAL 12" MAXIMUM FOR CAP/SPARK ARRESTOR.

THE PORTION THAT EXCEEDS THE C.B.C./C.R.C. MINIMUM IS LIMITED NOT ONLY TO 12 INCHES IN HEIGHT BUT ALSO TO 2 FEET BY 4 FEET IN WIDTH AND DEPTH (N.B.M.C.)

ROOF VENT

REQUIRED ROOF VENTILATION -SEE CALC'S
ROOF VENT(S) O'HAGIN'S TAPERED ROOF VENT 72.00 SQ. IN. F.A.M.
LOUVER: GALV. STEEL -PAINT TO MATCH ROOFING. BACKED WITH 1/4" MESH GALV. WIRE CLOTH

REQUIRED ROOF VENTILATION

NOTE:
AT AREAS LABELED "FLAT" ROOF AND VAULTED CEILING SEE DETAILS (36/AD2, 43/AD2)

NOTE:
ROOF VENTS FOR VENTILATION AT THE UPPER PORTION OF THE SPACE SHALL BE INSTALLED NO MORE THAN 3 FEET (914mm) BELOW RIDGE

REQUIRED NET FREE VENTILATING AREA: (FRONT ROOF)
ATTIC SQ. FT. 832/300=2.77 S.F. (399 SQ.IN.) VENT AREA REQ'D

NET FREE VENTILATING AREA AT UPPER PORTION OF THE SPACE:
CONTRACTOR TO PROVIDE & INSTALL: THREE (3)
ROOF VENT(S) O'HAGIN'S TAPERED VENT 72.00 SQ. IN. F.A.M.
TOTAL ROOF VENT VENTING: 216 SQ. IN.

NET FREE VENTILATING AREA AT LOWER PORTION OF THE SPACE:
CONTRACTOR TO PROVIDE & INSTALL: THREE (3)
ROOF VENT(S) O'HAGIN'S TAPERED VENT 72.00 SQ. IN. F.A.M.
TOTAL ROOF VENT VENTING: 216 SQ. IN.

ROOF VENT: CORROSION RESISTANT METAL -PAINT TO MATCH ROOFING
BACKED w/ 1/4" MESH GANVANIZED WIRE CLOTH. 1/8" MIN. OPENING

UPPER	216 SQ. IN. = >50% OF REQ'D VENTING
LOWER	216 SQ. IN. = >50% OF REQ'D VENTING
TOTAL VENTING	432 SQ. IN. PROVIDED

REQUIRED NET FREE VENTILATING AREA: (REAR ROOF)
ATTIC SQ. FT. 1,297/300=4.32 S.F. (623 SQ.IN.) VENT AREA REQ'D

NET FREE VENTILATING AREA AT UPPER PORTION OF THE SPACE:
CONTRACTOR TO PROVIDE & INSTALL: NINE (9)
ROOF VENT(S) O'HAGIN'S TAPERED VENT 72.00 SQ. IN. F.A.M.
TOTAL ROOF VENT VENTING: 648 SQ. IN.

NET FREE VENTILATING AREA AT LOWER PORTION OF THE SPACE:
CONTRACTOR TO PROVIDE & INSTALL: NINE (9)
ROOF VENT(S) O'HAGIN'S TAPERED VENT 72.00 SQ. IN. F.A.M.
TOTAL ROOF VENT VENTING: 648 SQ. IN.

ROOF VENT: CORROSION RESISTANT METAL -PAINT TO MATCH ROOFING
BACKED w/ 1/4" MESH GANVANIZED WIRE CLOTH. 1/8" MIN. OPENING

UPPER	648 SQ. IN. = >50% OF REQ'D VENTING
LOWER	648 SQ. IN. = >50% OF REQ'D VENTING
TOTAL VENTING	1,296 SQ. IN. PROVIDED

ROOF VENTS SUPPLIED BY:
O'HAGIN'S, INC.
Corporate Office & West Coast Mfg. Facility
210 Chadron Court, Suite 100, Rohnert Park, California 94928
Phone: 707/303-3660
Toll Free Phone: 800/394-3864
www.OHAGINVENT.com

CRC R806.2 ROOF VENTILATION - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION:
THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET: THAT AT LEAST 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 NO MORE THAN 3 FEET (914MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

(SEE "GENERAL NOTES - SECTIONS" [SHT A-3] FOR VAPOR RETARDER NOTE)

NOTE TO CONTRACTOR:
ROOF VENTILATION CALCULATIONS PROVIDED HERE SHALL NOT BE USED FOR ROOFING MATERIAL TAKE-OFFS/CALCULATIONS/ETC.

ROOF HEIGHT LEGEND

(EXAMPLE NUMBERS BELOW. SEE PLAN FOR ACTUAL HEIGHTS)

RIDGE.....	ROOF LOCATION
103.43 F.SLAB.....	FINISH SLAB
23.99	SHEATHING HEIGHT ABOVE FINISH SLAB
+ .33	ROOF MATERIAL THICKNESS
127.75	TOTAL ROOF HEGHT ABOVE FINISH SLAB
-104.73 AVG. N.G.....	AVERAGE NATURAL GRADE (SEE CALCULATION BELOW)
23.02 ABV AVG N.G.	TOTAL ROOF HEIGHT ABOVE AVERAGE NATURAL GRADE

NOTE TO CONTRACTOR:
ROOF HEIGHTS PROVIDED ON THIS SHEET ARE FOR CITY PLAN CHECK PROCESS ONLY. THEY ARE NOT FOR CONSTRUCTION. REFER TO SECTIONS FOR CONSTRUCTION DIMENSIONS. CONTACT ARCHITECT IF ANY CRITICAL DIMENSIONS ARE NOT PROVIDED.

CORROSION RESISTANT SHEET MTL

WHERE INDICATED ON THE DRAWINGS AS "CORROSION RESISTANT SHEET METAL" THE CONTRACTOR SHALL PROVIDE GALV STEEL OR CORROSION RESISTANT FLASHING. PROVIDE BACKPRIME AT DISSIMILAR METALS, INSTALL PER S.M.A.C.N.A.

SITE SLOPE / AVERAGE NATURAL GRADE / MAX. ROOF HEIGHT CALC'S

82.18-80.71 = 1.47
1.47 / 46.08' = 0.0319
0.0319 x 100 = 3.19 = LESS THAN 5%

82.60 + 80.71 + 82.18 + 82.30 = 327.79 / 4 = 81.95 AVG N.G.
81.95 AVG N.G. + 24.00 = 105.95 MAX FLAT ROOF/GUARDRAIL
81.95 AVG N.G. + 29.00 = 110.95 MAX RIDGE

TEALE ARCHITECTURE
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Building A, Suite 203
Costa Mesa, Ca 92626
Tel: 949 . 975 . 0123
tealearchitecture.com

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LICENSED ARCHITECT
MARK TEALE
No. C 22162
Ren. 7/31/27
STATE OF CALIFORNIA

PROJECT
ENGSTROM _2200 PACIFIC
2200 PACIFIC DR
CORONA DEL MAR, CA 92625
...

SHEET
ROOF PLAN

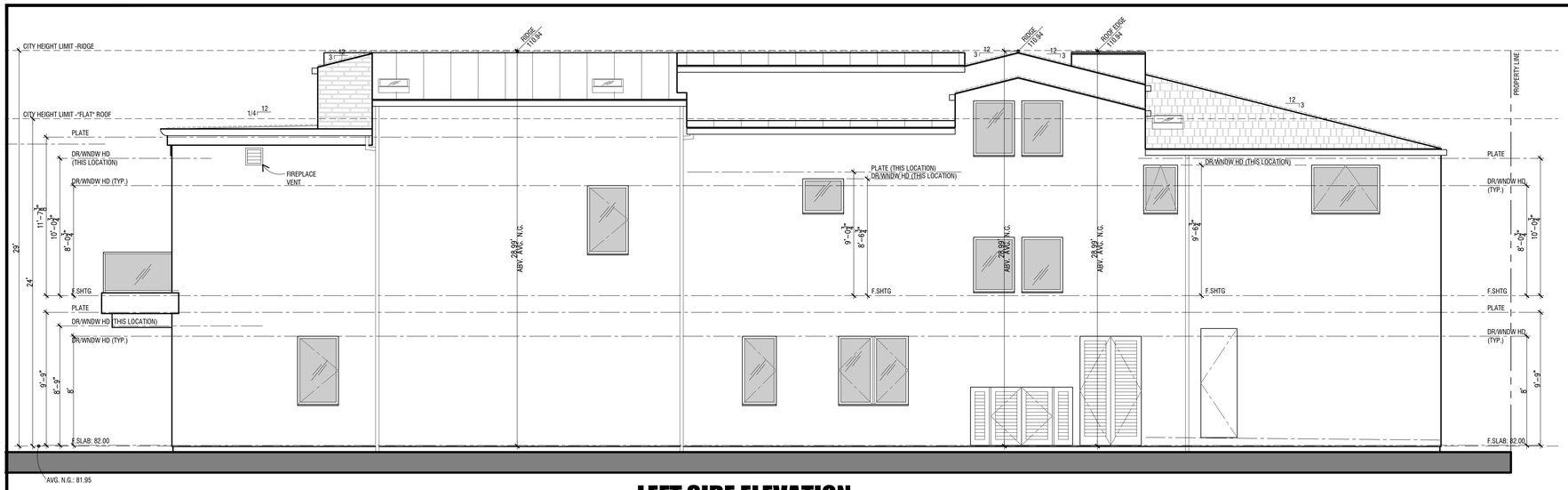
REVISIONS:

START DATE: DATE

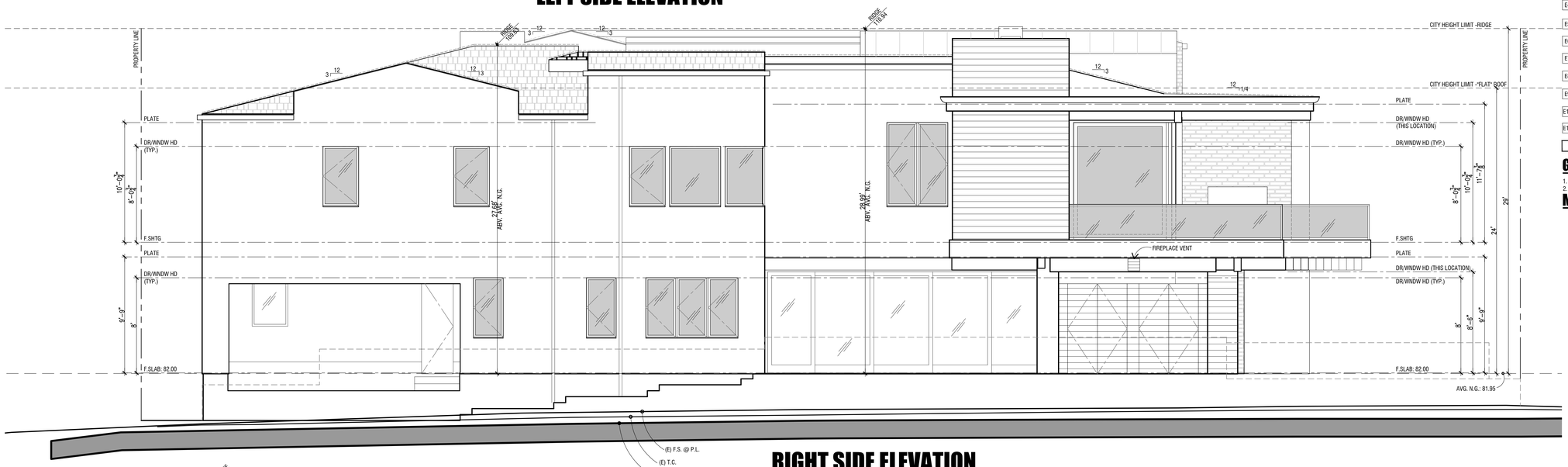
SCALE: 1/4" - 1'-0"

SHEET
A-2.4

1/16/2026 10:18:29 AM



LEFT SIDE ELEVATION



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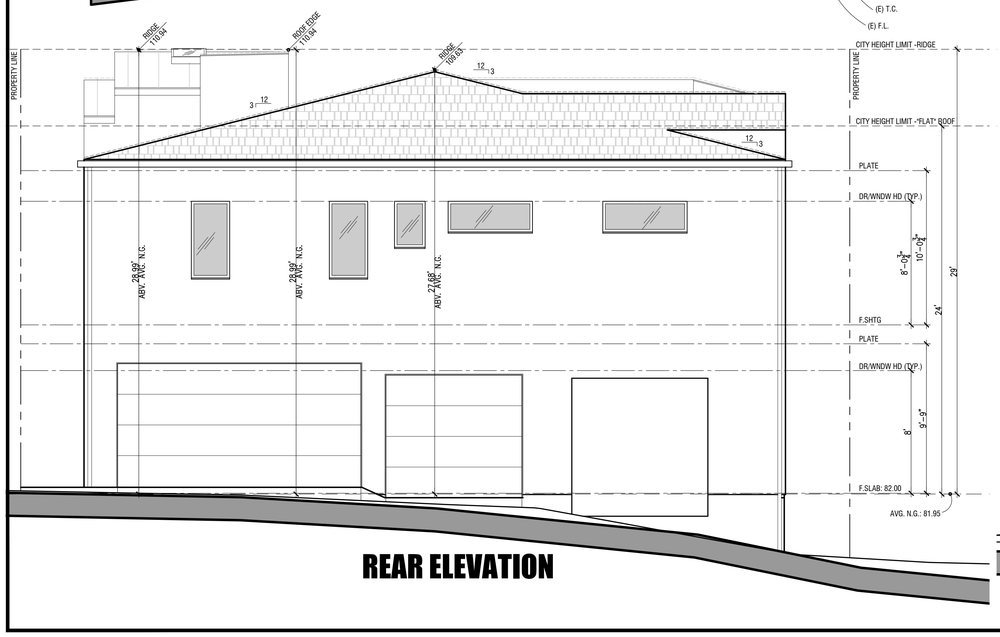
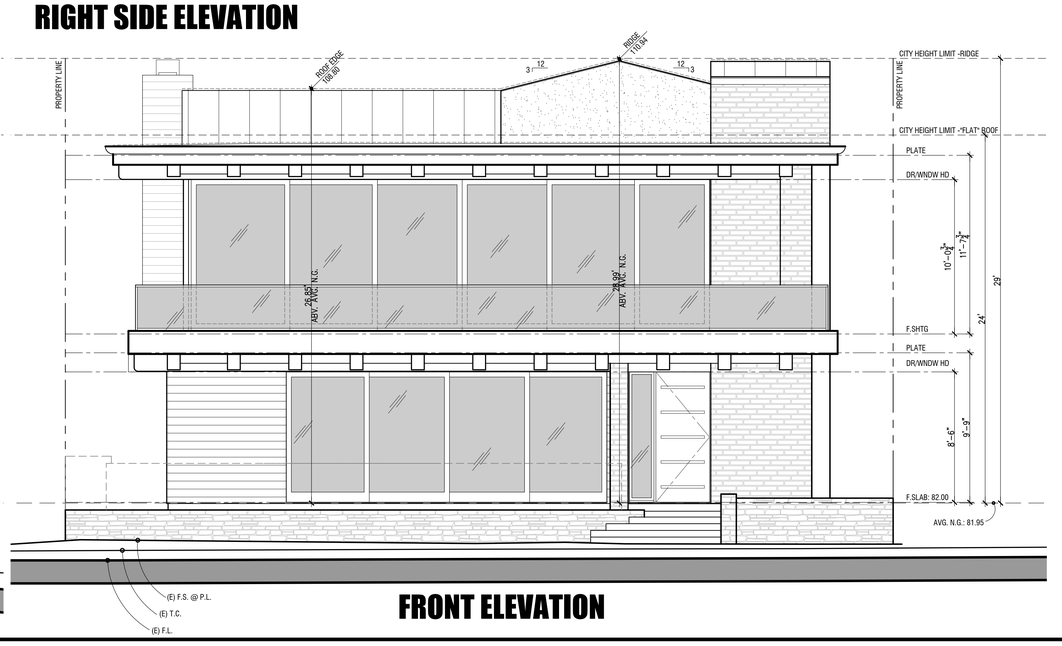


REAR ELEVATION



FRONT ELEVATION

MATERIAL AND COLORS LEGEND FOR BUILDING AND HARDSCAPE

NO.	ITEM	MATERIAL	MANUFACTURER	COLOR NAME	COLOR NUMBER	COMMENTS
1	ROOF	....	....	....	....	....
1A	ROOF -"FLAT"	....	....	....	....	....
2	WALLS -FIELD	....	....	....	....	....
3	WALLS -ACCENT	....	....	....	....	....
4	WALLS -STONE	....	....	....	....	....
5	FASCIA	....	....	....	....	....
6	WOOD TRIM	....	....	....	....	....
7	WINDOWS	....	....	....	....	INTERIOR COLOR: ....
8	GARAGE DOOR	....	....	....	....	....
9	ENTRY DOOR	....	....	....	....	....
10	EXTERIOR DOORS	....	....	....	....	....
11	GUTTERS	....	....	....	....	....
12	FRONT GATES	....	....	....	....	....
13	DRIVEWAY	....	....	....	....	....
14	HARDSCAPE	....	....	....	....	....
15	SIDE GATES	....	....	....	....	....
16	EAVES / SOFFITS	....	....	....	....	....

KEY NOTES -ELEVATIONS

- E1 MAINTAIN FINISH SLAB TO FINISH GRADE OR FINISH SURFACE MIN. CLEARANCES PER CRC R317, SLOPE FINISH GRADE OR FINISH SURFACE AWAY FROM BUILDING. SEE DETAIL 30/AD1
- E2 NEW ROOFING o/30# FELT o/ROOF SHEATHING -SEE MATERIAL SPECIFICATIONS THIS SHEET
- E3 EXTERIOR PLASTER o/METAL LATH o/BUILDING PAPER STUCCO STEEL TROWEL FINISH -TYP. SEE SPECIFICATIONS BELOW 2 LAYER GRADE D PAPER (FELT) o/PLYWOOD SHEAR WALLS.
- E3A BRICK VENEER o/EXTERIOR PLASTER o/METAL LATH o/BUILDING PAPER SEE SPECIFICATIONS BELOW 2 LAYER GRADE D PAPER (FELT) o/PLYWOOD SHEAR WALLS.
- E3B WOOD TRIM. PROVIDE WINDSOR ONE WOOD, SEE "WOOD TRIM" SPECIFICATION, THIS SHEET. -PAINT
- E3C WOOD SIDING o/BUILDING PAPER SEE SPECIFICATIONS BELOW 2 LAYER GRADE D PAPER (FELT) o/PLYWOOD SHEAR WALLS.
- E4 WOOD FASCIA. PROVIDE WINDSOR ONE WOOD, SEE "WOOD TRIM" SPECIFICATION, THIS SHEET. -PAINT
- E5 DOORS AND WINDOWS -TYP.
- E6 DECORATIVE ATTIC VENTILATION -SEE ROOF PLAN
- E7 HANDRAIL +36" ABOVE ADJACENT SURFACE PICKETS -MAX. SPACE 3-7/8" BETWEEN
- E8 GUARDRAIL +42" ABOVE ADJACENT SURFACE PICKETS -MAX. SPACE 3-7/8" BETWEEN
- E9 DECORATIVE CHIMNEY CAP -AS SELECTED BY ARCHITECT AMERICAN CHIMNEY SHROUD #1 - COPPER (949) 364-5118
- E10 STONE -SEE SPECIFICATIONS BELOW
- E11 CONNECT DOWNSPOUTS TO SUBDRAIN SYSTEM -SEE CIVIL PLANS
- 1 MATERIAL CALLOUT -SEE MATERIALS AND COLORS LEGEND -THIS SHEET

GENERAL NOTES -ELEVATIONS

1. PROVIDE ADDRESS ON BUILDING PER N.B.M.C. 13.12.210
2. SEE ROOF PLAN SHEET FOR ROOF VENTILATION CALCULATIONS.

MATERIAL SPECIFICATIONS

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CORONA DEL MAR, CA 92625
...

SHEET EXTERIOR ELEVATIONS

REVISIONS:

START DATE: DATE

SCALE: 1/4" - 1'-0"

SHEET
A-3

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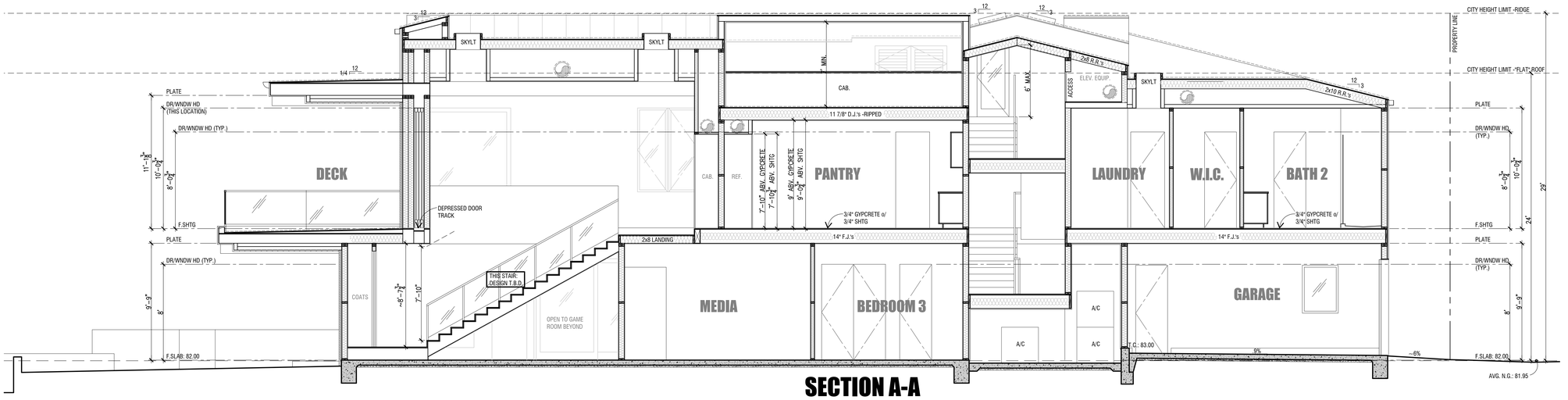
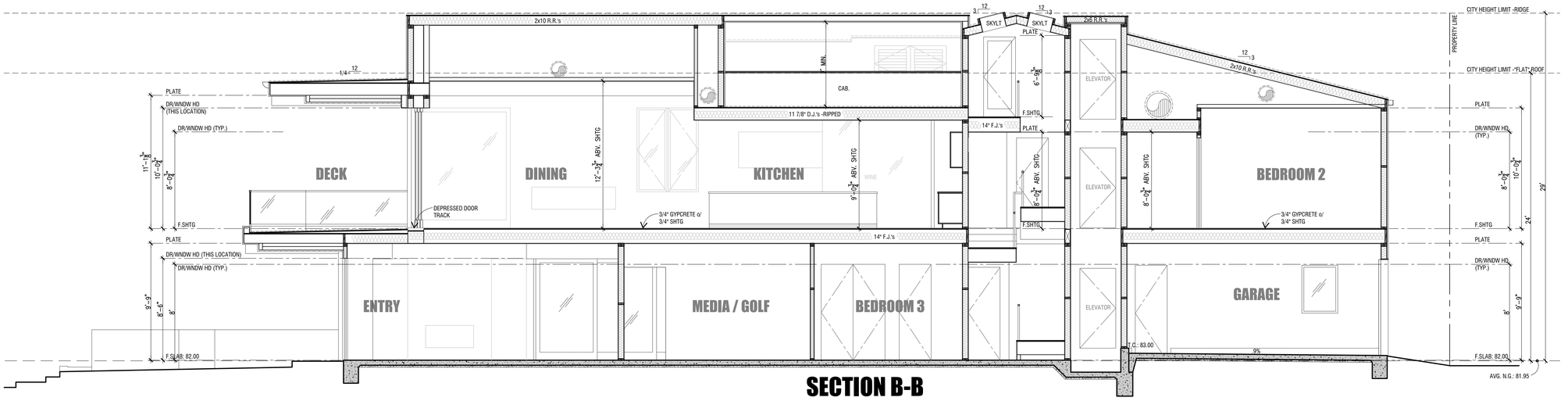


SECTION A-A



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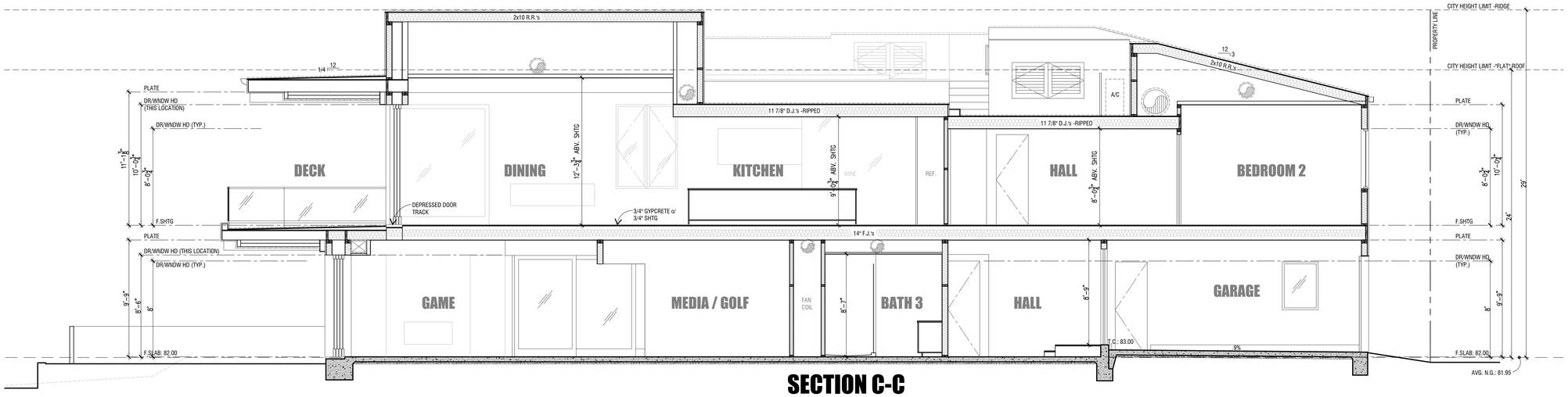

SECTION C-C

KEY NOTES -SECTIONS

- S1 2x RAFTERS / ROOF JOISTS -SEE FRAMING PLAN
- S2 BEAM PER STRUCTURAL
- S3 CONCRETE FOUNDATION AND FOOTINGS -SEE FOUNDATION PLAN
- S4 CONCRETE SLAB w/ REINFORCING STEEL o/ W/P MEMBRANE. SEE A-1 AND STRUCT. FOR SLAB INFO.
- S5 2x4 CEILING JOISTS @ 16"o.c.
- S6 DOORS AND WINDOWS -SEE PLAN -TYPICAL
- S7 2x4 STUDS @ 16"o.c. (TYPICAL U.N.O.)
- S8 2x6 STUDS @ 16"o.c.
- S9 2x P.T.D.F. MUD SILL
- S10 FLOOR JOISTS @ 16"o.c. -SEE FRAMING PLAN
- S11 EXTERIOR PLASTER o/ METAL LATH o/ BUILDING PAPER COLOR COAT. -SEE SPECIFICATIONS -SHT A-3
- S11A EXTERIOR WOOD SIDING o/ BUILDING PAPER SEE SPECIFICATIONS -SHT A-3
- S12 GUARD +42" ABOVE ADJACENT SURFACE PICKETS -MAX. SPACE 3-7/8" BETWEEN
- S13 5/8" PLYWOOD ROOF SHEATHING SEE TITLE 24 FOR RADIANT BARRIER -AS OCCURS.
- S14 1-1/8" T&G PLYWOOD SUBFLOOR
- S15 UNDERSIDE OF EAVE MATERIAL. SEE EXTERIOR ELEVATIONS AND "MATERIAL AND COLORS LEGEND" -SHEET A-3
- S16 LIGHTING -SEE PLAN
- S17 STAIRS. SEE PLAN FOR RISE AND RUN HANDRAIL - 34" TO 38" ABOVE NOSING
- S18 2x SOLID BLOCKING
- S19 F.G. BATT. WALL INSULATION AT 2x6 WALLS. SEE TITLE 24.
- S20A F.G. BATT. FLOOR INSULATION. SEE TITLE 24.
- S20B F.G. BATT. ROOF INSULATION. SEE TITLE 24.
- S21 ROOFING OVER WATERPROOF MEMBRANE SEE ROOF PLAN AND ELEVATIONS
- S22 MAINTAIN FINISH SLAB TO FINISH GRADE OR FINISH SURFACE MIN. CLEARANCES PER CRC R317. SLOPE FINISH GRADE OR FINISH SURFACE AWAY FROM BUILDING. SEE DETAIL 30/AD1
- S23 5/8" TYPE 'X' GYPSUM BOARD AT WALLS THROUGHOUT GARAGE TO HOUSE. 5/8" TYPE 'X' GYPSUM BOARD AT CEILING. (PROVIDE 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD AT CEILING WHEN TRUSS JOISTS ARE USED.) -W/P GYPSUM BOARD ENTIRE GARAGE WHERE TYPE 'X' NOT REQUIRED BY CODE.
- S24 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. CRC R302.7
- S25 DECK. SEE "DECK MATERIAL" NOTE ON SHEET A-2.2. MAINTAIN 1/4" PER FOOT MINIMUM SLOPE. DRAIN TO GUTTER OR DECK DRAINS PER PLAN. FIRE BLOCK @ 10'-0"o.c. HORIZONTAL AND VERTICAL. PER CRC R302.11
- S26 WATERPROOFING. INSTALL BELOW-GRADE WATERPROOF MEMBRANE PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE PROTECTION BOARD FROM BACKFILL. INSTALL FRENCH DRAIN BEHIND RETAINING WALL PER SOILS REPORT. SEE A-1.3 AND SEE DETAIL 30/AD1
- S27 WATERPROOFING. INSTALL BELOW-GRADE WATERPROOF MEMBRANE PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE PROTECTION BOARD FROM BACKFILL. INSTALL FRENCH DRAIN BEHIND RETAINING WALL PER SOILS REPORT. SEE A-1.3 AND SEE DETAIL 30/AD1

GENERAL NOTES -SECTIONS

1. PROVIDE FIRE BLOCKS @ 10'-0"o.c. BOTH VERTICALLY AND HORIZONTALLY PER CRC R302.11
2. CONCEALED WALL SPACE NOT TO EXCEED 10 FEET INTERVAL HORIZONTALLY. CRC R302.11
3. WHERE "LIGHT-WEIGHT CONC" IS CALLED OUT, INSTALL o/ WATERPROOF MEMBRANE o/ PLYWOOD SHEATHING.
4. HEEL STAND AT CONVENTIONAL FRAMING PER DETAIL 35/AD2 USE THIS INFORMATION FOR ROOF HEIGHT.

NOTE TO STRUCT. ENG'R

PROVIDE 3/4" GYPCRETE OVER 3/4" FLOOR SHEATHING AT SECOND FLOOR, UNLESS NOTED OTHERWISE.

FOR SHEAR WALLS GREATER THAN 5FT LONG USE 6" LESS THAN THE MEASURED LENGTH FOR CALCULATION PURPOSES WHEREVER POSSIBLE.

TEALE ARCHITECTURE
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LICENSED ARCHITECT MARK TEALE No. C 22162 Ren. 7/31/27 STATE OF CALIFORNIA

PROJECT
ENGSTROM _2200 PACIFIC
2200 PACIFIC DR
CORONA DEL MAR, CA 92625

SHEET
BUILDING SECTIONS

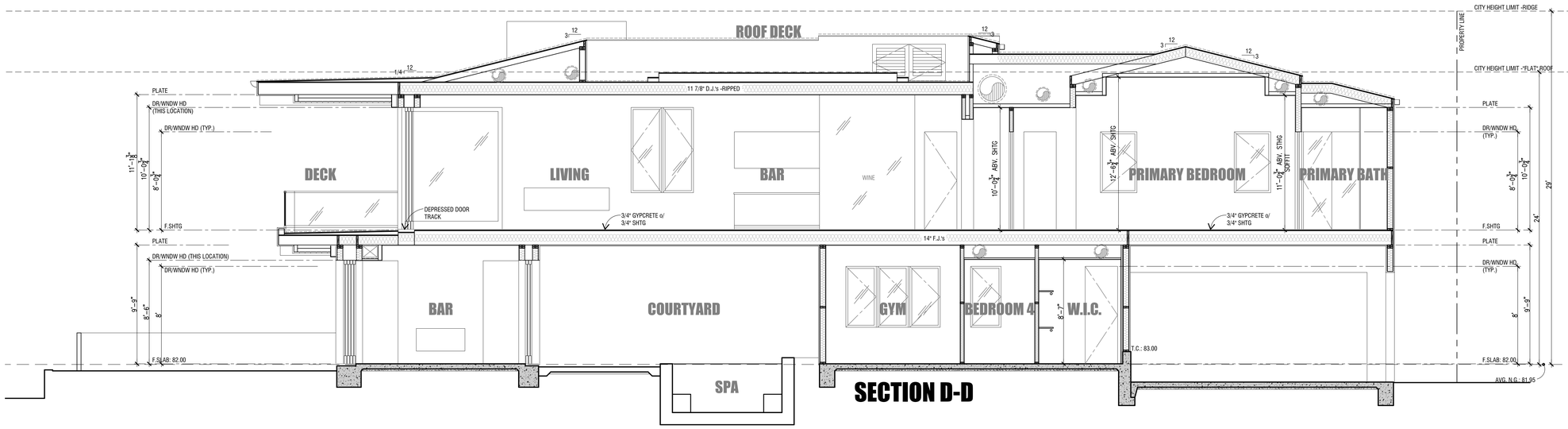
REVISIONS:

START DATE: DATE

SCALE: 1/4" - 1'-0"

SHEET
A-4

1/16/2026 10:09:10 AM



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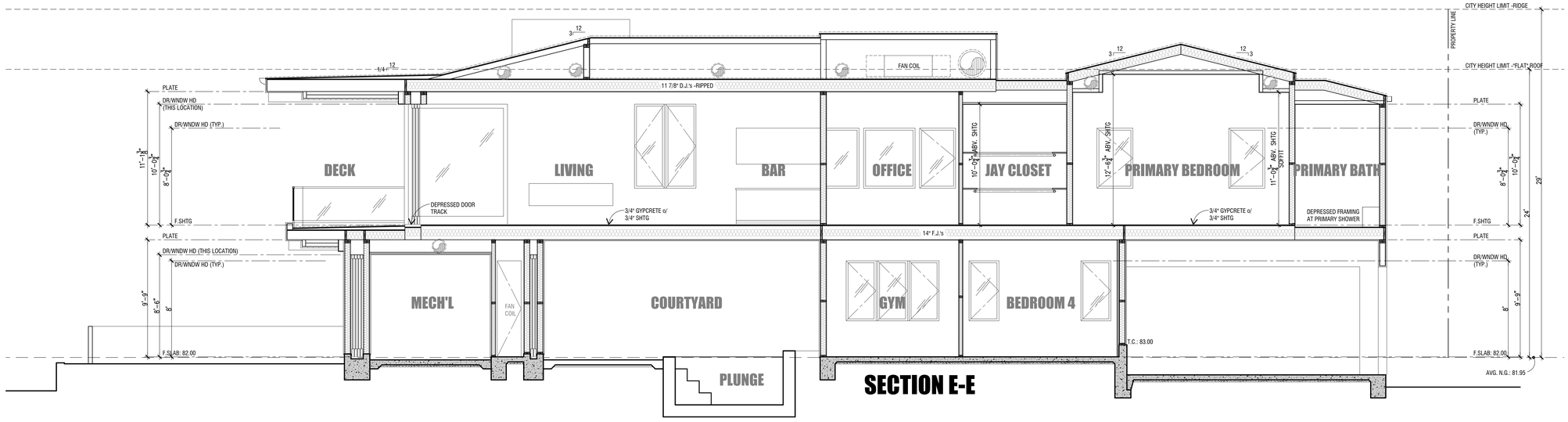

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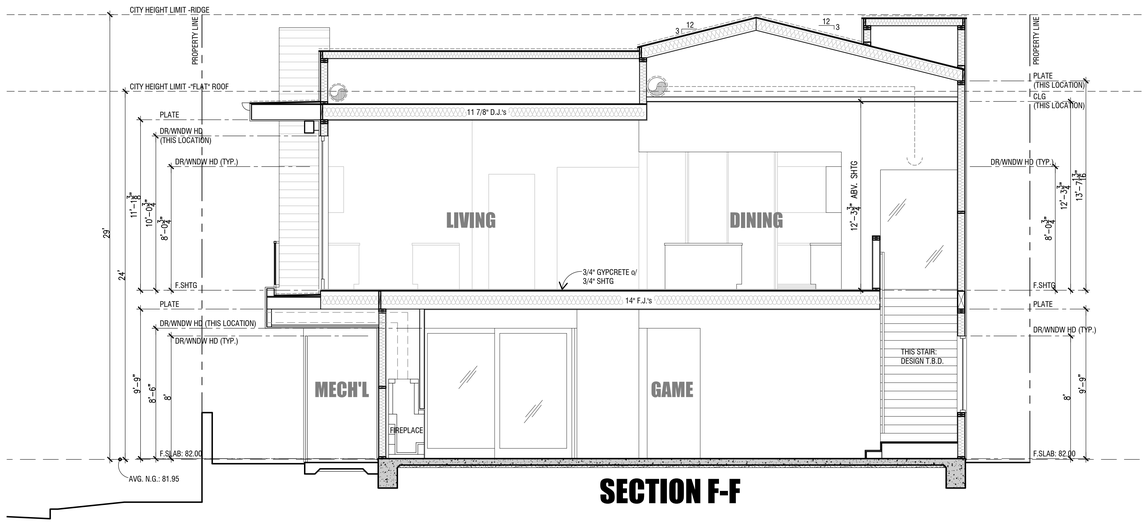

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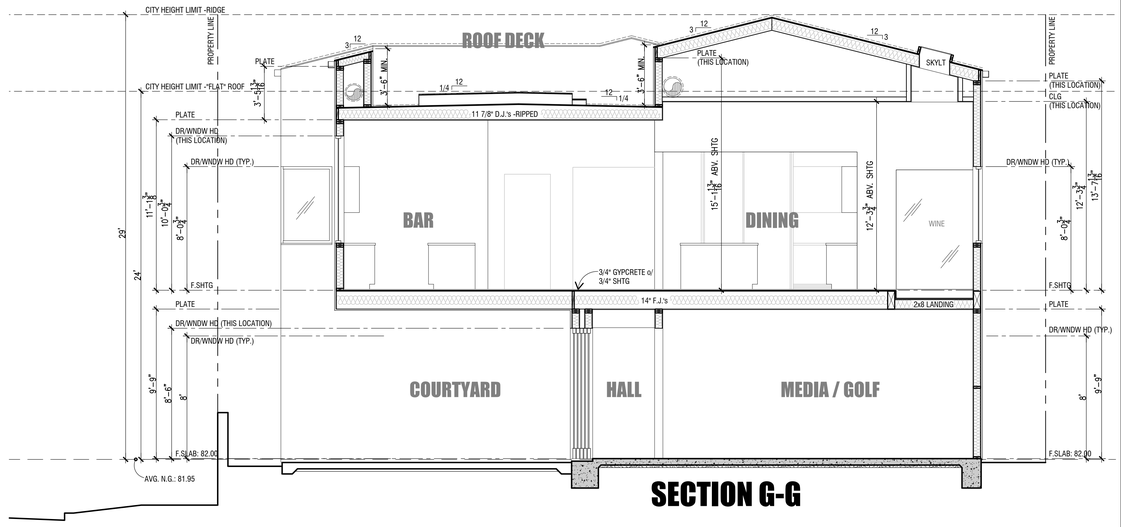

SECTION G-G

KEY NOTES -SECTIONS

- S1 2x RAFTERS / ROOF JOISTS -SEE FRAMING PLAN
- S2 BEAM PER STRUCTURAL
- S3 CONCRETE FOUNDATION AND FOOTINGS -SEE FOUNDATION PLAN
- S4 CONCRETE SLAB w/ REINFORCING STEEL o/ W/P MEMBRANE. SEE A-1 AND STRUCT. FOR SLAB INFO.
- S5 2x4 CEILING JOISTS @ 16"o.c.
- S6 DOORS AND WINDOWS -SEE PLAN -TYPICAL
- S7 2x4 STUDS @ 16"o.c. (TYPICAL U.N.O.)
- S8 2x6 STUDS @ 16"o.c.
- S9 2x P.T.D.F. MUD SILL
- S10 FLOOR JOISTS @ 16"o.c. -SEE FRAMING PLAN
- S11 EXTERIOR PLASTER o/ METAL LATH o/ BUILDING PAPER COLOR COAT. -SEE SPECIFICATIONS -SHT A-3
- S11A EXTERIOR WOOD SIDING o/ BUILDING PAPER SEE SPECIFICATIONS -SHT A-3
- S12 GUARD +42" ABOVE ADJACENT SURFACE PICKETS -MAX. SPACE 3-7/8" BETWEEN
- S13 5/8" PLYWOOD ROOF SHEATHING SEE TITLE 24 FOR RADIANT BARRIER -AS OCCURS.
- S14 1-1/8" T&G PLYWOOD SUBFLOOR
- S15 UNDERSIDE OF EAVE MATERIAL. SEE EXTERIOR ELEVATIONS AND "MATERIAL AND COLORS LEGEND" -SHEET A-3
- S16 LIGHTING -SEE PLAN
- S17 STAIRS. SEE PLAN FOR RISE AND RUN HANDRAIL - 34" TO 38" ABOVE NOSING
- S18 2x SOLID BLOCKING
- S19 F.G. BATT. WALL INSULATION AT 2x6 WALLS. SEE TITLE 24.
- S20A F.G. BATT. FLOOR INSULATION. SEE TITLE 24.
- S20B F.G. BATT. ROOF INSULATION. SEE TITLE 24.
- S21 ROOFING OVER WATERPROOF MEMBRANE SEE ROOF PLAN AND ELEVATIONS
- S22 MAINTAIN FINISH SLAB TO FINISH GRADE OR FINISH SURFACE MIN. CLEARANCES PER CRC R317. SLOPE FINISH GRADE OR FINISH SURFACE AWAY FROM BUILDING. SEE DETAIL 30/AD1
- S23 5/8" TYPE 'X' GYPSUM BOARD AT WALLS THROUGHOUT GARAGE TO HOUSE. 5/8" TYPE 'X' GYPSUM BOARD AT CEILING. (PROVIDE 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD AT CEILING WHEN TRUSS JOISTS ARE USED.) -W/P GYPSUM BOARD ENTIRE GARAGE WHERE TYPE 'X' NOT REQUIRED BY CODE.
- S24 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. CRC R302.7
- S25 DECK: SEE "DECK MATERIAL" NOTE ON SHEET A-2.2. MAINTAIN 1 /4" PER FOOT MINIMUM SLOPE. DRAIN TO GUTTER OR DECK DRAINS PER PLAN. FIRE BLOCK @ 10'-0"o.c. HORIZONTAL AND VERTICAL. PER CRC R302.11
- S26 WATERPROOFING. INSTALL BELOW-GRADE WATERPROOF MEMBRANE PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE PROTECTION BOARD FROM BACKFILL. INSTALL FRENCH DRAIN BEHIND RETAINING WALL PER SOILS REPORT. SEE A-1.3 AND SEE DETAIL 30/AD1
- S27

GENERAL NOTES -SECTIONS

1. PROVIDE FIRE BLOCKS @ 10'-0"o.c. BOTH VERTICALLY AND HORIZONTALLY PER CRC R302.11
2. CONCEALED WALL SPACE NOT TO EXCEED 10 FEET INTERVAL HORIZONTALLY. CRC R302.11
3. WHERE "LIGHT-WEIGHT CONC" IS CALLED OUT, INSTALL o/ WATERPROOF MEMBRANE o/ PLYWOOD SHEATHING.
4. HEEL STAND AT CONVENTIONAL FRAMING PER DETAIL 35/AD2 USE THIS INFORMATION FOR ROOF HEIGHT.

NOTE TO STRUCT. ENG'R

PROVIDE 3/4" GYPCRETE OVER 3/4" FLOOR SHEATHING AT SECOND FLOOR, UNLESS NOTED OTHERWISE.

FOR SHEAR WALLS GREATER THAN 5FT LONG USE 6" LESS THAN THE MEASURED LENGTH FOR CALCULATION PURPOSES WHEREVER POSSIBLE.

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No. C 22162
Ren. 7/31/27
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PROJECT
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CORONA DEL MAR, CA 92625

SHEET
BUILDING SECTIONS

REVISIONS:

START DATE: DATE

SCALE: 1/4" - 1'-0"

SHEET
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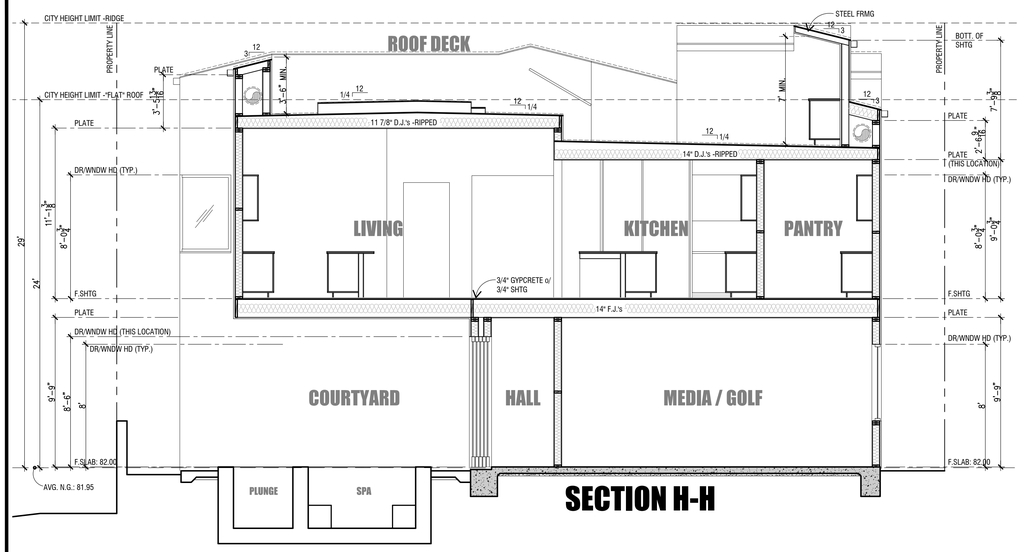

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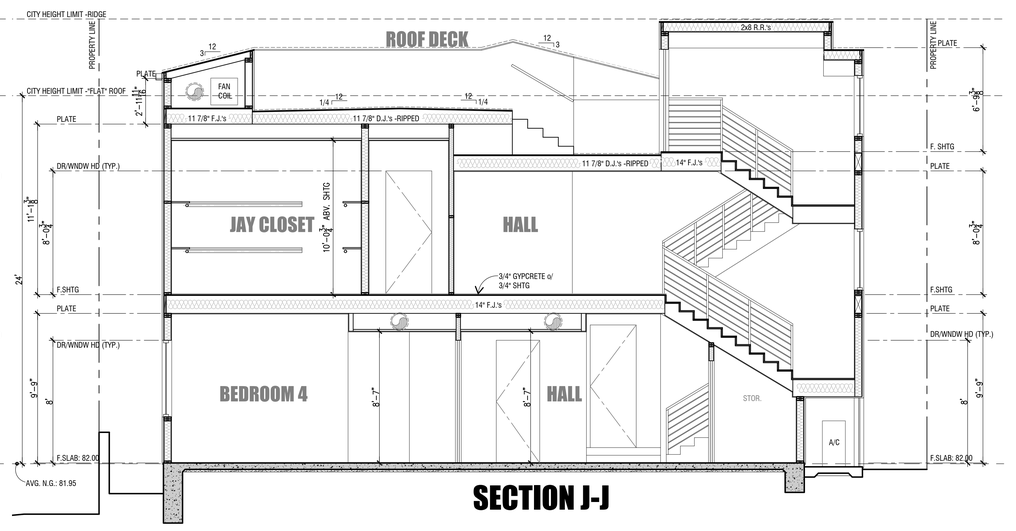

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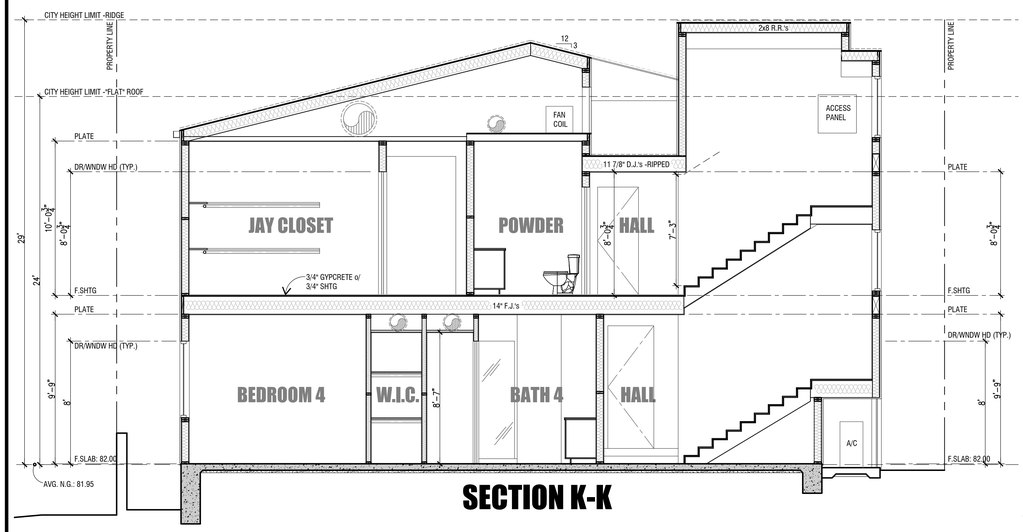

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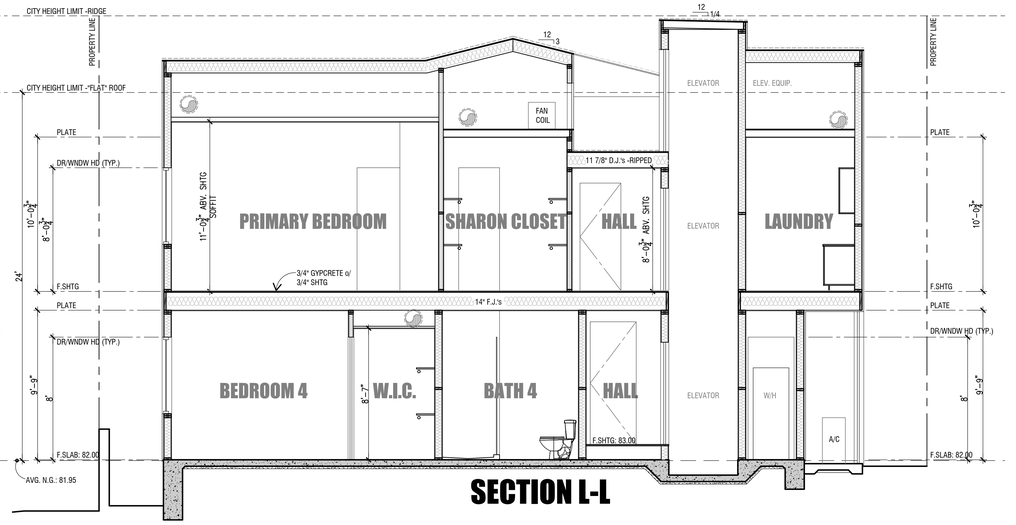

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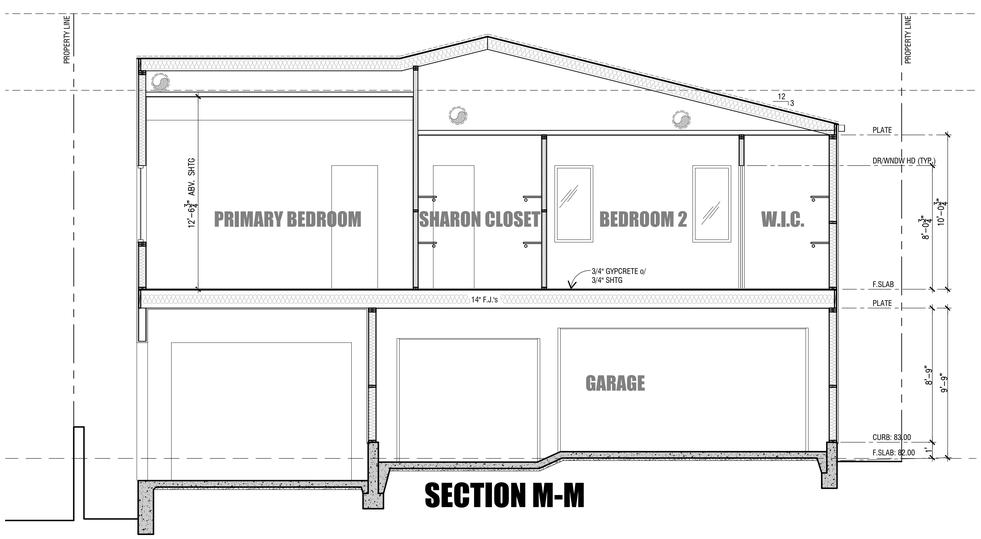

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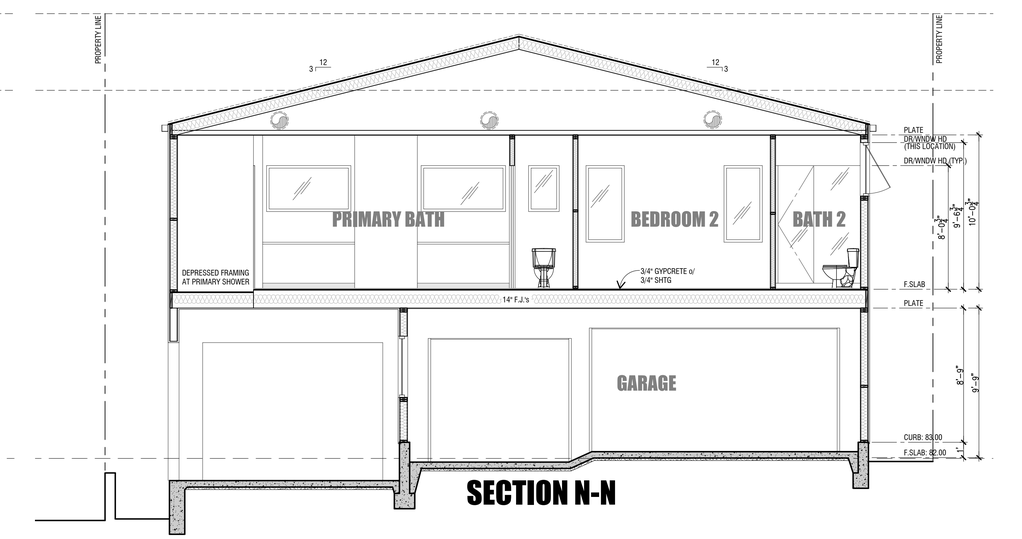

SECTION N-N

KEY NOTES -SECTIONS

- S1 2x RAFTERS / ROOF JOISTS -SEE FRAMING PLAN
- S2 BEAM PER STRUCTURAL
- S3 CONCRETE FOUNDATION AND FOOTINGS -SEE FOUNDATION PLAN
- S4 CONCRETE SLAB w/ REINFORCING STEEL o/ W/P MEMBRANE. SEE A-1 AND STRUCT. FOR SLAB INFO.
- S5 2x4 CEILING JOISTS @ 16"o.c.
- S6 DOORS AND WINDOWS -SEE PLAN -TYPICAL
- S7 2x4 STUDS @ 16"o.c. (TYPICAL U.N.O.)
- S8 2x6 STUDS @ 16"o.c.
- S9 2x P.T.D.F. MUD SILL
- S10 FLOOR JOISTS @ 16"o.c. -SEE FRAMING PLAN
- S11 EXTERIOR PLASTER o/ METAL LATH o/ BUILDING PAPER COLOR COAT. -SEE SPECIFICATIONS -SHT A-3
- S11A EXTERIOR WOOD SIDING o/ BUILDING PAPER SEE SPECIFICATIONS -SHT A-3
- S12 GUARD +42" ABOVE ADJACENT SURFACE PICKETS -MAX. SPACE 3-7/8" BETWEEN
- S13 5/8" PLYWOOD ROOF SHEATHING SEE TITLE 24 FOR RADIANT BARRIER -AS OCCURS.
- S14 1-1/8" T&G PLYWOOD SUBFLOOR
- S15 UNDERSIDE OF EAVE MATERIAL. SEE EXTERIOR ELEVATIONS AND "MATERIAL AND COLORS LEGEND" -SHEET A-3
- S16 LIGHTING -SEE PLAN
- S17 STAIRS. SEE PLAN FOR RISE AND RUN HANDRAIL - 34" TO 38" ABOVE NOSING
- S18 2x SOLID BLOCKING
- S19 F.G. BATT. WALL INSULATION AT 2x6 WALLS. SEE TITLE 24.
- S20A F.G. BATT. FLOOR INSULATION. SEE TITLE 24.
- S20B F.G. BATT. ROOF INSULATION. SEE TITLE 24.
- S21 ROOFING OVER WATERPROOF MEMBRANE SEE ROOF PLAN AND ELEVATIONS
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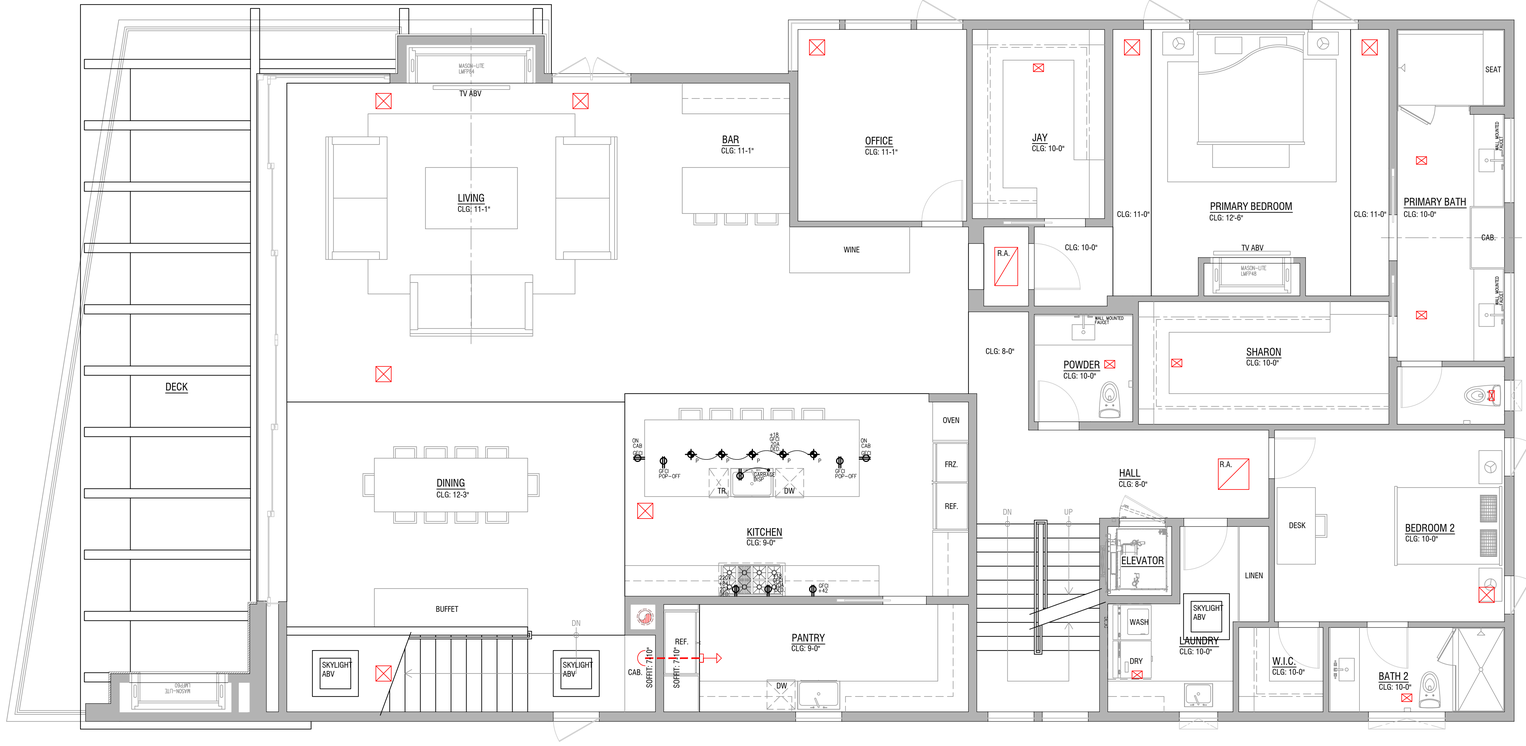
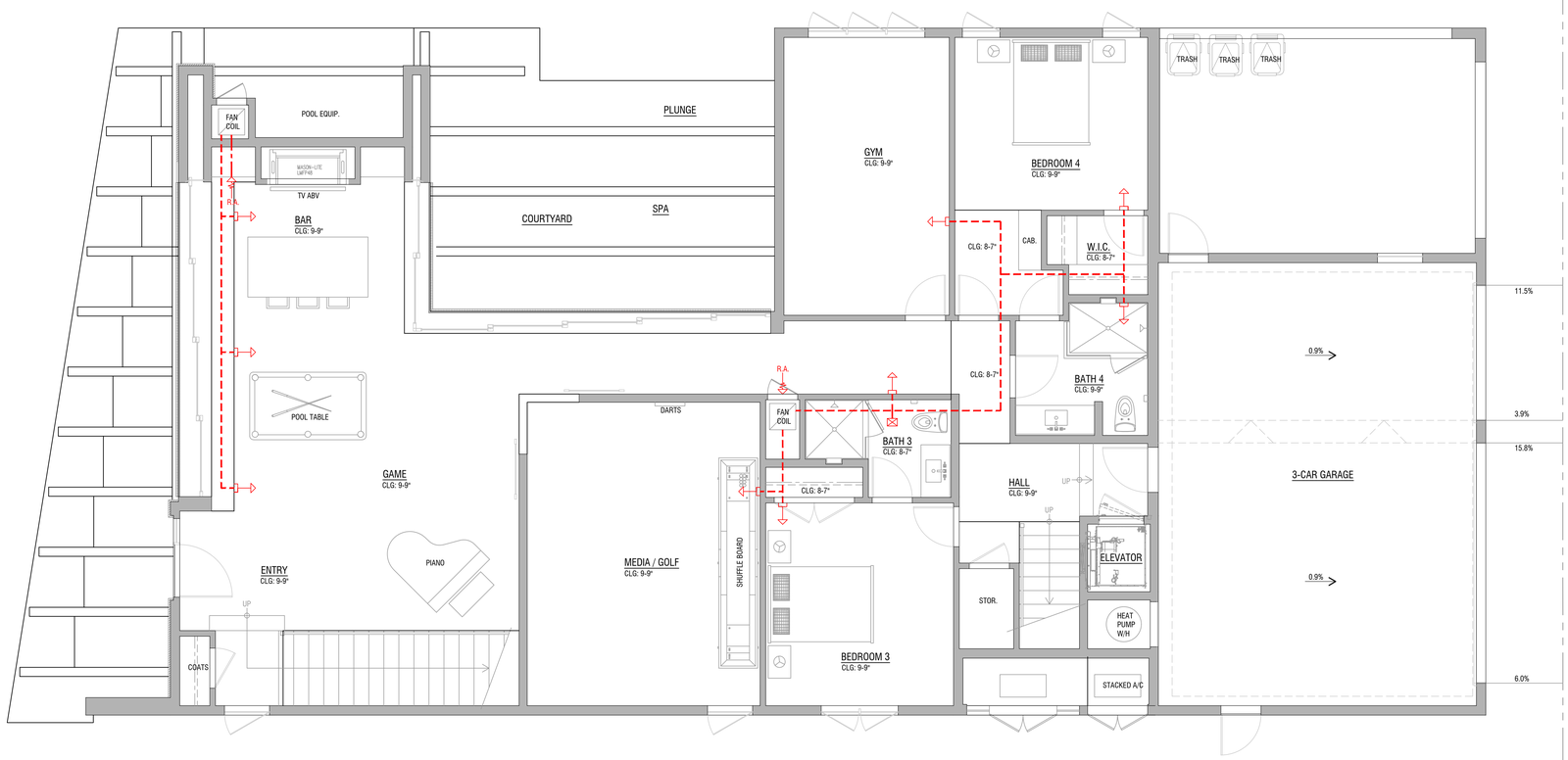


SECOND FLOOR ELECTRICAL PLAN / REFLECTED CEILING PLAN / CONCEPT. DUCTING LAYOUT



FIRST FLOOR ELECTRICAL PLAN / REFLECTED CEILING PLAN / CONCEPT. DUCTING LAYOUT

ELECTRICAL NOTES

GENERAL:

-PROVIDE ALLOWANCES FOR FIXTURES AS NOTED. CONTRACTOR SHALL INCLUDE INSTALLATION AS A SEPARATE LINE ITEM.

-SUBCONTRACTORS SHALL CALL FOR INSPECTION OF ROUGH BOXES BY INTERIOR DESIGNER, OWNER OR ARCHITECT 48 HOURS PRIOR TO INSTALLING WIRE AND DUCTING. ELECTRICAL SUBCONTRACTOR SHALL CONTACT THE ARCHITECT TO VERIFY LTG DESIGN PRIOR TO BIDDING.

-CONTRACTOR TO PROVIDE MANUFACTURERS' MODEL NUMBER LISTED OR AN EQUAL FOR THE INSPECTOR.

-THE FOLLOWING SHALL BE PROVIDED AT THE JOB SITE FOR THE ELECTRICAL INSPECTOR:
- -SINGLE LINE DIAGRAM
- -PANEL SCHEDULE W/ UNIQUE CIRCUIT DESCRIPTIONS
- -LOAD CALCULATIONS FOR ELECTRICAL SYSTEMS

-PROVIDE REQUIRED CLEARANCES IN FRONT OF ELECTRICAL SERVICES, PANELS AND EQUIPMENT.

-COMPLY WITH CITY OF NEWPORT BEACH AMENDMENTS TO 2022 CEC. USE RIGID METAL CONDUIT IN ALL AREAS EXPOSED TO WEATHER. USE GROUND WIRE INSIDE ALL FLEXIBLE METAL CONDUITS. METAL CONDUIT SHALL NOT BE INSTALLED IN CONTACT WITH EARTH.

CIRCUITS:

-ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS (RECEPTACLES AND SWITCHES) INSTALLED IN LAUNDRY, KITCHEN, FAMILY ROOMS, LIVING ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHEN, LAUNDRY, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC 210.12. (REQUIREMENT IS FOR ENTIRE CIRCUIT, NOT JUST THE OUTLETS)

-AFCI PROTECTION IS REQUIRED FOR ALL CIRCUITS INCLUDING AN INDOOR SWITCH FOR OUTDOOR LIGHTS. THE ONLY EXCEPTIONS FOR THIS REQUIRED PROTECTION ARE FOR BATH ROOMS, GARAGE, CRAWL SPACE, AND OUTDOOR CIRCUITS.

-PROVIDE A MINIMUM OF (1) 20-AMP CIRCUIT FOR BATHROOM(S) OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. CEC 210-23(a)

-PROVIDE A MINIMUM OF (1) 20-AMP LAUNDRY BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. CEC 210-23(a)

-PROVIDE A MINIMUM OF (2) 20-AMP APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED. CEC 210-52(B)(2)

LIGHTING:

-ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE (11 LUX) AT TREADS AND LANDINGS. CRC R303.6

HE: HIGH EFFICACY CERT. LUMINAIRE WITH CRI OF =/>90 AND CCI 2700-3000; LE: LOW EFFICACY

-ALL LIGHTING MUST BE HIGH EFFICACY

-OUTDOOR LIGHTING SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A MOTION SENSOR AND BY A PHOTO-CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMS). ALL OF WHICH DO NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THEIR AUTOMATIC FUNCTIONS. THE MANUAL ON AND OFF SWITCH SHALL NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF THE ITEMS ABOVE.

RECEPTACLES:

-PROVIDE TAMPER-RESISTANT RECEPTACLES. CEC 406.11. RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.

STANDARD FOR WALL SWITCHPLATES: LUTRON CLARO

AGING-IN-PLACE REQUIREMENTS:

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 ABOVE THE FINISHED FLOOR MEASURED TO THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE BOTTOM OF THE OUTLET BOX. (EXCEPTION FOR DEDICATED RECEPTACLE OUTLETS) (CRC R3271.2)

INDOOR LIGHTING CONTROL NOTES:

- LIGHTS IN DRAWERS OR CABINETS SHALL HAVE AUTO-OFF SWITCHES WHEN THE DRAWER OR CABINET IS CLOSED

- UNDERSHELF, DISPLAY CABINETS, SWITCHED OUTLETS TO BE CONTROLLED SEPARATE FROM CEILING LIGHTING

- LIGHTING IN HABITABLE SPACES SHALL HAVE ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS

PER CEnC Section 150.0(k)2

ENERGY STORAGE SYSTEM (ESS) READY:

FOR NEW CONSTRUCTION, PROVIDE ENERGY STORAGE SYSTEMS READY SHALL MEET THE FOLLOWING: (CEnC SECTION 150.0(s):

a. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
i. ESS-READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS
ii. A DEDICATED RACEWAY FROM MAIN SERVICE TO SUBPANEL THAT SUPPLIES BRANCH CIRCUITS
b. FOUR OR MORE BRANCH CIRCUITS FROM A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS: AT LEAST ONE CIRCUIT MUST SUPPLY THE REFRIGERATOR, LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS, AND A SLEEPING ROOM RECEPTACLE OUTLET.
c. A MAIN PANEL BOARD WITH A MINIMUM BUSBAR RATING OF 225 AMPS
d. SUFFICIENT SPACE RESERVED TO ALLOW FUTURE INSTALLATION OF SYSTEM ISOLATION EQUIPMENT OR A TRANSFER SWITCH WITHIN 3 FT. OF THE MAIN PANELBOARD.

ELECTRIC READINESS REQUIREMENTS:

- COMPLY WITH THE FOLLOWING:

a. Heat pump space heater ready: if a natural gas or propane furnace is installed, add the following notes on plan (CEnC Section 150.0(n)):
i. Install dedicated 240-volt, 30 amp branch circuit wiring within 3 ft from the furnace and accessible to the furnace with no obstructions.
ii. Reserve space on the main electrical service panel to allow for the installation of a double pole circuit breaker for future furnace installation.

b. Electric cooktop ready: if a gas or propane cooktop serves individual dwelling units, add the following notes on plan (CEnC Section 150.0(n)):
i. Install dedicated 240-volt, 50 amp branch circuit wiring within 3 ft from the cooktop and accessible to the cooktop with no obstructions.
ii. Reserve space on the main electrical service panel to allow for the installation of a double pole circuit breaker for future cooktop installation.

c. Electric clothes dryer ready: if a clothes dryer location has gas or propane plumbing, add the following notes on plan (CEnC Section 150.0(n)):
i. Install dedicated 240-volt, 30 amp branch circuit wiring within 3 ft from the clothes dryer and accessible to the clothes dryer with no obstructions.
ii. Reserve space on the main electrical service panel to allow for the installation of a double pole circuit breaker for future clothes dryer installation.

NOTE:
VERIFY CEILING HEIGHT w/SECTIONS (SECTIONS TO GOVERN). CEILING HEIGHTS SHOWN ARE MEASURED FROM TOP OF SLAB OR TOP OF FLOOR SHEATHING TO PLATE LINE.

KEY NOTES -ELECTRICAL PLAN

E1 AT KITCHEN VENT. HOOD, LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS W/ BACK DRAFT DAMPER, SHALL HAVE A MINIMUM EXHAUST RATE OF:
180 CFM @ GAS RANGE
BEES 150(o), EXC. 5 TO 152(a) & ASHRAE STD. 62.2. SEE FLOOR PLANS FOR KITCHEN VENT HOOD LOCATION. KITCHEN RANGE HOOD SHALL BE RATED FOR SOUND PER BEES 150(o)
1G. PROVIDE MIN.8" DIA. FLEX DUCT PER TABLE 150.0-G AND TABLE 150.0-H

E2 UNDERSIDE OF EAVE MATERIAL. SEE EXTERIOR ELEVATIONS AND "MATERIAL AND COLORS LEGEND" -SHEET A-3

E3 WHOLE HOUSE FAN. SEE SHEET A-2 KEYNOTE #27 FOR SIZING AND MORE INFORMATION.

ELEVATOR SPEC'S & NOTES:

A. ELECTRICIAN SHALL FURNISH THE 220 VOLT SINGLE-PHASE POWER SUPPLY WITH A LINE DISCONNECT SWITCH IMMEDIATELY ADJOINING THE CONTROL CABINET, AND WITHIN SIGHT OF THE MACHINE. A SEPARATE 120 VOLT 20 AMP SINGLE-PHASE POWER WITH FUSED DISCONNECT SWITCH OR CIRCUIT BREAKER WITH FEEDER WIRING TO CONTROLLER.

B. A LIGHT FIXTURE AND A 110-VOLT OUTLET MUST BE PROVIDED IN THE MACHINE AREA. THE SWITCH FOR OPERATION OF THE LIGHT FIXTURE MUST BE LOCATED IN THE MACHINE ROOM AREA NEAREST THE MACHINE AREA ACCESS DOOR.

C. CONNECTION OF TELEPHONE TRAVELING CABLE TO OUTSIDE CENTRAL EXCHANGE, AS REQUIRED BY ANSI A17.1 CODE.

D. ELEVATOR AND ELEVATOR DOORS SHALL COMPLY WITH ASME A17.1. INSTALL PER MANUFACTURER'S SPECIFICATION. (R321.1. 3002.6)

ELECTRICAL SYMBOLS

SYMBOL	DESIGNATION
	TYPICAL - LUTRON CLARA SCREWLESS SWITCH AND OUTLET COVERS. COLOR TO BE DETERMINED BY INTERIOR DESIGNER.
	240V/40A FUTURE AUTO OUTLET - COMPLY WITH THE REQUIREMENTS OF CRC SECTION R338. (CRC R338)
	DUPLEX OUTLET - 12" ABOVE FLOOR. PROVIDE TAMPER RESISTANT OUTLETS @ 12'-0"o.c. MAX. & 6'-0" MAX FROM DOOR. 2'-0"o.c. MAX AT KITCHEN COUNTERS. SEE "ELECTRICAL SYMBOLS NOTES" ABOVE FOR ARC_FAULT INTERRRUPTOR REQUIREMENTS.
	FLOOR MOUNTED TAMPER RESISTANT OUTLET. SEE "ELECTRICAL SYMBOLS NOTES" ABOVE FOR ARC_FAULT INTERRRUPTOR REQUIREMENTS.
GFCI	DUPLEX OUTLET - G.F.C.I. TAMPER RESISTANT; SEE "ELECTRICAL SYMBOLS NOTES" ABOVE FOR ARC_FAULT INTERRRUPTOR REQUIREMENTS.
	DUPLEX OUTLET - TOP HALF SWITCHED; TAMPER RESISTANT. MIN OF ONE IN ROOMS > 70SF THAT HAS NO NEW PERMANENT INSTALLED LIGHTING. SEE "ELECTRICAL SYMBOLS NOTES" ABOVE FOR ARC_FAULT INTERRRUPTOR REQUIREMENTS.
	QUAD OUTLET - TAMPER RESISTANT; SEE "ELECTRICAL SYMBOLS NOTES" ABOVE FOR ARC_FAULT INTERRRUPTOR REQUIREMENTS.
W/P	WEATHERPROOF (SWITCH, FXT. OR OUTLET), PROVIDE ONE W/P RECEP. AT FRONT OF HOUSE @ EAVE AND ONE AT REAR
VS,3,D,PE	SWITCH - 42" ABOVE FLOOR; VS = MANUAL-ON OCCUPANT SENSOR, 3 INDICATES 3-WAY; D = DIMMER, PE = PHOTOELECTRIC CELL w/MOTION DETECTOR. ALL BEDROOM AND HABITABLE ROOM FIXTURES IF NOT "HE" MUST BE ON VS OR DIMMER. ONE FIXTURE IN BATH MUST BE HE - REMAINDER MUST BE ON VS; LAUNDRY, GARAGE & UTILITY SHALL BE "HE" AND BE VS; "LE" EXTERIOR LTG SHALL BE SWITCHED BY MOTION SENSOR & PHOTOCONTROL.
PASSIVE	LUTRON GRAFIK EYE - CONTRACTOR SHALL PROVIDE A LINE ITEM BID ALLOWANCE FOR CONTROL PANEL AND INSTALL.
	HE LED-BASED LIGHTING PLANE STEP LIGHT; 120V/227V; 3000K; 3W CLOUDY BAY CBST003830WHPC WHITE, WET LOCATION
	HE WAC LED ART LIGHT 14 WITH CRI OF 90 AND CCT 2700K; 9.4W
	HE LED PENDANT; WAC LIGHTING PD-52008 6.5W ; CRI: 90 CRI & CCT: 2700K
HE-W/P	HE RECESSED 4" LED CAN LIGHT INCL WET LOCATION. HALO EL406 LIGHT ENGINES WITH TL4/TLS4 TRIMS & H457 HOUSINGS WITH CRI >/= 90 AND CCT OF 2700K-3000K; 15W; PROVIDE I.C. RATED FIXTURE WHERE INSULATION OCCURS.
	HE LED ART LIGHT .
	RECESSED CLG. MOUNTED LIGHT - INT. 3" I.C. AIRTIGHT RECESSED CAN VISUAL COMFORT & CO (TECH LTG) ENTRARA CL ENCLS-D-930 W
	CEILING MOUNTED LIGHT - INT. 5" RECESSED CAN LIGHT; HALO H550 ICAT 5 IN. ALUMINUM LED RECESSED LIGHT FOR NEW CONSTRUCTION CEILING, T24, INSULATION CONTACT, AIR-TITE. RL56 SERIES 5-INCH RECESSED LED MODULE. SELECTABLE CCT INTEGRATED LED MATTE WHITE, 600 LUMENS
	4" RECESSED CAN LED LIGHT. DMF LIGHTING DRDHNJD HOUSING AND DRD2M MODULE MIN. 1-HOUR FIRE RATED. 50 STC.
	LED UNDERCABINET "PUCK" LIGHT. 2-7/8" DIA. 1-1/8" H SURFACE MTD. LIGHT WHITE.
	CEILING MOUNTED LIGHT - INT. PENDANT MOUNTED LIGHT. PROVIDE OUTLET BOX AND COVER. FIXTURE TO BE SELECTED BY INT. DESIGNER, OR OWNER.
	HE LED FIXTURE, SURFACE MTD.; METALUX COOPER LIGHTING # 14FP ; 12"x48"; 39W . (FPX SURF 14 FOR SURFACE MOUNT KIT)
	LED ROPE LIGHT - NFL-4400WW - 8W/FT - WET RATED
MR	LED-TX24 TAPE LIGHT - HE INVISI LED PRO 2 (2" Hi - 4W/FT) TRANSFORMER
	WALL MOUNTED LIGHT - INT. PROVIDE JUNCTION BOX AT HEIGHT (APPROX. 80" AFF) VERIFY WITH OWNER. PROVIDE $100 MATERIAL ALLOWANCE PER FIXTURE.
W/P MOTION PE	PERMANENT LED EXTERIOR WALL MOUNTED LIGHT. -AS SELECTED BY OWNER; FIXTURE ALLOWANCE: $300.00 "W/P" INDICATES WATERPROOF FIXTURE "MO" INDICATES PHOTOCELL & MOTION SENSOR "TS" INDICATES PHOTOCELL & TIME SWITCH "PE" INDICATES PHOTOCELL
	MALIBU LT8 LOW VOLT DECK LIGHT-PROVIDE TIME CLOCK & PHOTOCELL
CV	EXHAUST FAN/LIGHT COMBO. -ALL FANS SHALL BE BROAN LOW NOISE, LESS THAN 3 SONES. SEE NOTE BELOW FOR FAN REQUIREMENTS.
HY	EXHAUST FAN - 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS. SHALL CONNECT DIRECTLY THE OUTSIDE, 3 FEET MINIMUM FROM A WINDOW, DOOR OR OTHER OPENING. ALL FANS SHALL BE ENERGY STAR COMPLIANT WITH A MAXIMUM SOUND RATING OF 3 SONE. DUCTLESS FANS ARE UNACCEPTABLE. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDI TY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN OR EQUAL TO 50% TO MAXIMUM 80%.
	EXISTING TELEPHONE JACK
	NEW TELEPHONE JACK
	J BOX-REINFORCE-OWNER SUPPLIED FIXT.
S	-SMOKE DETECTOR - HARDWIRED U.N.O. w/BATTERY BACKUP -CENTRALLY LOCATED IN CORRIDOR (OR AREA) LEADING TO SLEEPING AREAS, AND INSIDE EACH SLEEPING ROOM. IN THE ADJACENT ROOM (OR AREA) WHERE THE CEILING HEIGHT EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE. -DETECTORS ARE NOT TO BE LOCATED IN KITCHEN,GARAGE, OR WITHIN 3 FEET FROM DOOR TO KITCHEN OR BATHROOM OR SUPPLY AIR REGISTERS. -DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS -BATTERY OPERATED SMOKE DETECTOR PERMITTED IN EXISTING CONSTRUCTION.
CM	CARBON MONOXIDE DETECTOR - HARDWIRED U.N.O w/BATTERY BACKUP -OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) -DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS -BATTERY OPERATED CARBON MONOXIDE DETECTOR PERMITTED IN EXISTING CONSTRUCTION.
SPKR	SPEAKER
	VERIFY HEIGHT WITH INTERIOR DESIGNER PRIOR TO PULLING "ROMEX"
	TV OUTLET

HEATING SYMBOLS

SYMBOL	DESIGNATION	
T	THERMOSTAT	
	SUPPLY AIR REGISTER - WALL	PROVIDE: TEXAS BUILDMART STANDARD DOUBLE SLOT LINEAR DIFFUSERS. MODERN DECORATIVE WHITE AIR VENT GRILLE FOR CEILING, WALLS & FLOORS. TYPICAL SUPPLY AIR REGISTER - TEXAS BUILDMART LINEAR SLOT DIFFUSERS (MODEL# MODERN AC VENT COVER)
	RETURN AIR REGISTER - WALL	
	SUPPLY AIR REGISTERS - CEILING	
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DUCTED HEAT PUMP	PROVIDE AT DUCTED HEAT PUMP. PROVIDE ELECTRICAL OUTLET AS REQ'D PROVIDE - PROVIDE COND. ON PAD. CONCEAL WITH FENCING.) 1. A MINIMUM 30 INCH ACCESS (MAX. 20 FT. FROM FAN COIL) ATTIC FURNACE (SEC. 708, EXCEPTION U.M.C.) THE ACCESS OPENING TO THE SPACE MAY BE 22" BY 30" PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THE OPENING. 2. THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE FROM ACCESS TO FAN COIL. 3. A LEVEL WORKING PLATFORM NOT LESS THAN 30" IN DEPTH ALONG THE ENTIRE SIDE OF FAN COIL. 4. A PERMANENT ELECTRIC OUTLET AND LIGHTING FIXTURE (CONTROLLED BY SWITCH LOCATED AT REQUIRED ACCESS). AT OR NEAR FAN COIL. 5. DOUBLE JOISTS SUPPORTING UNIT. 6. SEISMIC SWAY BRACE OR ANCHOR PLUMBING FIXTURE. VERIFY (C.N.B REQUIREMENTS) 7. CONDENSATE DRAIN TO APPROVED PLUMBING FIXTURE. 8. PLUMBER TO PROVIDE PLASTIC CONDENSATE LINE AND SECONDARY OVERFLOW SYSTEM FROM ATTIC TO OUTSIDE.	
HEATER	BROMIC PLATINUM SMART-HEAT ELECTRIC II, WHITE 3200W, 220V - BH0320008	
	PROVIDE 120V & 220V OUTLETS, F.GAS, HOT+COLD WATER, AND SEWER CONNECTION. PROVIDE AT DRYER LOCATION A VENT TO EXTERIOR & LINT TRAP AT ELBOWS PER MANUFACTURERS RECOMMENDATIONS.	

WALL LEGEND

NOTE: VERIFY OVERALL DIMENSIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT IMMEDIATELY SHOULD THERE BE ANY DISCREPANCY.

NEW INTERIOR 2x4 STUD WALL FRAMING AT 16"o.c. U.N.O. -SEE STRUCTURAL DRAWINGS. -5/8" GYPSUM BOARD INTERIOR WALLS -PROVIDE, AT MOIST AREAS, WATER RESISTANT "GREEN" GYPSUM BOARD -GREEN BOARD NOT ACCEPTABLE IN SHOWERS OR TUB SURROUNDS. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE TO HOUSE. PROVIDE WATERPROOF MEMBRANE "BUILDING PAPER" BELOW ALL EXTERIOR WALL FINISHES. 2x FRAMING AT 16"o.c. -SEE STRUCTURAL. PROVIDE 6" WOOD TO EARTH SEPARATION OR PRESSURE TREATED WOOD. WOOD LOCATED ON CONCRETE SLAB SHALL BE PRESSURE TREATED. PROVIDE 2x6 PLUMBING WALLS BEHIND WATERCLOSETS. NEW EXTERIOR 2x4 STUD WALL FRAMING AT 16"o.c. U.N.O. EXTERIOR WALLS TO HAVE 1/2" PLYWOOD AT EXTERIOR SIDE. 1" SHOWN FOR EXTERIOR FINISH -SEE STRUCT. DWGS

NEW 2x6 STUD WALL FRAMING AT 16"o.c. U.N.O. -SEE NOTES ABOVE.

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LICENSED ARCHITECT MARK TEALE No. C 22162 Ren.: 7/31/27 STATE OF CALIFORNIA

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SHEET
FIRST AND SECOND FLOOR ELECTRICAL PLANS / REFLECTED CEILING PLANS / CONCEPT. DUCTING LAYOUTS

REVISIONS:

START DATE: DATE

SCALE: 1/4" - 1'-0"

SHEET
A-5

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THIRD FLOOR ELECTRICAL PLAN / REFLECTED CEILING PLAN / CONCEPT. DUCTING LAYOUT

ELECTRICAL NOTES

GENERAL:

-PROVIDE ALLOWANCES FOR FIXTURES AS NOTED. CONTRACTOR SHALL INCLUDE INSTALLATION AS A SEPARATE LINE ITEM.

-SUBCONTRACTORS SHALL CALL FOR INSPECTION OF ROUGH BOXES BY INTERIOR DESIGNER, OWNER OR ARCHITECT 48 HOURS PRIOR TO INSTALLING WIRE AND DUCTING. ELECTRICAL SUBCONTRACTOR SHALL CONTACT THE ARCHITECT TO VERIFY LTG DESIGN PRIOR TO BIDDING.

-CONTRACTOR TO PROVIDE MANUFACTURERS' MODEL NUMBER LISTED OR AN EQUAL FOR THE INSPECTOR.

-THE FOLLOWING SHALL BE PROVIDED AT THE JOB SITE FOR THE ELECTRICAL INSPECTOR:
- -SINGLE LINE DIAGRAM
- -PANEL SCHEDULE W/ UNIQUE CIRCUIT DESCRIPTIONS
- -LOAD CALCULATIONS FOR ELECTRICAL SYSTEMS

-PROVIDE REQUIRED CLEARANCES IN FRONT OF ELECTRICAL SERVICES, PANELS AND EQUIPMENT.

-COMPLY WITH CITY OF NEWPORT BEACH AMENDMENTS TO 2022 CEC. USE RIGID METAL CONDUIT IN ALL AREAS EXPOSED TO WEATHER. USE GROUND WIRE INSIDE ALL FLEXIBLE METAL CONDUITS. METAL CONDUIT SHALL NOT BE INSTALLED IN CONTACT WITH EARTH.

CIRCUITS:

-ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS (RECEPTACLES AND SWITCHES) INSTALLED IN LAUNDRY, KITCHEN, FAMILY ROOMS, LIVING ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHEN, LAUNDRY, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC 210.12. (REQUIREMENT IS FOR ENTIRE CIRCUIT, NOT JUST THE OUTLETS)

-AFCI PROTECTION IS REQUIRED FOR ALL CIRCUITS INCLUDING AN INDOOR SWITCH FOR OUTDOOR LIGHTS. THE ONLY EXCEPTIONS FOR THIS REQUIRED PROTECTION ARE FOR BATH ROOMS, GARAGE, CRAWL SPACE, AND OUTDOOR CIRCUITS.

-PROVIDE A MINIMUM OF (1) 20-AMP CIRCUIT FOR BATHROOM(S) OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. CEC 210-23(a)

-PROVIDE A MINIMUM OF (1) 20-AMP LAUNDRY BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. CEC 210-23(a)

-PROVIDE A MINIMUM OF (2) 20-AMP APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED. CEC 210-52(B)(2)

LIGHTING:

-ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT CANDLE (11 LUX) AT TREADS AND LANDINGS. CRC R303.6

HE: HIGH EFFICACY CERT. LUMINAIRE WITH CRI OF =/>90 AND CCI 2700-3000; LE: LOW EFFICACY

-ALL LIGHTING MUST BE HIGH EFFICACY

-OUTDOOR LIGHTING SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A MOTION SENSOR AND BY A PHOTO-CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMS). ALL OF WHICH DO NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THEIR AUTOMATIC FUNCTIONS. THE MANUAL ON AND OFF SWITCH SHALL NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF THE ITEMS ABOVE.

RECEPTACLES:

-PROVIDE TAMPER-RESISTANT RECEPTACLES. CEC 406.11. RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.

STANDARD FOR WALL SWITCHPLATES: LUTRON CLARO

AGING-IN-PLACE REQUIREMENTS:

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 ABOVE THE FINISHED FLOOR MEASURED TO THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE BOTTOM OF THE OUTLET BOX. (EXCEPTION FOR DEDICATED RECEPTACLE OUTLETS) (CRC R3271.2)

INDOOR LIGHTING CONTROL NOTES:

- LIGHTS IN DRAWERS OR CABINETS SHALL HAVE AUTO-OFF SWITCHES WHEN THE DRAWER OR CABINET IS CLOSED

- UNDERSHELF DISPLAY CABINETS, SWITCHED OUTLETS TO BE CONTROLLED SEPARATE FROM CEILING LIGHTING

- LIGHTING IN HABITABLE SPACES SHALL HAVE ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS

PER CEnC Section 150.(k)2

ENERGY STORAGE SYSTEM (ESS) READY:

FOR NEW CONSTRUCTION, PROVIDE ENERGY STORAGE SYSTEMS READY SHALL MEET THE FOLLOWING: (CEnC SECTION 150.0(s):

a. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
- i. ESS-READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS
- ii. A DEDICATED RACEWAY FROM MAIN SERVICE TO SUBPANEL THAT SUPPLIES BRANCH CIRCUITS

b. FOUR OR MORE BRANCH CIRCUITS FROM A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS: AT LEAST ONE CIRCUIT MUST SUPPLY THE REFRIGERATOR, LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS, AND A SLEEPING ROOM RECEPTACLE OUTLET

c. A MAIN PANEL BOARD WITH A MINIMUM BUSBAR RATING OF 225 AMPS

d. SUFFICIENT SPACE RESERVED TO ALLOW FUTURE INSTALLATION OF SYSTEM ISOLATION EQUIPMENT OR A TRANSFER SWITCH WITHIN 3 FT. OF THE MAIN PANELBOARD.

ELECTRIC READINESS REQUIREMENTS:

- COMPLY WITH THE FOLLOWING:

a. Heat pump space heater ready: if a natural gas or propane furnace is installed, add the following notes on plan (CEnC Section 150.0(t)):
- i. Install dedicated 240-volt, 30 amp branch circuit wiring within 3 ft from the furnace and accessible to the furnace with no obstructions.
- ii. Reserve space on the main electrical service panel to allow for the installation of a double pole circuit breaker for future furnace installation.

b. Electric cooktop ready: if a gas or propane cooktop serves individual dwelling units, add the following notes on plan (CEnC Section 150.0(u)):
- i. Install dedicated 240-volt, 50 amp branch circuit wiring within 3 ft from the cooktop and accessible to the cooktop with no obstructions.
- ii. Reserve space on the main electrical service panel to allow for the installation of a double pole circuit breaker for future cooktop installation.

c. Electric clothes dryer ready: if a clothes dryer location has gas or propane plumbing, add the following notes on plan (CEnC Section 150.0(v)):
- i. Install dedicated 240-volt, 30 amp branch circuit wiring within 3 ft from the clothes dryer and accessible to the clothes dryer with no obstructions.
- ii. Reserve space on the main electrical service panel to allow for the installation of a double pole circuit breaker for future clothes dryer installation.

NOTE:
VERIFY CEILING HEIGHT w/SECTIONS (SECTIONS TO GOVERN). CEILING HEIGHTS SHOWN ARE MEASURED FROM TOP OF SLAB OR TOP OF FLOOR SHEATHING TO PLATE LINE.

KEY NOTES -ELECTRICAL PLAN

E1 AT KITCHEN VENT. HOOD, LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS W/ BACK DRAFT DAMPER, SHALL HAVE A MINIMUM EXHAUST RATE OF:
180 CFM @ GAS RANGE
BEES 150(o), EXC. 5 TO 152(a) & ASHRAE STD. 62.2. SEE FLOOR PLANS FOR KITCHEN VENT HOOD LOCATION. KITCHEN RANGE HOOD SHALL BE RATED FOR SOUND PER BEES 150(o) 1G. PROVIDE MIN.8" DIA. FLEX DUCT PER TABLE 150.0-G AND TABLE 150.0-H

E2 UNDERSIDE OF EAVE MATERIAL. SEE EXTERIOR ELEVATIONS AND *MATERIAL AND COLORS LEGEND* -SHEET A-3

E3 WHOLE HOUSE FAN. SEE SHEET A-2 KEYNOTE #27 FOR SIZING AND MORE INFORMATION.

ELEVATOR SPEC'S & NOTES:

A. ELECTRICIAN SHALL FURNISH THE 220 VOLT SINGLE-PHASE POWER SUPPLY WITH A LINE DISCONNECT SWITCH IMMEDIATELY ADJOINING THE CONTROL CABINET, AND WITHIN SIGHT OF THE MACHINE. A SEPARATE 120 VOLT 20 AMP SINGLE-PHASE POWER WITH FUSED DISCONNECT SWITCH OR CIRCUIT BREAKER WITH FEEDER WIRING TO CONTROLLER.

B. A LIGHT FIXTURE AND A 110-VOLT OUTLET MUST BE PROVIDED IN THE MACHINE AREA. THE SWITCH FOR OPERATION OF THE LIGHT FIXTURE MUST BE LOCATED IN THE MACHINE ROOM AREA NEAREST THE MACHINE AREA ACCESS DOOR.

C. CONNECTION OF TELEPHONE TRAVELING CABLE TO OUTSIDE CENTRAL EXCHANGE, AS REQUIRED BY ANSI A17.1 CODE.

D. ELEVATOR AND ELEVATOR DOORS SHALL COMPLY WITH ASME A17.1. INSTALL PER MANUFACTURER'S SPECIFICATION. (R321.1. 3002.6)

ELECTRICAL SYMBOLS

SYMBOL	DESIGNATION
	TYPICAL - LUTRON CLARA SCREWLESS SWITCH AND OUTLET COVERS. COLOR TO BE DETERMINED BY INTERIOR DESIGNER.
	240V/40A FUTURE AUTO OUTLET - COMPLY WITH THE REQUIREMENTS OF CRC SECTION R338. (CRC R338)
	DUPLEX OUTLET - 12" ABOVE FLOOR. PROVIDE TAMPER RESISTANT OUTLETS @ 12'-0"o.c. MAX. & 6'-0" MAX FROM DOOR. 2'-0"o.c. MAX AT KITCHEN COUNTERS. SEE *ELECTRICAL SYMBOLS NOTES* ABOVE FOR ARC_FAULT INTERRRUPTOR REQUIREMENTS.
	FLOOR MOUNTED TAMPER RESISTANT OUTLET. SEE *ELECTRICAL SYMBOLS NOTES* ABOVE FOR ARC_FAULT INTERRRUPTOR REQUIREMENTS.
GFCI	DUPLEX OUTLET - G.F.C.I. TAMPER RESISTANT; SEE *ELECTRICAL SYMBOLS NOTES* ABOVE FOR ARC_FAULT INTERRRUPTOR REQUIREMENTS.
	DUPLEX OUTLET - *TOP HALF SWITCHED; TAMPER RESISTANT. MIN OF ONE IN ROOMS >- 70SF THAT HAS NO NEW PERMANENT INSTALLED LIGHTING. SEE *ELECTRICAL SYMBOLS NOTES* ABOVE FOR ARC_FAULT INTERRRUPTOR REQUIREMENTS.
	QUAD OUTLET - TAMPER RESISTANT; SEE *ELECTRICAL SYMBOLS NOTES* ABOVE FOR ARC_FAULT INTERRRUPTOR REQUIREMENTS.
W/P	WEATHERPROOF (SWITCH, FXT. OR OUTLET). PROVIDE ONE W/P RECEP. AT FRONT OF HOUSE @ EAVE AND ONE AT REAR
VS,3,D,PE	SWITCH - 42" ABOVE FLOOR; VS = MANUAL-ON OCCUPANT SENSOR, 3 INDICATES 3-WAY; D = DIMMER, PE = PHOTOELECTRIC CELL w/MOTION DETECTOR. ALL BEDROOM AND HABITABLE ROOM FIXTURES IF NOT "HE" MUST BE ON VS OR DIMMER. ONE FIXTURE IN BATH MUST BE HE - REMAINDER MUST BE ON VS; LAUNDRY, GARAGE & UTILITY SHALL BE "HE" AND BE VS; *LE* EXTERIOR LTG SHALL BE SWITCHED BY MOTION SENSOR & PHOTOCONTROL.
KEYPAD	LUTRON GRAFIK EYE - CONTRACTOR SHALL PROVIDE A LINE ITEM BID ALLOWANCE FOR CONTROL PANEL AND INSTALL.
	HE LED-BASED LIGHTING PLANE STEP LIGHT: 120V/227V; 3000K; 3W CLOUDY BAY CBST003830WHPC WHITE, WET LOCATION
	HE WAC LED ART LIGHT 14 WITH CRI OF 90 AND CCT 2700K; 9.4W
	HE LED PENDANT; WAC LIGHTING PD-52008 6.5W ; CRI: 90 CRI & CCT: 2700K
HE--W/P	HE RECESSED 4" LED CAN LIGHT INCL WET LOCATION. HALO EL406 LIGHT ENGINES WITH TL4/TLS4 TRIMS & H457 HOUSINGS WITH CRI >/= 90 AND CCT OF 2700K-3000K; 15W; PROVIDE I.C. RATED FIXTURE WHERE INSULATION OCCURS.
	HE LED ART LIGHT
	RECESSED CLG. MOUNTED LIGHT - INT. 3" I.C. AIRTIGHT RECESSED CAN VISUAL COMFORT & CO (TECH LTG) ENTRARA CL ENCLS-D-930 W
	CEILING MOUNTED LIGHT - INT. 5" RECESSED CAN LIGHT. HALO H550 ICAT 5 IN. ALUMINUM LED RECESSED LIGHT FOR NEW CONSTRUCTION CEILING, T24, INSULATION CONTACT. AIR-TITE: RL56 SERIES 5-INCH RECESSED LED MODULE. SELECTABLE CCT INTEGRATED LED MATTE WHITE, 600 LUMENS
	4" RECESSED CAN LED LIGHT. DMF LIGHTING DRDHNJD HOUSING AND DRD2M MODULE MIN. 1-HOUR FIRE RATED. 50 STC.
	LED UNDERCABINET "PUCK" LIGHT. 2-7/8" DIA. 1-1/8" H SURFACE MTD. LIGHT WHITE.
	CEILING MOUNTED LIGHT - INT. PENDANT MOUNTED LIGHT. PROVIDE OUTLET BOX AND COVER. FIXTURE TO BE SELECTED BY INT. DESIGNER, OR OWNER.
	HE LED FIXTURE, SURFACE MTD.; METALUX COOPER LIGHTING # 14FP ; 12"x48", 39W . (FPX SURF 14 FOR SURFACE MOUNT KIT)
	LED ROPE LIGHT - NFL-4400WW - 8W/FT - WET RATED
HE	LED-TX24 TAPE LIGHT - HE INVISI LED PRO 2 (8" HI - 4W/FT) TRANSFORMER
	WALL MOUNTED LIGHT - INT. PROVIDE JUNCTION BOX AT HEIGHT (APPROX. 80" AFF) VERIFY WITH OWNER. PROVIDE $100 MATERIAL ALLOWANCE PER FIXTURE.
W/P MO TS PE	PERMANENT LED EXTERIOR WALL MOUNTED LIGHT. -AS SELECTED BY OWNER; FIXTURE ALLOWANCE: $300.00 "W/P" INDICATES WATERPROOF FIXTURE "MO" INDICATES PHOTOCELL & MOTION SENSOR "TS" INDICATES PHOTOCELL & TIME SWITCH "PE" INDICATES PHOTOCELL
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SHEET
THIRD FLOOR ELECTRICAL PLAN / REFLECTED CEILING PLAN / CONCEPTUAL DUCTING LAYOUT

REVISIONS:

START DATE: DATE

SCALE: 1/4" - 1'-0"

SHEET
A-5.1

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