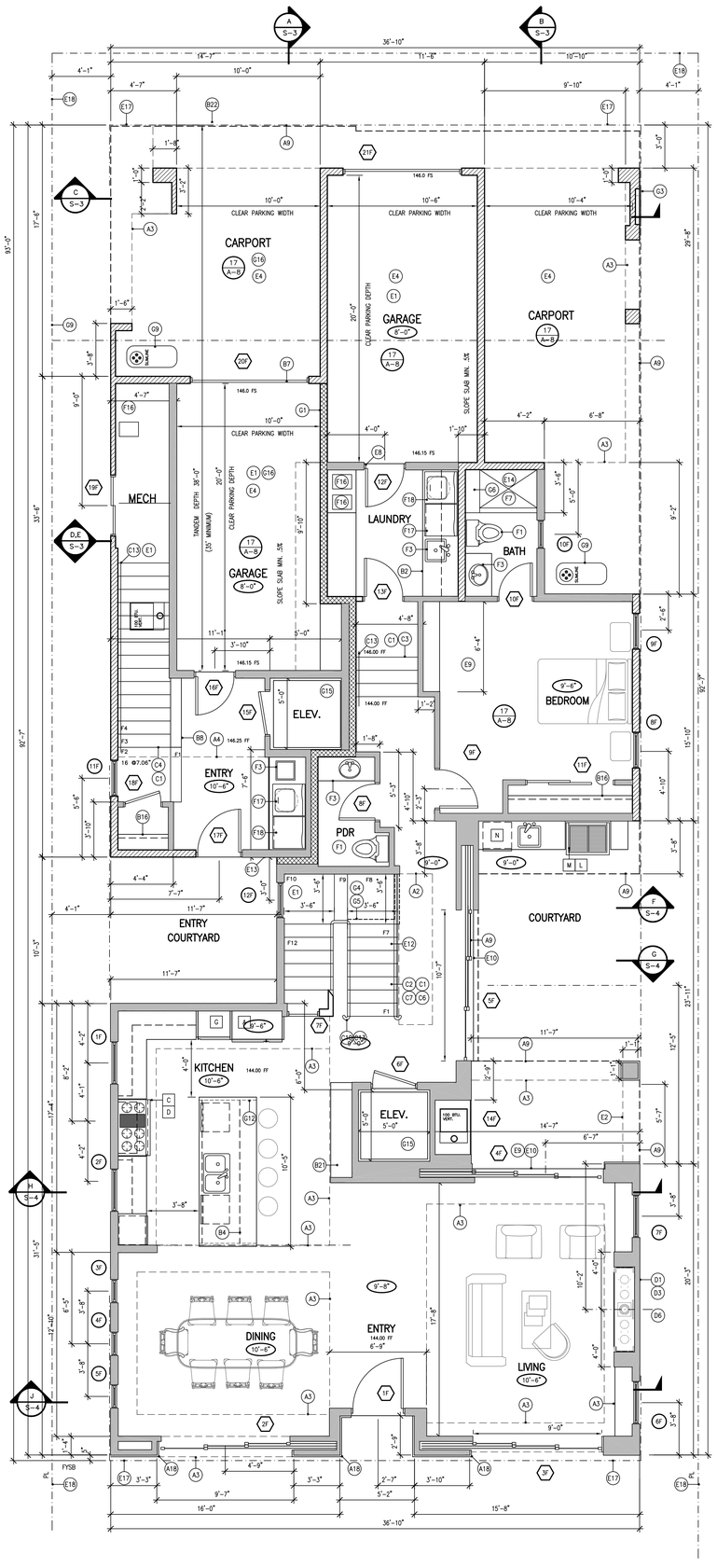
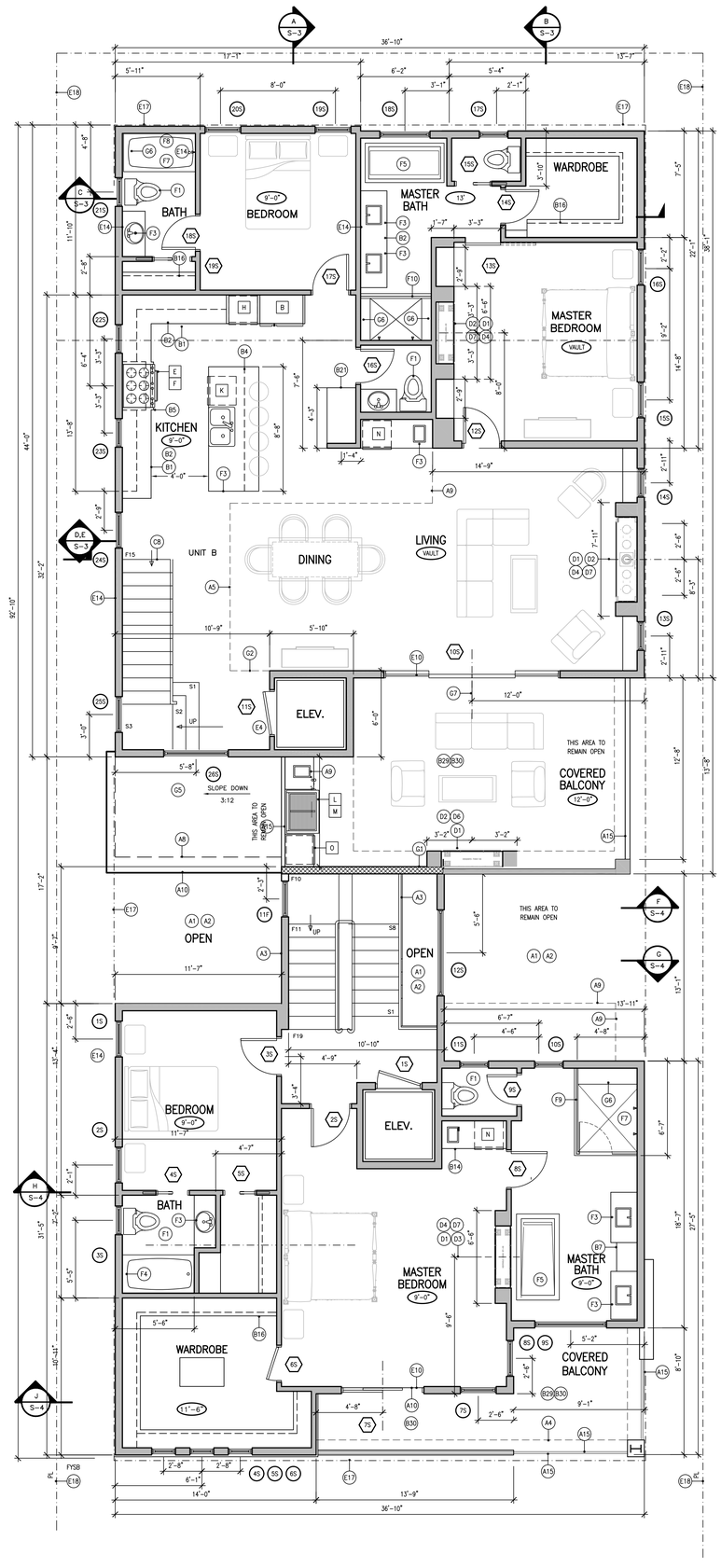
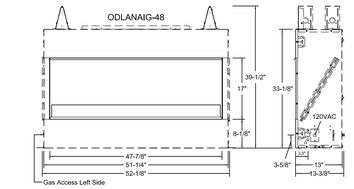
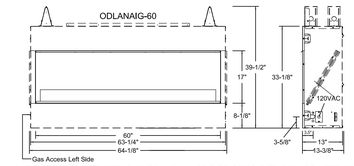


FIRST FLOOR PLAN 1/4"



SECOND FLOOR PLAN 1/4"



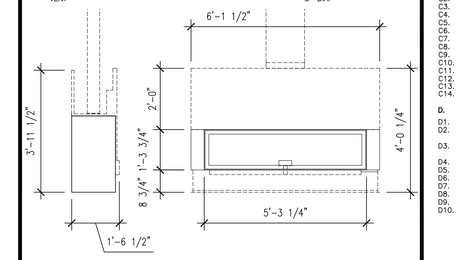


A. FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING & MANUFACTURER'S INSTALLATION INSTRUCTIONS.

OUTDOOR DECORATIVE FIREPLACES — F
TYPE II — FP-APPL

TYPE 1

MANUFACTURER	HEAT&GLO
MODEL	MEZZO60-C
FIRE MEDIA	GRAY STONES (E4-FM-GS-B)
CERTIFICATION	ANSI Z21.88-2019
VENT	8" DIA.



A. FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING & MANUFACTURER'S INSTALLATION INSTRUCTIONS.
B. DIRECT VENT GAS APPLIANCE MUST COMPLY WITH THE CALGREEN CODE REQUIREMENTS AND MUST COMPLY WITH ANSI Z21.5

DIRECT VENT HEATER FIREPLACE — E
TYPE I — FP-APPL

A. APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
B. ALL PENETRATIONS INTO SOUND-RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.
C. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL (EXCEPT: GAS PIPING NEED NOT BE ISOLATED)
D. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES AND BATHROOM NEED NOT BE LINED).
E. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT, WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY WITHIN A WALL.
F. SUBMIT SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER ARI STD. 275. SOUND LEVEL NOT TO EXCEED 50 dBA (55 dBA WITH TIMER, 65 dBA WITH TIMER AND NEIGHBOR'S CONSENT) PER SECTION 10.26.045 OF THE N.B.M.C. LOCATION OF MEASUREMENT TO BE AT 5' ABOVE GRADE AT PROPERTY LINE. LOCATE EQUIPMENT IN EQUIPMENT WELL ON ROOF IF NECESSARY.
G. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24". BACK AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (TV, PHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
H. PER SHEET A-8, DETAILS 13,14,17 SHALL BE USED FOR REQUIRED AREAS.
I. ONE-HOUR WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF. R302.3
J. EACH DUPLEX SHALL HAVE INDEPENDENT FIRE RISERS FROM EACH SEPARATE WATER METER

CONDOMINIUM CONSTRUCTION NOTES — D

WALL & FLOOR LEGEND

- 2x4 STUD
- 2x6 STUD; 2x6 @ 12" O.C. FOR BALLOON FRAMED WALL
- 1-HOUR FIRE RATED PER DETAIL 13/A-8
- 1-HOUR FIRE RATED & 50-54 STC SOUND PER DETAIL 14/A-8
- 1-HOUR FIRE RATED & 50-54 STC SOUND FLOOR-CEILING ASSEMBLY PER DETAIL 17/A-8

FLOOR PLAN NOTES — C
FLOOR PLAN — FP-NOTE

1. HANDRAIL HEIGHT SHALL BE 34 TO 38 INCHES ABOVE TREAD NOSING.
2. OPENINGS BETWEEN INTERMEDIATE BALUSTERS ON THE OPEN SIDE OF STAIRS SHALL PRECLUDE THE PASSAGE OF A 4-3/8" DIAMETER SPHERE.
3. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL PRECLUDE THE PASSAGE OF A 6" DIAMETER SPHERE.
4. HANDRAIL WITH CIRCULAR CROSS SECTIONS SHALL HAVE A DIAMETER OF 1.25" TO 2".
5. HANDRAILS WITH OTHER THAN CIRCULAR CROSS SECTIONS SHALL HAVE A PERIMETER DIMENSION OF 4" TO 6.25" WITH A MAXIMUM CROSS SECTION OF 2.25 INCHES.
6. HANDRAIL SHALL BE CONTINUOS WITHOUT INTERRUPTION BY NEWEL POST OR OTHER OBSTRUCTION EXCEPT AT THE LANDING AND VOLUTE, OR TURNOUT ON LOWEST TREAD. BRACKET OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF A HANDRAIL MAY NOT PROJECT HORIZONTALLY BEYOND EDGE OF HANDRAIL.
7. MINIMUM HEADROOM OF 6 FT. 8 INCHES REQUIRED.
8. DOOR MAY OPEN ON THE TOP STEP OF A FLIGHT OF STAIRS OR AN EXTERIOR LANDING, PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP OR EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 7.75 INCHES BELOW THE TOP OF THE THRESHOLD.
9. GUARDRAIL HEIGHT SHALL BE A MINIMUM OF 42 INCHES.
10. PROVIDE A NOSING BETWEEN .75" AND 1.25" ON STAIRWAYS WITH SOLID RISERS WHERE TREAD DEPTH IS LESS THAN 11"
11. LANDING LENGTHS AT ALL EXTERIOR DOORS SHALL BE A MIN. OF 36" IN DIRECTION OF TRAVEL TREAD DEPTH IS LESS THAN 11"
12. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE LOWER THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD. PROVIDED THE DOOR DOES NOT SWING OVER THE LOWER LANDING OR FLOOR

STAIR NOTES — C
FLOOR PLAN — FP-NOTE

A. SPATIAL

A1. OPEN TO BELOW
A2. OPEN TO ABOVE
A3. LINE OF SOFFIT
A4. LINE OF CEILING BREAK
A5. LINE OF FLOOR/DECK/ROOF ABOVE
A6. LINE OF FLOOR BELOW
A7. LINE OF STAIR BEYOND
A8. LINE OF WALL BELOW
A9. LINE OF WALL ABOVE
A10. LINE OF ROOF BELOW
A11. LINE OF ROOF ABOVE
A12. LINE OF ARCH
A13. OPEN BELOW STAIRS
A14. CLOSED BELOW STAIRS
A15. BALCONY RAILING, 42" REQUIRED HEIGHT – 8/A-8
A16. SLOPE DIRECTION
A17. LOW WALL (42" ABOVE LANDING)
A18. LINE OF PROJECTED BASE
A19. SOFFIT FOR CHIMNEY FLUE
A20. LINE OF VAULTED CEILING

B. ELEMENTS

B1. UPPER CABINET
B2. LOWER CABINET
B3. RADIUS CABINET
B4. LINE OF CABINET BASE
B5. DECORATIVE CABINET EXTENSION
B6. BUILT IN DESK
B7. BUILT-IN CABINET
B8. BUILT IN ENTERTAINMENT CENTER
B9. ENTERTAINMENT CENTER EQUIPMENT ACCESS PANEL
B10. LAZY SUSAN
B11. PANTRY SHELVES
B12. LINEN CABINET
B13. BOOK SHELVES
B14. COFFEE BAR
B15. COMPUTER DESK
B16. SHELF & POLE
B17. DOUBLE SHELF & POLE
B18. SHOE RACK
B19. BUILT-IN BED
B20. NICHE SET IN WALL STUDS BOT. @ 36" TOP AT 78"
B21. DISPLAY SHELF
B22. COLUMN
B23. ACCESS PANEL TO STAIR AREA
B24. 24" WIDE ATTIC ACCESS
B25. 30x30 ATTIC ACCESS
B26. PULL DOWN STAIR ACCESS
B27. PLANTER
B28. MECH. CHASE
B29. TILE/STONE PAVERS ON CONCRETE SETTING BED OVER HOT MOP
B30. PLI DECK DECKING – ESR 2097, CLASS A

C. STAIRS

C1. TREADS @ 11" MINIMUM
C2. 19 RISERS @ 7.37"
C3. 4 RISERS @ 6.0"
C4. 16 RISERS @ 7.06"
C5. 17 RISERS @ 7.35"
C6. 7.75" MAXIMUM RISE, 10" MINIMUM RUN
C7. MIN. CODE REQUIREMENTS FOR STAIRS SEE NOTE 38/T-1
C8. 42" HIGH GUARDRAIL/HANDRAIL
C9. NEWEL POST & RETURN
C10. HANDRAIL GRIP PER DETAIL 11/A-8
C11. 6" MAX DIA. SPHERE @ TRIANGULAR OPENING AT TREAD TO RISER
C12. ...
C13. STAIR HANDRAIL PER 9,10/A-8
C14. ...

D. FIREPLACES

D1. 2" CLEAR FROM COMBUSTIBLES
D2. PREFABRICATED VENTED GAS FIREPLACE (GAS) – ISOKERN MODEL: IBV-46 – COMPLYING WITH ANSI Z21.11.2 (PER ICC-ES REPORT ESR-2316)
D3. PREFABRICATED DIRECT VENT FIREPLACE (GAS APPLIANCE) – SUPERIOR FIREPLACES MODEL: DRL4543 – COMPLIES WITH ANSI Z21.50/88 BARRIER REQUIREMENTS
D4. MASONRY FIREBOX (2" CLEAR TO COMBUSTIBLES)
D5. DOUBLE WALL CHIMNEY RISER
D6. FLUSH HEARTH
D7. RAISED HEARTH 16" DIAMETER 12" DIAMETER
D8. HEARTH 18" PLATFORM
D9. KEY VALVE
D10. SEE 5,6 ON A-8 FOR CODE COMPLIANCE

E. CODE

E1. 5/8" TYPE "X" ALL WALLS
E2. 1 HOUR RATED WALL @ < 5' TO PL PER DETAILS 13/A-8
E3. 1 HOUR RATED WALL AT CHIMNEY PER DETAIL 15/A-8
E4. 1 HOUR RATED FLOOR & SOUND ASSEMBLY PER CBC 7C-13-1.4 ,17/A-8
E5. RC CHANNELS @ CEILING PER 17/A-8
E6. SOUND RATED FINISH PER DETAIL 11/A-9
E7. SOUND SEPARATION PER DETAIL 22/A-8
E8. 45 MINUTE RATED DOOR ASSEMBLY WITH SELF CLOSE & SELF LATCHING
E9. MINIMUM 36" SQUARE STOOP AT EXTERIOR DOORS
E10. 1 1/2" MAX. STEP AT OUTSWING DOORS
E11. 18" HIGH RAISED PLATFORM
E12. 4" MAXIMUM SPHERE OPENING @ RAILINGS &/OR BALCONIES
E13. DRYER VENT 14' MAX. LENGTH
E14. 30" DIAMETER MINIMUM CLEAR DIAMETER AREA FOR SHOWER
E15. 12" SQUARE ACCESS PANEL.
E16. WINDOW TO MEET EGRESS REQUIREMENT
E17. SETBACK LINE
E18. PROPERTY LINE
E19. 36" HIGH x3" DIA. PIPE BOLLARD (CONCRETE FILLED)
E20. 12" DIAMETER x 18" DEEP CONCRETE FOOTING @ PIPE

F. BATHROOMS / LAUNDRY

F1. TOILET (MINIMUM 24" CLEAR IN FRONT, 30" WIDE, 15" CENTERED SIDE TO SIDE)
F2. BIDET
F3. SINK
F4. BATHTUB W/ SHOWER
F5. BATHTUB – FREE STANDING
F6. TUB PLATFORM
F7. SHOWER (SEE PLUMBING PLAN FOR VALVES & INFORMATION)
F8. FRAMELESS-TEMPERED GLASS PARTITION
F9. TEMPERED GLASS ENCLOSURE
F10. TEMPERED GLASS DOOR, 3/8" GLASS
F11. 2x4 STUDWALL
F12. 2x6 STUDWALL
F13. ACCESS PANEL TO JACUZZI MOTOR
F14. MIRROR
F15. MEDICINE CABINET 15" x21" TOP AT +55"
F16. TANKLESS WATER HEATER
F17. WASHER
F18. DRYER
F19. WASHER & DRYER (STACKED)
F20. LAUNDRY DRIP CABINET W/ DRAIN

G. SPECIALTY

G1. SOUND WALL WITH STC RATING OF 55 MINIMUM
G2. LOCATION OF WALL MOUNTED TV
G3. ELECTRICAL PANEL
G4. LOCATION OF HOME RUN CABLE PANEL
G5. A/V EQUIP. CABINET
G6. SHOWER SEAT
G7. CONFIRM C/A IN FIELD W/ ARCHITECT
G8. TELEPHONE / SECURITY CENTER
G9. A/C PER M-1
G10. VELUX
G11. SEE EXTERIOR ELEVATIONS FOR BANDING
G12. WATERFALL END
G13. WINDOW(S) ABOVE
G14. PRIVACY SCREENING FOR GROUND-MOUNTED MECHANICAL EQUIPMENT
G15. ELEVATOR CAR – SIMILAR TO 1 A/1.1
G16. NO R/C CHANNELS REQUIRED ABOVE (SAME UNIT)
G17. FIREPLACE VENT CHASE
G18. MAX. CLEAR HT. 6' AFF

FLOOR PLAN NOTES — A
FLOOR PLAN — FP-NOTE

APPLIANCE SCHEDULE — B
FLOOR PLAN — FP-APPL

SYMBOL #	DESCRIPTION	MODEL NUMBER	SIZE (Wx H x D)
A	REFRIGERATOR/FREEZER	SUBZERO – TOWERS	42" WIDE – 24" DEEP
B	REFRIGERATOR/FREEZER	THERMADOR–T36FT820NS	36" WIDE – 24" DEEP
C	RANGE	THERMADOR – PRG304WH	48" WIDE – 24" DEEP
D	RANGE VENT	ZEPHHYR	AK9228BS
E	RANGE	MIELE	36" WIDE – 24" DEEP
F	RANGE VENT	ZEPHHYR	AK9228BS
G	MICROWAVE / OVENS	THERMADOR	
H	MICROWAVE	MIELE –M6160TC	18"x12"x22"
J	DISHWASHER	MIELE – G4976SCVI	24"x32"x22"
K	DISHWASHER	MIELE – G4976SCVI	24"x32"x22"
L	BBQ	LYNX ANSI Z223.1/NFPA 54	W=36"
M	VENT	ZEPHER – PRW24C02BPG	32"x18"x10"
N	REFRIGERATOR	ULINE	24"x18"x22"
O	REFRIGERATOR	ULINE	18" WIDE – 24" DEEP

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REGISTERED PROFESSIONAL ANDREW GOETZ No. C-14459 RENL 8-30-25 STATE OF CALIFORNIA

NEW DUPLEX FOR:
704 ORCHID LLC
704 ORCHID
CORONA DEL MAR, CA. 92625

CONTACT: BIRENT ENGSTROM
424.5 LARKSPUR
CORONA DEL MAR, CA. 92625
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PERMIT

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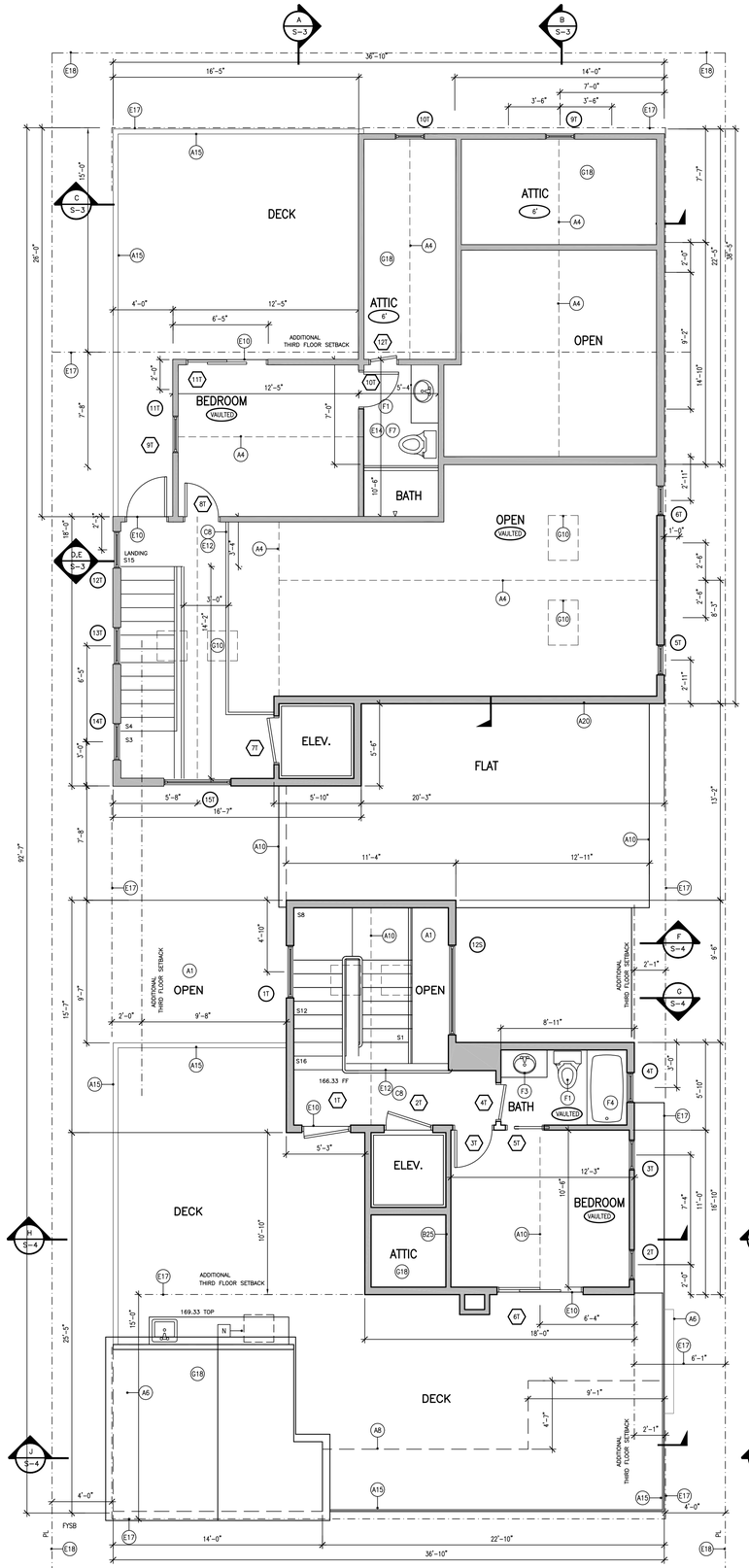
REVISION

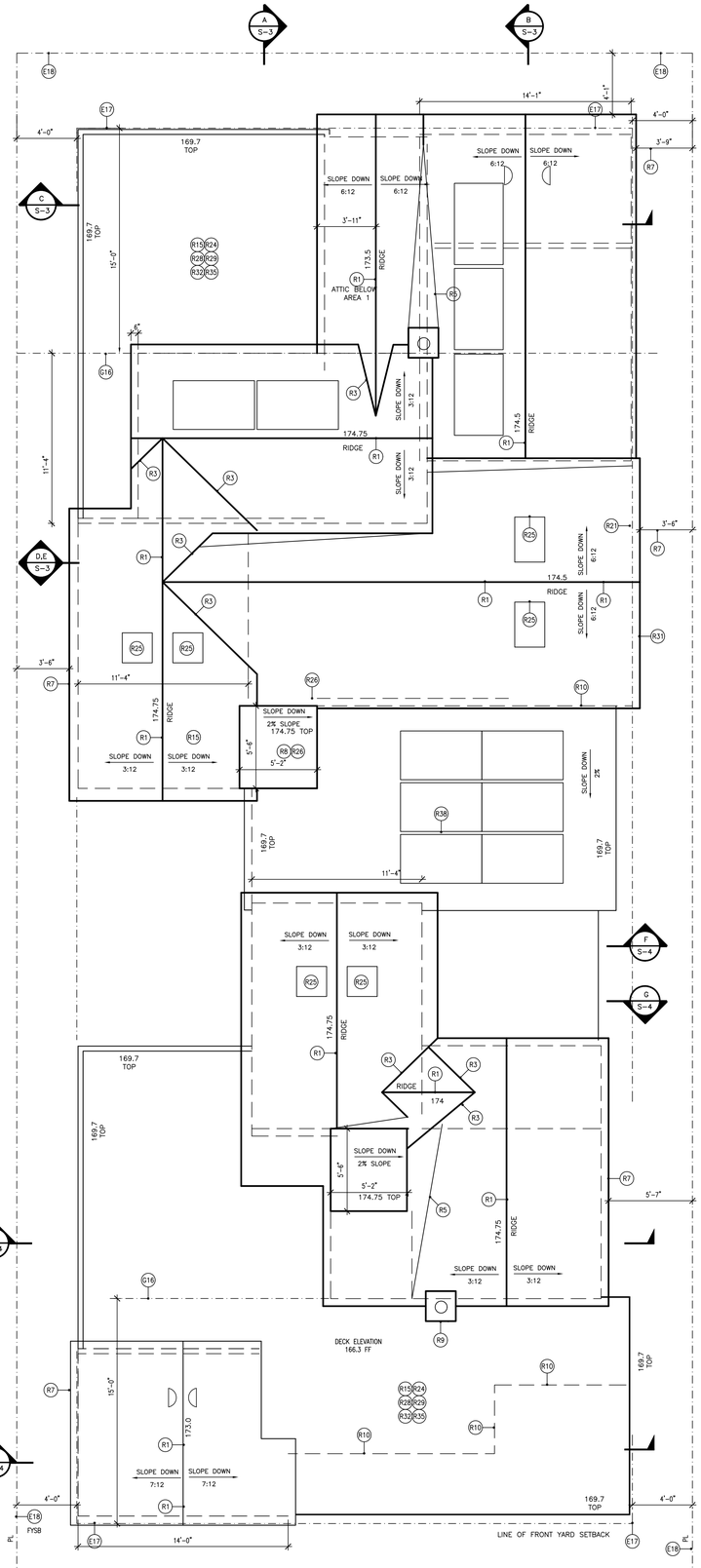
JOB NO. 2022-.18
DATE 7/11/23

A-2



THIRD FLOOR PLAN 1/4"

*ATTIC SPACE WITH CEILING HEIGHTS GREATER THAN 6 FEET ARE NOT TO CONTAIN ANY AIR REGISTERS, ELECTRICAL OUTLETS, OR LIGHTING OTHER THAN IS REQUIRED BY CODE. NOT TO CONTAIN ANY INSULATION, DRYWALL, OR SIMILIAR INTERIOR WALL FINISHING MATERIAL.



ROOF PLAN 1/4"

AREA BY SQUARE FOOT:

AREA 1 = 44 SF (.29 SF REQUIRED)
AREA 2 = 49 SF (.33 SF REQUIRED)
AREA 3 = 102 SF (.68 SF REQUIRED)

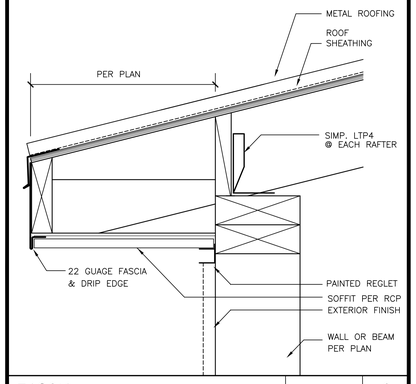
AREA REQUIRED:

(LOCATE ALL VENTS IN UPPER THIRD OF ROOF)

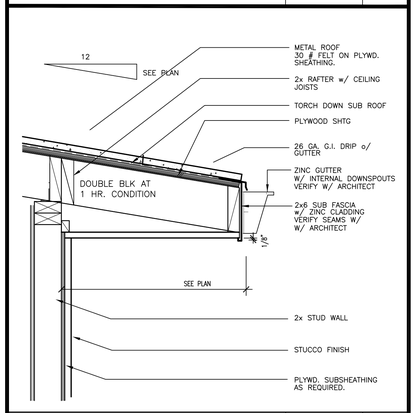
VENT TYPE 1:
— @ 15" ROUND DORMER STYLE
AREA = .61 SQ. FT (EACH)

VENT TYPE 2:
— @ 7"X14.5" GALV. SCREEN VENT IN PARAPET WALL (1/8" MAX OPNG)
AREA = .7 SQ. FT (EACH)

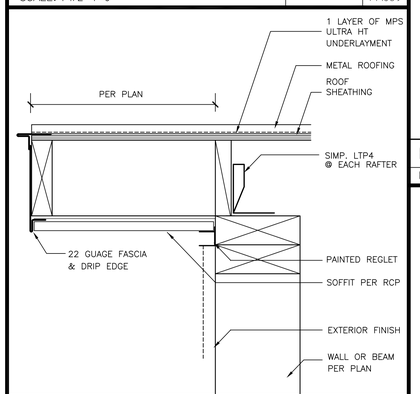
ATTIC VENTILATION — C — FP-NOTE
ROOF PLAN



FASCIA — 2



FASCIA — 1
SCALE: 1 1/2"=1'-0" — FA089



RAKE — 4

A. SPATIAL

A1. OPEN TO BELOW
A2. OPEN TO ABOVE
A3. LINE OF SOFFIT
A4. LINE OF CEILING BREAK
A5. LINE OF FLOOR/DECK/ROOF ABOVE
A6. LINE OF FLOOR BELOW
A7. LINE OF STAIR BEYOND
A8. LINE OF WALL BELOW
A9. LINE OF WALL ABOVE
A10. LINE OF ROOF BELOW
A11. LINE OF ROOF ABOVE
A12. LINE OF ARCH
A13. OPEN BELOW STAIRS
A14. CLOSED BELOW STAIRS
A15. 42" A/F GUARDRAIL
A16. SLOPE DIRECTION
A17. LOW WALL (42" ABOVE LANDING)
A18. LINE OF PROJECTED BASE
A19. SOFFIT FOR CHIMNEY FLUE
A20. LINE OF VAULTED CEILING

B. ELEMENTS

B1. UPPER CABINET
B2. LOWER CABINET
B3. RADIUS CABINET
B4. LINE OF CABINET BASE
B5. DECORATIVE CABINET EXTENSION
B6. BUILT IN DESK
B7. BUILT-IN CABINET
B8. BUILT IN ENTERTAINMENT CENTER
B9. ENTERTAINMENT CENTER EQUIPMENT
B10. LAZY SUSAN
B11. PANTRY SHELVES
B12. LINEN CABINET
B13. BOOK SHELVES
B14. WINDOW SEAT
B15. COMPUTER DESK
B16. SHELF & POLE
B17. DOUBLE SHELF & POLE
B18. SHOE RACK
B19. BUILT-IN BED
B20. NICHE
B21. DISPLAY SHELF
B22. COLUMN
B23. ACCESS PANEL TO STAIR AREA
B24. 24" WIDE ATTIC ACCESS
B25. 30x30 ATTIC ACCESS
B26. PULL DOWN STAIR ACCESS
B27. PLANTER
B28. MECH. CHASE
B29. SEE FLOOR FINISH PLAN
B30. PLI DECK, ESR 2097, CLASS A

C. STAIRS

C1. TREADS @ 10" MINIMUM
C2. 2 RISERS @
C3. 17 RISERS @ 7"±2"
C4. 12 RISERS @
C5. 16 RISERS @ 7.68"
C6. 7.75" MAXIMUM RISE, 10" MINIMUM RUN
C7. MIN. CODE REQUIREMENTS FOR STAIRS SEE NOTE 38/T-1
C8. 42" HIGH GUARDRAIL/HANDRAIL [SEE DETAILS 2,3,4 @ /A-8]
C9. NEWEL POST & RETURN
C10. HANDRAIL GRIP PER DETAIL 1/A-8
C11. 6" MAX DIA. SPHERE @ TRIANGULAR OPNG AT TREAD TO RISER
C12. 16 RISERS @ 7.66"
C13. STAIR HANDRAIL PER 4/A-8
C14. 3 RISERS @ 6"

D. FIREPLACES [SEE DETAILS 21-24/A-7]

D1. 2" CLEAR FROM COMBUSTIBLES
D2. PREFABRICATED VENTED GAS FIREPLACE (GAS) – ISOKERN
MODEL: IBV-46 – COMPLYING WITH ANSI Z21.11.2 (PER ICC-ES REPORT ESR-2316)
D3. PREFABRICATED DIRECT VENT FIREPLACE (GAS APPLIANCE) – SUPERIOR FIREPLACES
MODEL: DRL4543 – COMPLIES WITH ANSI Z21.50/88 BARRIER REQUIREMENTS
D4. MASONRY FIREBOX (2" CLEAR TO COMBUSTIBLES)
D5. DOUBLE WALL CHIMNEY RISER
D6. FLUSH HEARTH
D7. RAISED HEARTH 16" DIAMETER 12" DIAMETER
D8. HEARTH 18" PLATFORM
D9. KEY VALVE
D10. SEE 5,6 ON A-8 FOR CODE COMPLIANCE

E. CODE

E1. 5/8" TYPE "X" ALL WALLS
E2. 1 HOUR RATED WALL @ < 5' TO PL PER DETAILS 13/A-8
E3. 1 HOUR RATED WALL AT CHIMNEY PER DETAIL 15/A-8
E4. 1 HOUR RATED FLOOR & SOUND ASSEMBLY PER CBC 7C-13-1.4 ,17/A-8
E5. RC CHANNELS @ CEILING PER 17/A-8
E6. SOUND RATED FINISH PER DETAIL 11/A-9
E7. SOUND SEPARATION PER DETAIL 22/A-8
E8. 45 MINUTE RATED DOOR ASSEMBLY WITH SELF CLOSE & SELF LATCHING
E9. MINIMUM 36" SQUARE STOOP AT EXTERIOR DOORS
E10. 1 1/2" MAX. STEP AT OUTSWING DOORS
E11. 18" HIGH RAISED PLATFORM
E12. 4" MAXIMUM SPHERE OPENING @ RAILINGS &/OR BALCONIES
E13. DRYER VENT 14' MAX. LENGTH
E14. 30" DIAMETER MINIMUM CLEAR DIAMETER AREA FOR SHOWER
E15. 12" SQUARE ACCESS PANEL
E16. WINDOW TO MEET EGRESS REQUIREMENT
E17. SETBACK LINE
E18. PROPERTY LINE
E19. 36" HIGH x3" DIA. PIPE BOLLARD (CONCRETE FILLED)
E20. 12" DIAMETER x 18" DEEP CONCRETE FOOTING @ PIPE

F. BATHROOMS / LAUNDRY

F1. TOILET (MINIMUM 24" CLEAR IN FRONT, 30" WIDE, 15" CENTERED SIDE TO SIDE)
F2. BIDET
F3. SINK
F4. BATHTUB W/ SHOWER
F5. WHIRLPOOL/SPA TUB
F6. TUB PLATFORM
F7. SHOWER (SEE PLUMBING PLAN FOR VALVES & INFORMATION)
F8. FRAMELESS–TEMPERED GLASS PARTITION
F9. TEMPERED GLASS ENCLOSURE
F10. TEMPERED GLASS DOOR, 3/8" GLASS
F11. 2x4 STUDWALL
F12. 2x6 STUDWALL
F13. ACCESS PANEL TO JACUZZI MOTOR
F14. MIRROR
F15. MEDICINE CABINET 15" x21" TOP AT +55"
F16. TANKLESS WATER HEATER
F17. WASHER
F18. DRYER
F19. WASHER & DRYER (STACKED)
F20. LAUNDRY DRIP CABINET W/ DRAIN

G. SPECIALTY

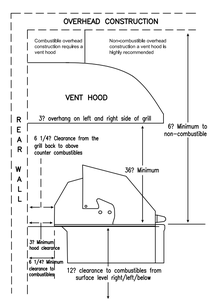
G1. SOUND WALL : STC 55 MINIMUM
G2. LOCATION OF WALL MOUNTED TV
G3. ELECTRICAL PANEL
G4. LOCATION OF HOME RUN CABLE PANEL
G5. A/V EQUIP. CABINET
G6. SHOWER SEAT
G7. CONFIRM C/L IN FIELD W/ ARCHITECT
G8. TELEPHONE / SECURITY CENTER
G9. PROPERTY LINE FOR REFRENCE
G10. BRISTOLITE – ESR 3177
G11. SEE ELEVATIONS FOR BANDING
G12. RECESS WINDOW 4"
G13. WINDOW(S) ABOVE
G14. BAR SINK
G15. ELEVATOR CAR – SIMILAR 1 A/-2
G16. FLOOR 3 SETBACK LINE
G17. FIREPLACE VENT CHASE
G18. SEE EXTERIOR ELEVATIONS
G19. TO REMAIN INACCESSIBLE

FLOOR PLAN NOTES — A — FP-NOTE
FLOOR PLAN

R. ROOF

R1. RIDGE
R2. HIP
R3. VALLEY
R4. SLOPE BREAK
R5. CRICKET
R6. PARAPET
R7. OVERHANG
R8. FLAT ROOF
R9. CHIMNEY
R10. LINE OF SECOND FLOOR TOP PLATE
R11. LINE OF FIRST FLOOR TOP PLATE
R12. 30"X30" ATTIC ACCESS THRU ROOF PARAPET
R13. GUTTER
R14. DOWNSPOUT
R15. ROOF DECK/BALCONY AREA BELOW
R16. RETURN OVERHANG BELOW
R17. GABLE VENT
R18. ROOF VENT
R19. LOCATION OF A/C UNITS, PROVIDE SOUND CALCULATIONS PRIOR TO INSTALLATION
R20. PARAPET SCREEN
R21. WATER HEATER FLUE TERMINATION
R22. FURNACE FLUE TERMINATINON
R23. STORAGE AREA
R24. PLI DECK DECKING – ESR 2097, CLASS A
R25. FIXED SKYLIGHT, BRISTOLITE ESR 3177
R26. ELEVATOR TOP, COPPER
R27. RATED EAVE (DOUBLE BLOCK) PER 1/A-3 AS NOTED ON PLAN
R28. ALL VENTS TO BE 10' AWAY FROM ROOF DECK
R29. SEE PLUMBING PLAN (SHEET P-1) FOR DECK DRAINAGE P.O.C.
R30. BUILDING OUTLINE
R31. RATED GABLE EAVE PER 3/A-3
R32. PROVIDE 2% SLOPE @ FLAT ROOF AND DECK
R33. PROVIDE COMBUSTION AIR VENTS PER CODE
R34. 1 HOUR RAKE PER 3/A-3
R35. OPEN TO ABOVE
R36. UNVENTED ATTIC AND ENCLOSED RAFTER ASSEMBLIES SHALL COMPLY W/ R806.5
R37. SOLATUBE (12")
R38. AREA FOR FUTURE SOLAR TO BE INSTALLED WITH THE PROJECT
R39. ROOFING PER E/A-4
R40. ROOFING PER F/A-4

ROOF NOTES — B — RF-NOTE
ROOF PLAN



REAR HOOD CLEARANCE

A 3 INCH CLEARANCE IS REQUIRED BEHIND THE GRILL TO ALLOW THE FRONT HOOD TO OPEN.

THE GRILL EXHAUSTS COMBUSTION PRODUCTS AND COOKING GREASES TO THE BACK. NEVER LOCATE THE GRILL WHERE THIS EXHAUST WILL BE DIFFICULT TO CLEAN.

OVERHEAD PROTECTION AND EXHAUST REMOVAL

IF INSTALLED UNDER ANY COMBUSTIBLE CONTRUCTION THE COOKING AREA OVER THE GRILL MUST BE COVERED WITH AN EXHAUST HOOD. THE HOOD MUST PROVIDE 3–6 INCHES OF OVERHANG ON ALL EXPOSED SIDES. THE EXHAUST HOOD SHALL PROVIDE NO LESS THAN 1,200 CFM FOR PROPER EXHAUST VENTILATION. THE HOOD MUST BE APPROVED FOR OUTDOOR INSTALLATION AND PROVIDED WITH A DEDICATED GFCI PROTECTED BRANCH CIRCUIT.

CLEARANCE TO COMBUSTIBLE MATERIALS

MINIMUM CLEARANCE FROM THE SIDES AND BACK OF THE GRILL TO ADJACENT COMBUSTIBLE CONSTRUCTION BELOW THE COUNTER TOP SURFACE IS 12" FROM THE SIDES AND 6 1/4" FROM THE BACK OF THE HOOD.

MINIMUM CLEARANCE FROM SIDES AND BACK OF GRILL TO ADJACENT COMBUSTIBLE CONSTRUCTION EXTENDING ABOVE THE COUNTER TOP SURFACE IS 12" FROM THE SIDES AND 6 1/4" FROM THE BACK.

DO NOT USE THIS APPLIANCE UNDER UNPROTECTED OVERHEAD COMBUSTIBLE

SURFACES.
A MINIMUM OF 6" OF CLEARANCE IS NEEDED ON THE LEFT SIDE OF THE GRILL ABOVE THE COUNTER TOP FOR THE ROTISSERIE MOTOR AND SPIT ROD.

IF THE GRILL IS TO BE PLACED INTO A COMBUSTIBLE ENCLOSURE, AN APPROVED INSULATED JACKET IS NECESSARY AND IS AVAILABLE ONLY FROM LYNX DEALER.
LYNX INSULATED JACKETS HAVE BEEN DESIGNED AND TESTED.

LISTING: ANSI Z223.1/NFPA 54, 1200 CFM MIN.
LISTED FOR OUTDOOR USE

OUTDOOR BBQ CLEARANCE — C — FP-NOTE
FLOOR PLAN

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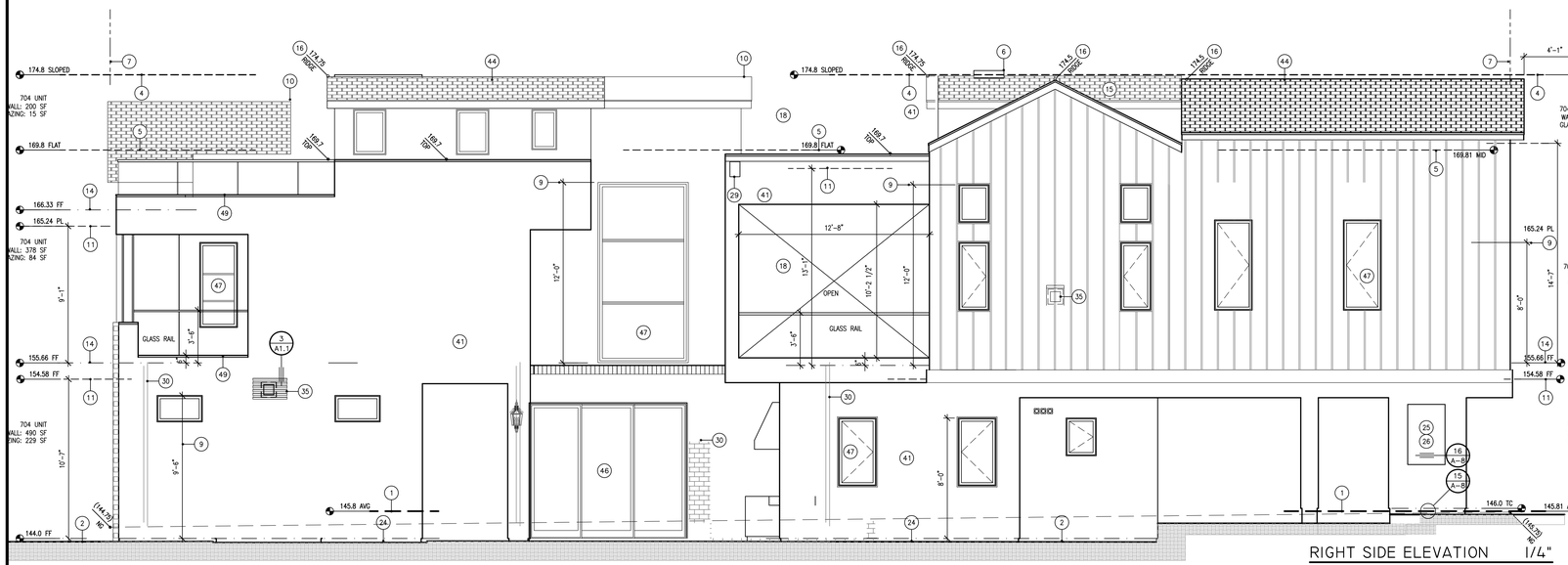
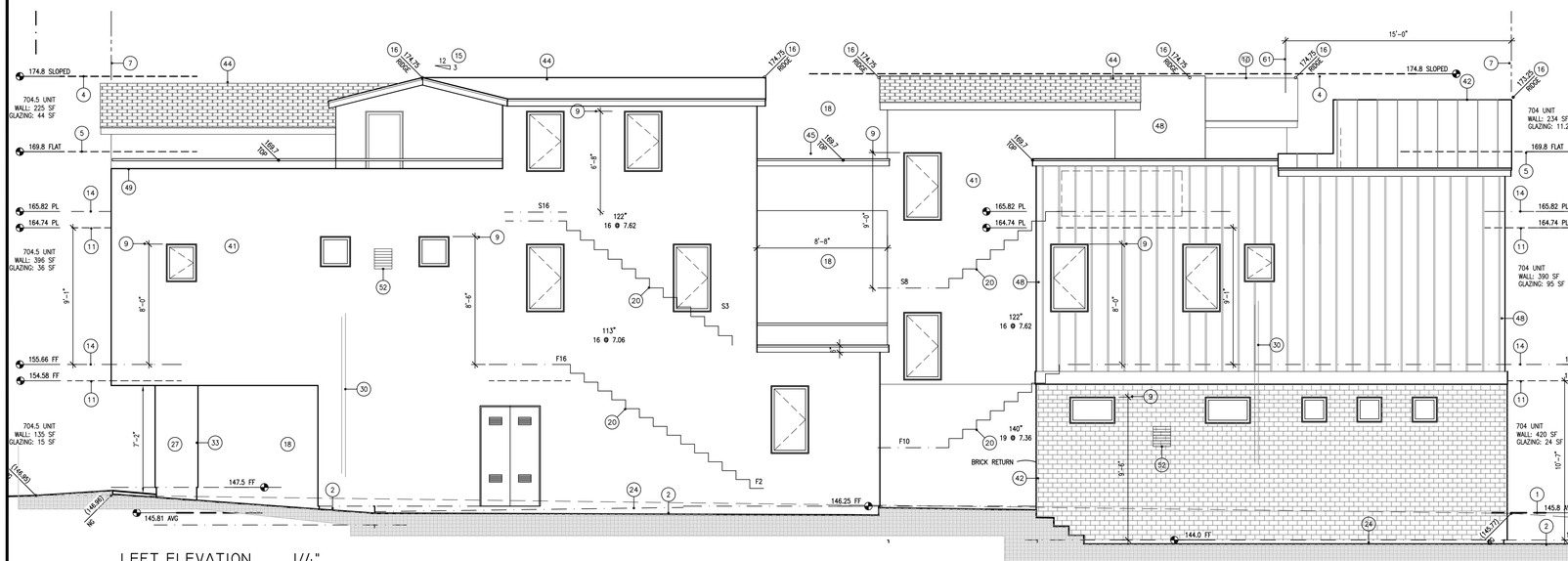


RIGHT SIDE ELEVATION 1/4"
SOUTHWEST 225°

FRONT ELEVATION 1/4"
NORTHWEST 315°



LEFT ELEVATION 1/4"
NORTHEAST 225°

REAR ELEVATION 1/4"
SOUTH EAST 135°

ROOFING:	..
VENEER:	..
STUCCO:	...
WINDOW FRAME:	...
DOOR FRAME:	...
GARAGE FRAME:	....
EPOXY:	.....
CONCRETE:	.....

COLOR PALLET | # 2 | ELP-MTI

MANUFACTURER: PROVIDE BIDS FROM:
JELD-WEN V-4500 SERIES
SIERRA PACIFIC H3 SERIES
MARVIN "SIGNATURE" THIN FRAME

COLOR: CONFIRM WITH ARCHITECT

GLAZING: DUAL GLAZ, SHGC = .32 , U VALUE = .37
CONFIRM ORDERING TIME, JAMB CONDITIONS, AND FLASHING REQUIREMENTS

SKYLIGHT: VELUX
DUAL GLAZ, SHGC = .29
U VALUE = .39

WINDOWS | ELEVATION PLAN | # G | ELP-MTI

MANUFACTURER: BORAL BUILDING PRODUCTS
TRUEXTERIOR
SIDING AND TRIM

EXTERIOR FINISH: PAINT

TYPE: NICKEL GAP SIDING
1x10 WITH 8-53/64" REVEAL
16' LENGHTS
MITER OUTSIDE CORNERS
INSIDE CORNER PER 3/A-1.1

SIDING | H

MATERIAL: GRAVEL

COLOR: CUSTOM BLEND:
50% LIGHT GRAY
50% BROWN

APPLICATION: COLORED GRAVEL
OVER 5 PLY
UNDERLAYMENT
16 GAUGE FLASHING

CODE: GRAVEL GUARD
CLASS "A" RATE
WEIGHT = 5.3 PSF,
DURO-LAST FIRE RETARDANT
UNDERLAYMENT - CLASS A
NER-227

ROOFING | # E

MANUFACTURER: PROVIDE BID OPTIONS FROM:
SIERRA PACIFIC , JELDWIN
WESTERN AND MILGARD

COVERGLASS DOOR SYSTEM AT FIRST FLOOR FRONT UNIT

COLOR: CONFIRM WITH ARCHITECT TO MATCH WINDOWS

OPTIONS: FLUSH TRACK WITH WEEP HOLES
DUAL GLAZ, LOW "E" GLASS
SHGC = .32 , U-VALUE .37

ENTRY: CUSTOM 1 LITE

FRENCH DOORS | ELEVATION PLAN | # F

MANUFACTURER: STANDING SEAM METAL ROOF
ZINC, FLUSH PANEL, CONCEALED
FASTENER, 24 GUAGE
KYNAR FINISH

STYLE: STANDING SEAM
DARK BRONZE

CODE: CLASS A MIN. AARA ARCHITECTURAL METALS
MANUFACTURER
ESR 2048

ROOFING | ELEVATION PLAN | # C

MANUFACTURER: CERTAINTEED CORP.
1400 UNION MEETING ROAD
BLUE BELL, PENNSYLVANIA 19422
610.341.7900

STYLE: ASPHALT SHINGLE
PRESIDENTIAL

APPROVALS: CLOSED VALLEY W/
16 GUAGE COPPER FLASING

WEIGHT: CLASS A
ICC-ESR 1389
50 YEAR WARRENTY 320# PER SQ.

ROOFING | ELEVATION PLAN | # D | ELP-MTI

MANUFACTURER: OMEGA STUCCO SYSTEMS
1681 CALIFORNIA AVE
CORONA, CA 92881
1-800-600-6634

PREPERATION: STRUCTALATH
DIAMOND LATH AT ALL OPENINGS
2 LAYERS GRADE D PAPER WRAP
PAPER REQUIRED AT ALL LIDS

TEXTURE: SMOOTH WALL, OVERSIZED BULLNOSE CORNERS
VERTICAL FLOAT LEVEL TO: 1/8" IN 10"

FINISH: PROVIDE SHOP DRAWINGS OF EDGE DETAILS
CRACK ISOLATION SYSTEM WITH ADDITIONAL
CORNER WINDOW REINFORCEMENT

CEMENT PLASTER | ELEVATION PLAN | # A | ELP-MTI

SUPPLIER: THOMPSON BUILDING MATERIALS
141 W. TAFT
ORANGE, CA 92865 1.714.637.7373

TYPE: BELLE HAVEN SANDMOULD
H 2 7/16 x L 8 1/8 x T 5/8"
www.brickit.com FOR IMAGE

CODE: ICC REPORT ESR-1215
"ADHERED VENEER"

INSTALLATION: RUNNING BOND, SOILDER COURSE AT HEADS
TWO COAT REG GUARD BELOW

BRICK VENEER | ELEVATION PLAN | # B | ELP-MT2

TECHNICAL

1. LINE OF AVG. GRADE
2. LINE OF FINISH GRADE
3. LINE OF STREET CURB
4. LINE OF ALLOWABLE HEIGHT, SLOPED ROOF
5. LINE OF ALLOWABLE HEIGHT, FLAT ROOF
6. SKYLIGHT 6"MAX HT ABV ROOF AND HT. LIMIT
7. LINE OF BUILDING SETBACK
8. LINE OF DECK BEYOND
9. HEADER HEIGHT
10. LINE OF ROOF BEYOND
11. TOP PLATE
12. TOP OF RAILING
13. TOP OF PARAPET
14. FINISH FLOOR
15. ROOF PITCH
16. HEIGHT TO BE CERTIFIED
17. EXISTING CMU WALL ON ADJACENT PROPERTY
18. OPEN TO BEYOND
19. PROFILE OF STRUCTURE BEYOND
20. LINE OF STAIRS BEYOND

ELEMENTS

21. SPARK ARRESTOR
22. CHIMNEY CAP PER 7/A-8
23. CHIMNEY FLUE
24. STAINLESS STEEL WEEP SCREED 1/A-8
25. ELECTRICAL METER LOCATION
26. PANELED METER ENCLOSURE
27. GAS METER RECESSED IN WALL CABINET
28. OVERHANG DIMENSION
29. OVERFLOW SCUPPER
30. LOCATION OF DRAIN LINE IN WALL

DESCRIPTIVE

31. HOSE BIBB RECESS "WOODFORD"
32. DRYER VENT "4" IMPERIAL"
33. FIRE SPRINKLER SOV IN WALL
34. EXTERIOR SHOWER
35. FIREPLACE VENT COVER
36. METAL BANDING PER DETAILS
37. LITE STREET ADDRESS (4" MIN. HEIGHT) WITH CONTRASTING BACKGROUND
38. FINS PER 23/A-8
39. MECHANICAL VENT TERMINATION
40. LIGHT FIXTURE
41. CEMENT PLASTER PER A/A-4
42. VENEER PER B/A-4
43. ROOFING PER C/A-4
44. ROOFING PER D/A-4
45. ROOFING PER E/A-4
46. FRENCH DOORS PER F/A-4
47. WINDOWS PER G/A-4
48. SIDING PER H-A/4
49. 42" HIGH GUARDRAIL PER 11,14/A-8
50. VENT FOR WINE UNIT
51. VENT COVER PER 8/A-8
52. KITCHEN RANGE VENT - STAINLESS STEEL
53. SLOPE OF FASCIA
54. STUCCO EXPANSION JOINTS
55. ART NICHE RECESS
56. STEPPED PRIVACY WALL
57. ALIGN CORNER OF WINDOWS
58. ELEVATOR SHAFT
59. ROOF VENT
60. LOW WALL PER SITE PLAN
61. THIRD FLOOR STRUCTURE SETBACK
62. ARCHITECTURAL CHIMNEY BEYOND

ELEVATION KEYNOTES | ELEVATION PLANS | # I | EL-KEYN

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