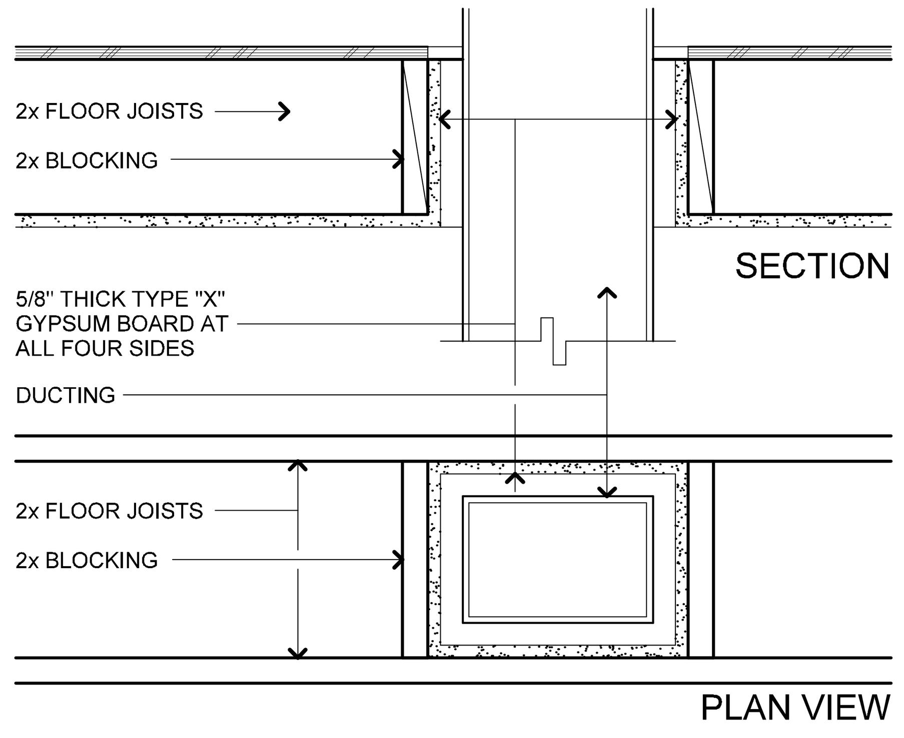
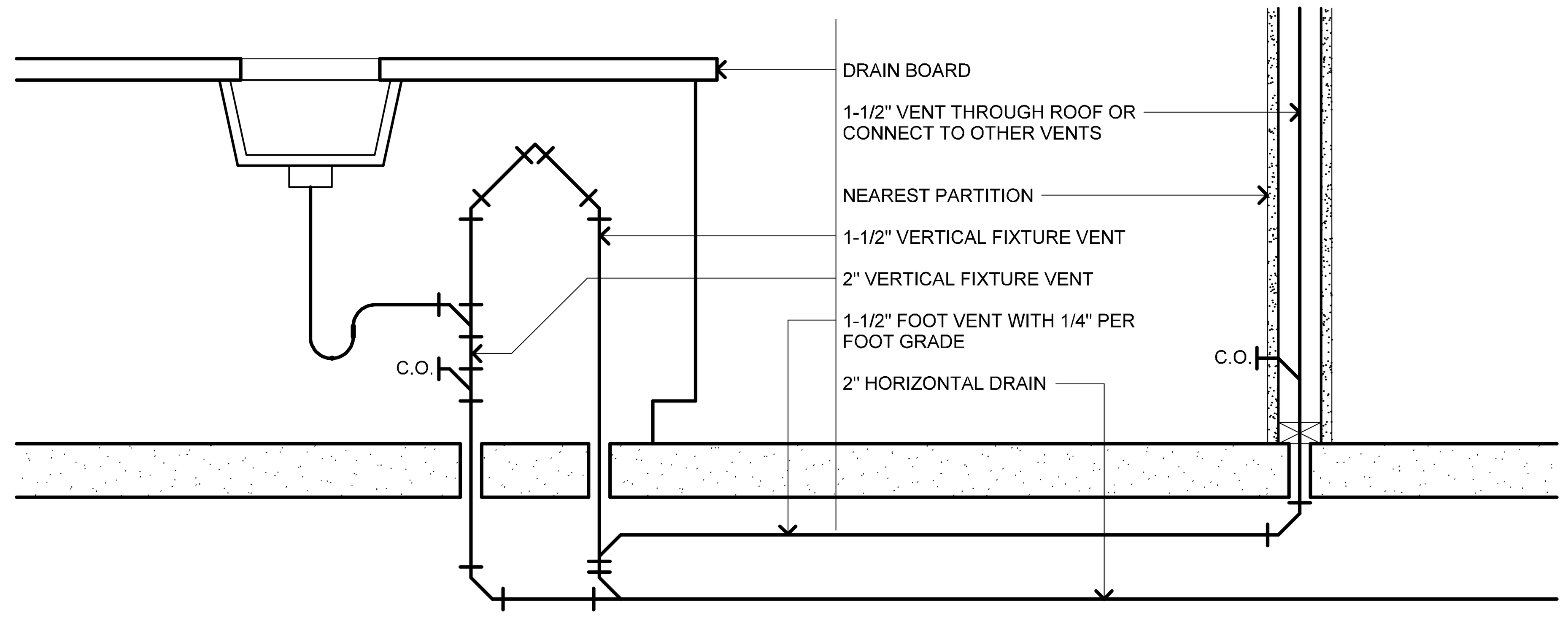


1-HOUR DUCT PENETRATION (9)



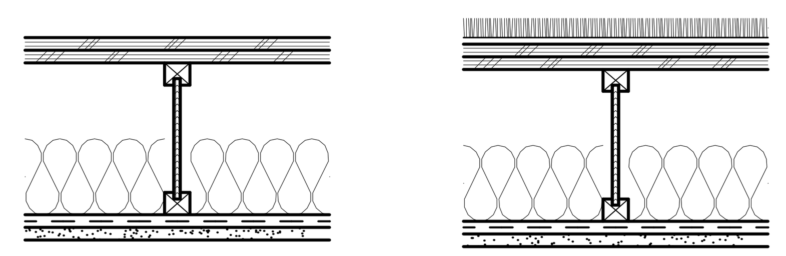
ISLAND SINK INSTALLATION (2)

GA FILE NO. FC 5111	GENERIC	1- HOUR FIRE	50 TO 54 STC SOUND

WOOD I - JOISTS, GYPSUM WALLBOARD,
RESILIENT CHANNELS, GLASS FIBER INSULATION

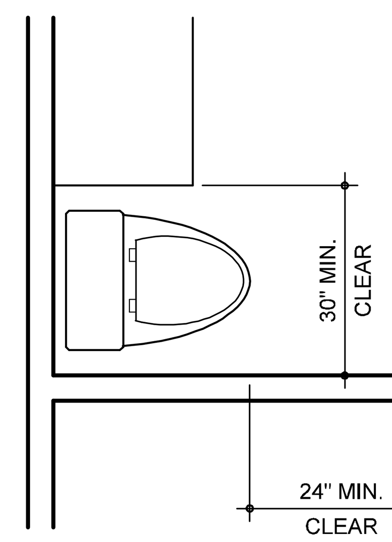
BASE
BASE LAYER 1/2" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 16" O.C. WITH 1-1/4" TYPE "S" DRYWALL SCREWS 12" O.C. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO MINIMUM 9-1/2" DEEP WOOD I - JOISTS, WITH MINIMUM 1-1/4" DEEP x 1-1/2" WIDE FLANGES AND MINIMUM 3/8" WEBS, 24" O.C. WITH 1-1/4" TYPE "W" DRYWALL SCREWS.

FACE
FACE LAYER 1/2" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1-5/8" TYPE "S" DRYWALL SCREWS 12" O.C. FACE LAYER END JOINTS LOCATED MIDWAY BETWEEN CHANNELS AND ATTACHED TO BASE LAYER WITH 1-1/2" TYPE "G" SCREWS 12" O.C. EDGE JOINTS OFFSET 24" FROM BASE LAYER EDGE JOINTS. WOOD I - JOISTS SUPPORTING 5/8" ORIENTED STRAND BOARD APPLIED AT RIGHT ANGLES TO I - JOISTS WITH 8d COMMON NAILS 12" O.C.



APPROX. CEILING WEIGHT:	5 psf
FIRE TEST:	NRCC A-4440.1 (REVISED) 6-24-97
SOUND TEST:	NRCC B-3150.1, 6-30-00
IIC & TEST:	(68 C&P) NRCC B-3150.2, 6-30-00

FLOOR-CEILING SYSTEMS, WOOD JOISTS (6)

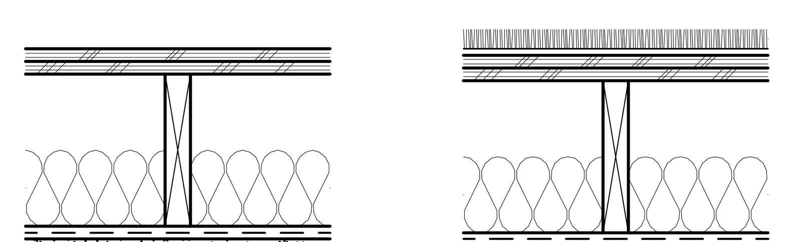


REQ. CLEARANCE AT WATER CLOSET (3)

GA FILE NO. FC 5120	GENERIC	1- HOUR FIRE	50 TO 54 STC SOUND

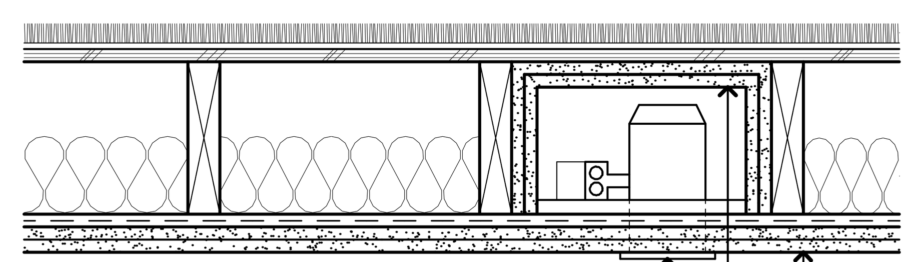
WOOD JOISTS, GYPSUM WALLBOARD,
RESILIENT CHANNELS, GLASS FIBER INSULATION

ONE LAYER 1/2" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE "S" DRYWALL SCREWS 8" O.C. AT ENDS AND 12" O.C. AT INTERMEDIATE FURRING CHANNELS. GYPSUM BOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED TO ADDITIONAL PIECES OF CHANNEL 64" LONG WITH SCREWS 8" O.C. RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2 x 10 WOOD JOISTS 16" O.C. WITH 6d COATED NAILS, 1-7/8" LONG, 0.085" SHANK, 1/4" HEADS, TWO PER JOIST. WOOD JOISTS SUPPORTING 5/8" INTERIOR PLYWOOD WITH EXTERIOR GLUE SUB-FLOOR AND 3/8" PARTICLE BOARD, 1.5 PSF. 3-1/2" GLASS FIBER INSULATION BATTS, 0.7 PCF, FRICTION FIT IN JOIST CAVITIES SUPPORTED ALTERNATELY EVERY 12" BY WIRE RODS AND RESILIENT FURRING CHANNELS.
*
SOUND TESTED WITH CARPET AND PAD AND WITH INSULATION STAPLED TO JOISTS.
*



APPROX. CEILING WEIGHT:	2 psf
FIRE TEST:	FM FC-181, 8-31-72
SOUND TEST:	G&H OC-3MT, 10-13-71
IIC & TEST:	(73 C & P) G&H OC-3MT, 10-13-71

FLOOR-CEILING SYSTEMS, WOOD JOISTS (7)



IC RATED RECESSED LIGHT FIXTURE BY OTHERS. OWNER TO SELECT, CONTRACTOR TO INSTALL.

PROVIDE (2) LAYERS OF 1/2" TYPE "X" GYPSUM BOARD BETWEEN THE WOOD JOISTS AS SHOWN HERE TO CREATE A ONE HOUR FIRE RATED AREA FOR PLACEMENT OF 1C RATED RECESSED LIGHTING FIXTURES. THE ONE HOUR RATED BOX SHALL COMPLETELY SURROUND THE LIGHTING FIXTURE ON ALL FOUR SIDES AND ABOVE THE LIGHT FIXTURE.

PLEASE SEE DETAIL #1 ON SHEET D1.0 FOR ONE HOUR RATED / STC FLOOR ASSEMBLY WITH WOOD JOISTS.

1-HOUR RECESSED LIGHT FIXTURE (4)

GA FILE NO. WP 3242	GENERIC	1- HOUR FIRE	50 TO 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS,
MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

RESILIENT CHANNELS 16" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2 x 4 WOOD STUDS AT 16" or 24" O.C. WITH 1-1/4" TYPE "S" DRYWALL SCREWS. ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE "S" DRYWALL SCREWS AT 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS.
3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.

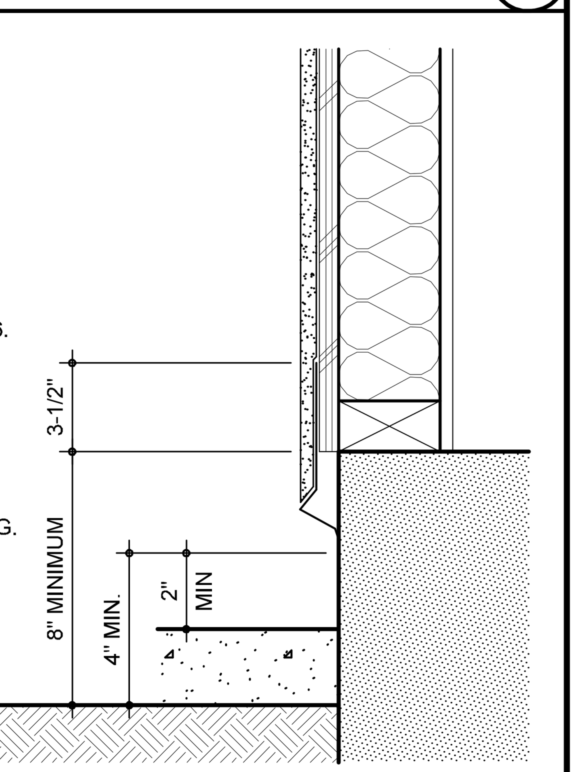
OPPOSITE SIDE:
ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6d CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C.

VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD BEARING)

THICKNESS:	5-3/8"
APPROX. WEIGHT:	7 psf
FIRE TEST:	BASED ON UL R14196, 05NK05371, 2-15-05 UL DESIGN U309
SOUND TEST:	NRCC TL-93-098 IRC-IR-761, 3/98

1 HOUR FIRE WALL / 50 TO 54 STC SOUND (8)

R703.6.2.1 WEEP SCREEDS: A MIN. 0.019-INCH (0.5 mm) (No. 26 GALV. SHEET GAGE), CORROSION- RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MIN. VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES (89 mm) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MIN. OF 4 INCHES (102 mm) ABOVE THE EARTH OR 2 INCHES (51 mm) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE THE WEEP SCREED. 2013 CRC



STUCCO WEEP SCREED (5)

PLAN NOTE LEGEND

INDICATES PLAN NOTE LEGEND SYMBOL - SEE NUMBER BELOW

GARAGES:

1. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" INCH TYPE "X" GYPSUM BOARD OR EQUIVALENT.
2. DUCTS IN THE GARAGE & DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCT-ED OF A MIN. No: 26 GAGE (0.48 mm) SHEET STEEL OR OTHER APPROVED MATERIAL & SHALL HAVE NO OPENINGS INTO THE GARAGE. CRC R302.5.2

WATER HEATER, FORCED AIR, GAS & ELECTRIC SERVICE:

3. NEW TANK-LESS WATER HEATER
4. NEW 200 AMP. ELECTRICAL SERVICE PANEL AND METER.
5. EXISTING 200 AMP. ELECTRICAL SERVICE PANEL.
6. NEW GAS SERVICE AND METER LOCATION.
7. EXISTING FORCED AIR UNIT
8. EXISTING AIR CONDITIONING CONDENSER UNIT.
9. WHOLE HOUSE VENTILATION SYSTEM: WHOLE HOUSE VENTILATION SYSTEM SHALL BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR SYSTEM. NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT ACCEPTABLE IN LIEU OF PROVIDING WHOLE BUILDING VENTILATION. BEES 150 (o), Exc. 5 to 152 (a) & ASHRAE Std. 62.2
WHOLE HOUSE VENTILATION SYSTEM SHALL PROVIDE VENTILATION RATE OF 75 CFM PER TABLE 403.3 2013 CBC AND MIN. 50 CFM FANS FOR EACH BATH / SHOWER ROOM AND MIN. 100 CFM FAN FOR KITCHEN CONTINUOUS FANS TO BE < = 1 SONE.
INTERMITTENT FANS MUST BE ME < = 3 SONES.
(A) COVERS FOR WHOLE HOUSE VENTILATION SYSTEM SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2 AND CLOSE WHEN THE FAN IS OFF.

FIREPLACES:

10. 42" WIDE FIREPLACE BY: "HEATILATOR" BV4236-4842DBI B-VENT FIREPLACE WITH DOORS. ANSI Z21.50b-2009 / UL307B SEE DETAIL #1 ON SHEET A3.0 FOR FIREPLACE CLEARANCE REQ'MTS.

KITCHENS:

11. ONE COMPARTMENT PORCELAIN CAST IRON SINK WITH GARBAGE DISPOSAL AS SELECTED BY OWNER / INTERIOR DESIGNER. VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS. FAUCET AS SELECTED BY OWNER / INTERIOR DESIGNER EQUIPPED WITH AERATORS AND SHALL NOT EXCEED A WATER FLOW RATE OF 1.5 GAL PER MINUTE. (2013 CPC) SEE DETAIL #2 ON SHEET A3.0.
12. 24" WIDE DISHWASHER: OWNER / INTERIOR DESIGNER TO SELECT.
13. 15" WIDE TRASH COMPACTOR: OWNER / INTERIOR DESIGNER TO SELECT.
14. 48" WIDE SIX BURNER RANGE WITH DOWN DRAFT EXHAUST HOOD OWNER / INTERIOR DESIGNER TO SELECT.
THE LOCAL EXHAUST SYSTEM IN THE KITCHEN SHALL BE VENTED TO THE OUTDOORS AND HAVE A MINIMUM EXHAUST RATE OF 100 cfm. BEES 150 (o), Exc. 5 TO 152 (a) & ASHRAE Std. 62.2
15. 30" WIDE BUILT-IN DOUBLE OVEN / MICROWAVE COMBO: OWNER / INTERIOR DESIGNER TO SELECT. VERIFY DIMENSIONS WITH MANUFACTURER'S SPEC'S.
16. 48" WIDE REFRIGERATOR: OWNER / INTERIOR DESIGNER TO SELECT. VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE COLD WATER SUPPLY LINE FOR ICE-MAKER.
17. 26" WIDE BUILT-IN WINE REFRIGERATOR: OWNER / INTERIOR DESIGNER TO SELECT. VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.
18. 26" WIDE BUILT-IN CIGAR HUMIDOR: OWNER / INTERIOR DESIGNER TO SELECT. VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.
19. KITCHEN CABINETRY:
A. 36" TALL - LOWER CABINET - FIELD VERIFY WIDTH.
B. 42" TALL - UPPER CABINET - FIELD VERIFY WIDTH.
C. 36" TALL KITCHEN ISLAND WITH CABINETS BELOW.
D. 96" TALL BUILT-IN DISH CABINET - FIELD VERIFY WIDTH.

BATHROOMS:

20. COUNTER TOP MOUNTED LAVATORY SINK SET IN A 42" TALL WOOD BASE CABINET AS SELECTED BY THE OWNER / INTERIOR DESIGNER.
21. WALL MOUNTED VANITY MIRROR AS SELECTED BY THE OWNER / INTERIOR DESIGNER.
22. ULTRA LOW FLUSHING WATER CLOSET AS SELECTED BY OWNER / INTERIOR SEE DETAIL #3 ON SHEET A3.0 FOR WATER CLOSET CLEARANCE REQ'MTS.
23. CERAMIC TILE SHOWER PAN, CURB AND SEAT WITH CERAMIC TILE WALLS. PROVIDE 70 INCH MINIMUM HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER WITH APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. IF THERE IS A WINDOW IN A SHOWER COMPARTMENT WITH A SILL LESS THAN 50 INCHES ABOVE THE SHOWER FLOOR, SAID WINDOW HAS TO BE OF TEMPERED GLAZING AS WELL WITH A PERMANENT LABEL INDICAT-ING SO. WATER RESISTANT / GREEN GYPSUM BOARD IS NOT PERMITTED FOR TILE BACKING AT SHOWER OR TUBS.

LAUNDRY AREA:

24. EXISTING SPACE FOR WASHER TO REMAIN
25. EXISTING SPACE FOR DRYER TO REMAIN.

CLOSETS, CABINETS, STORAGE:

26. CLOSET SHELF AND POLE. (CLOSET LIGHTING SHALL COMPLY WITH 2013 CEC 410-8 FOR MINIMUM CLEARANCE FROM STORAGE SPACE)
27. CABINETRY:
A. 36" TALL - LOWER CABINET - FIELD VERIFY WIDTH.
B. 36" TALL - UPPER CABINET - FIELD VERIFY WIDTH.
C. 96" TALL BUILT-IN LINEN CABINET - FIELD VERIFY WIDTH.

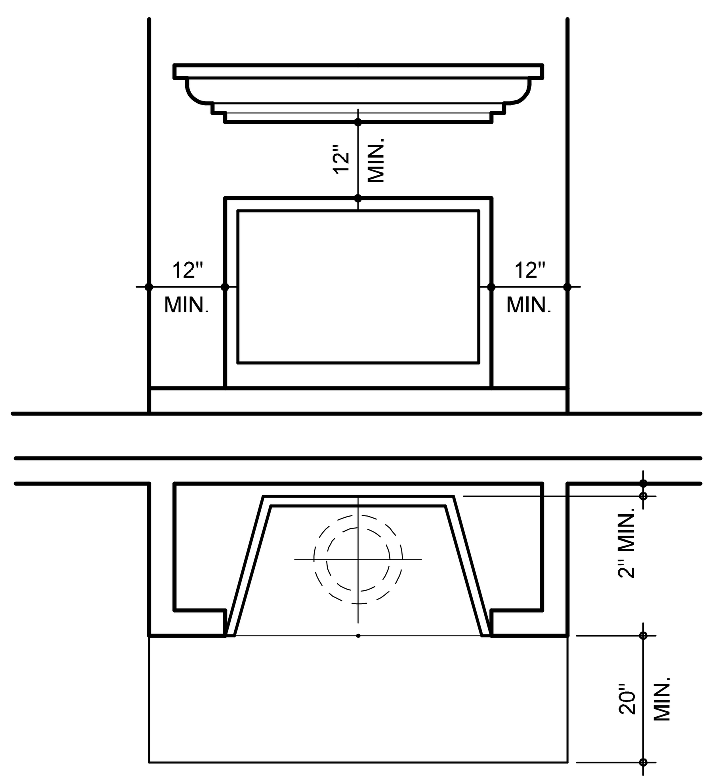
DECKS / BALCONIES:

28. 42" TALL GUARD RAIL TO MATCH EXISTING - FIELD VERIFY PRIOR TO DEMO.
29. DECK COVERING: PROVIDE CLASS "A" ROOF MINIMUM. ELASTO-DECK 5000 FR FIRE RESISTANT POLYURETHANE WATERPROOF DECK COVERING. ICC ESR-2697

INDICATES PLAN NOTE LEGEND SYMBOL - SEE NUMBER BELOW

ARCHITECTURAL FEATURES:

30. LINE OF THE SECOND FLOOR ABOVE.
31. SHADING INDICATES CEILING CHANGES / SOFFITS WITH BOTTOM @ 8'-6" A.F.F.
32. LINE OF FIRST FLOOR BELOW.
33. NEW ARCHWAY TO MATCH THE EXISTING ARCHWAYS THROUGH OUT THE DWELLING - THE CONTRACTOR SHALL FIELD VERIFY AND MATCH EXISTING.
34. EXISTING 30" x 30" ATTIC ACCESS TO REMAIN.
35. NEW ROOF ACCESS HATCH - CONTRACTOR TO SELECT AND INSTALLED. CONTRACTOR,
36. LINE OF ADDITION AREA



FACTORY-BUILT CHIMNEYS AND FACTORY-BUILT FIREPLACES SHALL BE LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS AS SPECIFIED IN THE MECH. CODE.

HEARTH EXTENSIONS OF LISTED FACTORY-BUILT FIREPLACES SHALL CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

METAL CHIMNEYS SHALL BE CONSTRUCTED AND INSTALLED TO MEET THE REQUIREMENTS OF THE MECHANICAL CODE.
METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND ROOF WITH TWO 1-1/2" BY 1/8" (38MM BY 3.2MM) METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN SIX 8D NAILS PER STRAP AT EACH JOINT.

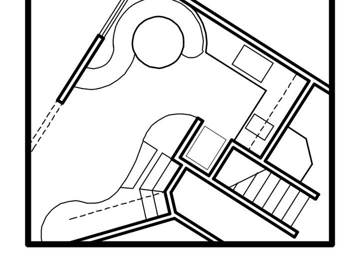
COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2" (51 mm) OF FIRE-PLACE, SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" (152 mm) OF THE FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12" (305 mm) OF THE FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8" (3.2 mm) FOR EACH 1-INCH (25 mm) CLEARANCE FROM SUCH OPENING.

NO PART OF METAL HOODS USED AS PART OF A FIREPLACE OR BARBECUE SHALL BE LESS THEN 18" (457 MM) FROM COMBUSTIBLE MATERIAL. THIS CLEARANCE MAY BE REDUCED TO THE MINIMUM REQUIREMENTS SPECIFIED IN THE MECH. CODE.

HEARTHS SHALL EXTEND AT LEAST 16" (406 mm) FROM THE FRONT OF, AND AT LEAST 8" (203 MM) BEYOND EACH SIDE OF, THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 6 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20" (508 mm) IN FRONT OF, AND AT LEAST 12" (305 mm) BEYOND EACH SIDE OF, THE FIREPLACE OPENING.

FACTORY-BUILT FIREPLACES (1)

R. A. J E H E B E R
RESIDENTIAL DESIGN, INC.
410 32nd. Street, Suite 202
Newport Beach, California 92663
949.723.4393 (rajeheber@gmail.com)



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SHEET TITLE
PLAN NOTES ARCHITECTURAL DETAILS

REMODEL / ADDITION PLANS FOR:
MICHAEL & ORLINA OWENS
PROJECT ADDRESS:
18 RONSARD
NEWPORT COAST, CALIFORNIA

Plot Date & Time	3/11/2015 8:55 PM
RAJ Project #	2013-01
REVISIONS	
(A)	PLAN CHECK CORR. 03-11-2015

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