

PROJECT STATISTICS

APN: ---
 ZONE: RESIDENTIAL
 OCCUPANCY: R-3
 SITE AREA: 9,180 SQ. FT.

EXISTING RESIDENCE

BUILDING TYPE: V
 (E) RESIDENCE: --- SQ. FT.
 (E) GARAGE: --- SQ. FT.
 TOTAL: --- SQ. FT.

IMPERVIOUS SURFACE

CONCRETE PATIO UNDER ROOF REAR: N/A SQ. FT.
 CONCRETE PATIO REAR: --- SQ. FT.
 (E) CONC. DRIVEWAY: --- SQ. FT.

ADDITION

BUILDING TYPE: V-B
 (N) ADDITION: --- SQ. FT.

OWNER-PROPERTY:

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 -- CA. 9 ---
 P#

DESIGNER:

CONTRACTOR:

NOTES

(General Information)

10.1 ADVISORY: Application and plan submittal to other County departments for their review and approval may be required and is the responsibility of the applicant/agent.

10.2 Note: this site is not located in a high fire area.

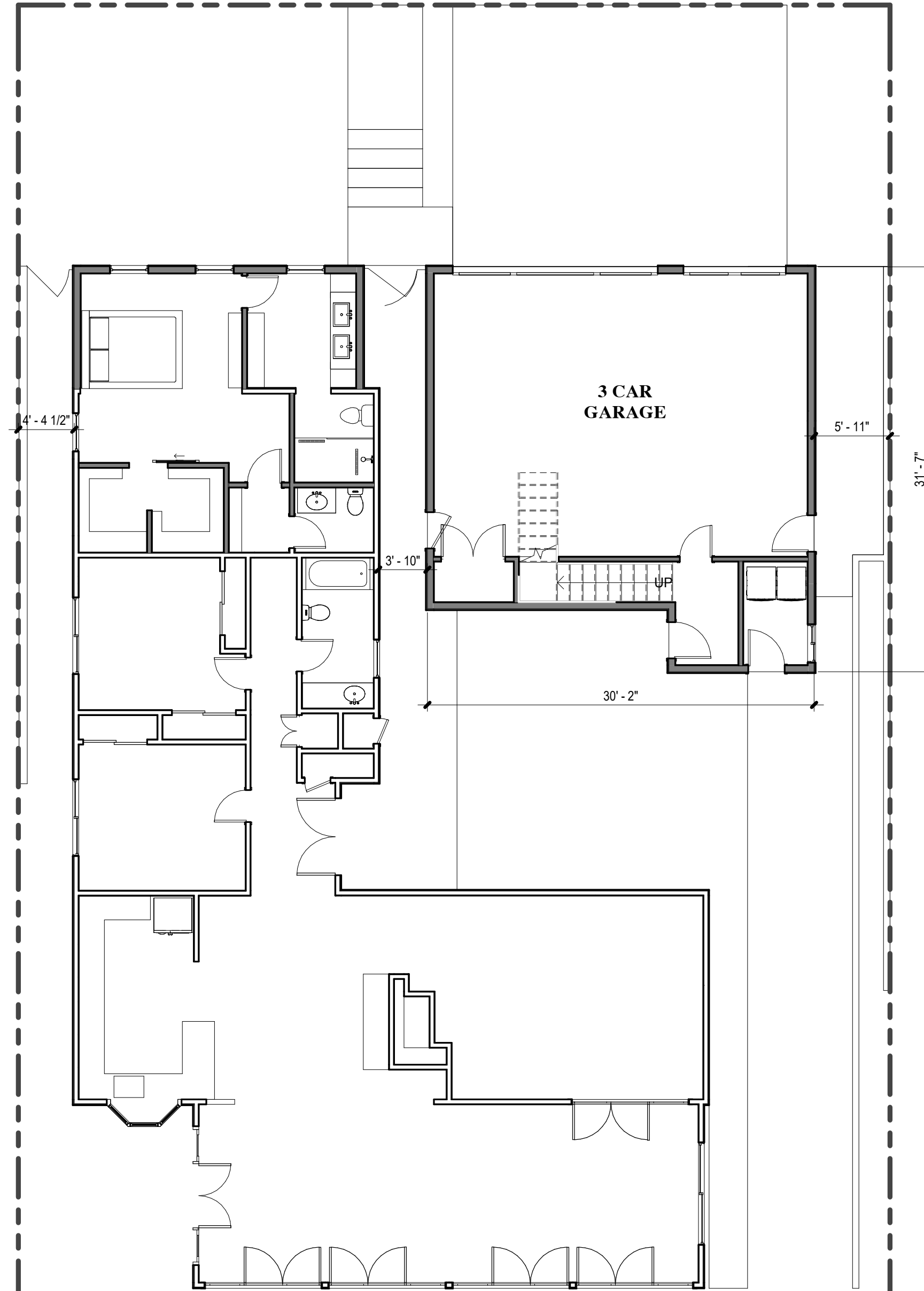
- Fire Sprinklers Not Required -

Residence Remodel & garage conversion to ADU

3907 Calle Abril

9--

APN# 103-560----



SITE PLAN WITH NEW ADDITION

SCALE: 1/8" = 1'-0"

APPLICABLE CODES

ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATION APPLICABLE CODES AS OF JANUARY 1, 2020 THESE INCLUDE, BUT ARE NOT LIMITED TO:

- 2019 CALIFORNIA ADMINISTRATION CODE
- 2019 CALIFORNIA BUILDING CODE BASED ON THE INTERNATIONAL BUILDING CODE, 2018 EDITION
- 2019 CALIFORNIA RESIDENTIAL CODE BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE BASED ON THE 2017 NFPA 72 NATIONAL ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE BASED ON THE 2018 UNIFORM MECHANICAL CODE WITH
- 2019 CALIFORNIA PLUMBING CODE BASED ON THE 2018 UNIFORM PLUMBING CODE WITH
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE BASED ON THE 2018 INTERNATIONAL FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA REFERENCED STANDARDS CODE CODES

GENERAL NOTES

- 1) CONCRETE STRENGTH TO BE 2500 PSI min AT 28 DAYS
- 2) SOILS ASSUMED TO BE NON-EXPANSIVE, SANDY SOILS
- 3) NATURAL GRADE IS UNDISTURBED OR 90% COMPACTED SOIL
- 4) FOOTING STEEL REINFORCING TO HAVE 3" min COVERAGE AND CLEARANCE FROM NATURAL GRADE
- 5) DESIGN BELOW MAY SUPPORT ONE FLOOR AND ROOF/CEILING ASSEMBLY. (THE SLAB IS NOT CONSIDERED A FLOOR)
- 6) EPOXY WILL NEED SPECIAL INSPECTION
- 7) SOIL LOAD BEARING CAPACITY(CRC R 401.4) 1500 psf

SCOPE OF WORK

ADDITION OF LIVING SPACE AREA BY EXTENDING WEST SIDE OF RESIDENCE 377 SF.

SHEET INDEX

ARCHITECTURAL:

- A1.0 VICINITY MAP, NOTES AND SHEET INDEX, SITE PLAN
- A1.1 ENLARGED SITE PLAN WITH DRAINAGE AND RETENTION PLAN
- A2.0 FLOOR PLAN / WINDOW AND DOOR SCHEDULES
- A3.0 ELEVATIONS
- A4.0 SECTIONS
- A5.0 ROOF PLAN
- D1.0 ARCHITECTURAL DETAILS
- D2.0 ARCHITECTURAL DETAILS
- E1.0 ELECTRICAL PLAN
- E2.0 ELECTRICAL NOTES

ENERGY SHEETS:

- T24-1 TITTLE 24
- T24-2 TITTLE 24
- T24-3 TITTLE 24
- GB-1 GREEN CODE REQUIREMENTS
- GB-2 GREEN CODE REQUIREMENTS

STRUCTURAL:

- S-1.1 STRUCTURAL NOTES / TITLE SHEET
- S-1.2 STRUCTURAL ESPECIFICATIONS
- S-2.1 FOUNDATION & ROOF FRAMING PLAN
- S-3.1 STRUCTURAL DETAILS

WASTE MANAGEMENT COMPANY

VICINITY MAP



AMERICAN GENERAL CORPORATION
 www.AmGenCorp.com
 34941 CALLE DEL SOL,
 CAPISTRANO BEACH,
 CA 92624

THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS.

COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DOING THE RESPECTIVE WORK.

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UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE DESIGNERS.

REVISIONS

CLIENT INFO

3907 Calle Abril

SHEET NAME

SITE PLAN / GENERAL NOTES / VICINITY MAP

Project number OR4 SEP 20

Date 1 14 21

Drawn by Alpie T., Pedro O

Checked by P.O.

SHEET

A1.0

Scale 1/8" = 1'-0"

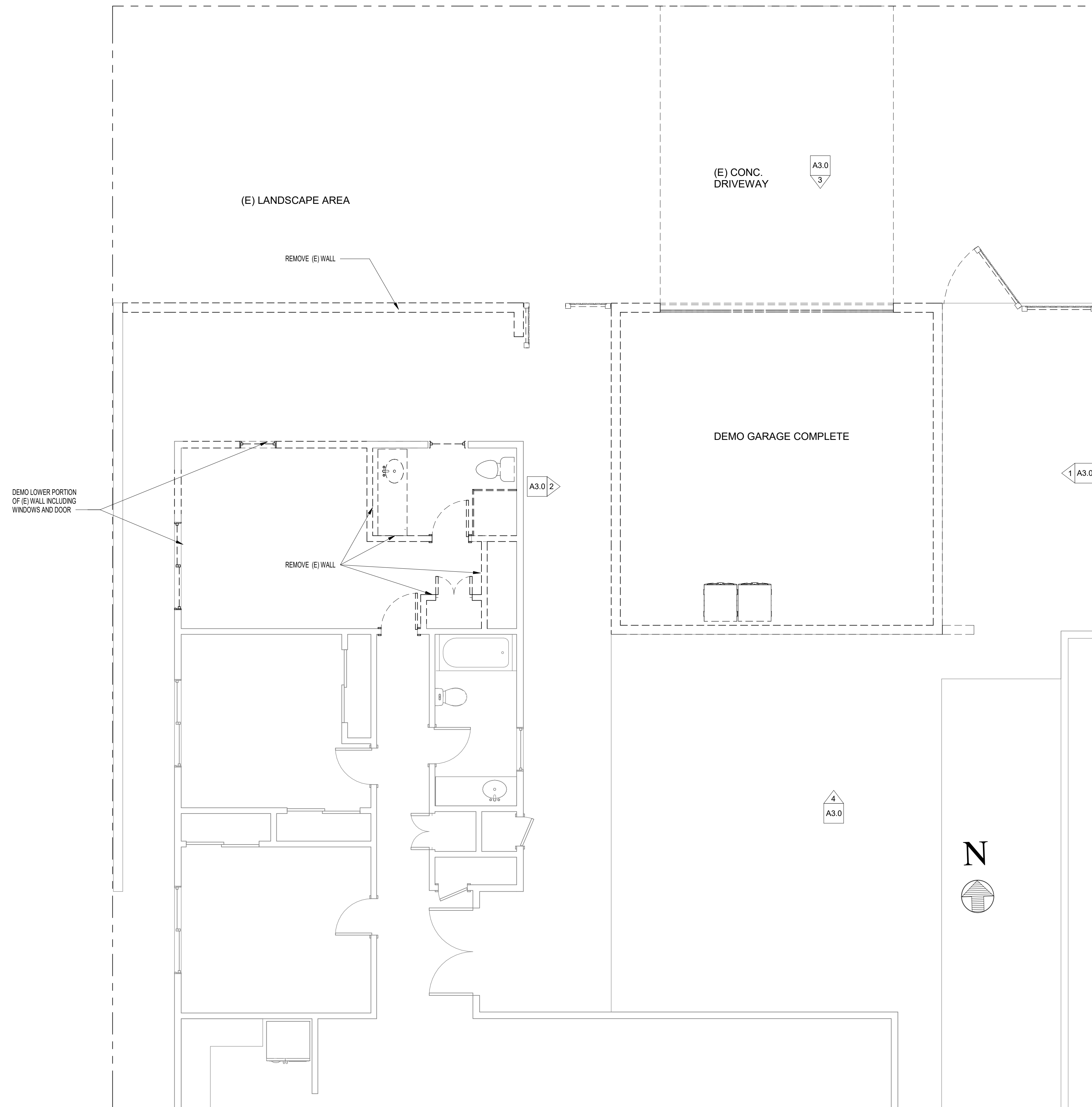
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EXISTING FLOOR PLAN

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

REVISIONS

CLIENT INFO

3907 Calle Abril

SHEET NAME

EXISTING FLOOR PLAN W/
DEMO

Project number OR4 SEP 20

Date 1 14 21

Drawn by Alpie T., Pedro O

Checked by Checker

SHEET

A2.0

Scale 1/4" = 1'-0"

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NOTE:
 ALL WINDOWS MINIMUM 1 TEMPERED PANE PER BUILDING CODE R337
 WINDOWS WITH IN 24" OF DOOR, TUB, SHOWER TO HAVE BOTH PANELS TEMPERED

WINDOW / DOOR LEGEND

E EGRESS WINDOW, MINIMUM NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FEET (5.0 SQ. FT. MINIMUM IF AT GRADE FLOOR LEVEL). THEY SHALL ALSO HAVE A MINIMUM CLEAR OPENING WIDTH OF 20" AND A MINIMUM CLEAR OPENING HEIGHT OF 24" 44" MAX. TO BOTTOM OF OPENING

T TEMPERED SAFETY GLASS

GENERAL NOTES

- Permanent vacuum breakers shall be included with all new hose bibs. Hose bibbs shall be fitted with a non-removable backflow device.
- Provide Water Closets with a maximum flow of 1.28 gallons per flush (gpf).
- Provide lavatory faucets with a maximum flow of 1.2 gallons per minute (GPM)
- A hand-held shower is to be considered a showerhead for purposes of this provision [CGBSC 4.303]
- Shower and tub-shower combination control valve must be pressure balanced.
- Manufactured windows shall have a label attached certified by the National Fenestration Rating Council (NFRC) and showing compliance with energy calculations.
- There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2 - percent slope). 2016 CBC Sec. 1008.1.4
 Exceptions:
 a. A door is permitted to open at the top step of an interior flight of stairs, provided the door does not swing over the top step.
 b. The landing at an exterior doorway shall not be more than 7.75 inches below the top of the threshold, provided the door, other than an exterior storm or screen door, does not swing over the landing.
- A 12" minimum access panel to bathtub trap connection is required unless plumbing is without slip joints.
- Max. temperature of 120° to be provided by the use of pressure balance or thermostatic mixing valves.
- Emergency escape and rescue. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Such openings shall open directly into a public way or to a yard or court that opens to a public way. 2016 CBC Sec. 1026.1
 1. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. 2016 CBC Sec. 1026.2
 2. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. 2016 CBC Sec. 1026.2.1
 3. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor. 2016 CBC Sec. 1026.3
- Elements of appliances which create a glow or spark must be located a minimum of 18" above the floor. Ducts through garage into dwelling shall be minimum 26-gauge galvanized steel.

PROVIDE COMBUSTION AIR FOR CLOTHES DRYER IN ACCORDANCE WITH CMC 701.1.

Required Volume $fan \geq (15 f_{3/ACH}) \times (fan/1000 Btu/h)$

[Equation 701.4.2(2)]

Where: f other=All appliances other than fan-assisted input (Btu/h)

f fan=Fan-assisted appliance input (Btu/h)

ACH=Air change per hour (percent of volume of space exchanged per hour, expressed as a decimal)

Required Volume $fan \geq (15 f_{3/19.73}) \times (90,000 Btu/h/1000 Btu/h)$

Total 68.4 CFM

REVISIONS

CLIENT INFO

3907 Calle Abril

SHEET NAME

NEW FLOOR PLAN

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Drawn by Alpie T., Pedro O

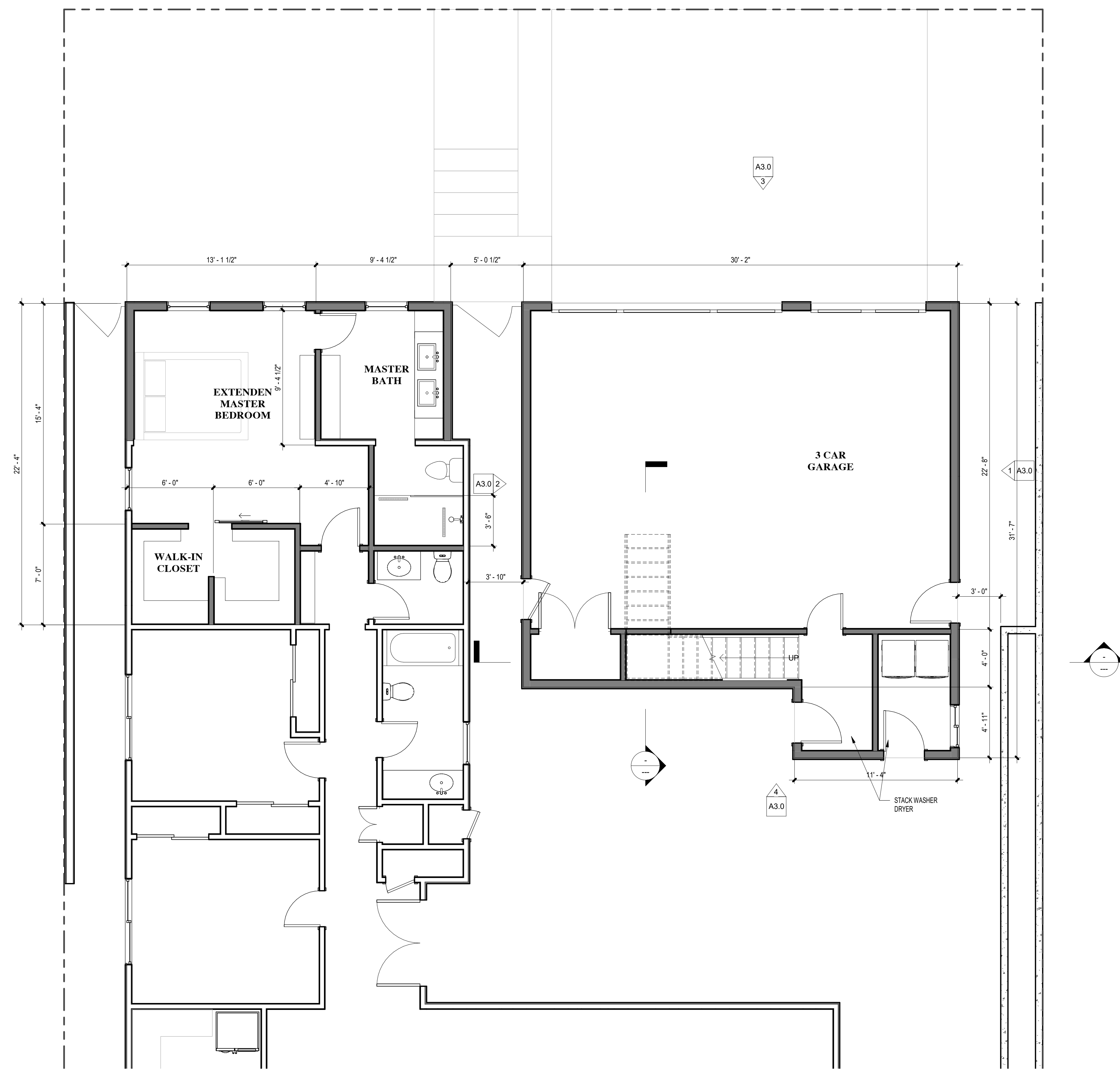
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SHEET

A2.1

Scale 1/4" = 1'-0"

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NEW FLOOR PLAN

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

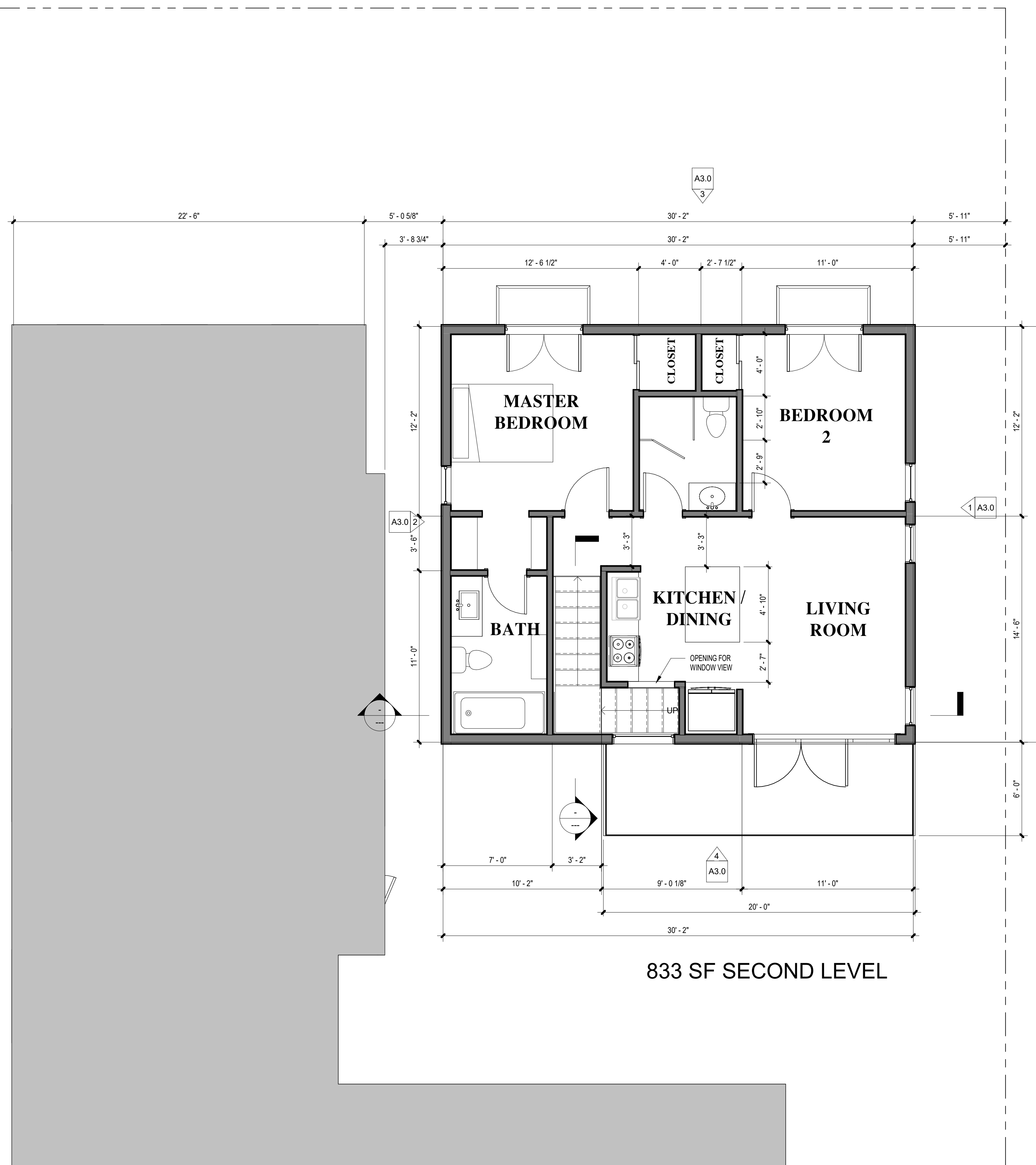
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833 SF SECOND LEVEL

SECOND LEVEL F.F.

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

REVISIONS

CLIENT INFO

3907 Calle Abril

SHEET NAME

SECOND LEVEL FLOOR PLAN

Project number OR4 SEP 20

Date 1 14 21

Drawn by Alpie T., Pedro O

Checked by Checker

SHEET

A2.2

Scale 1/4" = 1'-0"