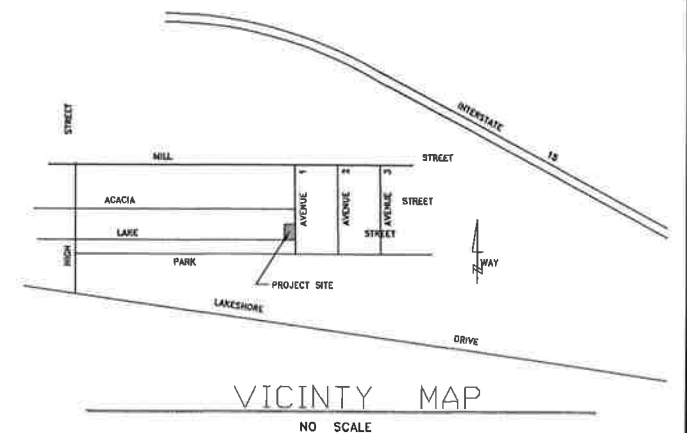


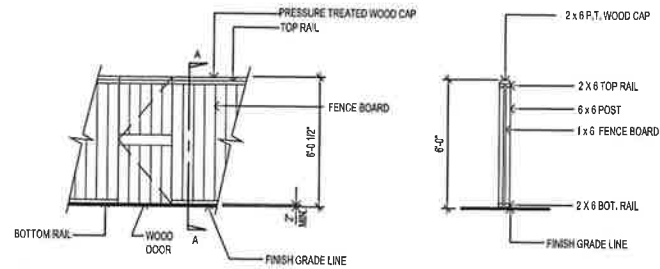
SCALE 1" = 10'

LOT 18, COUNTRY CLUB HEIGHTS, UNIT # 6
M.B. 12 / 68-69
(A.P.N. 373-182-018)

SURVEYOR
BOYD SCHNEIDERWENT P.L.S.
9099 ROCHESTER ROAD
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760-868-0346 / 909-980-3701
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Boyd Schneiderwent NOVEMBER 2017
BOYD SCHNEIDERWENT P.L.S. DATE



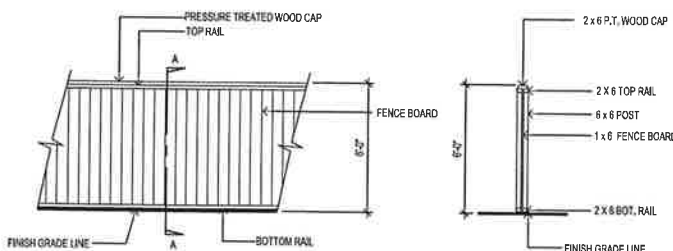
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ELEVATION

SECTION 'A'

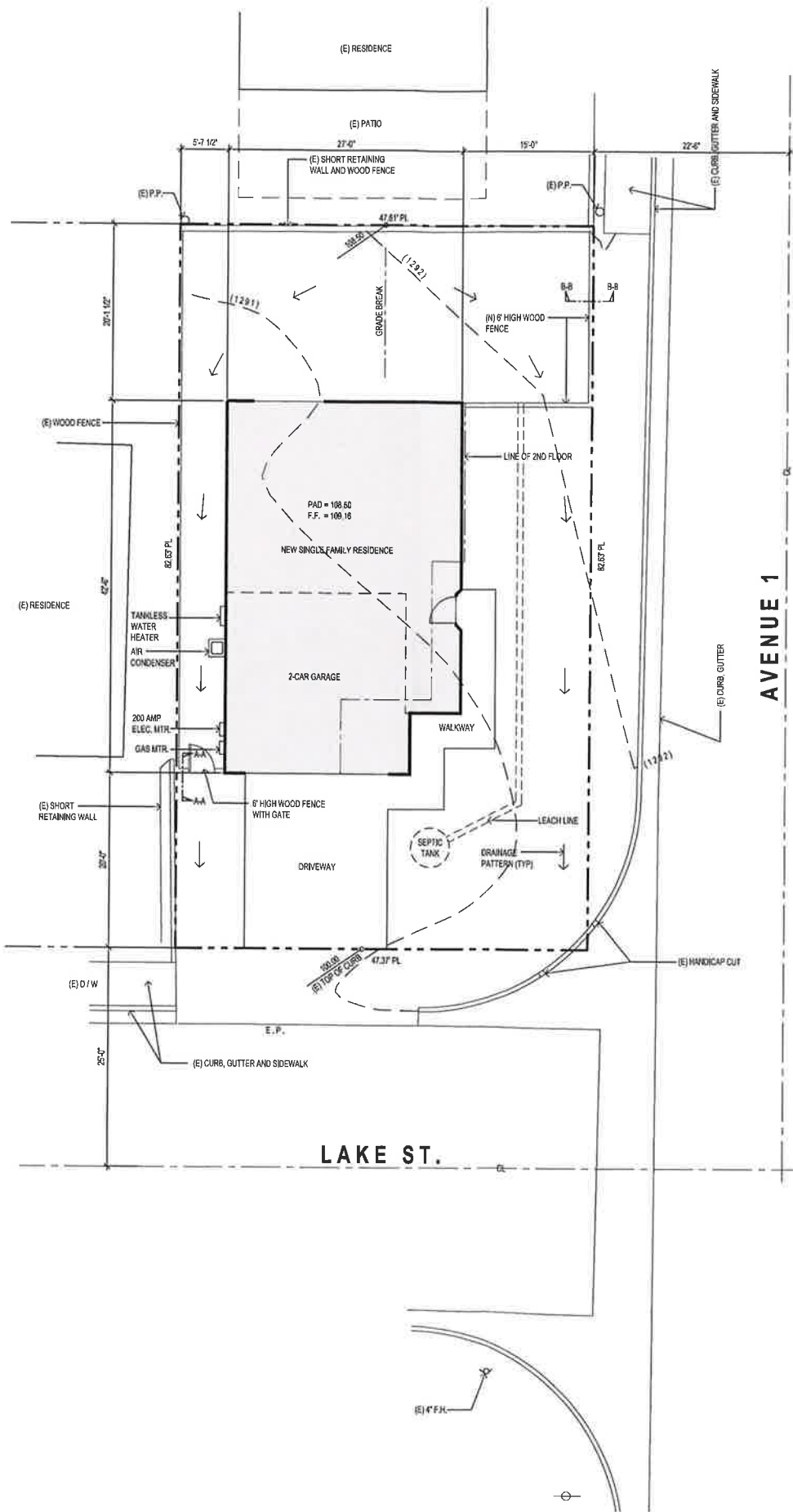
PRIVATE YARD FENCE DETAIL "A-A"
SCALE: NTS



ELEVATION

SECTION 'A'

PERIMETER FENCE DETAIL "B-B"
SCALE: NTS



SHEET INDEX

- 1 SITE PLAN / FENCE PLAN / VICINITY MAP
- 2 FLOOR PLANS / DOOR AND WINDOW SCHEDULES
- 3 ROOF PLAN / DIMENSIONED FOUNDATION PLAN
- 4 ELEVATIONS
- 5 SECTIONS
- 6 UTILITY PLAN
- 7 LANDSCAPE PLANS

PROJECT DATA:

SCOPE OF WORK : NEW 2-STORY HOME WITH ATTACHED GARAGE

PROJECT ADDRESS : LAKE ST., LAKE ELSINORE, CA 92530

APN : 373-182-018

LEGAL DESCRIPTION : LOT 18; ABBREVIATED DESCRIPTION: LOT 18 CITY: LAKE ELSINORE LOT 18 MB 012088 COUNTY CLUB HEIGHTS UNIT 8; VITYAMUNITWP: LAKE ELSINORE

LOT SIZE : 3,993 SQ. FT. +/-

ZONE : R-2 MEDIUM DENSITY RESIDENTIAL

OCCUPANCY GROUP : R-3 / U

CONSTRUCTION TYPE : V-B

PROPOSED :

1ST FLOOR	674 SF.*
2ND FLOOR	934 SF.
2 CAR GARAGE	421 SF.*
TOTAL FLOOR AREA	1,688 SF.

* LOT COVERAGE:

1,105 SF. / 3,993 SF.	27.88 % SF.
-----------------------	-------------

CODE REFERENCES

2018 CALIFORNIA BUILDING CODE
2018 CALIFORNIA MECHANICAL CODE
2018 CALIFORNIA ELECTRICAL CODE
2018 CALIFORNIA PLUMBING CODE
2018 CALIFORNIA ENERGY CODE

VICINITY MAP



SITE PLAN

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

PROPOSED FOR:

CLEARWATER BUILDING CORP.
766 N. DODSWORTH AVE.
COVINA, CA 91724

PROJECT:

NEW 2-STORY HOME
LAKE STREET
LAKE ELSINORE, CA 92530

08 - 04 - 17

PN 3343 - G

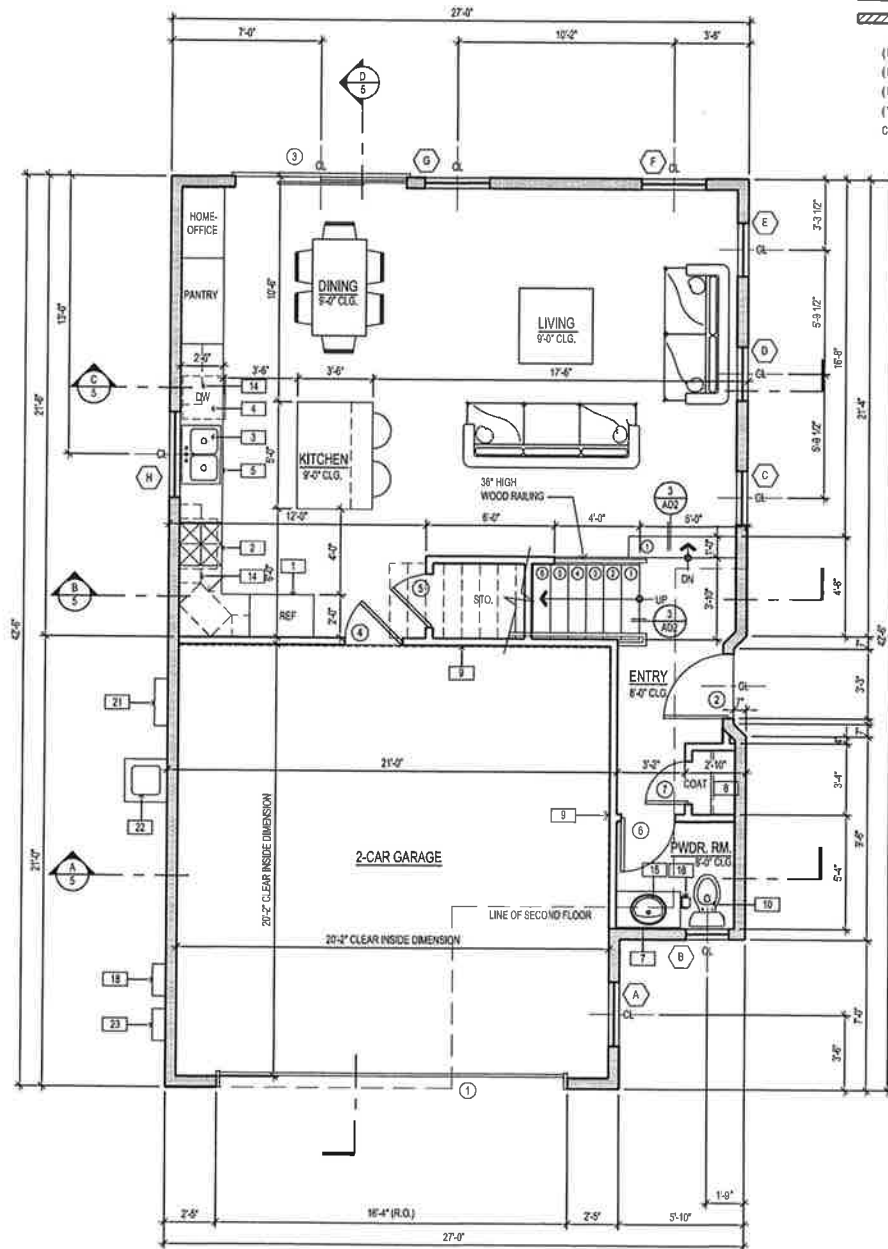
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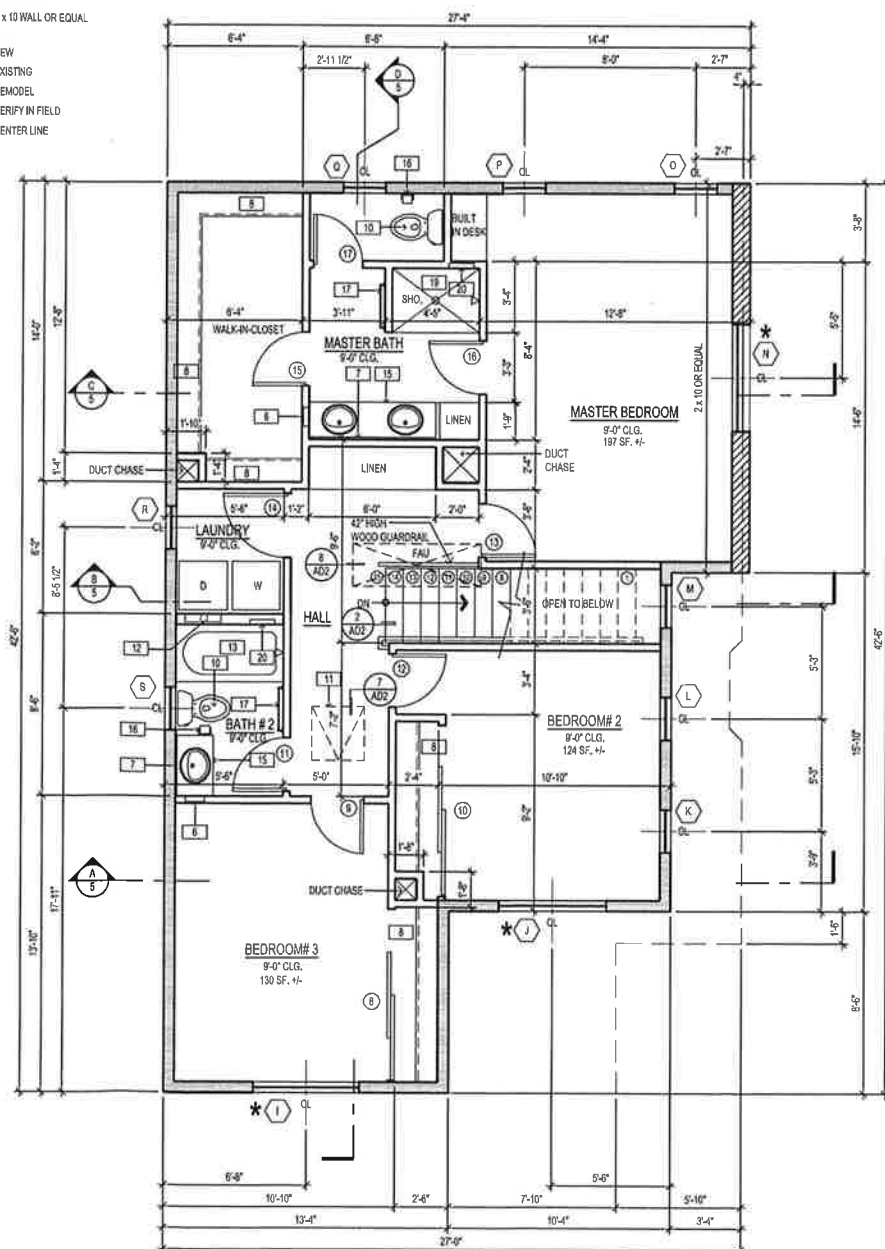
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FIRST FLOOR PLAN

LIVEABLE : 674 SQ. FT.
GARAGE : 431 SQ. FT.



SECOND FLOOR PLAN

LIVEABLE : 934 SQ. FT.

DOORS & WINDOWS LEGEND :

- S.H. - SINGLE HUNG WINDOW
SLDR - SLIDING WINDOW
F.G. - FIXED GLASS WINDOW
CSMT. - CASEMENT WINDOW
S.G.D. - SLIDING GLASS DOOR
P.D. - POCKET DOOR
S.C. - SOLID CORE DOOR
H.C. - HOLLOW CORE DOOR
FR. DR. - FRENCH DOOR
O.H.D. - OVERHEAD DOOR (GARAGE TYPICAL)
TEMP. - TEMPERED
★ - ESCAPE & RESCUE WINDOW

DOOR & WINDOW NOTES :

1. SAVING WOODEN DOORS AND PANELS OF WOODEN DOORS SHALL NOT BE LESS THAN 1 3/8" THICK.
2. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 10 INCHES (254 MM) ABOVE THE WALKING SURFACE SHALL BE TEMPERED. (R038.4.3)
3. ANY GLASS LIGHT WITHIN 18" (457 MM) OF FLOOR TO BE FULLY TEMPERED (INCLUDING SLIDING GLASS AND FRENCH DOORS). (R038.4.3)
4. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WARM POOL, SAUNAS, STEAM ROOM, BATHTUBS, AND SHOWERS, GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 10 INCHES (254 MM) ABOVE A STANDING SURFACE AND DRAINLET SHALL BE TEMPERED. (R038.4.9)
5. DOORS THAT SWING OVER LANDING PORCH REQUIRE A LANDING EQUAL TO DOOR WIDTH IN LENGTH AND NOT MORE THAN 1-1/2 INCH BELOW THRESHOLD. DOORS THAT DO NOT SWING OVER 10 STEP OR LANDING MAY BE OPEN ON A LANDING OR TOP STEP THAT IS MORE THAN 3/4" BELOW FLOOR LEVEL. (R011.3.1 AND EXCEPTION)
6. ALL GLASS DOORS & WINDOWS SHALL BE DUAL GLAZED.
7. ALL GLAZING WITHIN 38" OF THE WALKING SURFACE OF STAIRWAY AND LANDINGS AND ANY GLAZING LESS THAN 36" ABOVE THE WALKING SURFACE WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY.

FLOOR PLAN LEGEND :

- 2 x 6 WALL
2 x 4 WALL
2 x 10 WALL OR EQUAL
- (N) NEW
(E) EXISTING
(R) REMODEL
(VF) VERIFY IN FIELD
CL CENTER LINE

PLAN CALL-OUTS:

1. 30" CLEAR REFRIGERATOR SPACE, PLUMB FOR ICE MAKER. VERIFY WIDTH & DEPTH IF BUILT-IN REFRIGERATOR USED.
2. 24" SLIDE-IN RANGE WITH BUILT-IN HOOD VENTED TO OUTSIDE AIR. VERIFY SINK TYPE WITH OWNER.
3. 32" STAINLESS SINK, 2 COMPARTMENTS WITH GARBAGE DISPOSAL. VERIFY SINK TYPE WITH OWNER.
4. 24" SLIDE-IN DISHWASHER, PLUMB FOR WATER & DRAIN.
5. KITCHEN BASED CABINET WITH EQUALLY SPACED SHELVES, U.N.O.
6. MEDICINE CABINET (ONE PER BATH)
7. MIRROR ABOVE BACKSPLASH
8. SHELF & POLE, PROVIDE PREMANUFACTURED WIRE SHELVING AT ALL WARDROBES & CLOSETS.
9. FIRE SEPARATION BETWEEN HOUSE AND GARAGE TO BE 1/2" THK. 5/8" THK. (IF RESIDENTIAL CODE) TYPE "X" GYPSUM BOARD ON CEILING & WALLS TO ROOF SHEATHING.
10. WATERCLOSET WITH 30" WIDTH AND 24" MIN. DEPTH IN FRONT OF FIXTURE. TO USE NO MORE THAN 1.6 GAL./FLUSH.
11. 30" X 30" ATTIC ACCESS PANEL WITH 30" UNOBSTRUCTED HEADROOM IN ATTIC SPACE SHALL BE PROVIDED ABOVE ATTIC ACCESS OPENING. PROVIDE LIGHT AND SWITCH.
12. DRYER VENT TO OUTSIDE AIR, MIN. 4" DIA. LENGTH OF LINT VENT NOT TO EXCEED 14 FEET WITH BACK DRAFT DAMPER.

13. BUILT IN 32" X 72" SHOWER / TUB COMBINATION
14. OVERHEAD CABINET, VERIFY PARTITIONS IN FIELD.
15. BATHROOM VANITIES
16. PAPER HOLDER, PROVIDE BLOCKING AT 24" ABOVE FLOOR FINISH. VERIFY LOCATION IN FIELD.
17. TOWEL BAR
18. 200 AMPS ELECTRICAL METER VERIFY LOCATION WITH ELECTRIC COMPANY.
19. TILED SHOWER TO CEILING
20. 14" x 14" SOAP SHELF
21. TANKLESS WATER HEATER
22. AIR CONDENSER
23. GAS METER

WINDOW SCHEDULE

FIRST FLOOR	TAG	SIZE	TYPE	MATERIAL	LOCATION / REMARKS	GRIDS
	A	2'-5" X 4'-0"	S.H.	VNYL	GARAGE WINDOW	YES
	B	2'-0" X 4'-0"	S.H.		POWDER ROOM WINDOW	
	C	2'-8" X 5'-0"	S.H.		LIVING ROOM WINDOW	
	D	2'-6" X 5'-0"	S.H.		LIVING ROOM WINDOW	
	E	2'-6" X 5'-0"	S.H.		LIVING ROOM WINDOW	
	F	3'-0" X 5'-0"	S.H.		LIVING ROOM WINDOW	
	G	3'-0" X 5'-0"	S.H.		LIVING ROOM WINDOW	
	H	4'-0" X 4'-6"	SLDR.		KITCHEN WINDOW	
	I	5'-0" X 6'-0"	SLDR.		BEDROOM WINDOW	EGRESS *
	J	5'-0" X 5'-0"	SLDR.		BEDROOM WINDOW	EGRESS *
	K	2'-0" X 2'-0"	FXD.		BEDROOM WINDOW	
	L	2'-0" X 2'-0"	FXD.		BEDROOM WINDOW	
	M	2'-0" X 2'-0"	FXD.		STAIRWAY WINDOW	
	N	5'-0" X 5'-0"	SLDR.		MASTER BEDROOM WINDOW	EGRESS *
	O	2'-0" X 5'-0"	S.H.		MASTER BEDROOM WINDOW	
	P	2'-0" X 5'-0"	S.H.		MASTER BEDROOM WINDOW	
	Q	2'-0" X 4'-0"	S.H.		BATHROOM WINDOW	
	R	2'-0" X 4'-0"	S.H.		LAUNDRY WINDOW	
	S	2'-0" X 4'-0"	S.H.		BATHROOM WINDOW	

DOOR SCHEDULE

FIRST FLOOR	TAG	SIZE	TYPE	MATERIAL	LOCATION / REMARKS
	1	16'-0" X 8'-0"	O.H.D.	FIBERGLASS	GARAGE DOOR
	2	3'-0" X 8'-0"	S.C.		ENTRY DOOR
	3	8'-0" X 6'-0"	SLDR.		DINING ROOM DOOR (TEMP.)
	4	2'-6" X 6'-6"	S.C.		GARAGE MAIN DOOR; 14R, SELF CLOSING
	5	2'-6" X 6'-6"	H.C.	MASONITE	STORAGE ROOM
	6	2'-6" X 6'-6"	H.C.		POWDER ROOM
	7	2'-0" X 6'-6"	H.C.		CLOSET DOOR
	8	8'-0" X 6'-6"	BI-PASS		CLOSET DOOR
	9	2'-6" X 6'-6"	H.C.		BEDROOM DOOR
	10	8'-0" X 6'-6"	BI-PASS		CLOSET DOOR
	11	2'-6" X 6'-6"	H.C.		BATHROOM WINDOW
	12	2'-6" X 6'-6"	H.C.		BEDROOM DOOR
	13	2'-6" X 6'-6"	H.C.		BEDROOM DOOR
	14	3'-0" X 6'-6"	H.C.		LAUNDRY (100 SQ. IN. VENTED)
	15	2'-6" X 6'-6"	H.C.		WALK-IN-CLOSET DOOR
	16	2'-6" X 6'-6"	H.C.		BATHROOM DOOR
	17	2'-4" X 6'-6"	H.C.		BATHROOM DOOR

FLOOR PLANS

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

PROPOSED FOR:

CLEARWATER BUILDING CORP.
766 N. DODSWORTH AVE.
COVINA, CA 91724

PROJECT:

NEW 2-STORY HOME
LAKE STREET
LAKE ELSINORE, CA 92530

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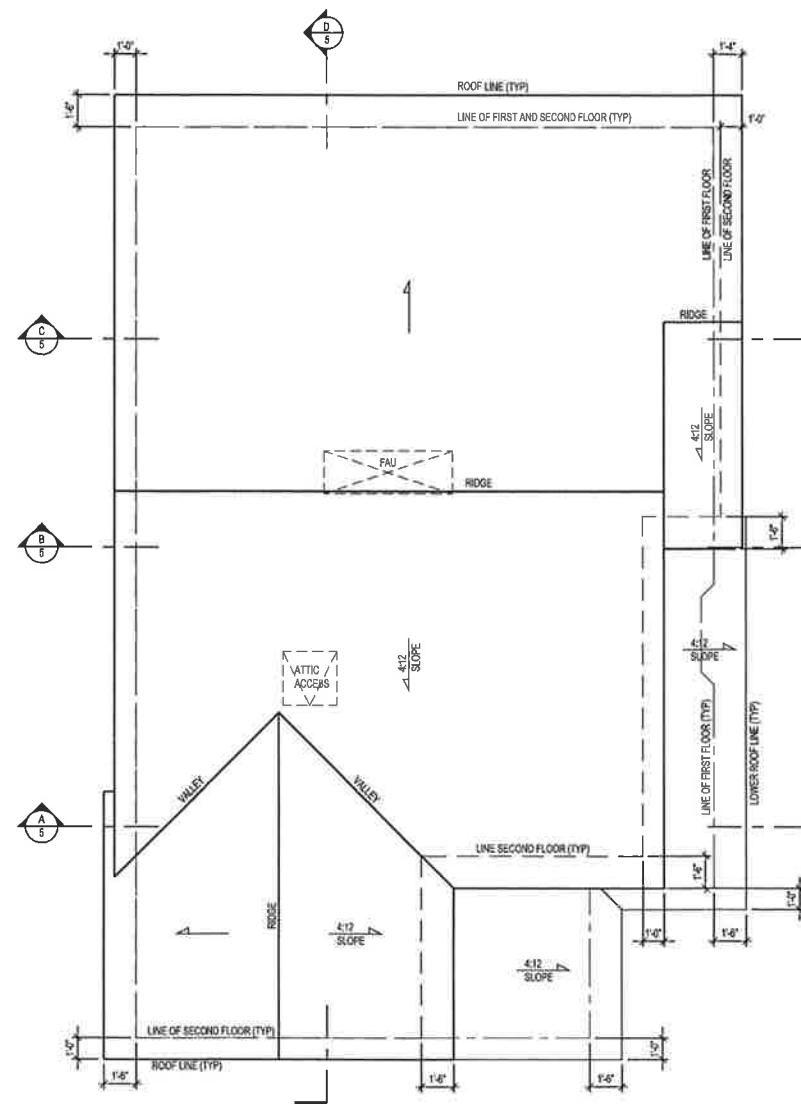
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ATTIC VENTILATION CHART:

VENTING REQUIRED BY CALIFORNIA BUILDING CODE CHAPTER 12 SEC. 1203.2 :

1. $\frac{\text{AREA THAT REQUIRED VENTING}}{\text{AREA THAT REQUIRED VENTING}} + 150 = \frac{1,101}{300} = 3.67$
2. $\frac{3.67}{144} \times 528 = \text{SQ. IN.}$
3. (2) 2" 4" ROOF VENTS (SIMPSON D24 OR EQUAL) X 100 SQ. IN. = 200
4. (2) 12" X 18" GABLE END VENTS (AIR VENT INC.) X 59 SQ. IN. EACH = 118
5. (8) 8" X 16" EAVE VENTS (AIR VENT INC. EY 16624) X 42 SQ. IN. EACH = 252
6. TOTAL VENTING PROVIDED = 570
7. TOTAL VENTING REQUIRED (SAME AS LINE 3) = 541

NOTES: (VENTILATION PER SECTION 120)

THE NET FREE VENTILATING SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.

EXCEPTIONS :

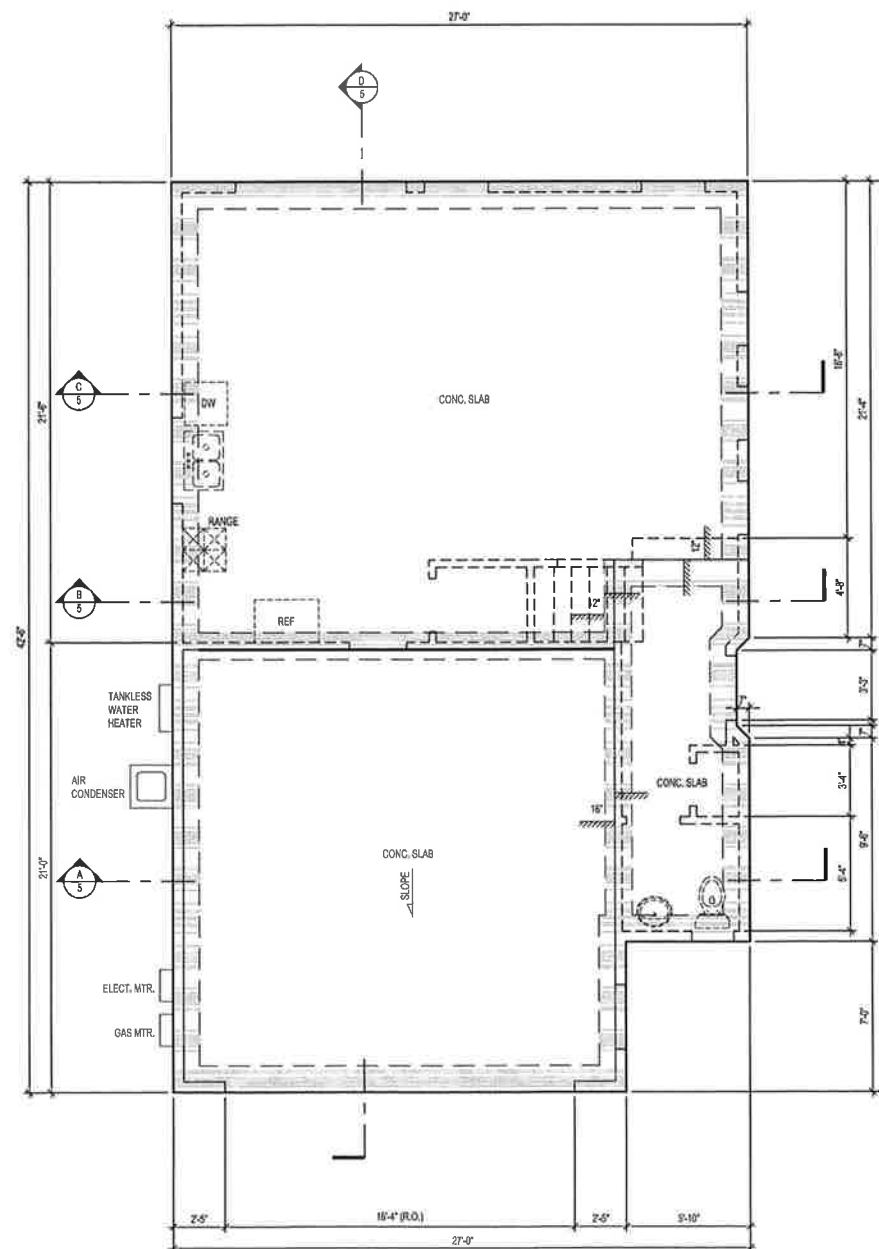
1. THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED THAT NOT LESS THAN 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
2. WHERE A CLASS 1 OR CLASS 2 VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH (25MM) OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF

OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH (6.4MM) IN DIMENSION.

ROOF PLAN

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



PLAN LEGEND :

(N) CONC. SLAB AND FOOTING

NOTES :

FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER PER CRC R317.3.1

PROVIDE A MINIMUM OF 26 GAUGE CORROSION RESISTANT G.I. STUCCO WEEP SCREED AT SLAB FLOORS, INCLUDE GARAGE SLABS AND EXTEND A MINIMUM OF 4" ABOVE GRADE AND 2" ABOVE PAVED AREAS PER R703 3.2.1

SLAB PERIMETER PLAN NOTES :

- A. THIS PERIMETER DIMENSIONED PLAN IS FOR DIMENSION INFORMATION ONLY.
- B. REFER TO STRUCTURAL DRAWINGS FOR HOLODOWNS, FOOTING DETAILS, CURB THICKNESS AND INFORMATION NOT SHOWN ON THIS PLAN.
- C. PLUMBING FIXTURES AND VENT LOCATIONS, ETC ARE APPROXIMATE. CONTRACTOR SHALL VERIFY COUNT AND LOCATE IN FIELD.
- D. SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYP.

DIMENSIONED FOUNDATION PLAN

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

PROPOSED FOR:

PROJECT:

CLEARWATER BUILDING CORP.

766 N. DODSWORTH AVE.
COVINA, CA 91724

LAKE STREET
LAKE ELSINORE, CA 92530

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DALLAS, TEXAS 75243

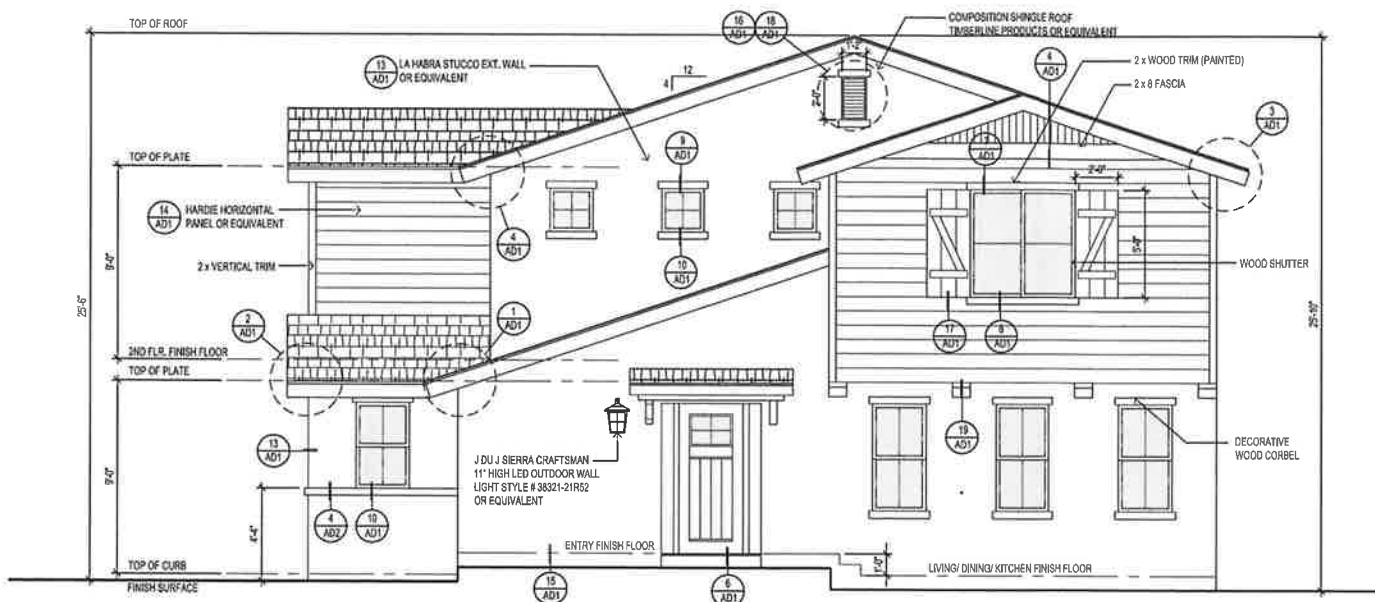
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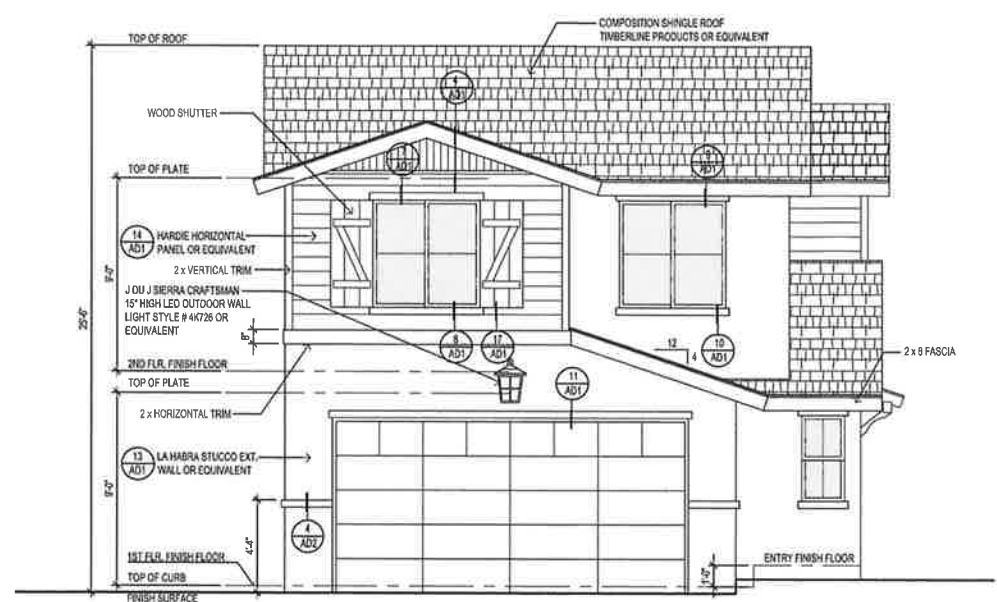
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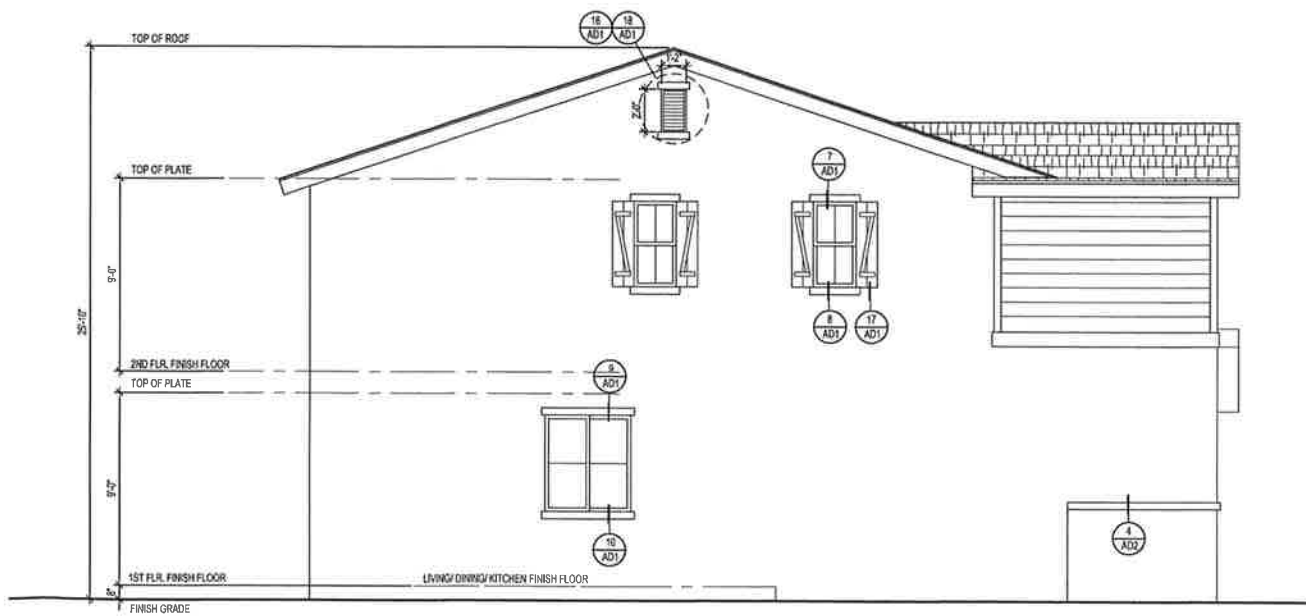
EAST ELEVATION - ALONG AVENUE 1
(MODERN CRAFTSMAN STYLE)



SOUTH ELEVATION - ALONG LAKE STREET



NORTH ELEVATION



WEST ELEVATION

ELEVATIONS

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

PROPOSED FOR:

CLEARWATER BUILDING CORP.

766 N. DODSWORTH AVE.
COVINA, CA 91724

PROJECT:

NEW 2-STORY HOME

LAKE STREET
LAKE ELSINORE, CA 92530

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NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION - ALONG AVENUE 1



SOUTH ELEVATION - ALONG LAKE STREET

ELEVATIONS

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

PROJECT:
NEW 2-STORY HOME
LAKE STREET
LAKE ELSINORE, CA 92530

PROPOSED FOR:
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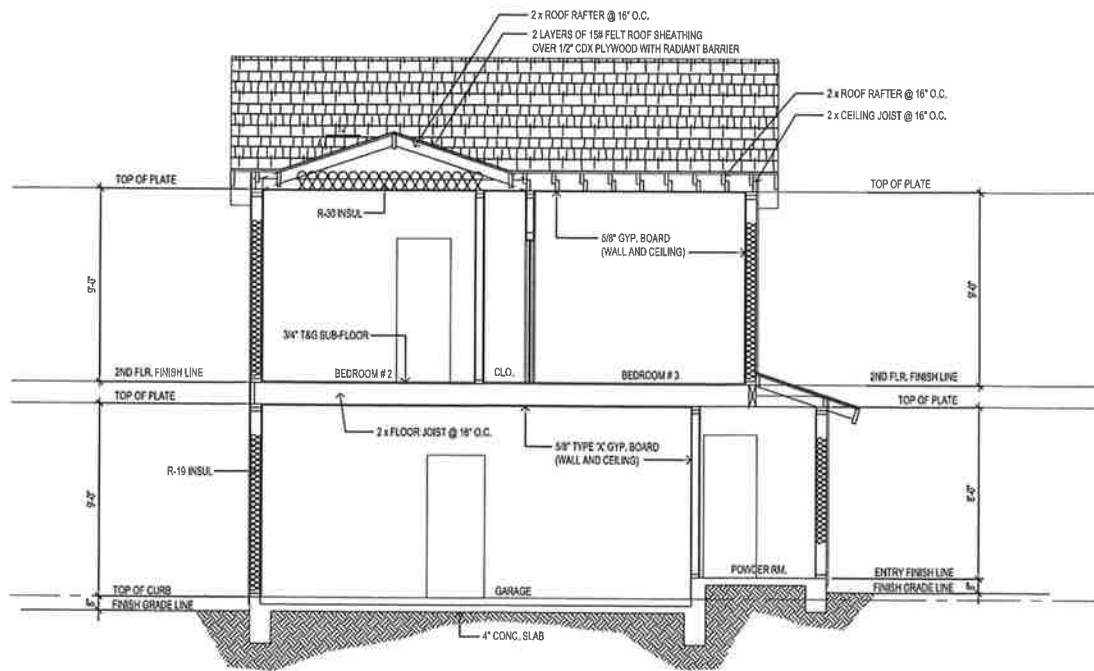
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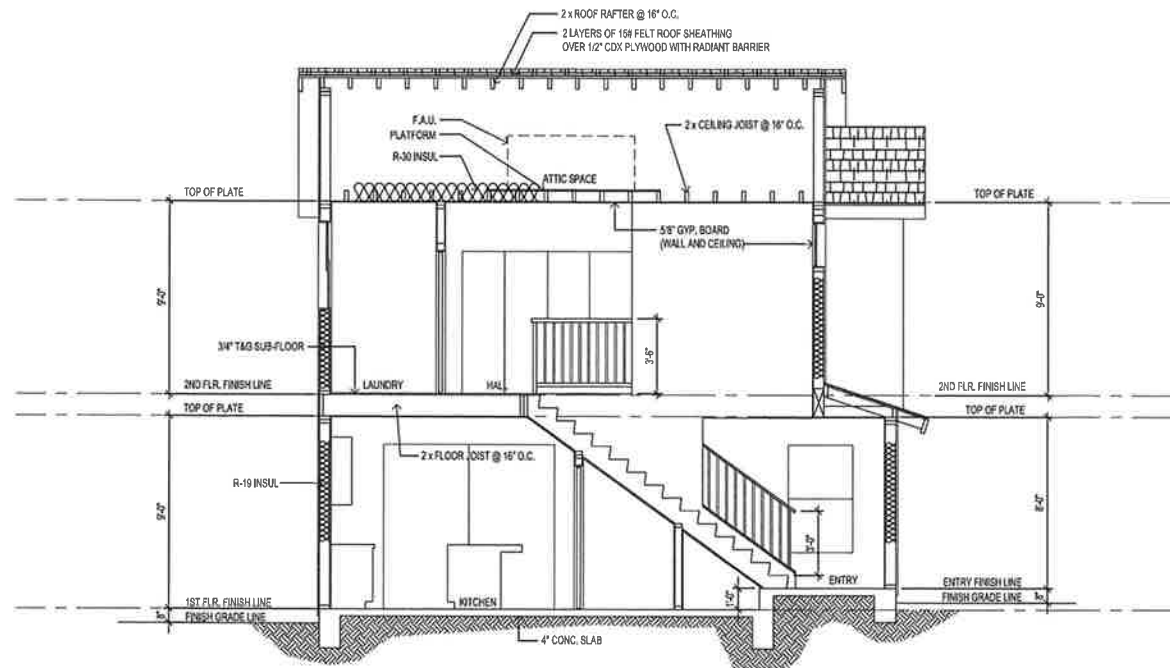
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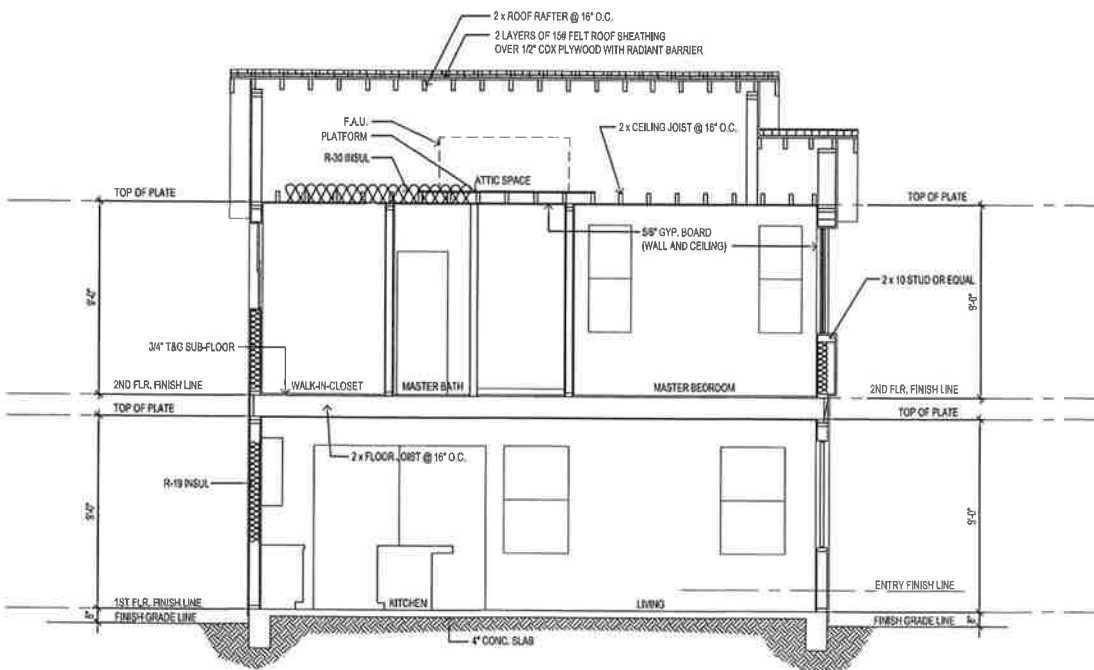
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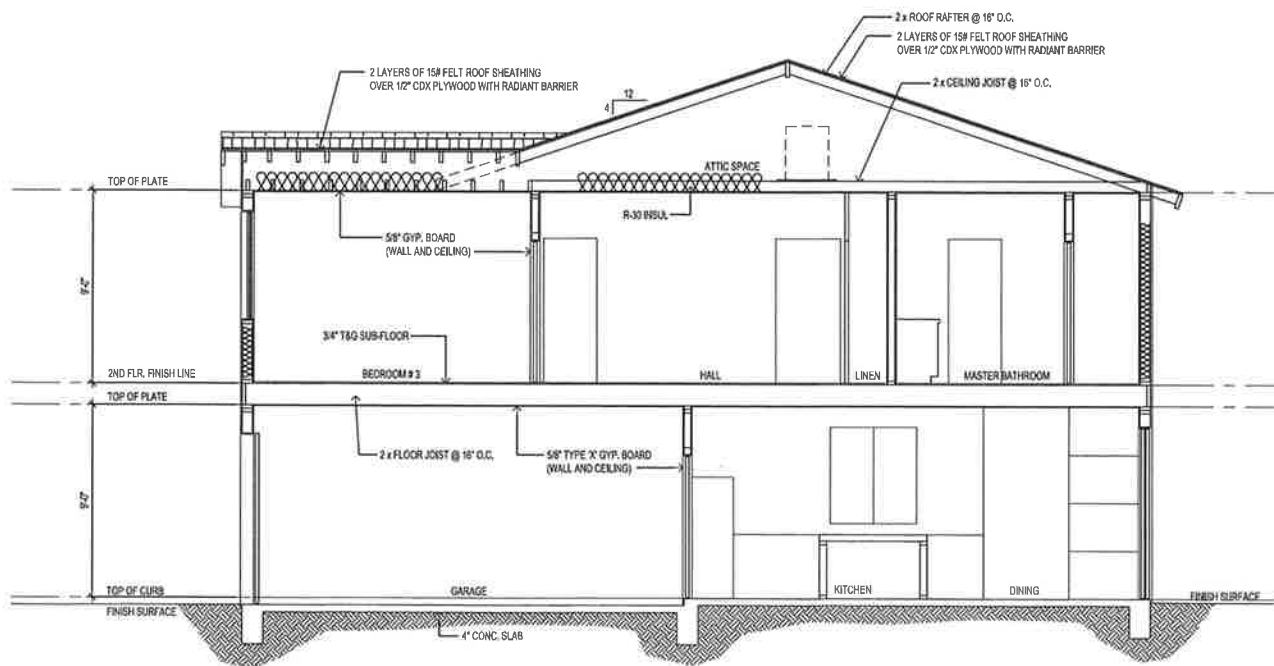
SECTION 'A'



SECTION 'B'



SECTION 'C'



SECTION 'D'

SECTIONS

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

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PROPOSED FOR:

CLEARWATER BUILDING CORP.

766 N. DODSWORTH AVE.

COVINA, CA 91724

PROJECT:

NEW 2-STORY HOME

LAKE STREET

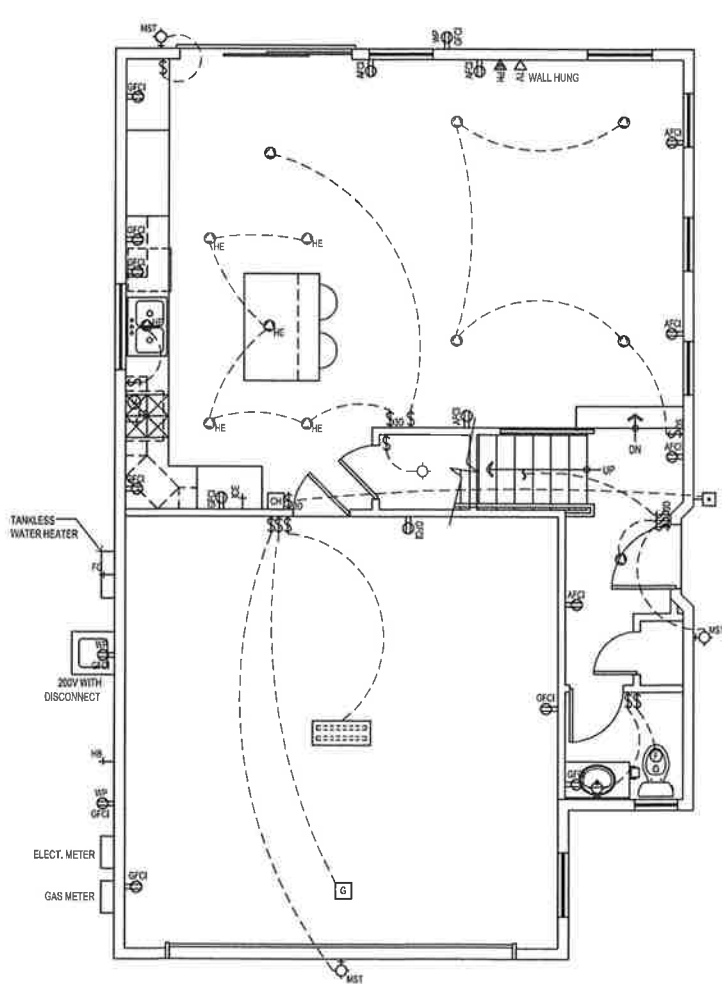
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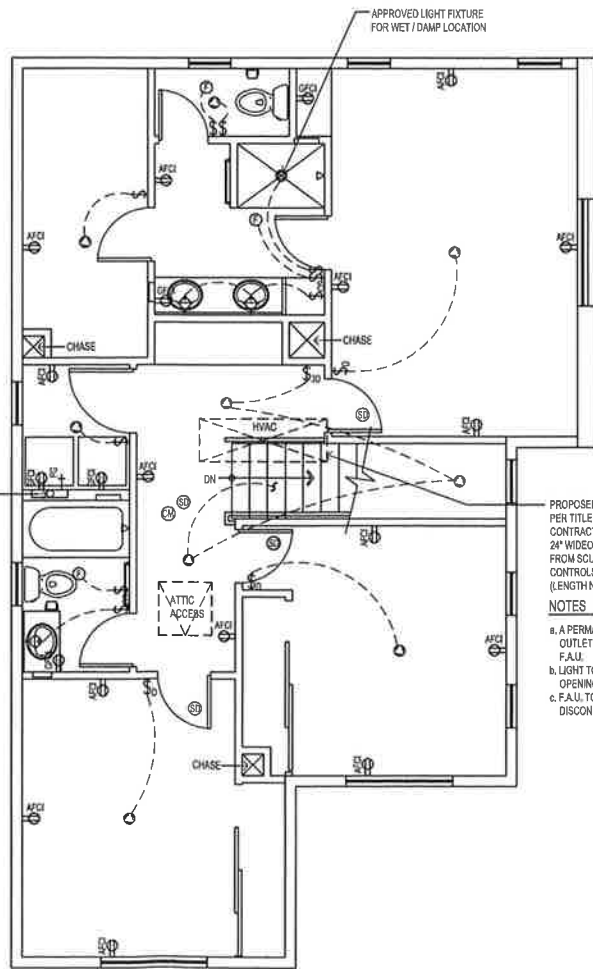
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SHEET NO.

5



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ELECTRICAL, TELEPHONE & PLUMBING NOTES:

- ALL WORK TO CONFORM TO THE 2013 CEC UNLESS NOTED OTHERWISE.
- ELECTRICAL OUTLETS TO BE SPACED AT 12\"/>
- ISLAND AND PENINSULA COUNTER TOPS SHALL HAVE AT LEAST ONE ELECTRICAL RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP.
- ALL OUTLETS ARE TO BE GROUND TYPE.
- SWITCHES TO BE AT 42\"/>
- GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTED ELECTRICAL RECEPTACLES SHALL BE PROVIDED AT:
 - ALL RECEPTACLES INSTALLED IN A BATHROOM (210-8(A)(1))
 - ALL RECEPTACLES INSTALLED IN A GARAGE (210-8(A)(1))
 - ALL OUTDOOR RECEPTACLES.
 - AT LEAST ONE RECEPTACLE IN A BASEMENT (210-8(A)(5))
 - ALL RECEPTACLES IN THE KITCHEN (210-8(A)(8))
 - IN LAUNDRY ROOM.
- ELECTRICAL RECEPTACLES INSTALLED OUTDOORS WHERE EXPOSED TO WEATHER SHALL BE IN A WEATHERPROOF ENCLOSURE. (NEC 410-57)
- PROVIDE FLORESCENT GENERAL LIGHTING (40 LUMENS PER WATT MINIMUM) IN KITCHEN(S) AND BATHROOMS.
- VERIFY WITH OWNER REGARDING MULTI-MEDIA HOME AUTOMATION SYSTEM WITH WIRING STATIONS FOR INTERCOM, COMPUTERS AND TELECOMMUNICATIONS.
- NOTE TO ELECTRICAL CONTRACTORS: DURING FRAMING THE GENERAL CONTRACTOR AND THE DESIGNER WILL DO A WALK THROUGH TO VERIFY THE FINAL ELECTRICAL DESIGN.
- NOTE TO ELECTRICAL CONTRACTORS: DURING FRAMING THE GENERAL CONTRACTOR AND THE DESIGNER WILL DO A WALK THROUGH TO VERIFY THE FINAL ELECTRICAL DESIGN.
- VERIFY ALL ELECTRICAL REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
- LOCATE ALL PLUMBING AND HEATING VENTS TO THE REAR OF THE BUILDINGS.
- PROVIDE AN APPROVED VENT CAP FOR THE FURNACE VENT OR TERMINATE THE VENT 2\"/>
- ALL PLUMBING MATERIALS, EQUIPMENT, AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE 2013 CALIFORNIA PLUMBING CODE.
- ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE. (P.C. 420)
- NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED FOR LATERAL SUPPORT WITH 2-2\"/>
- GAS FIRED WATER HEATER TO BE PROVIDED WITH 100-SQ. IN. COMBUSTION AIR OPENING WITHIN 12\"/>
- PROVIDE INSPECTION AND REPAIR ACCESS FOR FIXTURES HAVING SLIP JOINT CONNECTIONS OTHERWISE JOINTS SHALL HAVE A SOLID CONNECTION (SOLDERED, SCREWED, OR SOLVENT-CEMENTED). (P.C. 405.2)
- PROVIDE CLEARANCES OF 30 INCH (762 MM) CLEAR WIDTH AND 24 INCH (610 MM) IN FRONT OF WATER CLOSETS. (2604)
- PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE AT THE WATER HEATER. (PC 608.5, 605.3, 508.2)
- ALL TELEPHONE LINES MUST HAVE SUFFICIENT WIRING FOR (3) THREE TELEPHONE LINES.

UTILITY PLAN LEGEND :

- DUPLEX OUTLET @12\"/>
- HALF HOT DUPLEX OUTLET
- FLOOR DUPLEX OUTLET
- 220 VOLT DUPLEX OUTLET
- SWITCH
- SWITCH WITH DIMMER
- 3 WAY SWITCH
- PHONE JACK
- TELEVISION ANTENNA OR TELEVISION CABLE JACK
- BRACKET LIGHT (+ 5-4\"/>
- FLOURESCENT LIGHTING
- CEILING LIGHT OUTLET (SURFACE MOUNT)
- CAN LIGHT
- EYEBALL LIGHT
- SERVICE POWER PANEL
- WALL SCONCE
- EXHAUST FAN (50 CFM MIN. AND HUMIDITY CONTROL MUST MAINTAIN BETWEEN 50% TO 80%)
- GARBAGE DISPOSAL
- GARAGE DOOR OPENER
- CHIME
- CHIMES / DOORBELL PUSH BUTTON
- CHANDELIER / HANGING TYPE LIGHT
- HEATING AND FAN COMBO
- HOSE BIB
- FUEL GAS
- ICE MAKER
- FIREPLACE KEY (LOOSE)
- SUPPLY AIR / HEATING REGISTER
- UNDER CABINET FLOURESCENT LIGHTING
- LIGHT/ FAN COMBO
- W/P WATERPROOF
- GFI GROUND FAULT INTERRUPTER
- AFI ARC FAULT INTERRUPTER
- 1/2 HALF - HOT
- FB FAN BOX
- HE HIGH EFFICACY
- MST MOTION SENSOR WITH TIMER
- SD SMOKE DETECTOR
- CD CARBON MONOXIDE DETECTOR
- LD HOOD LIGHT AND FAN (100 CFM MIN.)

SMOKE DETECTORS :

- PROVIDE SMOKE DETECTORS (SEE FLOOR PLAN FOR LOCATION). SMOKE DETECTORS SHALL BE CONNECTED TO THE BUILDING'S ELECTRICAL SYSTEM AND ARE REQUIRED AS FOLLOWS:
 - CENTRALLY LOCATED IN CORRIDOR (HALL) OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.
 - IN EACH BASEMENT.
 - ON EACH STORY OF MULTISTORY DWELLINGS.
 - AT THE UPPER LEVEL OF SPLIT LEVEL DWELLINGS EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING ROOM, DETECTORS SHALL BE PROVIDED ON BOTH LEVELS.
 - WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL THE DETECTOR SHALL BE AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY.
 - WHERE THE CEILING HEIGHT OF A ROOM WHICH OPENS TO A HALLWAY SERVING SLEEPING ROOMS EXCEEDS THE CEILING HEIGHT OF THE HALLWAY BY 24 INCHES (610 MM), DETECTORS SHALL BE INSTALLED IN BOTH THE HALLWAY AND NEAR THE HIGH POINT OF THE ADJOINING ROOM. (APPLIES TO ROOMS WITH CATHEDRAL CEILINGS AND SIMILAR CONDITIONS.)
 - IN EACH SLEEPING AREA. SECTION 310.9.1
- SMOKE DETECTORS MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. (310.9.1.3)
- SMOKE DETECTORS ARE REQUIRED IN THE EXISTING PORTION OF THE DWELLING. DETECTORS MUST BE INSTALLED AS REQUIRED BY THE 1999 UNIFORM BUILDING CODE. RETROFIT SMOKE DETECTORS MAY BE BATTERY OPERATED. SEC. 310.9.1
- SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND ALARMS INTERCONNECTED (314.5).

CARBON MONOXIDE :

- OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). CPC R316.3.
- ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT.
- CARBON MONOXIDE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
- CARBON MONOXIDE DETECTORS SHALL BE "HARDWIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.

ARC FAULT CIRCUIT INTERRUPTOR CONNECTIONS :

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(s). CEC 210.12. ARC FAULT CIRCUIT INTERRUPTERS IS NOW REQUIRED FOR ALL NEW OUTLETS, NOT JUST BEDROOMS.

MECHANICAL / PLUMBING/ ELECTRICAL REQUIREMENTS :

- GAS - FIRED WATER HEATERS SHALL COMPLY WITH THE FOLLOWING :
 - WATER HEATER MUST BE STRAPPED AT UPPER ONE-THIRD (1/3) AND THE LOWER ONE-THIRD (1/3) FOR LATERAL SUPPORT. CPC 508.2.
 - COMPARTMENTS WITHIN AN UNCONFINED AREA OF A BUILDING SHALL HAVE AT LEAST TWO OPENINGS LOCATED WITHIN THE UPPER AND LOWER 12\"/>
 - COMPARTMENTS WITHIN AN UNCONFINED AREA OR LOCATED IN THE BASEMENTS OR UTILITY ROOMS SHALL HAVE AT LEAST TWO OPENINGS LOCATED WITHIN THE UPPER AND LOWER 12\"/>
 - COMPARTMENT DOOR SHALL BE LARGE ENOUGH TO PROVIDE FOR REMOVAL OF WATER HEATER.
- WATER HEATER, FURNACE OR OTHER HEAT-PRODUCING APPLIANCES LOCATED IN GARAGE, WHICH CREATE A GLOW OR SPARK, MUST BE LOCATED A MINIMUM OF 18\"/>
- ALL EXTERIOR OUTLETS WILL BE PROVIDED WITH GFI PROTECTION PER CEC ARTICLE 210.8(A)

ENERGY REQUIREMENTS :

- "PERMANENT LIGHTING SHALL COMPLY WITH THE MANDATORY MEASURES LISTED ON FORMS MF-1R ATTACHED". (SEE SHEET # 8 ACCORDINGLY.)

NOTE :

ALL EXTERIOR/ OUTDOOR LIGHTING SHOULD BE HIGH EFFICACY LIGHTING.

NOTES

- ALL FENESTRATIONS ON WINDOWS AND DOORS SHALL HAVE U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC) VALUES IN ACCORDANCE WITH T-21 ENERGY CALCULATIONS. ALL FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS.
- WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2. (CG 4.507.1)
- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN 4.506.1, CBC 1203.4.3.2.1, CMC 1-4-4)
- PLUMBING FIXTURES:
 - NEW CONSTRUCTION (CG 4.303.3); COMPLY WITH CAL GREEN MANDATORY REQUIREMENTS.
 - ADDITION & ALTERATION (CPC 402.1 & 402.2):
 - SHOWERHEADS: maximum 2.0 gpm @ 80 psi
 - LAVATORY FAUCETS: maximum 1.5 gpm @ 80 psi
 - WATER CLOSET: maximum 1.28 gpm/s per flush
 - KITCHEN FAUCET: maximum 1.8 gpm @ 80 psi
 - URINAL: maximum 0.5 gpm/s per flush
- CLEARANCE FOR WATER CLOSET TO BE A MINIMUM OF 24 INCHES IN FRONT, AND 15 INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. CPC 407.5
- THE WATER HEATER BURNER TO BE AT LEAST 18 INCHES ABOVE THE GARAGE FLOOR, IF LOCATED IN GARAGE CPC 508.14.
- INSTALL 3 INCH DIAMETER BY 3\"/>
- WATER HEATERS TO BE STRAPPED AT TOP AND BOTTOM WITH 1 1/2\"/>
- THE CLOTHES DRYER VENT SHALL NOT EXCEED 14 FT IN OVERALL LENGTH WITH MAXIMUM TWO 90 DEGREE ELBOWS. (CMC 594.3.2)
- ALL RECEPTACLES OUTLETS IN BATHROOMS, ABOVE KITCHEN COUNTERTOP, CRAWL SPACES, GARAGE, ROOFTOPS, OUTDOOR OUTLETS, WITH 8\"/>
- ALL 120V SINGLE PHASE, 15 AND 20 AMP OUTLETS (RECEPTACLE, LIGHTING, SMOKE DETECTORS ETC.) TO BE PROTECTED BY COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI). (CEC 210.12)

UTILITY PLANS

SCALE:

DRAFTING & Design, ltd.
158 WEST ORANGE STREET, COVINA, CA 91723 - 2011
E-MAIL: DRAFT_DESIGN@EARTHINK.NET
WWW.DRAFTINGANDDESIGNLTD.COM (626) 915 - 2303

PROPOSED FOR:
CLEARWATER BUILDING CORP.
766 N. DODSWORTH AVE.
COVINA, CA 91724

PROJECT:
NEW 2-STORY HOME
LAKE STREET
LAKE ELSINORE, CA 92530

06 - 04 - 17

PN 3343 - G

SHEET NO.

6

REVISIONS	BY

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS OF SITE PRIOR TO CONSTRUCTION. THE ARCHITECT/DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

BGE Landscape DESIGN
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**NEW 2-STORY HOME
LAKE STREET
LAKE ELSINORE, CA 92530
PLANTING PLAN**

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811
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DRAWN	RL
CHECKED	RL
DATE	12/11/2017
SCALE	1/8"=1'-0"
JOB NO.	2017-17
SHEET	

L-5

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	PLANT FACTOR	SIZE	H x W
	<i>Lagerstromia Indica</i>	Crape Myrtle	M	24" box	
	<i>Geliera parviflora</i>	Australian Willow	L	24" box	
SHRUB					
	<i>Anigozanthos 'Big Red'</i>	Red Kangaroo Paw	M	5 gal	18" x 18"
	<i>Carex divulsa</i>	Berkeley Sedge	M	1 gal	12" x 12"
	<i>Agave desmilitana</i>	Dwarf Agave	M	5 gal	2.5' x 2.5'
	<i>Echium fastuosum</i>	Pride of Maldera	M	5 gal	5' x 5'
	<i>Dodonea viscosa 'Purpurea'</i>	Purple Hopseed Bush	L	15 gal	15' x 10'
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	M	1 gal	2.5' x 2.5'
	<i>Muhlenbergia rigens</i>	Deer Grass	L	5 gal	30" x 30"
	<i>Senecio mandraliscae</i>	Senecio	M	1 gal	12" x 12"
	<i>Echeveria Afterglow</i>	NCN	M	1 gal	2' x 2'
	<i>Lantana montevidensis</i>	Trailing Lantana (yellow)	L	5 gal	12" x 12"
	<i>Penstemon spp.</i>	Penstemon	M	1 gal	24" x 24"
	<i>Cynodon dactylon</i>	Bermuda Grass	L	SOD	

PLANTING NOTES

1. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE LIABLE FOR REMOVING AND REINSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
3. IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATING PRIOR TO PLANT MATERIALS.
4. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST NO. 1 HAS BEEN APPROVED. (SEE SPECIFICATIONS).
5. PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
6. SHREDDED MULCH INSTALLATION: INSTALL SHREDDED MULCH IN ALL SHRUB AND GROUND COVER AREAS PER SPECIFICATIONS, UNLESS OTHERWISE INDICATED ON PLANS.
7. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL WORK OR PLANS, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
8. WHEREVER GROUND COVER AREAS ARE ADJACENT TO TURF INSTALL CONCRETE MOWSTRIP OR HEADERBOARD AS INDICATED ON DRAWINGS.
9. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.

