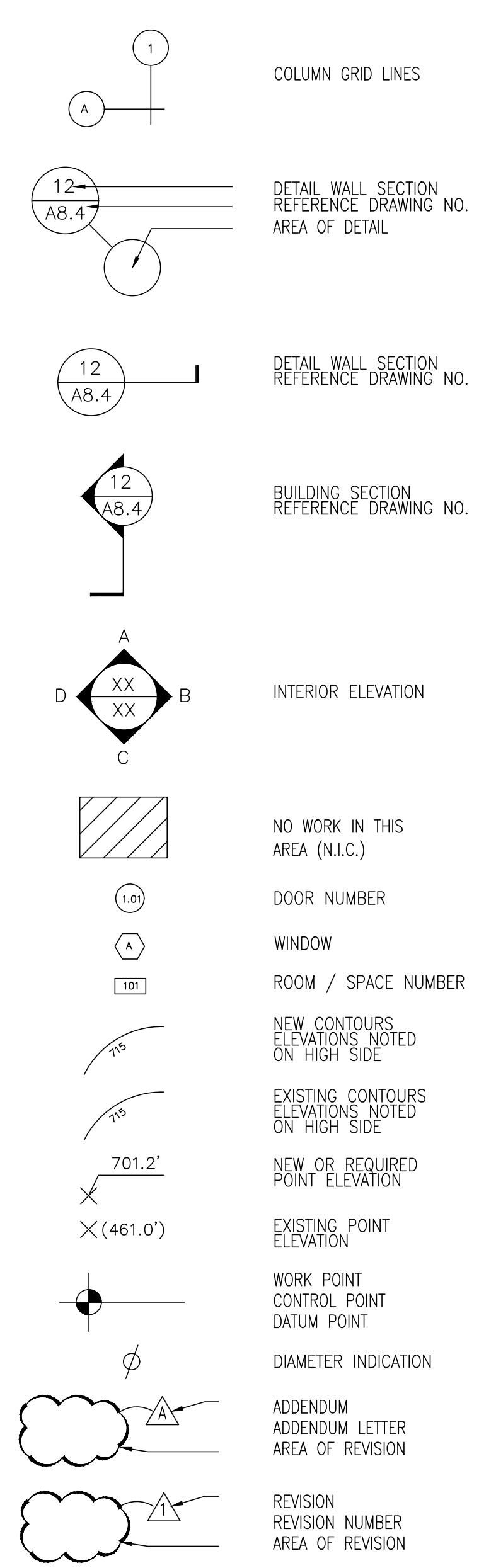


ABBREVIATIONS

A.B.	ANCHOR BOLT
ACPL	ACOUSTICAL PLASTER
ACT	ACOUSTICAL TILE
AD.	AREA DRAIN
ADD.	ADDENDUM
ALUM.	ALUMINUM
ALT.	ALTERNATIVE
ANC	ANCHOR, ANCHORAGE
AP	ACCESS PANEL
APPROX	APPROXIMATE
ASB	ASBESTOS
ASPH	ASPHALT
A.T.	ASPHALT TILE
@	AT (THE RATE OF)
AUTO	AUTOMATIC
AW	AWING WINDOW
BD	BOARD
BET	BETWEEN
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM.	BEAM
BOT	BOTTOM
B.O.C.	BOTTOM OF CONCRETE
B.O.W.	BOTTOM OF WALL
BS	BOTH SIDES
BSMT	BASEMENT
BW	BOTHWAYS
C.C.	CENTER TO CENTER
CEM	CEMENT
CER	CERAMIC
CFL	COUNTERFLASHING
C.I.	CAST IRON
CL.	CENTER LINE
CLG/CEIL	CEILING
CLG	CLOSET
CLR	CLEAR (ANCE)
COL	COLUMN
COMB	COMBINATION
COMP	COMPOSITION
CONC.	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
C.O.W.	CENTER OF WALL
CPT	CARPET
CT	CERAMIC TILE
CTR	COUNTER
CTSK	COUNTERSUNK
CMU	CONCRETE MASONRY UNIT
CS	CASEMENT WINDOW
D	DRAIN
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIA.	DIAMETER
DIFF	DIFFUSER
DIM.	DIMENSION
DIV	DIVISION
DN.	DOWN
DP	DAMP ROOFING
DR	DOOR
DS.	DOWNSPOUT
DSP	DRY STAND PIPE
DTL	DETAIL
DW	DRYWALL
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
EF	EACH FACE
EL	ELEVATION
ELEC	ELECTRIC (AL)
EMERG.	EMERGENCY
ENCL	ENCLOSE (URE)
ENGR	ENGINEER
E.O.S.	EDGE OF SLAB
E.O.C.	EDGE OF CURB OR CONCRETE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EST	ESTIMATE
EX	EXISTING
EXH.	EXHAUST
EXP	EXPOSED
EXT.	EXTERIOR
FAU	FORCED AIR UNIT
FBD	FIBERBOARD
F.D.	FLOOR DRAIN
FF	FINISHED FLOOR
FG	FINISHED GRADE
FIN	FINISH (ED)
F.H.	FIRE HYDRANT
F.H.C.	FIRE HOSE CABINET
FIXT.	FIXTURE
FLG.	FLASHING
FLR.	FLOOR (ING)
FLUOR	FLUORESCENT
FOUND.	FOUNDATION
F.O.B.	FACE OF BRICK OR BLOCK
F.O.C.	FACE OF CONCRETE OR CURB
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FR	FRAME (D) (ING)
FRZ	FREEZER
F.S.	FLOOR SINK
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRED (ING)
FV	FIELD VERIFY
FX	FIXED WINDOW
G.A.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GD	GARAGE DISPOSAL
GL	GLASS, GLAZING
GYP.BD.	GYPSPUM BOARD
GPL	GYPSPUM LATH
GPPL	GYPSPUM PLASTER
GR	GRADE, GRADING
GRN	GRANITE
H.B.	HOSE BIBB
HC	HOLLOW CORE
HM	HOLLOW METAL
HD. WD.	HARDWOOD
HORIZ	HORIZONTAL
HPT	HIGH POINT
HR.	HOUR
HT	HEIGHT
HTG	HEATING
HTW	HOT WATER HEATER
HVAC	HEATING/VENTILATING/AIR CONDITIONING
ID	INSIDE DIAMETER
INCL	INCLUDE (D) (ING)
INSUL	INSULATE (D) (TION)
INT	INTERIOR
INV.	INVERT
JST	JOIST
JT	JOINT
KIT	KITCHEN

L	LENGTH
LAM	LAMINATE (D)
LAV	LAVATORY
LPT	LOW POINT
LT	LIGHT
LW	LIGHTWEIGHT
LWC	LIGHTWEIGHT CONCRETE
MACH	MACHINE
MAB.	MARBLE
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANIC (AL)
MET.	METAL
MEZZ	MEZZANINE
MFR.	MANUFACTURE (R)
M.H.	MOUNTAIN HEIGHT.
MIN	MINIMUM
MISC.	MISCELLANEOUS
ML	MOLDING, MOULDING
MLD	MEMBRANE
MMB	MASONRY OPENING
MO	MODULAR
MOD	MOVABLE
MOV	MARBLE
MRB	METAL FURRING
MTR	MTR
MTL	METAL
MULL	MULLION
(N)	NEW
NFVA	NET FREE VENTILATION AREA
NO.	NUMBER
NOM	NOMINAL
NOT IN CONTRACT	NOT IN CONTRACT
N.I.C.	NOT TO SCALE
N.T.S.	NOT TO SCALE
OA	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OVERFLOW
OH	OVERHEAD/OVERHANG
OPNG	OPENING
OPP	OPPOSITE
PCPL	CEMENT PLASTER (PORTLND)
PE	PORCELAIN ENAMEL
PERF	PERFORATE (D)
PG	PLATE GLASS
PH.	PHASE
PL	PLATE
PLAM	PLASTER LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	POINT
PR	PAIR
PT	PAINT
PTN	PARTITION
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RBT	RUBBER TILE
R.D.	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCE (D) (ING)
REQD	REQUIRED
REQS	REQUIREMENTS
RES	RESILIENT
RET	RETURN
REV	REVISION, REVISED
RFL	REFLECT (ED) (IVE) (OR)
RH	RIGHT HAND
RND	ROUND
RM	ROOM
RO	ROUGH OPENING
SC	SOLID CORE
SD	STORM DRAIN
SEC	SECTION
SH	SINGLE HUNG WINDOW
SHT	SHEET
SIM	SIMILAR
SG	SLIDING GLASS
SGL	SINGLE
SL	SLIDING WINDOW
SNK	SINK
SPEC	SPECIFICATION (S)
SQ	SQUARE
S.S.	SERVICE SINK
SST	STAINLESS STEEL
STL	STEEL
STD.	STANDARD
STOR.	STORAGE
STR	STRUCTURE
SUSP	SUSPENDED
SVC.	SERVICE
SYM	SYMMETRICAL
SW.BD.	SWITCH BOARD
T	TREAD OR THERMOSTAT
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPERED OR TEMPORARY
TERR	TERRAZZO
TEXT	TEXTURED
T&G	TONGUE AND GROOVE
THK	THICK (NESS)
THR	THRESHOLD
T.O.C.	TOP OF CURB OR CONCRETE
T.O.W.	TOP OF WALL
TOSL	TOP OF SLAB
TOST	TOP OF STEEL
TOP	TOP OF PLATE
TV	TELEVISION
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
VAL.	VAULT
V.C.T	VINYL COMPOSITION TILE
VENT.	VENTILATE (TION)
VER	VERIFY
VERT	VERTICAL
VEST	VESTIBULE
V.G.D.F.	VERIOUS GRAIN DOUGLAS FIR.
VT	VINYL TILE
W	WIDTH, WIDE
W/	WITH
W/O	WITHOUT
W.C.	WATERCLOSET
WD.	WOOD
WG	WIRE CLASS
WM	WIRE MESH
W.P.	WATERPROOFING
WPT	WORKING POINT
W.R.	WATER RESISTANT
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC

DRAFTING SYMBOLS



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APPLICABLE CODES

THE PROJECT SHALL COMPLY WITH CODES, ORDINANCES, OR LAWS HAVING JURISDICTION ON THE PROJECT, WHICH INCLUDE, BUT ARE NOT LIMITED TO:

2022 CALIFORNIA RESIDENTIAL CODE - (PART 2.5, TITLE 24, CCR)
2022 CALIFORNIA ELECTRICAL CODE - (PART 3, TITLE 24, CCR)
2022 CALIFORNIA MECHANICAL CODE - (PART 4, TITLE 24, CCR)
2022 CALIFORNIA PLUMBING CODE - (PART 5, TITLE 24, CCR)
2022 CALIFORNIA ENERGY CODE - (PART 6, TITLE 24, CCR)
2022 CALIFORNIA FIRE CODE - (PART 9, TITLE 24, CCR)
2022 CALIFORNIA GREEN BUILDING CODE - (PART 11, TITLE 24, CCR)
2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)
2023 LOS ANGELES RESIDENTIAL CODE (LARC)

PROJECT INFORMATION

BUILDING PERMIT INFORMATION:
BUILDING ADDRESS: 3118 OLD COACH DR
CAMARILLO, CA 93010

ASSESSOR PARCEL NO (APN): 159-002-302

TRACT/LOT: LOT 44 BLOCK 3

CONSTRUCTION TYPE: V-B

ZONING: RE

OCCUPANCY GROUP: R-3/U

FIRE HAZARD SEVERITY ZONE: VHFHSZ

FIRE SPRINKLER: YES

NUMBER OF FLOORS: 1

BLDG HEIGHT EX/NEW: 21'-2"

NEW FLOOR AREA - 1ST FLOOR: 3,197 SQ. FT.

NEW ATTACHED GARAGE (FRONT): 660 SQ. FT. (EXEMPT UP TO 400 SF)

NEW PORCH (FRONT): 114 SQ. FT. (NOT COUNTED IN RFA)

NEW COVERED PATIO (REAR): 318 SQ. FT. (NOT COUNTED IN RFA)

TOTAL PROPOSED RFA: 3,197 SQ. FT. < 7,606 SF (MAX ALLOWABLE RFA)

LOT AREA: 28,425 SQ. FT.

SCOPE OF WORK: NEW ONE STORY (3,197 SF) SINGLE FAMILY DWELLING WITH ATTACHED GARAGE (660 SF) WITH COVERED PATIO IN FRONT (114 SF) AND REAR (318 SF). NEW SEMI-CIRCULAR DRIVEWAY.

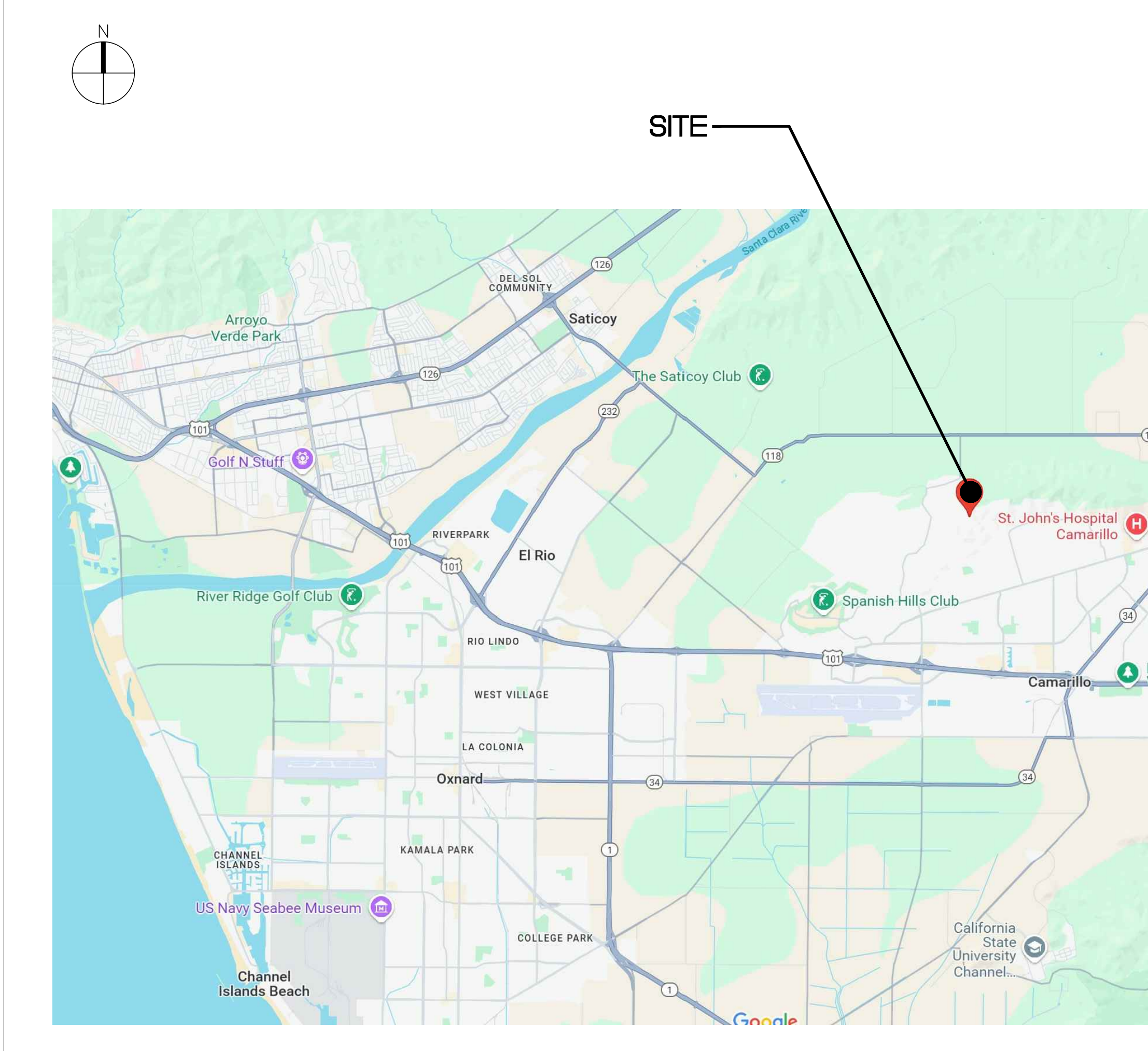
DRAWING INDEX

- ARCHITECTURAL PLANS**
- 1) A-0.1 TITLE SHEET
 - 2) A-0.2 GREEN NOTES
 - 3) A-0.3 GREEN NOTES
 - 4) A-1.0 PROPOSED SITE PLAN
 - 5) A-1.1 PROPOSED ROOF PLAN
 - 6) A-2.0 PROPOSED FLOOR PLAN
 - 7) A-3.0 PROPOSED ELEVATIONS
 - 8) A-3.1 PROPOSED ELEVATIONS
 - 9) A-4.0 BLDG SECTIONS
 - 10) A-4.1 TYP DETAILS
 - 11) E-1.0 PROPOSED ELECTRICAL PLAN
 - 12) T24.1 CERTIFICATE OF COMPLIANCE
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- 1) S-1.0 GENERAL NOTES
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 - 6) S-4.0 STRUCTURAL DETAILS
 - 7) S-5.0 STRUCTURAL DETAILS
 - 8) S-6.0 STRUCTURAL DETAILS
 - 9) S-7.0 STRONG-WALL DETAILS
 - 10) S-7.1 STRONG-WALL DETAILS
 - 11) S-7.2 STRONG-WALL DETAILS

FIRE PROTECTION

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(d), 12.21010(h)).
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL (R314).
4. AN APPROVED CARBON MONOXIDE ALARM SHALL BE /INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (R315).

VICINITY MAP



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Arum Kim

PROJECT:

OLD COACH DR

3118 OLD COACH DR
CAMARILLO, CA 93010

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
06/02/25	ISSUE FOR PLAN CHECK	
11/08/25	ISSUE FOR RESUBMITAL	△

DATE: 05/25/25
DRAWN: FB
REVIEWED: AK
PROJECT NO: 2519
SCALE: AS NOTED
SHEET TITLE:

TITLE SHEET

SHEET NO.

A-0.1

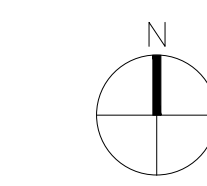
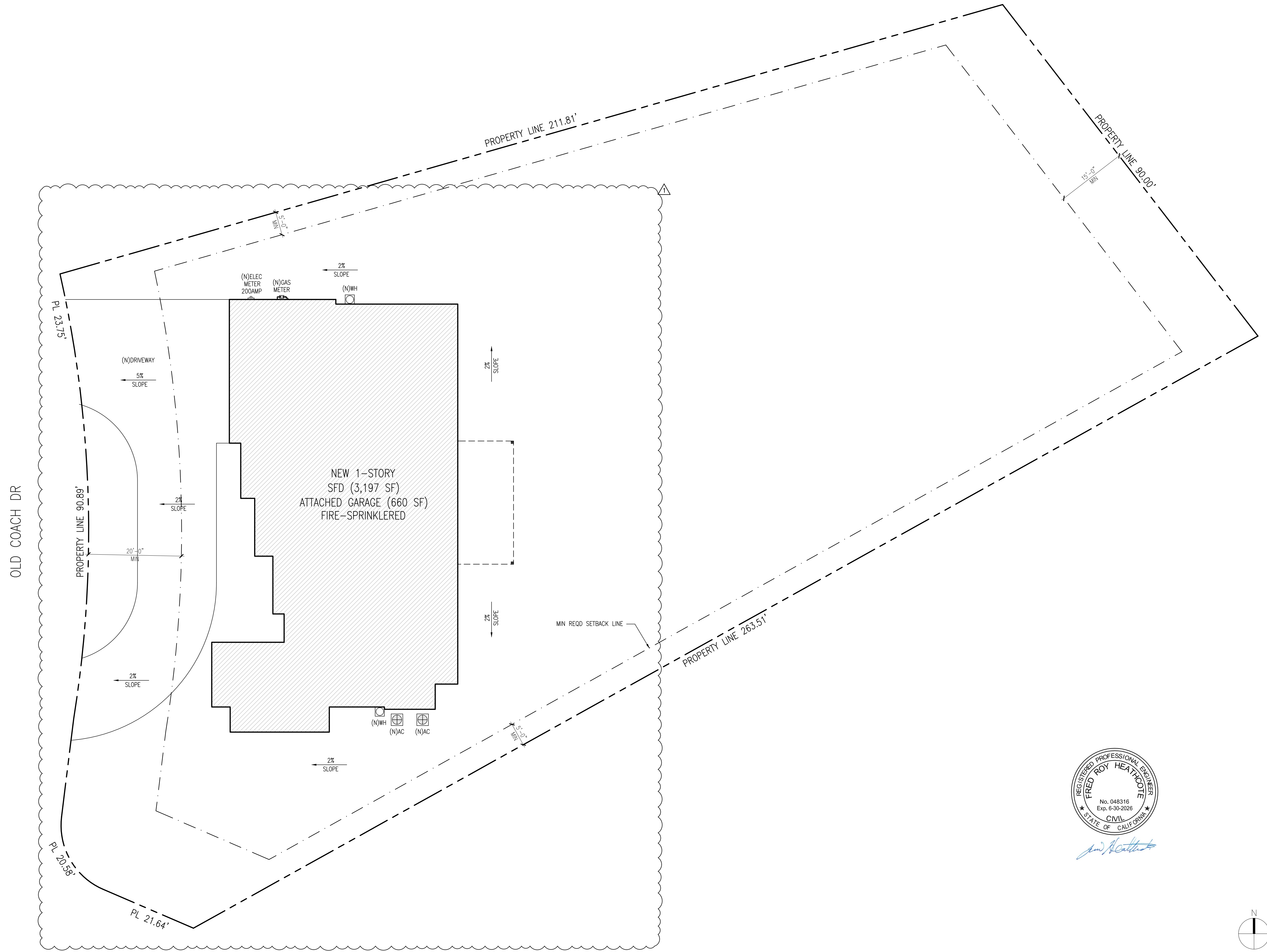
GRADING NOTES

1. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5% SLOPE), WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. [CRC R401.3]
2. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. [CRC R401.3 EXCEPTION]

VERY HIGH FIRE HAZARD SEVERITY ZONE

THIS PROJECT IS LOCATED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ). IT SHALL COMPLY WITH REQUIREMENTS OF MATERIALS, SYSTEMS & CONSTRUCTION METHODS AS LISTED BELOW:

- A. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS.
- B. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- C. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- D. ROOF, ATTIC AND EXTERIOR WALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES.
- E. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
- F. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1.
- G. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.1)
- H. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.
- I. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1/3 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS).
- J. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON-COMBUSTIBLE OR OTHER APPROVED MATERIALS.
- K. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE.
- L. BUILDINGS SHALL HAVE ALL UNDER-FLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS.
- M. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
- N. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED.
- O. NO TRELLIS IS PERMITTED WITHIN 10 FEET OF THE PRIMARY STRUCTURE.



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PROJECT:

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3118 OLD COACH DR
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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
06/02/25	ISSUE FOR PLAN CHECK	
11/08/25	ISSUE FOR RESUBMITAL	△

DATE:	05/25/25
DRAWN:	FB
REVIEWED:	AK
PROJECT NO.:	2519
SCALE:	AS NOTED
SHEET TITLE:	

EXISTING SITE PLAN +
DEMOLITION FLOOR PLAN

SHEET NO.:

A-1.0



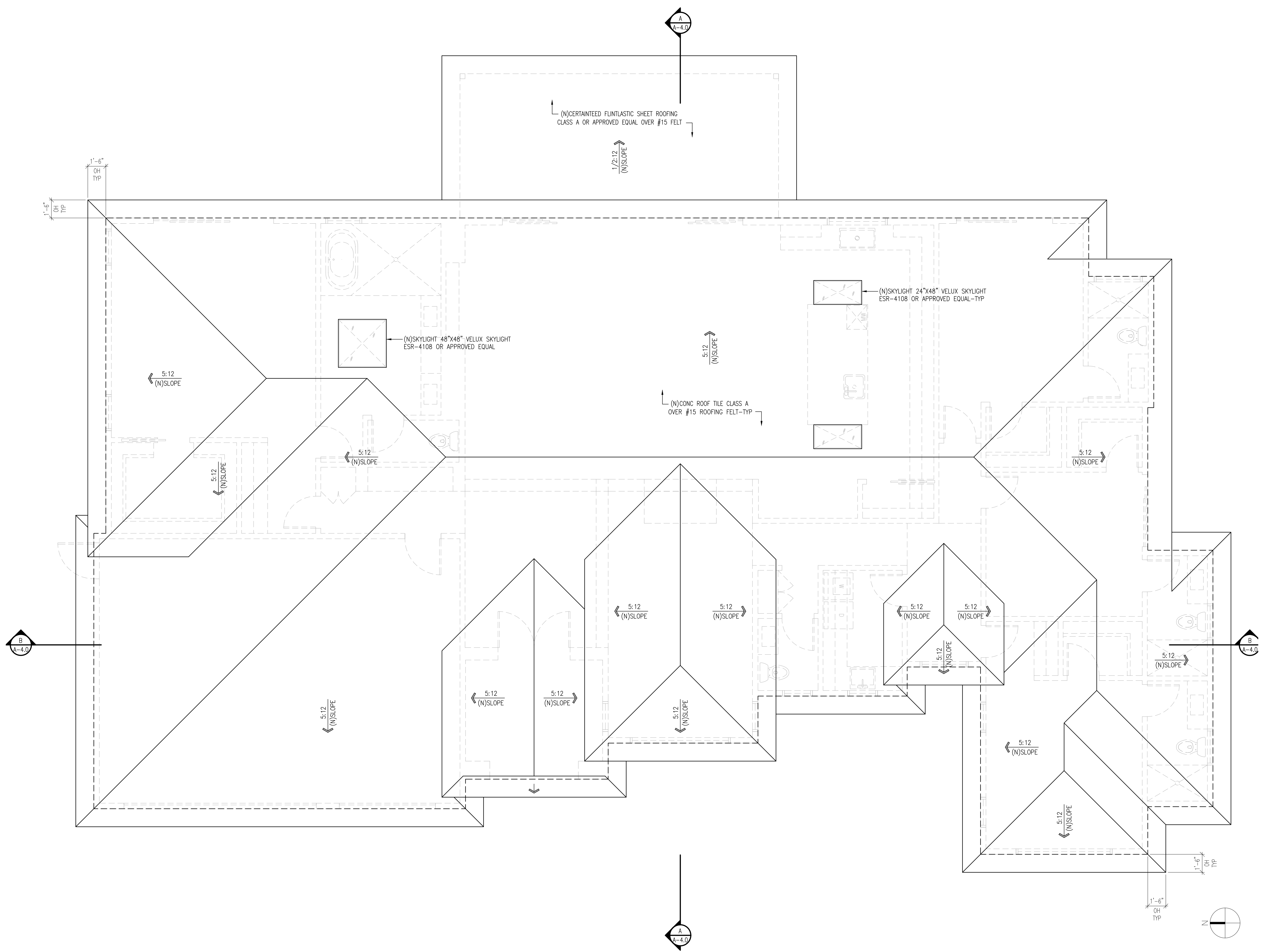
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SIGNATURE: *Alfonso Deis*

PROJECT: **OLD COACH DR**

**3118 OLD COACH DR
CAMARILLO, CA 93010**



ATTIC VENTILATION REQUIREMENTS

NEW ATTIC AREA: 3,197 SF
MINIMUM VENTILATION AREA: 3,197 SQ.FT. / 150 = 3,070 SQ.IN. NFVA
O'HAGIN VENTS FOR TILE ROOF MODEL-FLAT: 98.75 NFVA = 32 EA OR APPROVED EQUAL
NOTES:
OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN MINIMUM AND 1/4-IN MAXIMUM OPENING.
A MINIMUM OF 1-IN AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. (R806.3)

DRAWINGS ISSUE

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06/02/25	ISSUE FOR PLAN CHECK	
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DATE: 05/25/25
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PROJECT NO: 2519
SCALE: AS NOTED
SHEET TITLE:

**PROPOSED SITE PLAN +
PROPOSED ROOF PLAN**

SHEET NO:

A-1.1

WILDFIRE-URBAN INTERFACE FIRE AREA

ALL EXTERIOR DOORS, SHALL COMPLY WITH CRC R337.8.3 (OR CBC 708A.3). EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
 - a. STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8 INCHES THICK
 - b. RAISED PANELS SHALL NOT BE LESS THAN 1-1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
2. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
3. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.

ALL EXTERIOR GLAZING SHALL COMPLY PER THE REQUIREMENTS OF CRC R337.8.2 (OR CBC708A.2). THESE EXTERIOR MATERIALS/ASSEMBLIES APPLY: WINDOWS, GLAZED DOORS, GLAZED OPENINGS WITHIN DOORS/GARAGE DOORS AND STRUCTURAL GLASS VENEER.

1. THE EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
 - a. BE CONSTRUCTED WITH MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF R308 (OR CBC 2406) SAFETY GLAZING, OR
 - b. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - c. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 25/7, OR
 - d. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
2. WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL COMPLY WITH SECTIONCRC R337.7.3 (OR CBC 707A.3).



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Alfonso Deis
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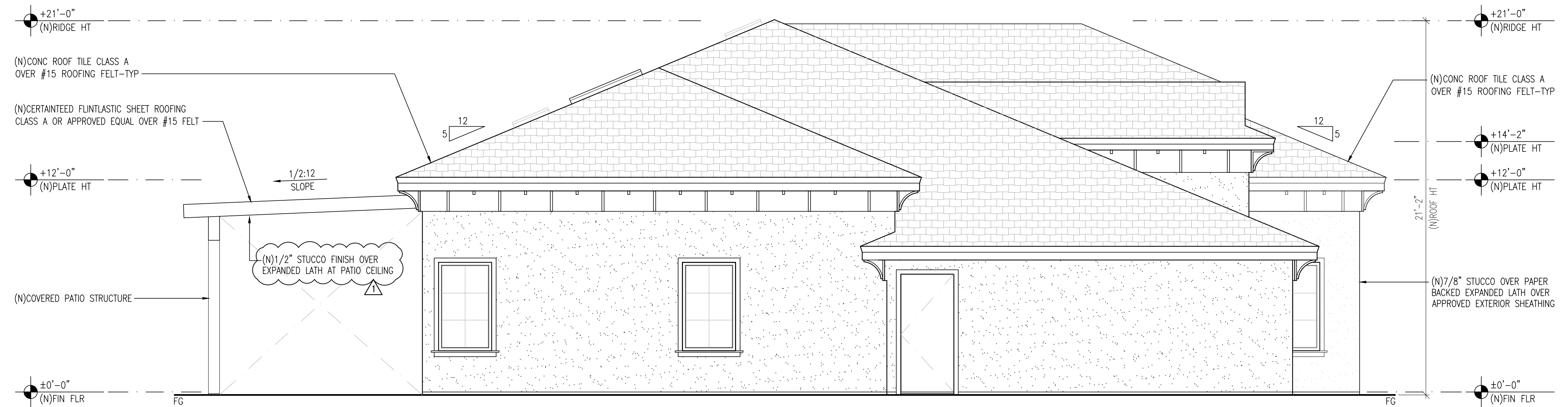
DOOR SCHEDULE

#	NEW/EX	TYPE	SIZE	THK	MATERIAL	GLAZING	U/SHGC	NOTES
1	NEW	PAIR	72"x96"	1-3/4"	WOOD SC	--	--	MAIN ENTRANCE
2	NEW	SLIDING	72"x96"	1-3/4"	WOOD SC	DOUBLE	0.30/0.23	SAFETY GLAZING
3	NEW	SLIDING	96"x96"	1-3/4"	WOOD SC	DOUBLE	0.30/0.23	SAFETY GLAZING
4	NEW	SLIDING	240"x96"	1-3/4"	WOOD SC	DOUBLE	0.30/0.23	SAFETY GLAZING
5	NEW	SLIDING	120"x96"	1-3/4"	WOOD SC	DOUBLE	0.30/0.23	SAFETY GLAZING
6	NEW	SINGLE	36"x80"	1-3/4"	WOOD SC	--	--	--
7	NEW	OVERHEAD	192"x84"	1-3/4"	METAL	--	--	GARAGE DOOR
8	NEW	OVERHEAD	96"x84"	1-3/4"	METAL	--	--	GARAGE DOOR
9	NEW	SINGLE	36"x84"	1-3/4"	WOOD SC	--	--	SELF CLOSING SELF LATCHING
10	NEW	SINGLE	36"x96"	1-3/8"	WOOD HC	--	--	AGING-IN-PLACE
11	NEW	SINGLE	36"x96"	1-3/8"	WOOD HC	--	--	AGING-IN-PLACE
12	NEW	POCKET	32"x96"	1-3/8"	WOOD HC	--	--	--
13	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--
14	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--
15	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--
16	NEW	POCKET	32"x96"	1-3/8"	WOOD HC	--	--	--
17	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--
18	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--
19	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--
20	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--
21	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--
22	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--
23	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--
24	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--
25	NEW	SINGLE	32"x96"	1-3/8"	WOOD HC	--	--	--

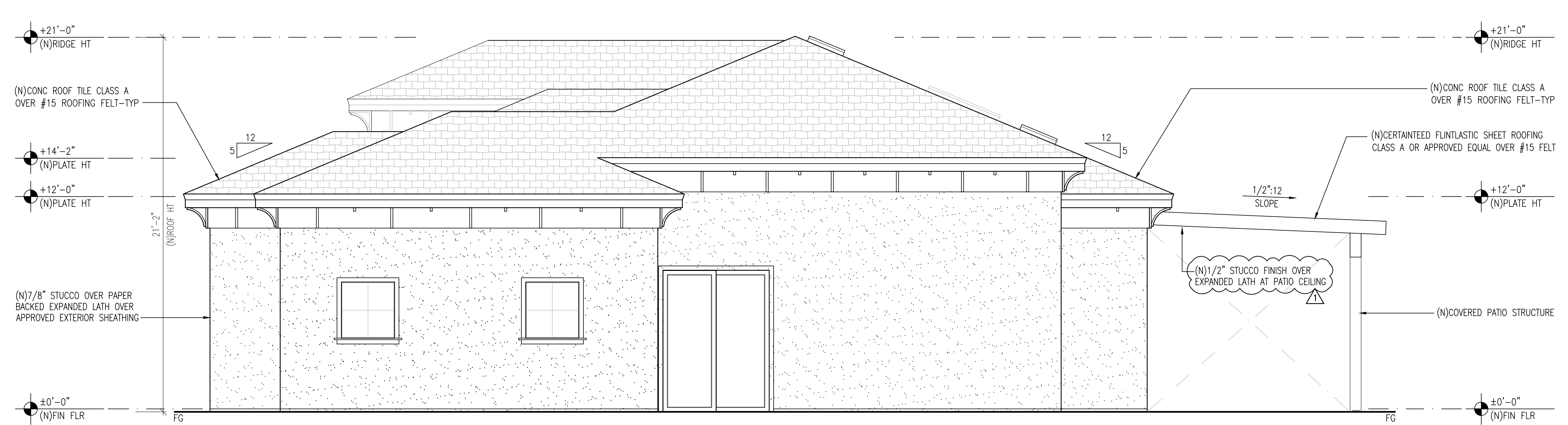
SAFETY GLAZING

WINDOW SCHEDULE

#	NEW/EX	TYPE	SIZE	SILL HT	MATERIAL	GLAZING	U/SHGC	NOTES
A	NEW	FIXED	30"x38"	48"	VINYL	DOUBLE	0.30/0.23	--
B	NEW	FIXED	72"x84"	20"	VINYL	DOUBLE	0.30/0.23	--
C	NEW	FIXED	30"x38"	48"	VINYL	DOUBLE	0.30/0.23	--
D	NEW	FIXED	30"x38"	48"	VINYL	DOUBLE	0.30/0.23	--
E	NEW	FIXED	30"x38"	48"	VINYL	DOUBLE	0.30/0.23	--
F	NEW	SLIDING	48"x60"	28"	VINYL	DOUBLE	0.30/0.23	--
G	NEW	FIXED	30"x60"	28"	VINYL	DOUBLE	0.30/0.23	--
H	NEW	FIXED	30"x60"	28"	VINYL	DOUBLE	0.30/0.23	--
I	NEW	SLIDING	96"x60"	28"	VINYL	DOUBLE	0.30/0.23	EGRESS
J	NEW	SLIDING	36"x38"	48"	VINYL	DOUBLE	0.30/0.23	SAFETY GLAZING
K	NEW	SLIDING	36"x38"	48"	VINYL	DOUBLE	0.30/0.23	SAFETY GLAZING
L	NEW	SLIDING	48"x38"	48"	VINYL	DOUBLE	0.30/0.23	SAFETY GLAZING
M	NEW	SLIDING	72"x48"	40"	VINYL	DOUBLE	0.30/0.23	--
N	NEW	SLIDING	36"x38"	48"	VINYL	DOUBLE	0.30/0.23	SAFETY GLAZING
O	NEW	FIXED	36"x60"	28"	VINYL	DOUBLE	0.30/0.23	--
P	NEW	FIXED	36"x60"	28"	VINYL	DOUBLE	0.30/0.23	--



NORTH ELEVATION SCALE: 1/4"=1'-0" 1



SOUTH ELEVATION SCALE: 1/4"=1'-0" 2

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PROPOSED ELEVATIONS

SHEET NO:

A-3.0



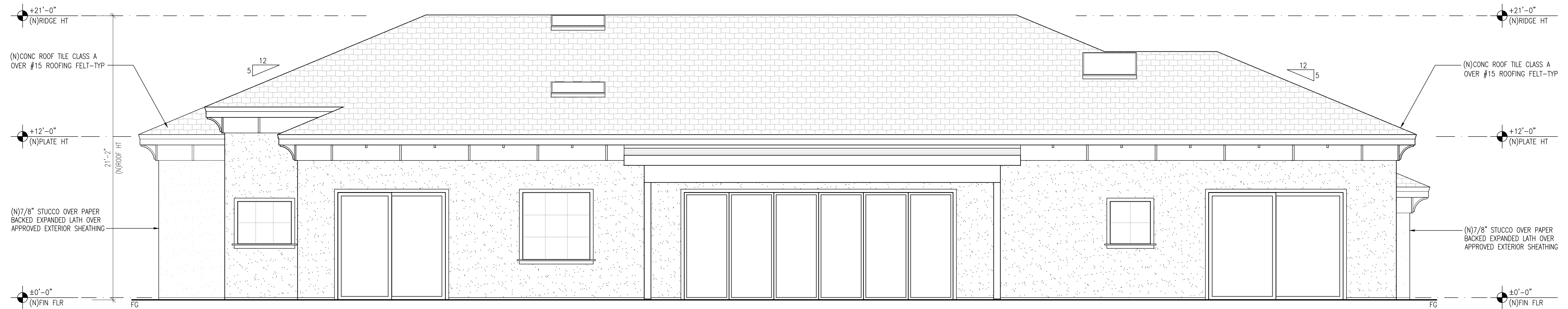
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EAST ELEVATION SCALE: 1/4"=1'-0" 1



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

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PROPOSED ELEVATIONS

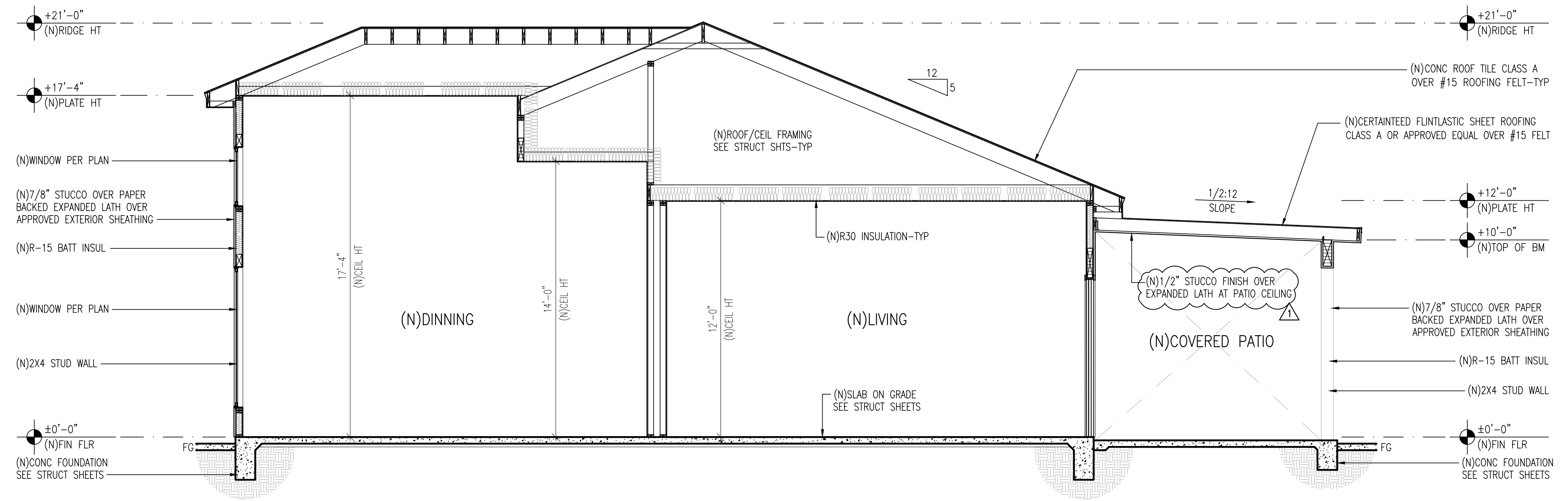
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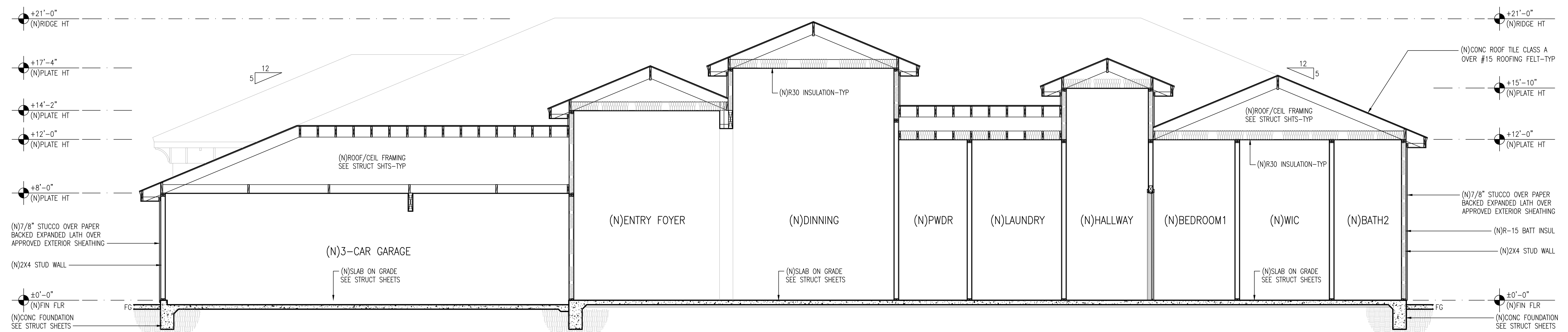
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BLDG SECTION SCALE: 1/4"=1'-0" A



BLDG SECTION SCALE: 1/4"=1'-0" B

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BUILDING SECTIONS + TYPICAL DETAILS

SHEET NO: **A-4.0**

AGING-IN-PLACE DESIGN + FALL PREVENTION NOTES [CRC R327.1]

GRAB BAR REINFORCEMENT

- GRAB BAR REINFORCEMENT FOR THE BATHROOM IDENTIFIED ON THE FLOOR PLANS FOR "AGING-IN-PLACE AND FALL PREVENTION" COMPLIANCE SHALL BE INSTALLED AT THE WATER CLOSET, SHOWER, BATHTUB AND BATHTUB/SHOWER AS STATED BELOW.
- WATER CLOSET REINFORCEMENT:
 - REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
 - FOR WATER CLOSET NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, REINFORCEMENT SHALL BE INSTALLED FOR FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BARS ADJACENT TO THE WATER CLOSET APPROVED BY THE ENFORCING AGENCY.
 - REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.
- SHOWER REINFORCEMENT:
 - REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - FOR SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS, REINFORCEMENT SHALL BE INSTALLED FOR FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
 - WHERE FACTORY-INSTALLED GRAB BARS OR FACTORY-INSTALLED REINFORCEMENT IS PROVIDED IN PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS, REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING.
- BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT:
 - REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL.
 - ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE OF THE REINFORCEMENT LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
 - FOR BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT, REINFORCEMENT SHALL BE INSTALLED FOR FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
 - REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS INSTALLED ON CONCRETE SLAB FLOORS.

REINFORCEMENT MATERIAL AND DIMENSIONS

- REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
- REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY.
- REINFORCEMENT SHALL BE LOCATED BETWEEN 32 AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.

DOCUMENTATION

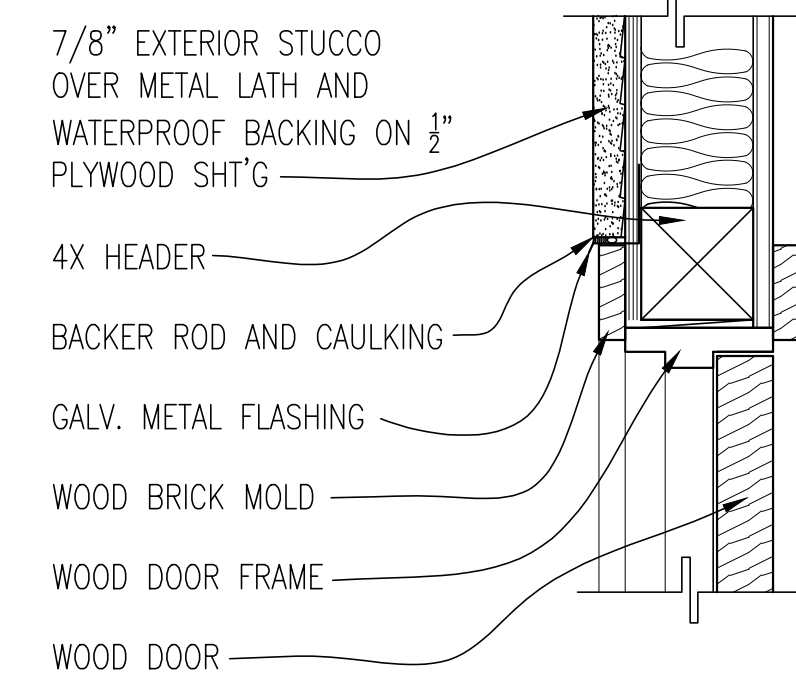
- INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATIONS OF THE GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4.

ELECTRICAL

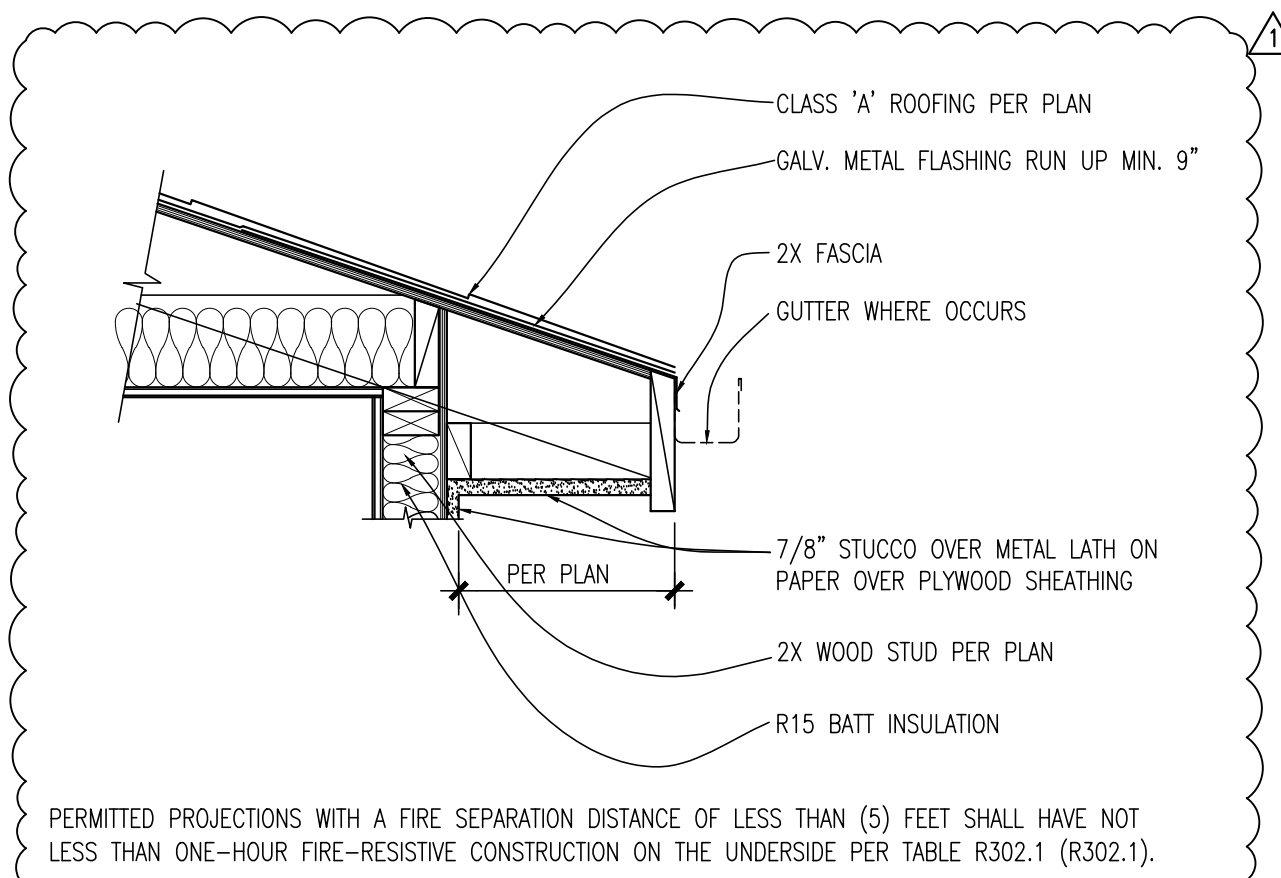
- ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
- EXCEPTIONS TO THE INSTALLATION HEIGHTS:
 - DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
 - WALL RECEPTACLE OUTLETS WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

DOORBELL

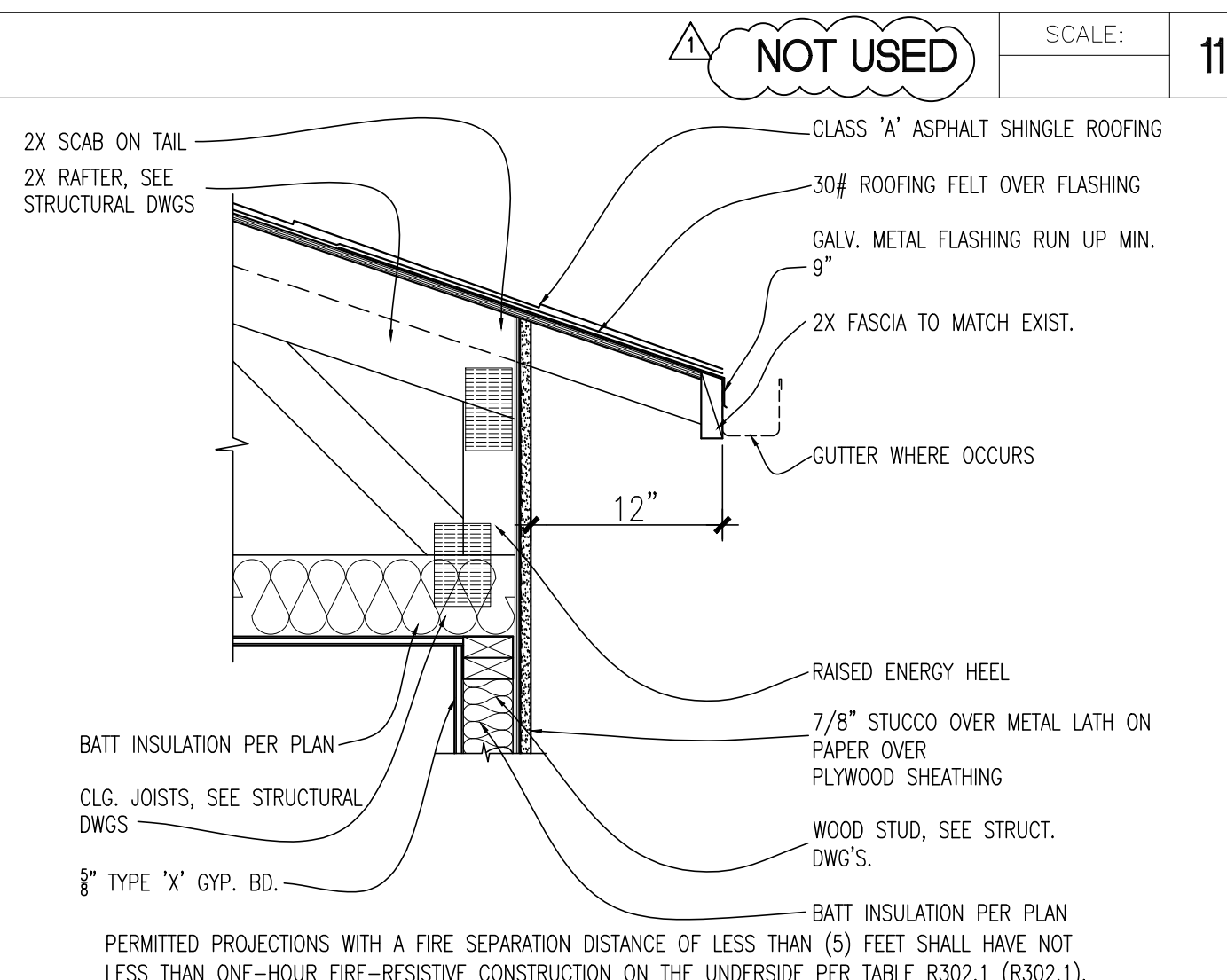
- DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY.
- WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING,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



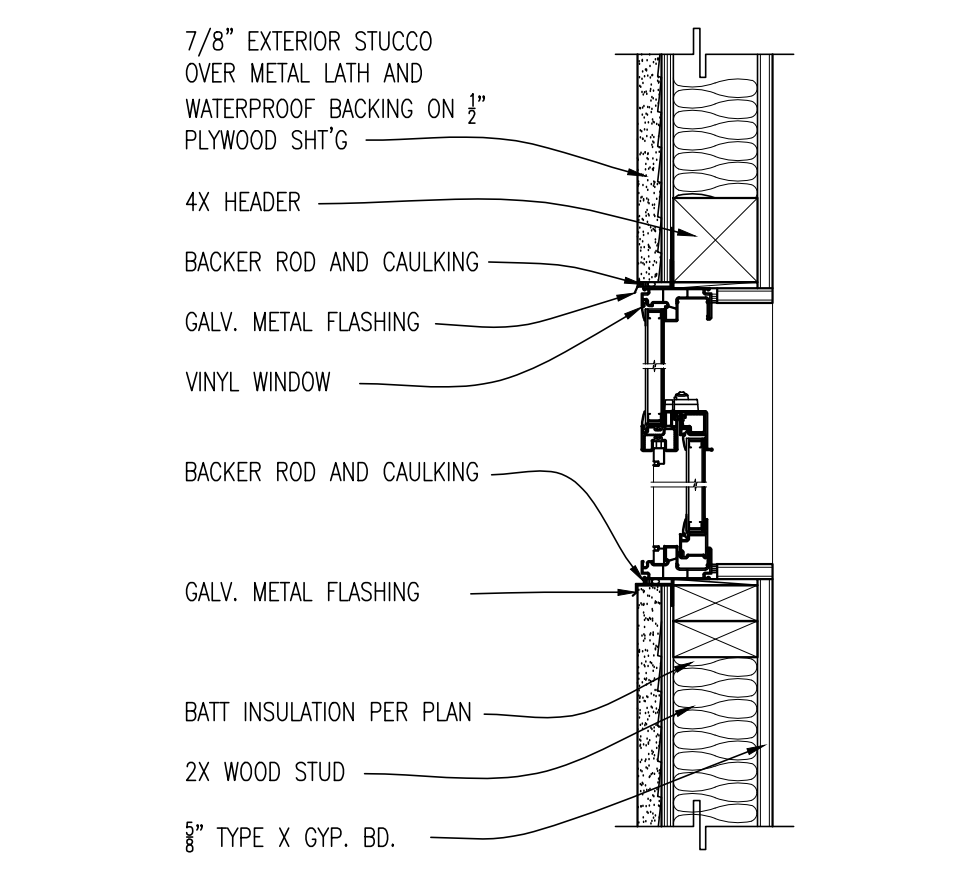
DOOR HEAD DETAIL SCALE: 1 1/2"=1' 12



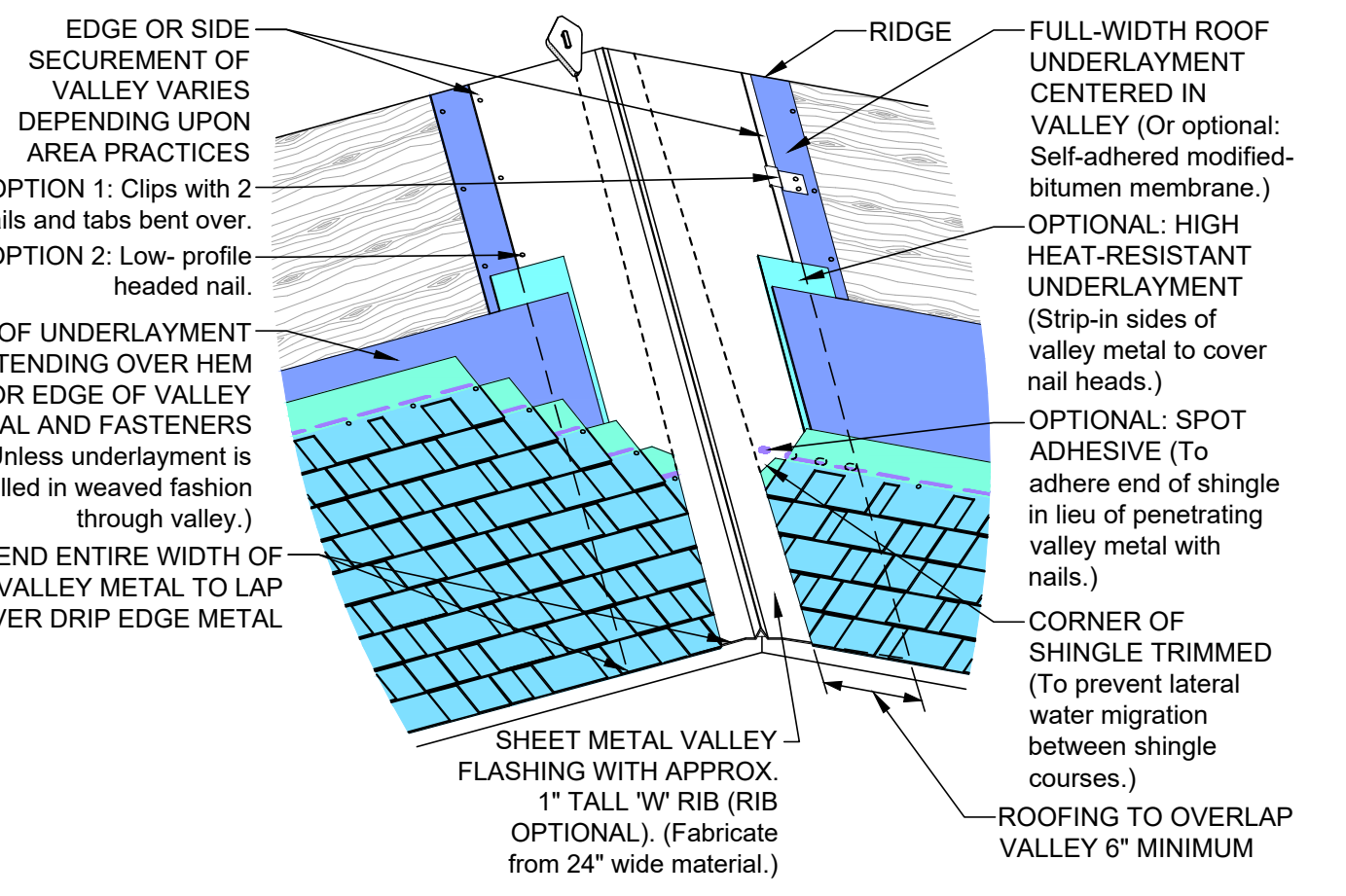
EAVE DETAIL SCALE: 1"=1'-0" 13



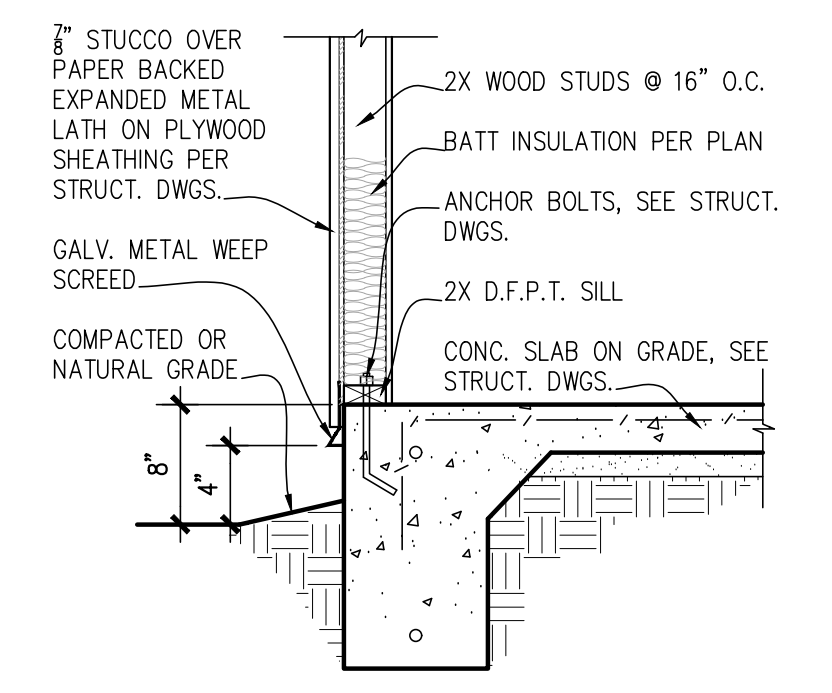
HIGH HEEL W/ SCAB ON TAIL EAVE DETAIL SCALE: 1"=1'-0" 14



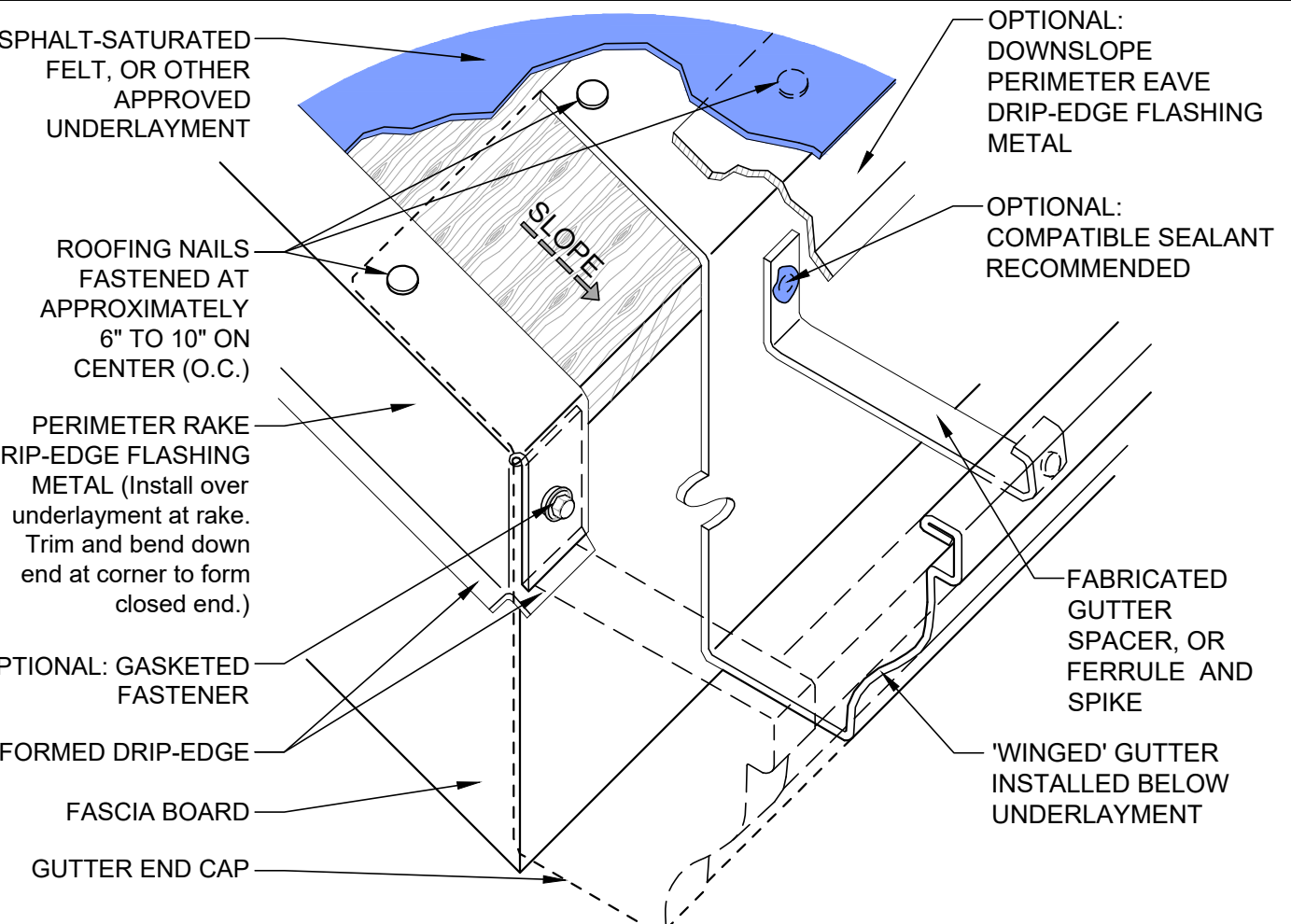
WINDOW HEAD + SILL DETAIL SCALE: 1 1/2"=1' 15



ROOF VALLEY FLASHING DETAIL SCALE: NA 16



SLAB FOUNDATION DETAIL SCALE: 3/4"=1' 17



DRIP-EDGE + GUTTER DETAIL SCALE: NA 18



SECTION THROUGH SKYLIGHT SCALE: 1 1/2"=1' 19



1 HR RATED INTERIOR WALL SCALE: 1 1/2"=1' 22



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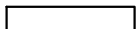
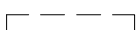



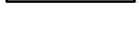
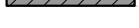
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BUILDING SECTIONS + TYPICAL DETAILS



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A-4.1

LEGEND

-  EXISTING WALL
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING DOOR TO BE DEMOLISHED
-  EXISTING WALL TO BE UPGRADED TO 1-HOUR WALL
-  NEW WALL
-  NEW WALL 1-HOUR RATED
-  NEW LOW HEIGHT WALL

-  EXISTING DOOR
-  NEW DOOR

-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR

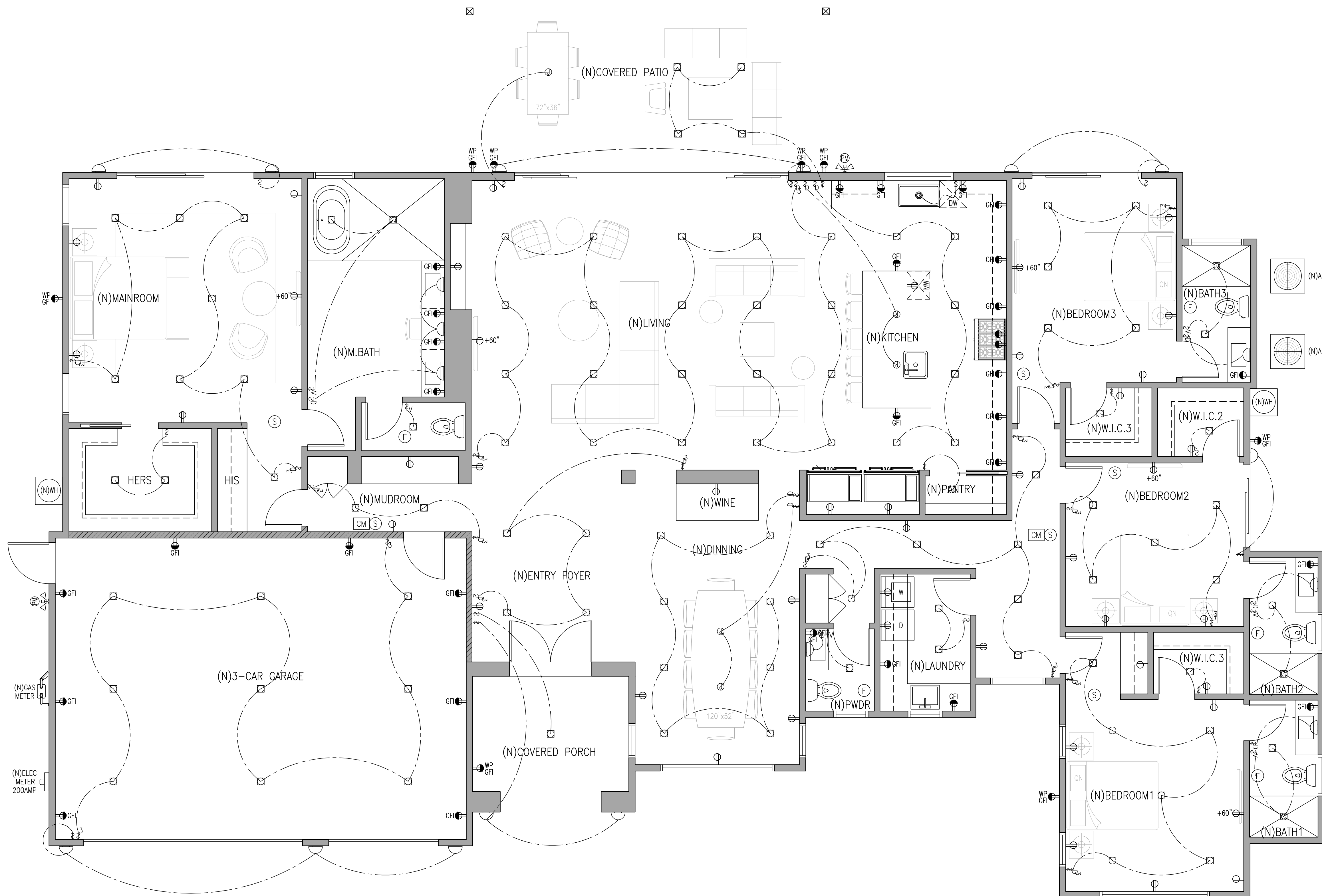
FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY HUMIDITY. 50 CFM MIN.

ELECTRICAL SYMBOL LEGEND

-  AFCI/TEMPER RESISTANT DUPLEX OUTLET
-  GFCI/AFCI TEMPER RESISTANT DUPLEX OUTLET
-  RECESSED DOWN LIGHT FIXTURE
-  SURFACE MOUNTED CEILING LIGHT FIXTURE
-  WALL MOUNTED LIGHT FIXTURE
-  JUNCTION BOX
-  SWITCH
-  3-WAY OR MORE SWITCH
-  DIMMER SWITCH
-  VACANCY SENSOR
-  PHOTOCELL
-  MOTION SENSOR
-  PHOTOCELL & MOTION SENSOR

ELECTRICAL NOTES

1. ALL OUTLETS INCLUDING KITCHEN OUTLETS SHALL BE AFCI PER CEC 210.12.
2. ALL OUTLETS SHALL BE TAMPER RESISTANT PER CEC406.4.D (5).
3. EXHAUST FANS IN BATHROOMS SHALL BE EQUIPPED WITH HUMIDISTAT.



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PROPOSED ELECTRICAL PLAN

SHEET NO.:

E-1.0

PROPOSED ELECTRICAL PLAN

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

1