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 CARRIAGE 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.

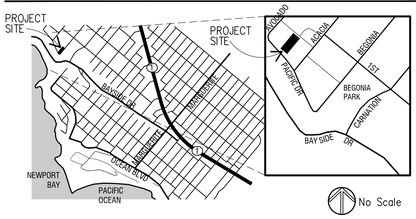
NOTES

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 = 3,017 S.F.

3,017 x .15 = 453 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	4,527 S.F.
BUILDING FOOTPRINT (AT EDGE OF DECKS* & EAVES)	2,951 S.F.
LOT COVERAGE (AT EDGE OF DECKS* & EAVES)	65%

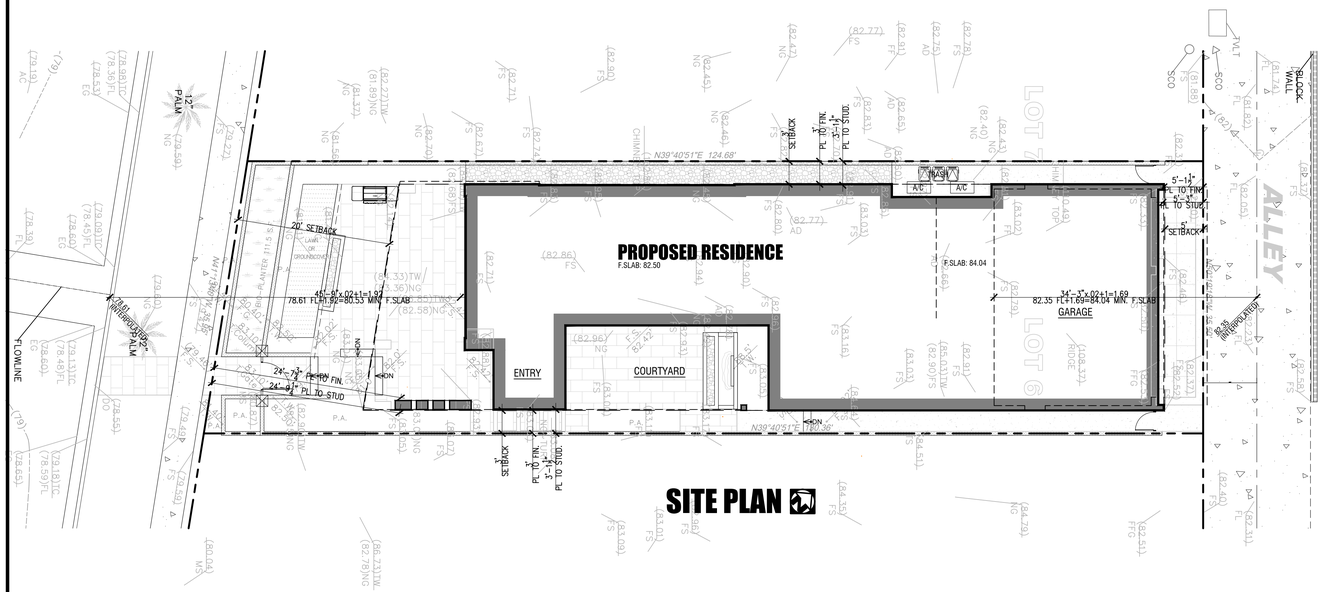
*DECKS OVER 30" IN HEIGHT

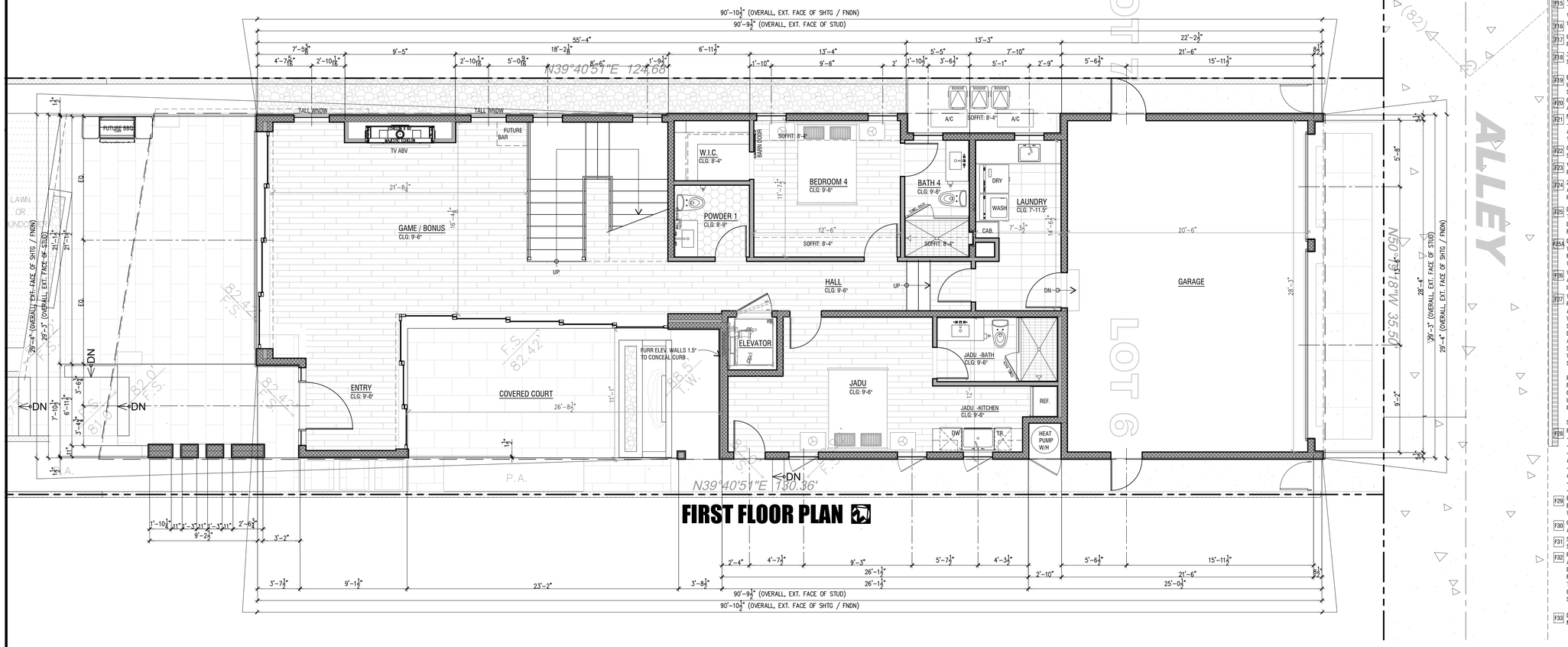
SITE SLOPE CALCULATIONS

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


PROPOSED RESIDENCE
F.SLAB: 82.50
F.SLAB: 84.04
78.61 FL+1.92=80.53 MIN. F.SLAB
82.35 FL+1.69=84.04 MIN. F.SLAB
GARAGE
ENTRY
COURTYARD
ALLEY
LOT 7
LOT 6
20' SETBACK
5' SETBACK
3' SETBACK
PL TO FIN. 5'-1 1/2"
PL TO STUD.
PL TO FIN. 3'-1 1/2"
PL TO STUD.
5'-11 1/2" PL TO FIN. 5'-0" PL TO STUD.
WASH
A/C
SCO
TWLT
BLOCK WALL
12" PALM
FLOWLINE
N39°40'51"E 124.68'
N39°40'51"E
CHIMNEY TOP
RIDGE
SLOPE
SLOPE 25.00%
SLOPE 25.00%
SLOPE 25.00%



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 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 BD 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 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 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/AD.5
- F33 DOORBELL, IF PROVIDED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FIN. SURFACE, MEASURED FROM THE TOP OF THE DOORBELL ASSEMBLY. (CRC 327.1.4)

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

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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ACCEPTANCE OF THESE PLANS BY ANY AGENCY HAVING JURISDICTION SHALL BE UNDERSTOOD TO MEAN THAT THE ARCHITECT HAS PERFORMED HIS DUTIES IN THE PREPARATION OF THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE PROFESSIONAL STANDARD OF REASONABLE CARE AND THAT HE IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND DOES NOT GUARANTEE THE PERFORMANCE OF THE CONTRACTORS OR THEIR SUBCONTRACTORS. THE ARCHITECT NOT BEING RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT NOT BEING RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH ANY LAWS, RULES, REGULATIONS, ORDINANCES, CODES OR ORDERS APPLICABLE TO THE CONTRACTOR'S PERFORMANCE OF THE WORK. IN ADDITION, THE ARCHITECT NOT BEING RESPONSIBLE FOR THE CONSTRUCTION OF ANY PORTION OF THE PROJECT THAT IS NOT SHOWN IN SUFFICIENT DETAIL OR FOR ANY ARCHITECTURAL OR ENGINEERING SERVICES PERFORMED BY PERSONS OTHER THAN THE ARCHITECT OR THE ARCHITECT'S CONSULTANTS.

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

PROJECT
ENGSTROM _2208 PACIFIC
2208 PACIFIC DR
CORONA DEL MAR, CA 92625

SHEET
FIRST FLOOR PLAN

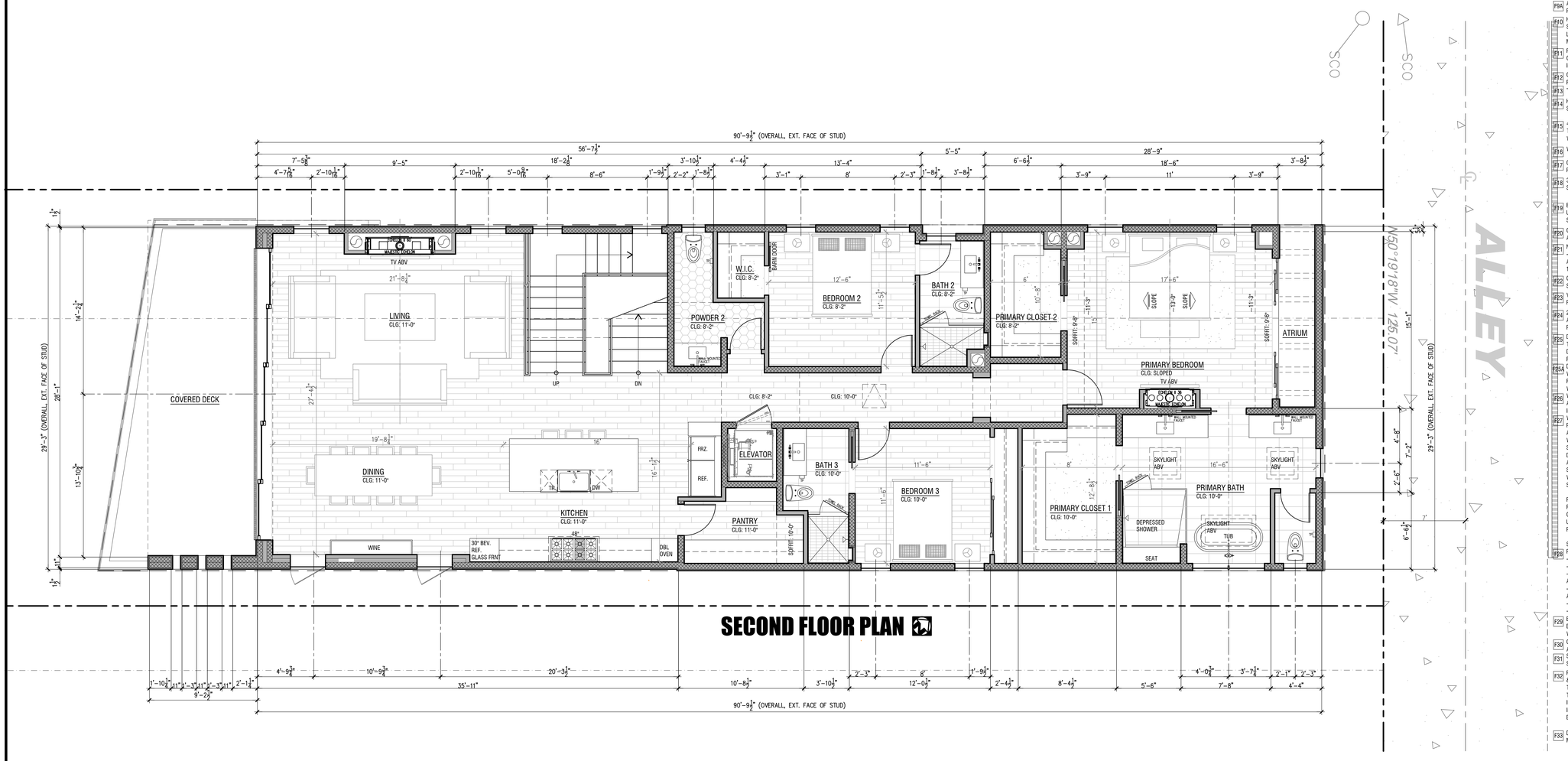
REVISIONS:

START DATE: 11/21/2025

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

SHEET
A-2

2/3/2026 3:39:21 PM



SECOND FLOOR PLAN

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 BD 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 ADDTL INFORMATION.

F12 CLOSET SHELF AND POLE - CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR CABINETRY CLOSET ORGANIZER IN THE MASTER CLOSET.
--NOT USED

F13 HEATING AND AIR CONDITIONING UNIT. FAN COIL
SEE DETAIL FOR ADDITIONAL INFO: 14 / AD1

F14 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.

F15 WASHER AND DRYER HOOKUP. LEVER FAUCETS

F16 COLD WATER STUD-OUT AND SHUT OFF VALVE IN CABINET ADJACENT TO REFRIGERATOR FOR ICE MAKER.

F17 3" DIAMETER GALVANIZED STEEL PIPE POST. 36" HIGH.
SEE FOUNDATION PLAN. SEE DETAIL: 21 / AD1

F18 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 +.38" 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.

F24A 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 1-1/2" FROM FLOOR SHT'G AT WALL EDGE TO ACCOMODATE FOR 1" DECK FINISH)

F24B 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)

F25 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.

F29 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, ON 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)

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

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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ACCEPTANCE OF THESE PLANS BY THE BUILDING DEPARTMENT DOES NOT RELIEVE THE OWNER OR CONTRACTOR OF THE RESPONSIBILITY FOR ANY DEVIATIONS FROM THE APPROVED PLANS. ANY CHANGES MUST BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. THESE PLANS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL SPECIFICATIONS, WHETHER WRITTEN OR GRAPHIC, ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN ANY MANNER EXCEPT FOR THE PROJECT SPECIFICALLY DESIGNED FOR.

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

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2208 PACIFIC DR
CORONA DEL MAR, CA 92625

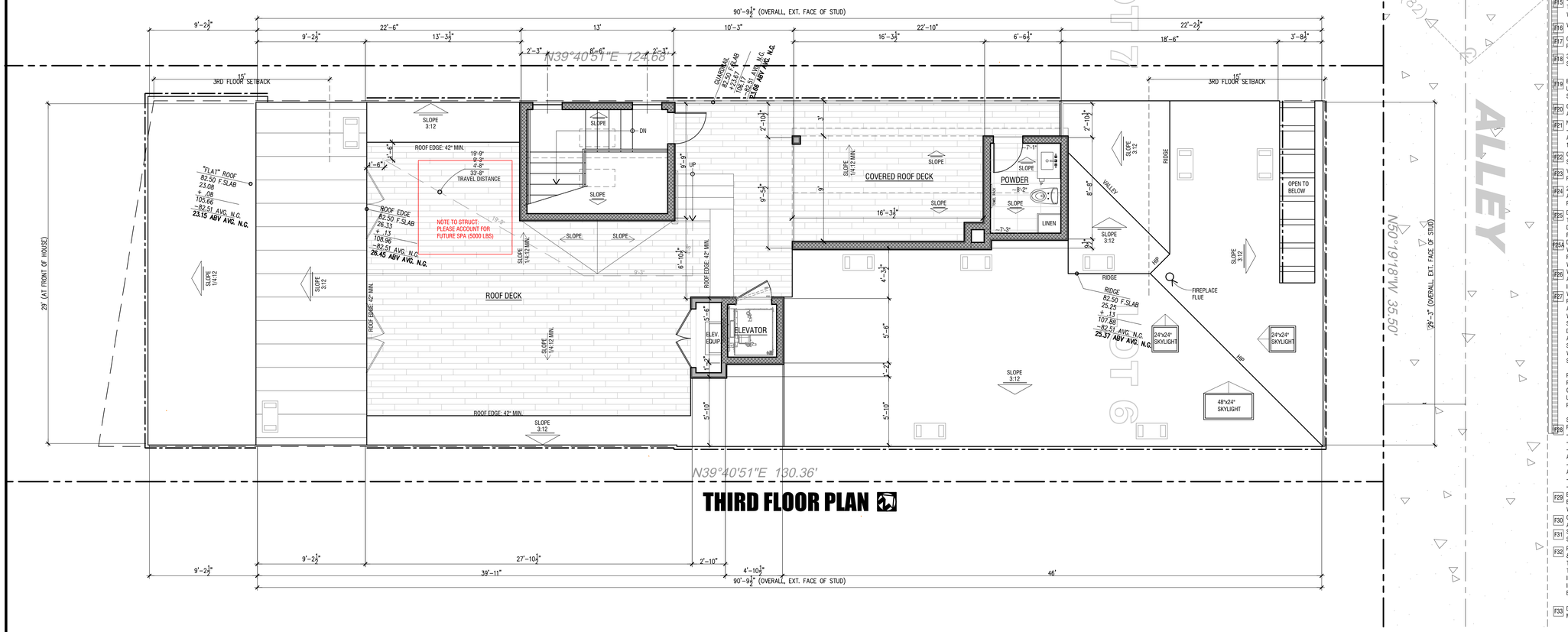
SHEET
SECOND FLOOR PLAN

REVISIONS:

START DATE: 11/21/2025

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

SHEET
A-2.1



THIRD FLOOR PLAN

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 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 ADDTL INFORMATION.

F12 CLOSET SHELF AND POLE - CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR CABINETRY CLOSET ORGANIZER IN THE MASTER CLOSET. --NOT USED

F13 HEATING AND AIR CONDITIONING UNIT, FAN COIL SEE DETAIL FOR ADDITIONAL INFO: 14/AD1

F14 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.

F15 WASHER AND DRYER HOOKUP. LEVER FAUCETS

F16 COLD WATER STUD-OUT AND SHUT OFF VALVE IN CABINET ADJACENT TO REFRIGERATOR FOR ICE MAKER.

F17 3" DIAMETER GALVANIZED STEEL PIPE POST. 36" HIGH. SEE FOUNDATION PLAN. SEE DETAIL: 21/AD1

F18 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. (DROP DECK SHT'G 2-1/2" FROM FLOOR SHT'G AT WALL EDGE TO ACCOMODATE FOR 1-1/2" MORTAR BED AND TILE)

F26 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) 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 EXCED 48" ABOVE EXTERIOR FIN. SURFACE, MEASURED FROM THE TOP OF THE DOORBELL ASSEMBLY. (CRC 327.1.4)

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.

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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ACCEPTANCE OF PLANS
ACCEPTANCE OF THESE PLANS BY THE BUILDING DEPARTMENT OR OTHER AGENCY IS FOR THE SOLE PURPOSE OF ADMINISTERING THE PROVISIONS OF LAWS SPECIFICALLY APPLICABLE TO SPECIFIED PROPERTY AND DOES NOT IMPLY THAT THE BUILDING DEPARTMENT OR OTHER AGENCY HAS MADE ANY CHECK OF THE PLANS WITH RESPECT TO ANY OTHER LAWS, ORDINANCES, REGULATIONS, CONDITIONS OR RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY OR THE PROPOSED USE OR IMPROVEMENT. ACCEPTANCE OF PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY REGULATIONS OR ANY PROVISIONS OF ANY LAWS. ACCEPTANCE OF PLANS SHALL NOT PREVENT THE BUILDING DEPARTMENT FROM THEREAFTER REQUIRING A CORRECTION OF ERRORS IN THESE PLANS OR FROM PREVENTING BUILDING OPERATIONS BEING CARRIED ON THEREON WHEN IN VIOLATION OF THIS CODE OR OF ANY OTHER ORDINANCE OR REGULATION OF THIS JURISDICTION.

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

PROJECT
ENGSTROM _2208 PACIFIC
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SHEET
THIRD FLOOR PLAN

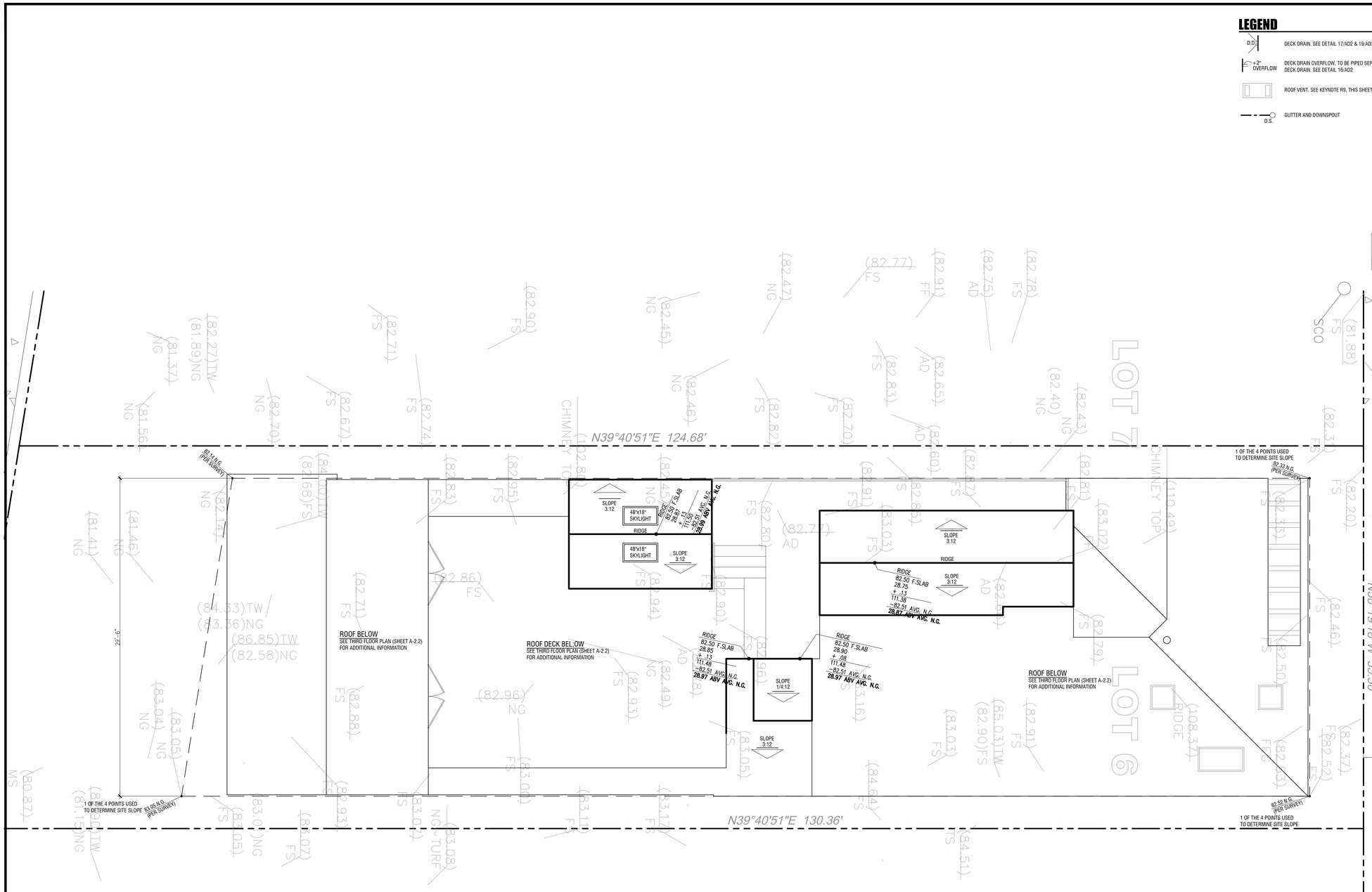
REVISIONS:

START DATE: 11/21/2025

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

SHEET
A-2.2

2/3/2026 3:53:30 PM



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 RESITANT 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 (AT FRONT ROOF):
ATTIC SQ. FT. 2'9/300=0.93 S.F. (134 SQ.IN.) VENT AREA REQ'D

NET FREE VENTILATING AREA AT UPPER PORTION OF THE SPACE:
CONTRACTOR TO PROVIDE & INSTALL: ONE (1)
ROOF VENT(S) O'HAGIN'S TAPERED VENT 72.00 SQ. IN. F.A.M.
TOTAL ROOF VENT VENTING: 72 SQ. IN.

NET FREE VENTILATING AREA AT LOWER PORTION OF THE SPACE:
CONTRACTOR TO PROVIDE & INSTALL: ONE (1)
ROOF VENT(S) O'HAGIN'S TAPERED VENT 72.00 SQ. IN. F.A.M.
TOTAL ROOF VENT VENTING: 72 SQ. IN.

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

UPPER : 72 SQ. IN. = >50% OF REQ'D VENTING
LOWER: 72 SQ. IN. = >50% OF REQ'D VENTING
TOTAL VENTING 144 SQ. IN. PROVIDED

REQUIRED NET FREE VENTILATING AREA (AT REAR ROOF):
ATTIC SQ. FT. 1,290/300=4.3 S.F. (620 SQ.IN.) VENT AREA REQ'D

NET FREE VENTILATING AREA AT UPPER PORTION OF THE SPACE:
CONTRACTOR TO PROVIDE & INSTALL: FIVE (5)
ROOF VENT(S) O'HAGIN'S TAPERED VENT 72.00 SQ. IN. F.A.M.
TOTAL ROOF VENT VENTING: 360 SQ. IN.

NET FREE VENTILATING AREA AT LOWER PORTION OF THE SPACE:
CONTRACTOR TO PROVIDE & INSTALL: FIVE (5)
ROOF VENT(S) O'HAGIN'S TAPERED VENT 72.00 SQ. IN. F.A.M.
TOTAL ROOF VENT VENTING: 360 SQ. IN.

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

UPPER : 360 SQ. IN. = >50% OF REQ'D VENTING
LOWER: 360 SQ. IN. = >50% OF REQ'D VENTING
TOTAL VENTING 720 SQ. IN. PROVIDED

ROOF VENTS SUPPLIED BY:
O'HAGINS, INC.
Corporate Office & West Coast Mfg. Facility
210 Classic 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 VENTILAORS SHALL BE LOCATED NO MORE THAN 3 FEET (91.4MM) 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 @14MM) 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 HEIGHT 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

83.05-82.14 = 0.91
83.05-82.14 = 0.91
0.0309 x 100 = 3.09 = LESS THAN 5%

82.14 + 82.33 + 82.52 + 83.05 = 330.04 / 4 = 82.51 AVG N.G.
82.51 AVG N.G. + 24.00 = 106.51 MAX FLAT ROOF/GUARDRAIL
82.51 AVG N.G. + 29.00 = 111.51 MAX RIDGE

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SHEET
ROOF PLAN

REVISIONS:

START DATE: DATE

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

SHEET
A-2.4

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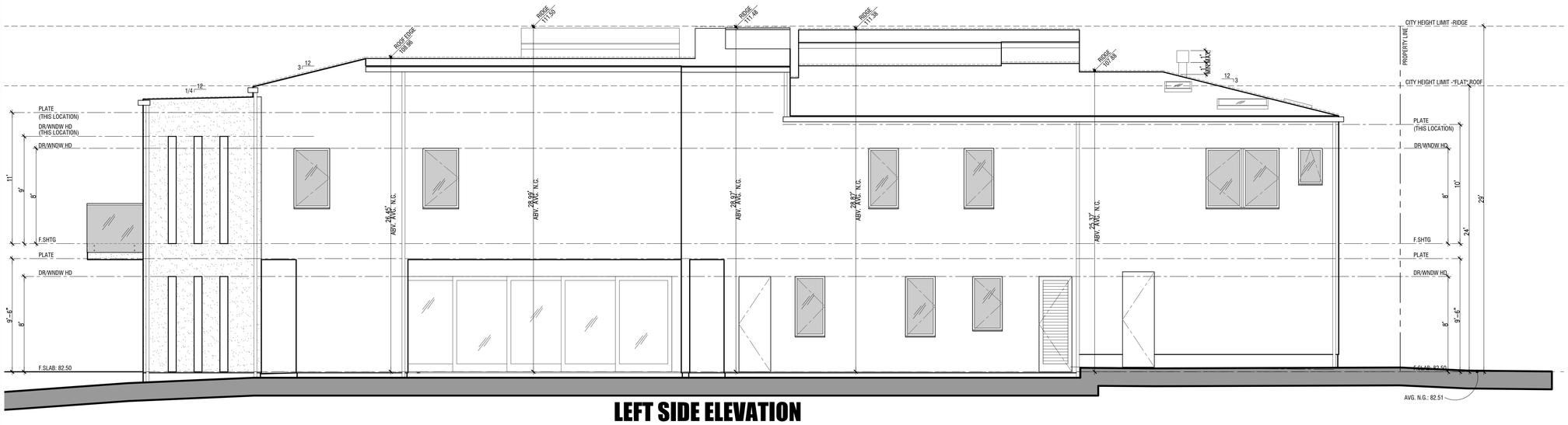


LEFT SIDE ELEVATION

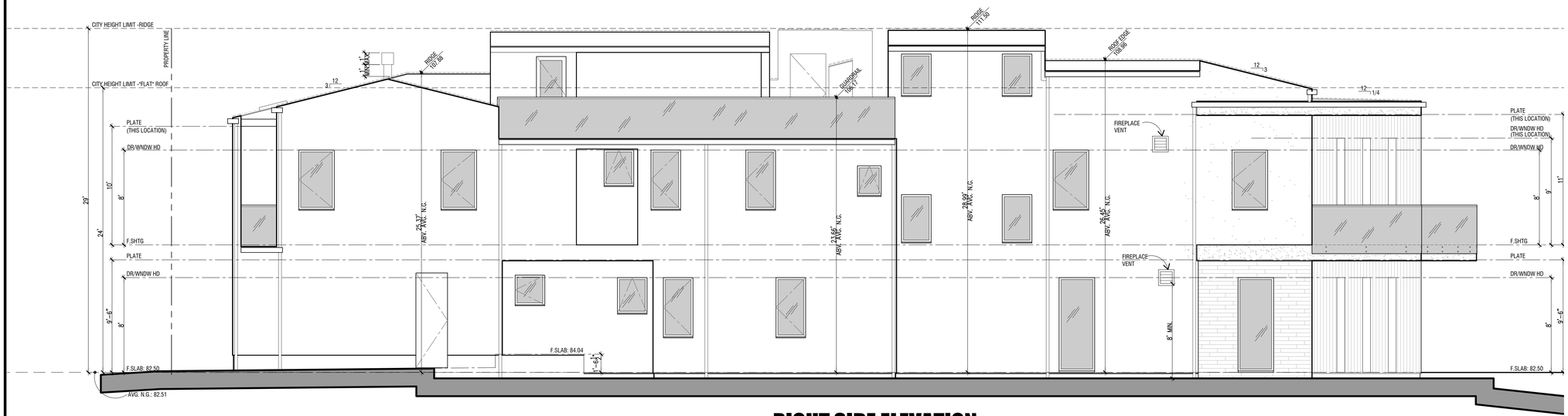
KEY NOTES -ELEVATIONS

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/A01
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
E3O	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 SWROUD #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

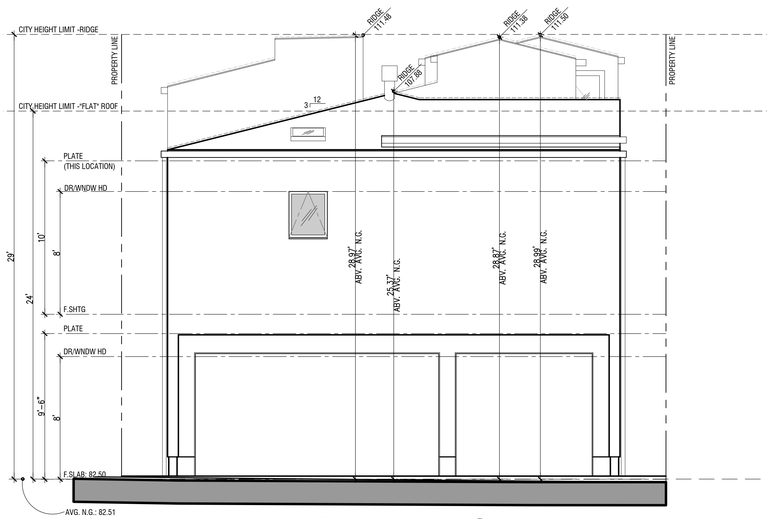
GENERAL NOTES -ELEVATIONS

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

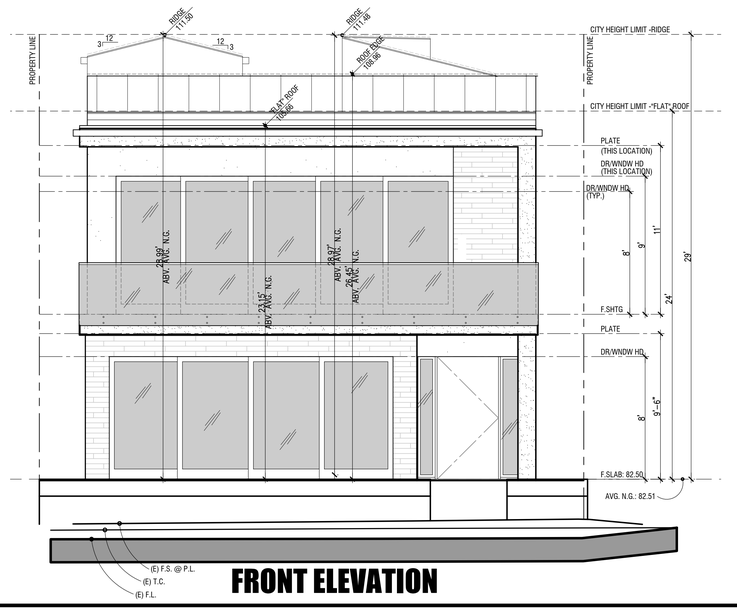
MATERIAL SPECIFICATIONS



RIGHT SIDE ELEVATION



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	....	....	....	....	....

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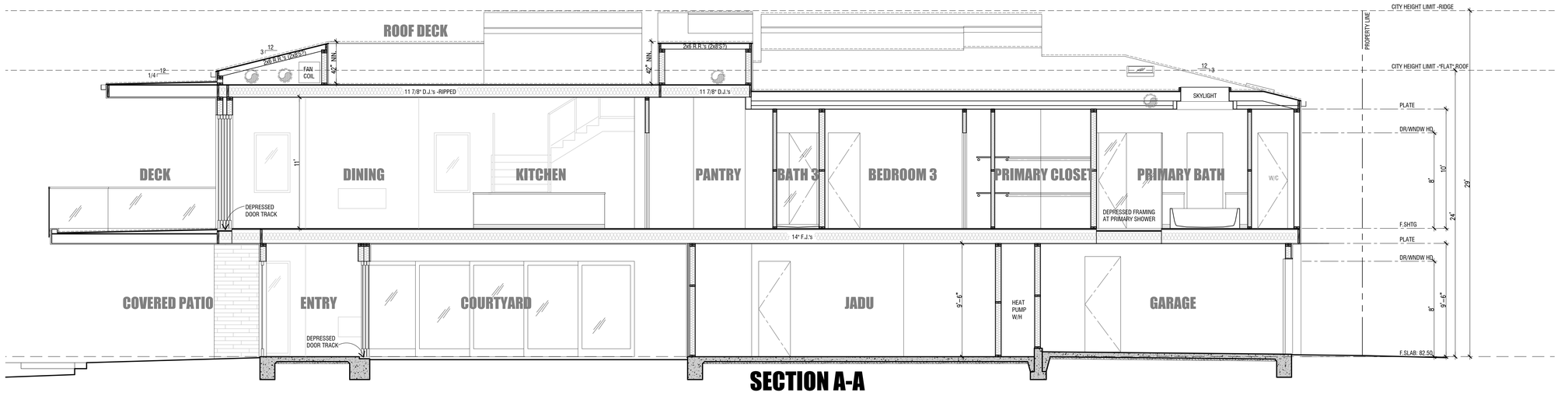
SHEET
EXTERIOR ELEVATIONS

REVISIONS:

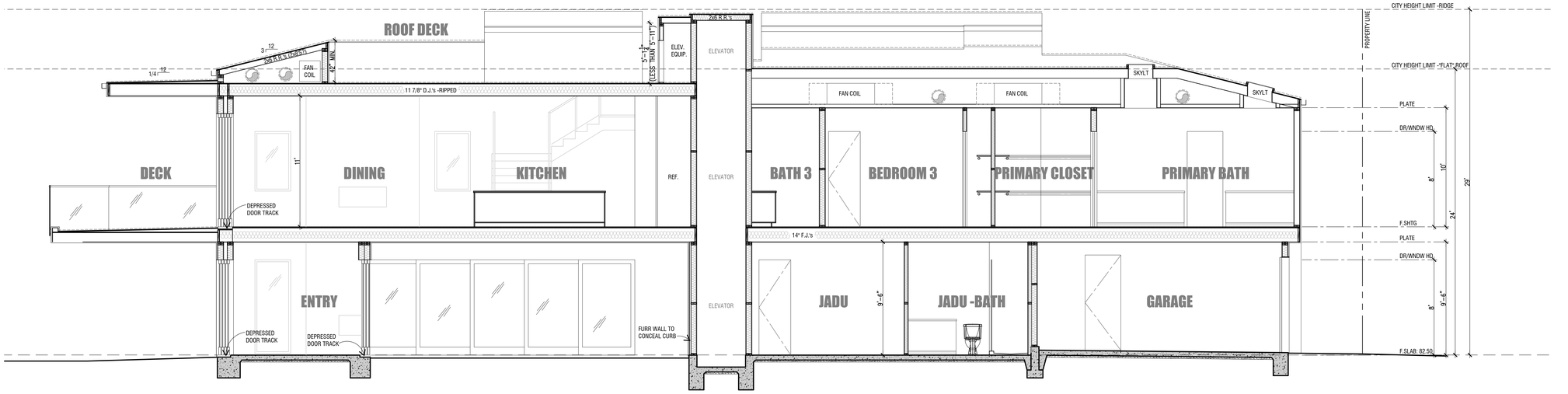
START DATE: 11/21/2025

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

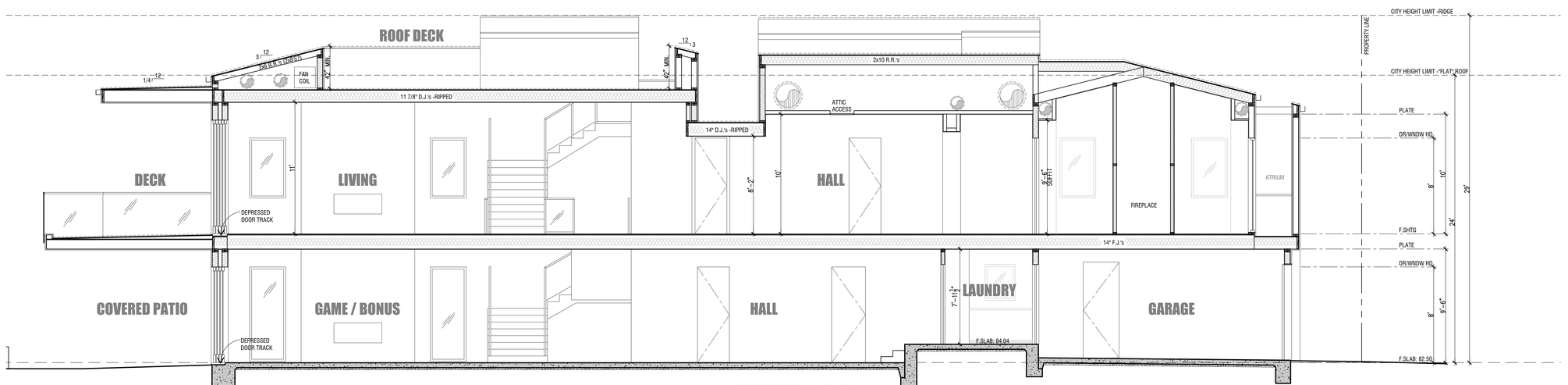
SHEET
A-3



SECTION A-A



SECTION B-B



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 SPECFICATIONS -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.
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- 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

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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

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Ren. 7/31/27
STATE OF CALIFORNIA

PROJECT
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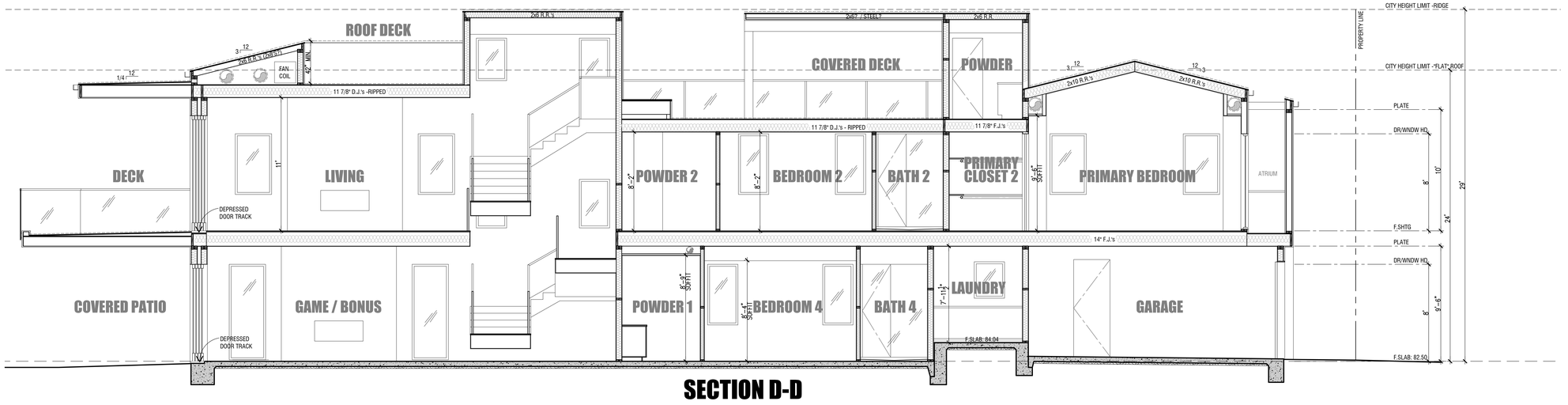
SHEET
BUILDING SECTIONS

REVISIONS:

START DATE: 11/21/2025
SCALE: 1/4" - 1'-0"
SHEET
A-4



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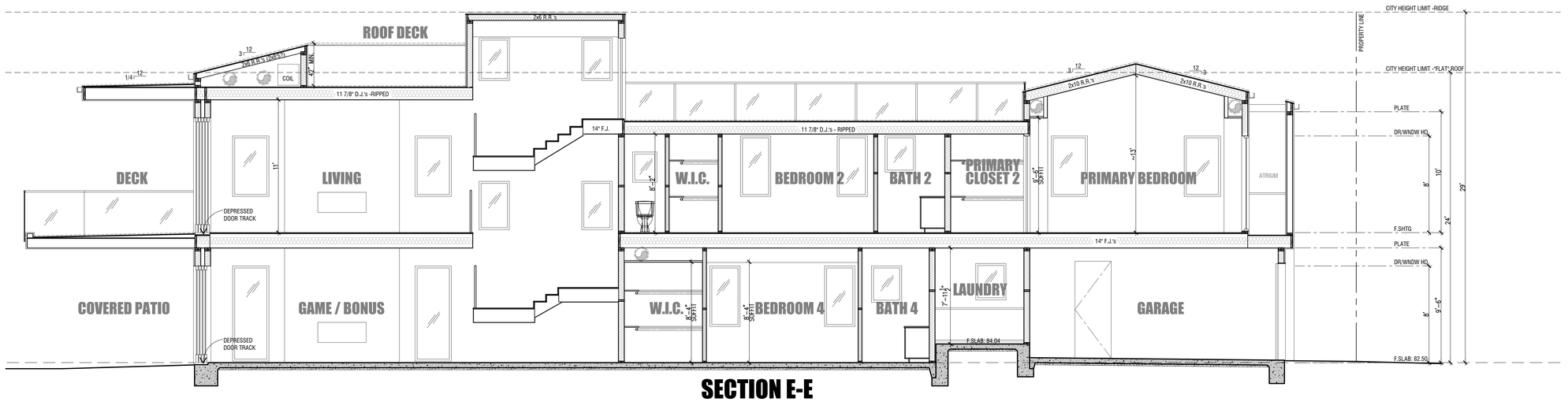

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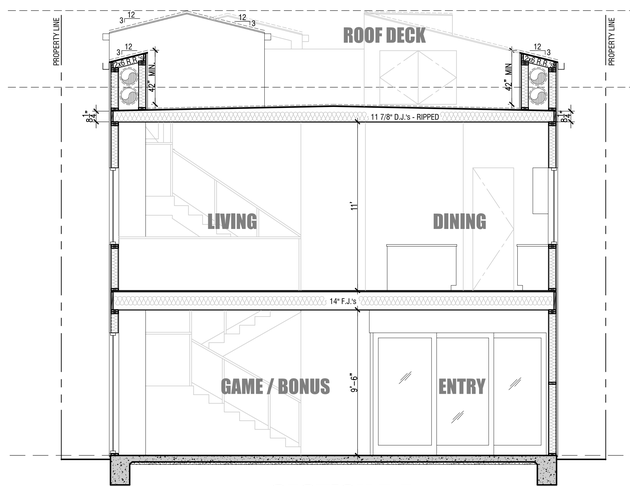

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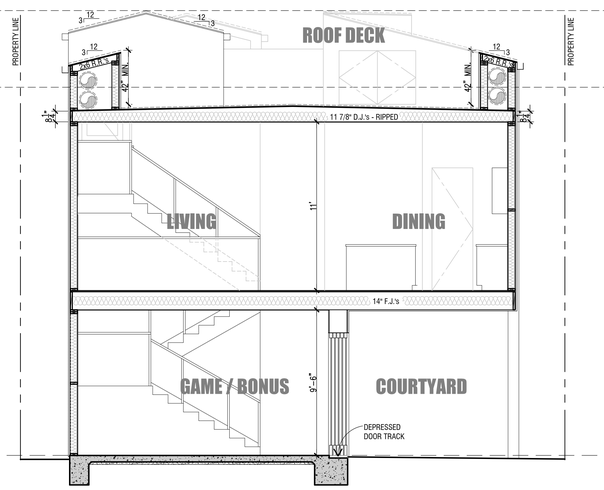

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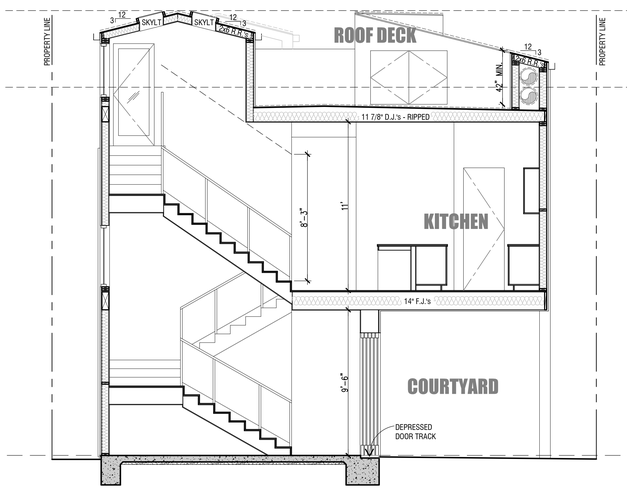

SECTION H-H

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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GENERAL NOTES -SECTIONS

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SHEET
BUILDING SECTIONS

REVISIONS:

START DATE: 11/21/2025
SCALE: 1/4" - 1'-0"
SHEET
A-4.1

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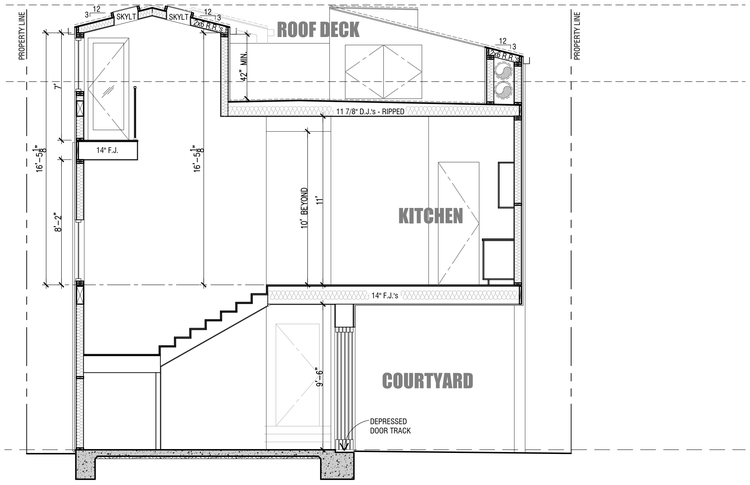
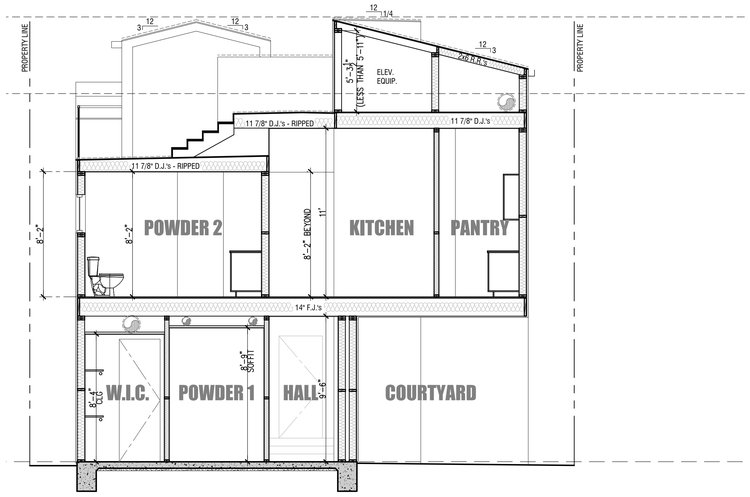
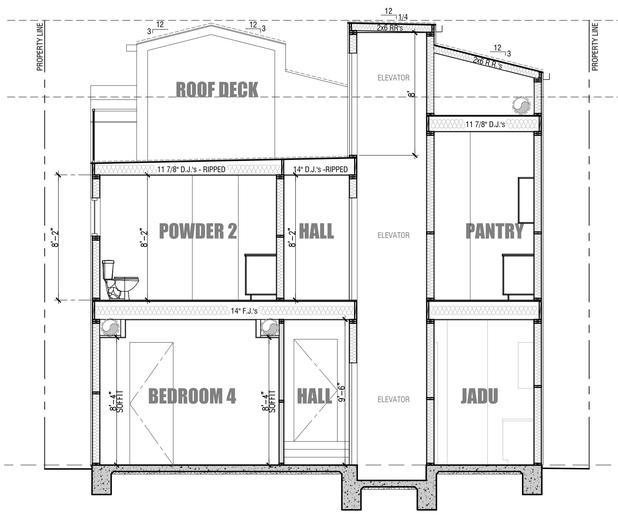


SECTION J-J



SECTION K-K



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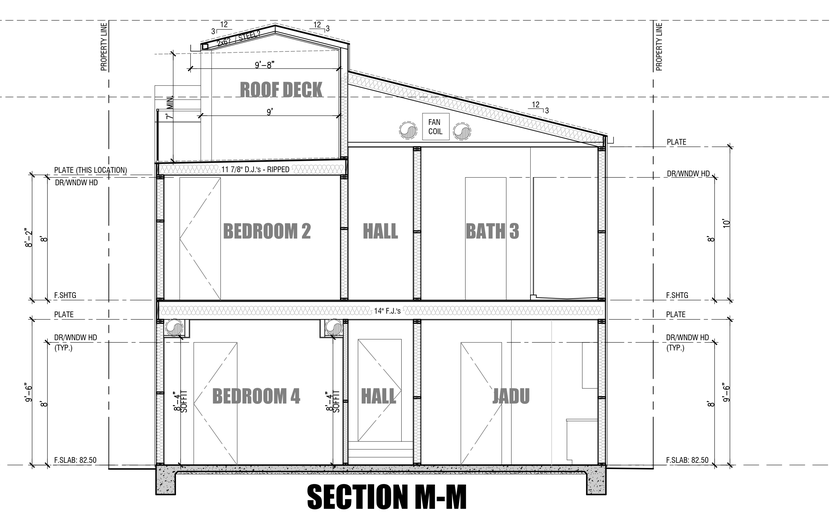

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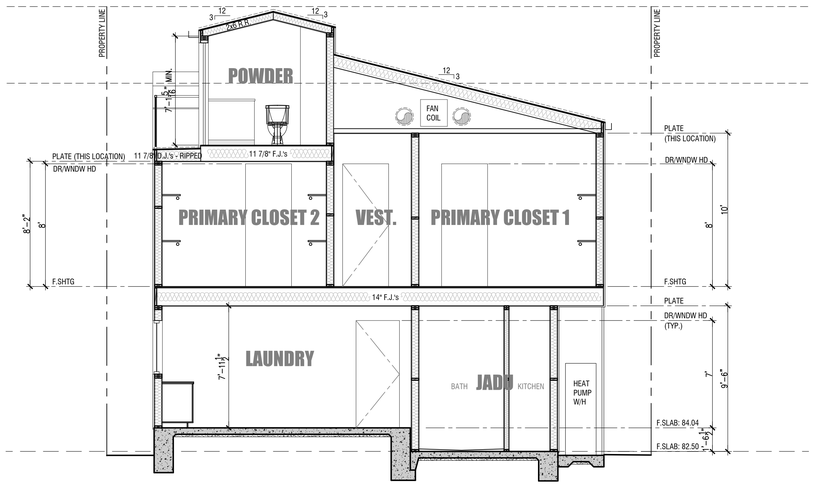

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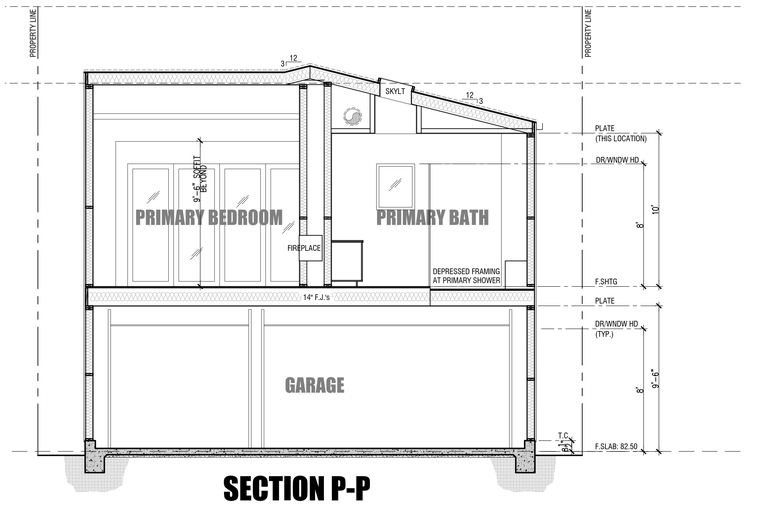

SECTION P-P

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STATE OF CALIFORNIA

PROJECT
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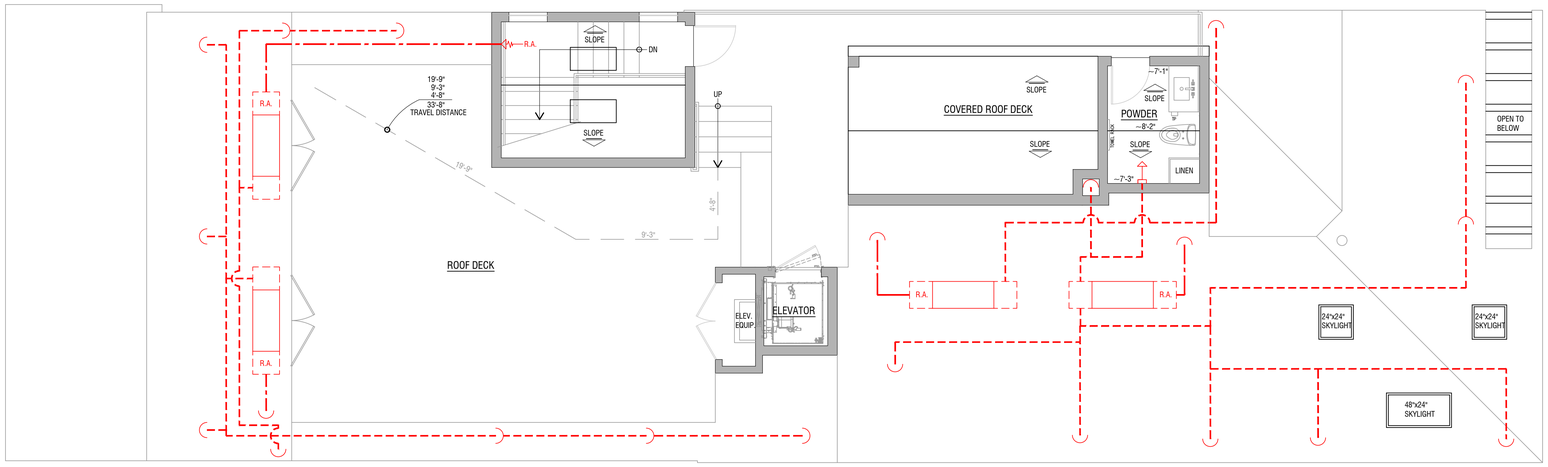
CORONA DEL MAR, CA 92625

SHEET
BUILDING SECTIONS

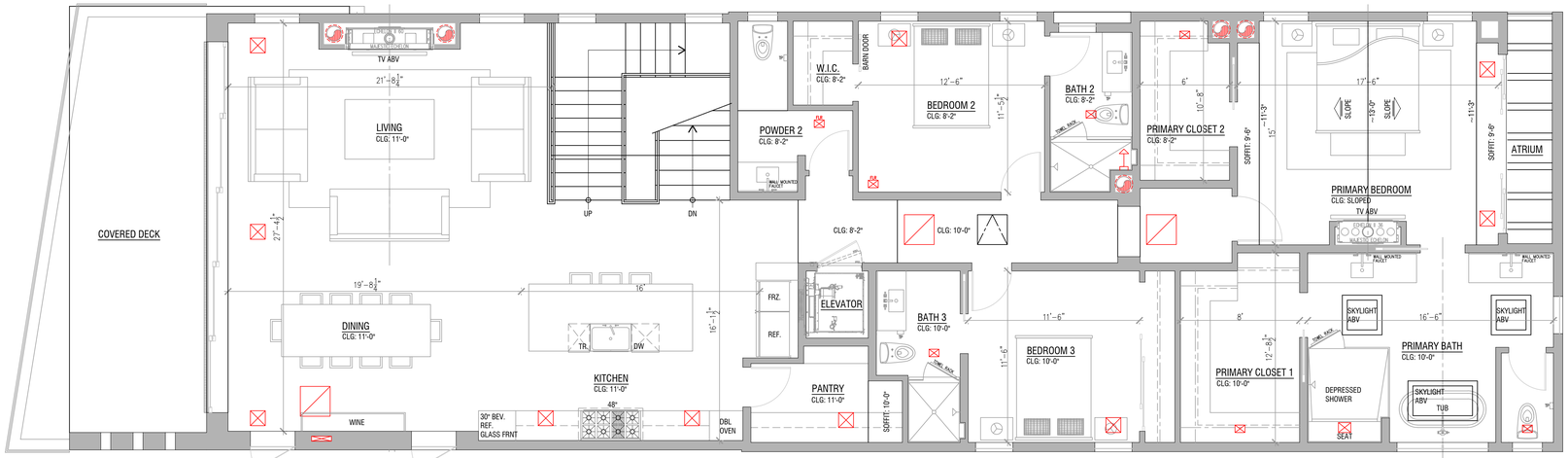
REVISIONS:

START DATE: 11/21/2025
SCALE: 1/4" - 1'-0"
SHEET
A-4.2

2/3/2026 3:47:33 PM



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



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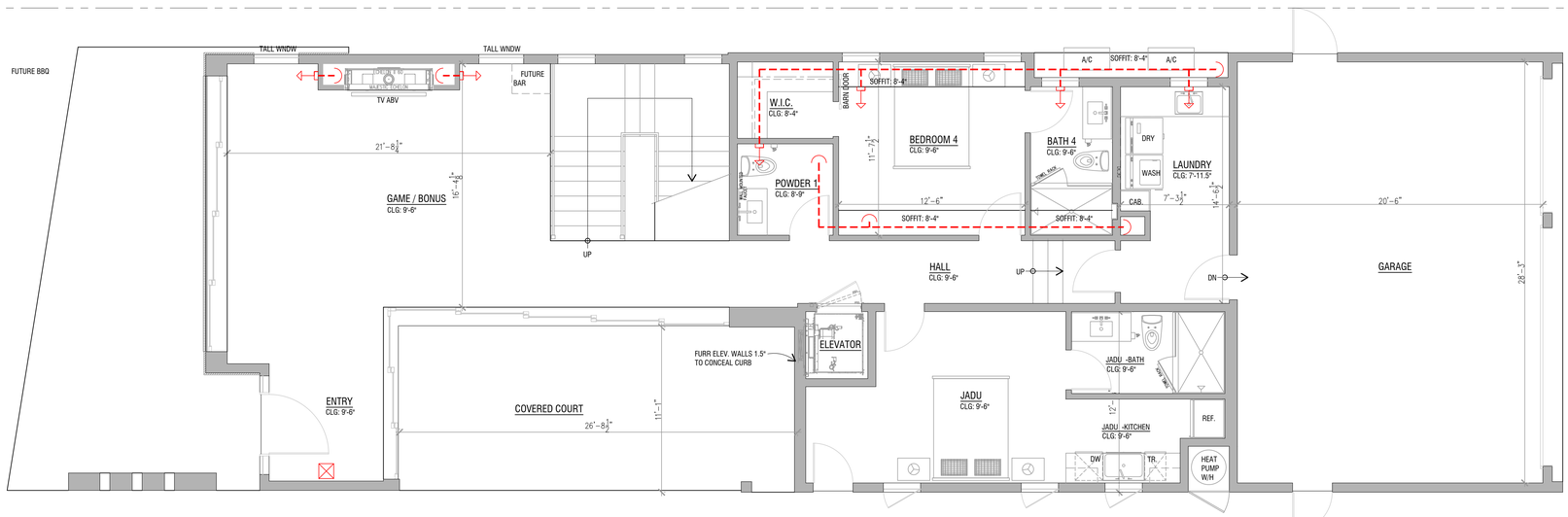

FIRST FLOOR ELECTRICAL PLAN / REFLECTED CEILING PLAN / CONCEPT. DUCTING LAYOUT

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...

SHEET
ELECTRICAL PLANS / REFLECTED CEILING PLANS / CONCEPTUAL DUCTING LAYOUTS

REVISIONS:

START DATE: DATE

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

SHEET
A-5.1

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