

GENERAL CONDITION AND MATERIAL SPECIFICATIONS

**GENERAL CONDITIONS**

THE GENERAL CONDITIONS FORM A PART OF EVERY SECTION OF THIS SPECIFICATION AS IF THEREIN WRITTEN.

THE GENERAL CONTRACTOR SHALL GUARANTEE THE WORK FOR A PERIOD OF ONE-YEAR FOLLOWING THE FILING OF THE "NOTICE OF COMPLETION". THE VARIOUS SUBCONTRACTORS SHALL PROVIDE A SIMILAR GUARANTEE FOR THE SAME PERIOD UNLESS OTHERWISE SPECIFICALLY SPECIFIED.

CONTRACTORS FOR THE VARIOUS TRADES SHALL COORDINATE WITH EACH OTHER IN THE EXECUTION OF THEIR WORK.

AFTER THE COMPLETION OF EACH SECTION OF WORK, THE PREMISES SHALL BE LEFT BROOM CLEAN UNLESS OTHERWISE SPECIFIED.

THE OWNER SHALL BE RESPONSIBLE FOR FIRE AND EXTENDED COVERAGE INSURANCE.

THE OWNER SHALL PAY FOR ALL BUILDING PERMITS AND GOVERNMENTAL FEES.

ON COMPLETION THE BUILDING AND PREMISES SHALL BE CLEAN AND READY TO OCCUPY, WINDOWS WASHED, SHELVES DUSTED, FIXTURES CLEANED AND POLISHED.

**CONCRETE**

CONCRETE SHALL BE REGULAR WT. STONE CONCRETE, 2500 PSI, MINIMUM 28 DAY COMPRESSIVE STRENGTH. WATER CONTENT SHALL NOT EXCEED 7.5 GALLONS PER BAG OF CEMENT. CEMENT CONTENT SHALL NOT BE LESS THAN 5.7 BAGS PER CUBIC YARD OF CONCRETE. MAXIMUM AGGREGATE SIZE SHALL NOT EXCEED 1.5 INCHES.

CEMENT SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.

READY MIX CONCRETE SHALL COMPLY WITH ASTM C94. REINFORCING STEEL SHALL BE ASTM A615 GRADE 40.

WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A185. MINIMUM REINFORCING STEEL LAP SPLICE SHALL BE 40 BAR DIAMETERS.

EMBEDDED ITEMS SHALL BE SET IN FORMS AND COORDINATED WITH OTHER TRADES.

BOTTOM OF FOOTINGS SHALL BE CLEAN, FREE OF LOOSE MATERIAL, LEVEL AND TRUE TO SIZES SHOWN ON THE DRAWINGS. SPOILS FROM FOOTINGS SHALL BE IN ONE LOCATION ADJACENT TO THE BUILDING, VERIFY LOCATION WITH OWNER.

**STRUCTURAL STEEL**

STRUCTURAL STEEL SHALL CONFORM TO ASTM A36.

FABRICATION AND ERECTION SHALL BE IN COMPLIANCE WITH CURRENT AISC SPECIFICATIONS FOR BUILDINGS.

ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS MEETING THE QUALIFICATION REQUIREMENTS OF THE BUILDING CODE.

BOLTS SHALL COMPLY WITH ASTM A307, UNLESS OTHERWISE NOTED.

STRUCTURAL STEEL SQUARE AND/OR RECTANGULAR RAIL SHALL BE GRADE B, CONFORMING TO ASTM A500.

**LUMBER**

LUMBER SHALL BE DOUGLAS FIR, S4S, SEASONED AND GRADE MARKED, UNLESS OTHERWISE NOTED.

LUMBER GRADES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

VERTICAL FRAMING MEMBERS- 2X4 AND 2X6 STUDS, 4X4 POST - NO. 2, POST 5X5 AND LARGER - NO. 1, ALL OTHER VERTICAL MEMBERS-NO. 2

HORIZONTAL FRAMING MEMBERS- THICKNESS 2" AND 3" - NO. 2, ALL OTHER HORIZONTAL MEMBERS-NO. 2 OR BETTER

GLUED LAMINATED BEAMS SHALL BE COMBINATION 24F.

GRADES AND SIZES SHALL BE AS SPECIFIED ON PLAN. WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO DOC P9 1, DOC P9 2 OR, WHEN MANUFACTURED IN CANADA, CSA 0437 OR CSA 0325. ALL PANELS SHALL BE IDENTIFIED FOR GRADE, BOND CLASSIFICATION, AND PERFORMANCE CATEGORY BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY AND SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3). PLYWOOD SHALL BE DOUGLAS FIR AND SHALL COMPLY WITH U.S. PRODUCTS STANDARDS P.S. 1-43. WALL SHEATHING USED ONLY FOR EXTERIOR WALL COVERING PURPOSES SHALL COMPLY WITH SECTION R703.

NAILS SHALL BE COMMON WIRE NAILS. NAILING SHALL COMPLY WITH NAILING SCHEDULE PRESCRIBED BY THE BUILDING CODE.

SILL PLATES AND OTHER WOOD MEMBERS BEARING DIRECTLY ON THE CONCRETE SHALL BE PRESSURE TREATED LUMBER.

ANCHOR BOLTS SHALL COMPLY WITH ASTM A307. BOLT HOLES SHALL NOT BE MORE THAN 1/16" OVERSIZED. ALL BOLTS HEADS AND NUTS BEARING ON WOOD SHALL HAVE STEEL WASHERS.

WOOD CONNECTOR DESIGNATIONS SPECIFIED ON THE DRAWINGS REFER TO "SIMPSON STRONG-TIE CONNECTORS" AS MANUFACTURED BY THE SIMPSON CO. AND AS LISTED IN THE SIMPSON CATALOG.

**INSULATION**

INSULATION SHALL BE FIBERGLASS BATTS AS FOLLOWS: CEILINGS SHALL BE MIN. R-38 ASTM C665 TYPE I. ROOFLINE SHALL BE MIN. R-13

WALLS SHALL BE MIN. R-15 ASTM C665 TYPE II CLASS C WITH 1" XPS. FLOOR/CEILING SHALL BE MIN. R-19 ASTM C665 TYPE II CLASS C.

**ROOFING**

CONCRETE ROOF TILE SHALL BE BORAL "ESPANA" ESR-1647. INSTALL PER MANUFACTURERS INSTRUCTIONS

FELT SHALL BE ASTM D228

ASPHALT SHINGLES SHALL BE UL CLASS A LISTED TO ANSI/UL 760 (ASTM E 108)

ROOFING SHEET METAL SHALL BE INSTALLED BY ROOFING CONTRACTOR.

SHEET METAL VALLEYS SHALL BE GALVANIZED STEEL, MIN 26 GA. AND MIN 20" WIDE WITH DUBBED EDGES.

FASTENINGS SHALL BE GALVANIZED NAILS UNLESS OTHERWISE NOTED.

ALL SHEET METAL WORK SHALL BE AS PER STANDARDS OF THE SHEET METAL CONTRACTORS ASSOCIATION OF SOUTHERN CALIFORNIA.

**DOORS AND WINDOWS**

ALL EXTERIOR DOORS AND GARAGE TO LIVING AREA SHALL BE SOLID CORE.

SKYLIGHT SHALL HAVE AN ICC-ES REPORT NUMBER.

ALL EXTERIOR WINDOWS SHALL BE DUAL PANE.

**LATH AND PLASTER**

ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION RESISTANT MATERIALS.

WEATHER RESISTIVE BARRIER SHALL BE KRAFT ASPHALT SATURATED FELT, IF APPLIED OVER A WOOD BASE SHEATHING TWO LAYERS OF GRADE D PAPER SHALL BE INSTALLED.

THE INSTALLATION OF PLASTER SHALL BE IN CONFORMANCE WITH ASTM C 928 AND ASTM C 1063 AND CHAPTER 7 OF THE CALIFORNIA RESIDENTIAL CODE.

WEEP SCREED SHALL BE MIN. 26 GAGE GALVANIZED METAL.

**GYPSUM WALLBOARD**

GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C22, C475, C514, C1002, C1047, C1177, C1276, C1396 OR C 1658 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 7 OF THE CALIFORNIA RESIDENTIAL CODE.

PLUMBING WALLS SHALL HAVE MOISTURE RESISTANCE GYPSUM WALLBOARD.

**PLUMBING**

PIPE, TUBE, AND FITTINGS: PIPE, TUBE, FITTINGS, SOLVENTS CEMENTS, THREAD SEALANTS, SOLDER AND FLUX USED IN POTABLE WATER SYSTEMS INTENDED TO SUPPLY DRINKING WATER SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF NSF 61 AND THE CALIFORNIA PLUMBING CODE SEC 604.

MATERIAL USED IN THE WATER SUPPLY SYSTEM, EXCEPT VALVES AND SIMILAR DEVICES SHALL BE OF A LIKE MATERIAL, EXCEPT WHERE OTHERWISE APPROVED BY THE AUTHORITY HAVING JURISDICTION. MATERIAL FOR BUILDING WATER PIPING AND BUILDING SUPPLY PIPING SHALL COMPLY WITH THE APPLICABLE STANDARD REFERENCED IN TABLE 604.1.

COPPER PIPE SHALL CONFORM TO ASTM B 42, ASTM B 75, ASTM B98, ASTM B 251, ASTM B 88, ASTM B 251, ASTM B 302, ASTM B 447

GALVANIZED STEEL SHALL CONFORM TO ASTM A53

CPVC SHALL CONFORM TO ASTM D 2846, ASTM F 441, ASTM F 442. PVC SHALL CONFORM TO ASTM D 1785, ASTM D2241, AWWA C900

**ELECTRICAL**

THE ELECTRICAL DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF THE WORK TO BE ACCOMPLISHED AND AS SUCH SHOULD NOT BE INTERPRETED TO INDICATE ANY WORK, EQUIPMENT OR MATERIAL THAT IS CONTRARY TO THE N.E.C. OR ANY OTHER GOVERNING CODES OR ORDINANCES.

MAIN METERING AND DISTRIBUTION GEAR SHALL COMPLY WITH SERVING UTILITY COMPANY, N.E.C., U.L., AND ALL LOCAL GOVERNING AGENCIES PRIOR TO INSTALLATION OF SAID EQUIPMENT.

ALL ELECTRICAL WORK SHALL COMPLY WITH ALL N.E.C., U.L., AND ALL OTHER LOCAL GOVERNING ORDINANCES AND CODES HAVING LEGAL JURISDICTION.

THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY AND ALL REQUIRED PERMITS, ETC.

THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF SERVICE POINTS WITH SERVING UTILITY COMPANY AND COMPLY WITH ALL REQUIREMENTS OF THE SERVING UTILITY COMPANY, VERIFY SERVING VOLTAGE REQUIREMENTS AND NOTIFY ALL TRADES OF SERVING VOLTAGE.

ALL SYSTEM AND EQUIPMENT GROUNDS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL CODE REQUIREMENTS.

THIS PROJECT IS IN A HIGH FIRE AREA

1. ROOFING CLASS A: BORAL CONCRETE ROOF TILE ESR 1647 CLASS A AND JOHN MANSVILLE CLASS A ROOFING SHALL BE USED
2. NO EAVE OR CORNICE VENTS: SEE DETAILS H/A-2
3. PROTECTED EAVES - IGNITION RESISTANT OR NON-COMBUSTIBLE: EAVES SHALL BE LATH AND PLASTER, SEE DETAILS H/A-2
4. EXTERIOR WALL COVERINGS NON-COMBUSTIBLE: EXTERIOR WALL COVERING SHALL BE LATH AND PLASTER. SEE SHEET A-2
5. EXTERIOR GLAZING - ONE TEMPERED PANE OR 20 MIN. RATED: SEE NOTE AT SHEET A-1
6. EXTERIOR DOOR - 20 MIN. RATED, SEE NOTE AT SHEET A-1
7. NEW BUILDINGS LOCATED IN HIGH FIRE AREA SHALL COMPLY WITH REQUIREMENTS OF CRC2016, SEC. R327, EXPOSED WOOD STRUCTURAL MEMBERS SHALL BE OF IGNITION-RESISTANT MATERIAL. FOR ADDITIONAL REQUIREMENTS FOR ROOFS AND DECKS, SEE CRC2016, SEC. R327 EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ANY ONE OF THE ITEMS LISTED IN THIS SECTION. ADD NOTES/ DETAILS ON PLANS. ALSO SEE SEC. R327.7.7 AND R327.7.
8. SEE SHEET C-2 AND SHEET S-3 FOR ADDITIONAL REQUIREMENTS FOR FIRE PROTECTION.

2016 CAL GREEN CODE

THE COMPLETE CAL GREEN CODE IS PROVIDED FOR YOUR REFERENCE ON SHEET C-2

**ELECTRICAL VEHICLE CHARGING FOR NEW CONSTRUCTION**  
SEE FLOOR PLAN SHEET A-1 KEYNOTE 21. SEE SHEET C-2 PAGE 1 FOR MANDATORY MEASURES.

**STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION**  
SEE SITE PLAN SHEET C-1. SEE C-2 PAGE 1 FOR MANDATORY MEASURES

**ENERGY EFFICIENCY**  
SEE ELECTRICAL PLAN SHEET E-1 FOR SPECIFIC APPLICATION OF ENERGY CODE AND SHEET M-1 HVAC AND ENERGY NOTES AND SHEET C-2 PAGE 3 FOR 2016 BUILDING ENERGY EFFICIENCY STANDARDS.

**WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)**  
SEE PLUMBING & HVAC PLAN SHEET M-1 FOR SPECIFIC APPLICATION OF WATER EFFICIENCY SEE SHEET C-2 PAGE 4 FOR MANDATORY MEASURES

**WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)**  
SEE SITE PLAN SHEET C-1. SEE C-2 PAGE 4 FOR MANDATORY MEASURES

**MATERIAL CONSERVATION & RESOURCE EFFICIENCY RODENT PROOFING**  
SEE ELECTRICAL PLAN SHEET E-1, HVAC & PLUMBING PLAN SHEET M-1 AND SHEET C-1. SEE SHEET C-2 PAGE 4 FOR MANDATORY MEASURES

**MATERIAL CONSERVATION & RESOURCE EFFICIENCY CONSTRUCTION WASTE MANAGEMENT PLAN**  
SEE ATTACHED 8 1/2" x 11" FORMS. SEE SHEET C-2 PAGE 4 & 5 FOR MANDATORY MEASURES

EXCAVATION NOTES

NO PERSON SHALL DO ANY GRADING WITH OUT FIRST OBTAINING A PERMIT FROM THE BUILDING OFFICIAL. EXCAVATION FOR FOOTINGS OF A BUILDING OR RETAINING WALLS ARE ALLOWED WHEN AUTHORIZED BY A VALID BUILDING PERMIT. OTHER EXCEPTION MAY APPLY. CONTACT THE BUILDING DEPARTMENT OR DESIGNER FOR MORE INFORMATION. FINISH FLOOR ELEVATION OF THE LIVING AREA OF THIS BUILDING SHALL BE 8" ABOVE ADJACENT GRADE.

BEST MANAGEMENT PRACTICES

PROJECT ADDRESS: 16505 MOUNTAIN STREET  
LAKE ELSINORE, CALIFORNIA 92530

LOW IMPACT DEVELOPMENT PLAN

RESIDENCE SHALL HAVE RAIN GUTTERS AT ALL ROOFS WITH 30 GALLON RAIN COLLECTION BARRELS WITH RESTRICTED FLOW TO WATER LANDSCAPE AREAS.

ALL EXISTING PERVIOUS AREA TO REMAIN.

ALL RUN OFF FROM NEW CONSTRUCTION TO BE RETAINED ONSITE.

THIS PROJECT SHALL COMPLY WITH:

THE 2016 EDITION OF THE CALIFORNIA RESIDENTIAL CODE. THE FOLLOWING CODES SHALL APPLY IN ANY CASE THAT IS NOT SPECIFICALLY COVERED BY THE CALIFORNIA RESIDENTIAL CODE:

2018 EDITION OF THE CALIFORNIA BUILDING CODE.  
2018 EDITION OF THE CALIFORNIA PLUMBING CODE.  
2018 EDITION OF THE CALIFORNIA MECHANICAL CODE.  
2018 EDITION OF THE CALIFORNIA ELECTRICAL CODE.  
2018 EDITION OF THE CALIFORNIA FIRE CODE.  
2016 EDITION OF THE CALIFORNIA ENERGY CODE.  
2018 EDITION OF THE CALIFORNIA GREEN BUILDING CODE AND THE AND CITY OF LAKE ELSINORE ORDINANCES

PROJECT DATA

OWNER: RESIDENCE FOR JOSE & MARIA VASQUEZ  
282 E HILL STREET  
LAKE ELSINORE, CA 92530  
(951) 824-4649

PROPOSED USE: RESIDENCE

PROJECT ADDRESS: 16505 MOUNTAIN STREET  
LAKE ELSINORE, CA 92530

ASSESSORS PARCEL NUMBER: 399-434-018

ZONE: R-1  
LOT SIZE: 2.14 ACRES  
JURISDICTION: CITY OF LAKE ELSINORE  
DEPT. OF BUILDING & SAFETY

FIRE HAZARD SEVERITY ZONE: HIGH FIRE ZONE. THIS PROJECT IS SUBJECT TO THE PROVISION OF RIVERSIDE COUNTY ORDINANCE 787 AND CALIFORNIA BUILDING CODE CHAPTER 7-A.

NFPA 13D REQUIREMENTS: ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES SHALL INSTALL AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM. FIRE SPRINKLER PLANS PER NFPA-13D SHALL BE SUBMITTED SEPARATELY FOR PLAN REVIEW, APPROVAL AND INSPECTIONS.

SPECIAL INSPECTIONS: SEE SHEET S-2 FOR SPECIAL INSPECTIONS AND TESTS, CONTRACTOR RESPONSIBILITY & STRUCTURAL OBSERVATIONS REQUIREMENTS

ADDRESS POSTED: APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE LETTERS SHALL BE MIN 4" HIGH WITH A 1/2" STROKE.

CLIMATE ZONE: 10

NUMBER OF STORIES: 1

CONSTRUCTION TYPE: V-B  
OCCUPANCY GROUP: R-3A

LOT COVERAGE: SQ FT

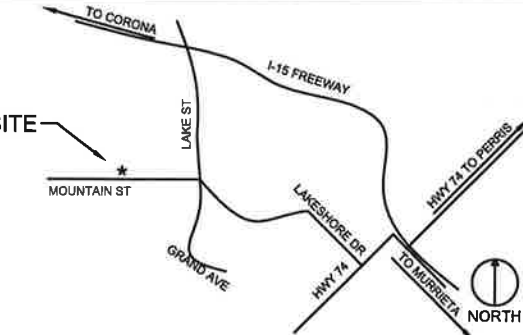
PROPOSED RESIDENCE: 2,597  
PROPOSED GARAGE: 450  
PATIO AREA: 380  
COVERED PORCH: 84

TOTAL: 3,451

SHEET INDEX

- C-1 TITLE SHEET AND SITE PLAN
- C-2 CAL GREEN REQUIREMENTS AND NAILING SCHEDULE
- A-1 FLOOR PLAN
- A-2 ELEVATIONS
- A-3 BUILDING SECTIONS
- S-1 FOUNDATION PLAN
- S-2 FRAMING PLAN
- S-3 ROOF PLAN
- SD1 FOUNDATION AND FRAMING DETAILS
- E-1 ELECTRICAL PLAN
- M-1 HVAC AND PLUMBING PLAN
- T-24 T-24 FORMS

VICINITY MAP



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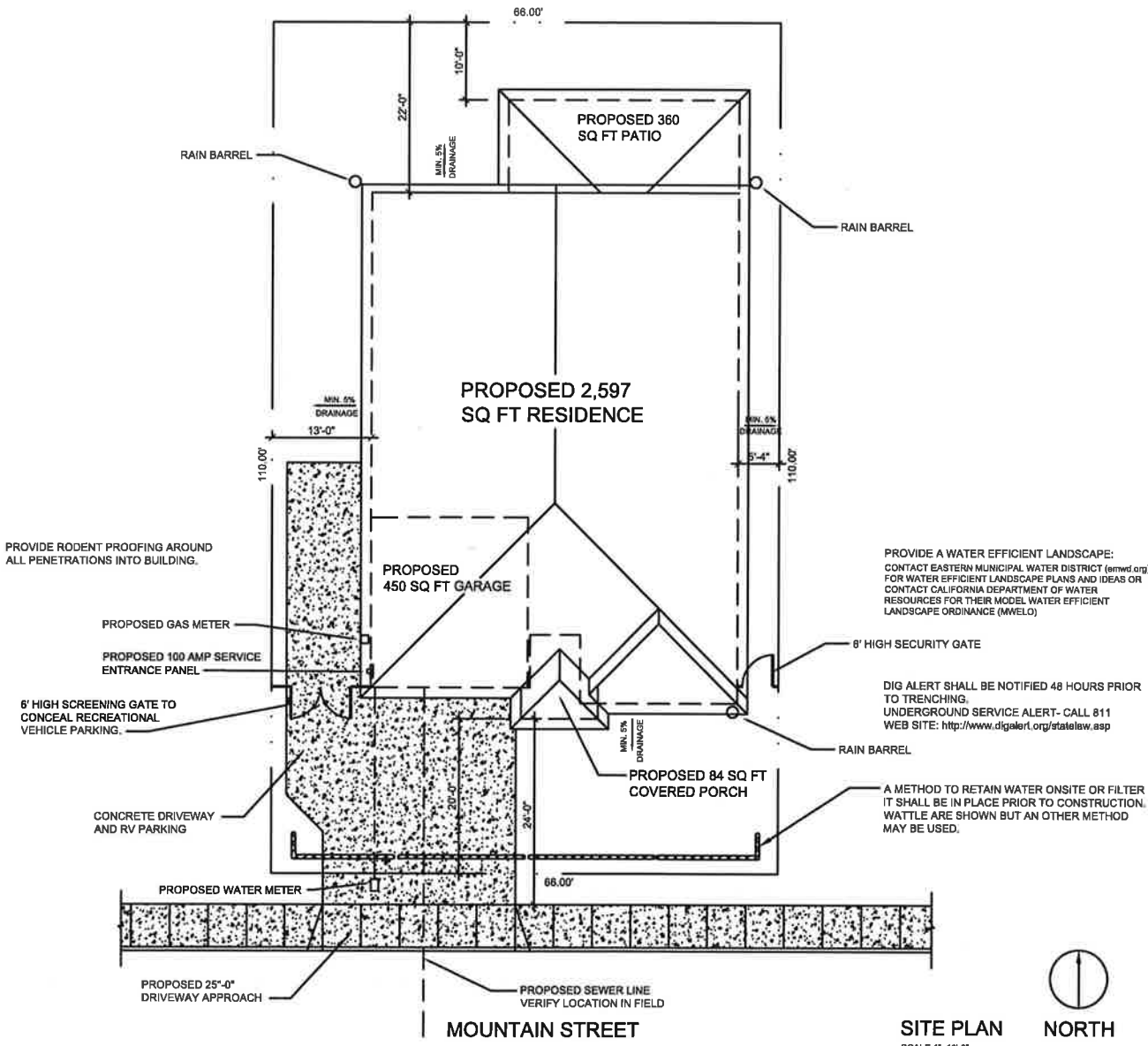
RESIDENCE FOR JOSE & MARU VASQUEZ  
16505 MOUNTAIN STREET  
LAKE ELSINORE, CA 92530

JUNE 11, 2018

SITE PLAN

MATERIAL SPECIFICATIONS

SHEET C-1



**R314.1 SMOKE DETECTOR LOCATION AND NOTIFICATION.** ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFP A 72. SYSTEMS AND COMPONENTS SHALL BE CALIBRATED, MAINTAINED, USED AND MONITORED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.) CODE OF REGULATIONS, TITLE 18, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.

**R314.2 SMOKE DETECTION SYSTEMS.** HOUSEHOLD FIRE ALARM SYSTEMS INSTALLED IN ACCORDANCE WITH NFP A 72 THAT INCLUDE SMOKE ALARMS, OR A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICES, SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

**R314.2.1 SMOKE ALARMS.** SMOKE ALARMS SHALL BE PERMITTED. THE HOUSEHOLD FIRE ALARM SYSTEM SHALL PROVIDE THE SAME LEVEL OF SMOKE DETECTION AND ALARMS AS REQUIRED BY THIS SECTION FOR SMOKE ALARMS. WHERE A HOUSEHOLD FIRE WARNING SYSTEM IS INSTALLED IN ACCORDANCE WITH NFP A 72, THE SMOKE ALARMS SHALL BE PERMANENTLY MONITORED BY THE SYSTEM. THE SMOKE ALARMS SHALL BE A PERMANENT FEATURE OF THE OCCUPANCY AND OWNED BY THE HOMEOWNER. THE SYSTEM SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION AND BE MAINTAINED IN ACCORDANCE WITH NFP A 72. (SEE CODE FOR EXCEPTIONS)

**R314.3 DETECTION SYSTEM SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:**

**A. IN EACH SLEEPING ROOM.**

**B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.**

**C. ON EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.**

**R314.4 POWER SOURCE.** SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE BATTERY BACKUP SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.) CODE OF REGULATIONS, TITLE 18, DIVISION 1. THE BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THE EMERGENCY ELECTRICAL SYSTEM.

**R314.5 INTERCONNECTION.** WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE HEARD IN ALL DWELLINGS OR SLEEPING UNITS. BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

**2. CARBON MONOXIDE ALARMS:** R315.1 FOR NEW CONSTRUCTION, 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 ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS.

**R315.1.2** POWER SUPPLY. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE ELECTRICAL SERVICE PANEL. CARBON MONOXIDE ALARMS SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

**R315.1.3** INTERCONNECT. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE INSTALLATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

**R315.1.4** MAINTENANCE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND MAINTAINED IN THE FOLLOWING LOCATIONS:

1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

3. **SLEEPING ROOMS** SHALL HAVE AT LEAST ONE WINDOW OR DOOR FOR APPROVED EMERGENCY ESCAPE OR RESCUE. IN GENERAL, ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE NET CLEAR WIDTH SHALL BE 20". RESCUE WINDOWS SHALL HAVE A FINISH SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR. SECTION R310.1 IRC

4. **BATHROOMS, WATER CLOSET COMPARTMENTS AND LAUNDRY ROOMS** SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM AND SHALL COMPLY WITH THE FOLLOWING:

- A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DESIGNED TO TERMINATE OUTSIDE THE BUILDING.
- B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS SHALL BE CONTROLLED BY A HUMIDITY CONTROL.
- C. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 30 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
- D. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL. SECTION R903.3.3 C9.

SEE DETAIL K95D-1 FOR INSTALLATION REQUIREMENTS.

5. WATER CLOSETS COMPARTMENTS SHALL NOT LESS THAN 30" IN WIDTH AND 60" DEEP. SECTION 402.5 CPC

7. BATH 7.2 BATHROOM AND SHOWER SECTIONS. BATHROOM AND SHOWER FLOORS AND WALLS ABOVE BATHROOMS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT FINISH. FINISH SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. SECTION R07.2.02 C

ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE (1) SQUARE FOOT (0.093 SQ M) PER PERSON. THE MINIMUM FINISHED INTERIOR SHALL BE MEASURED AT A POINT (30) INCH CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE FINISHED FLOOR FINISH. THE MEASUREMENT SHALL BE TAKEN AT A POINT TANGENT TO ITS CENTERLINE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO THE CENTERLINE OF THE SHOWER STALL. THE MINIMUM FINISHED INTERIOR SHALL BE MAINTAINED TO THE FUTURE VALVE OR VALVES, SHOWER HEAD, SOAP DISHES, SHELVES, AND OTHER ACCESSORIES. THE MINIMUM FINISHED INTERIOR OF SHOWER STALLS SHALL BE PERMITTED TO PROTRUDE INTO THE THIRTY (30) INCH CIRCLE. SECTION 408.6 CPCS

7. R308.4 HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

**R308.4.1 GLAZING IN DOORS. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.**  
**EXCEPTIONS:**  
**1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER (76 MM) SPHERE IS UNABLE TO PASS. 2. DECORATIVE GLAZING.**

R308.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN INSWINGING DOOR.  
EXCEPTIONS:
  1. DECORATIVE GLAZING.
  2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
  3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION K008.4.3.
3. GLAZING IS ADJACENT TO THE FIXED PART OF A DOOR.

**3052.4.3 GLAZING IN WINDOW GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING ADDITIONAL REQUIREMENTS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:**

- 1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 80 SQUARE FEET,**
- 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR,**
- 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 58 INCHES ABOVE THE FLOOR,**
- 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.**

**EXCEPTIONS:**

- 1. DECORATIVE GLAZING.**
- 2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE, THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 60 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES.**
- 3. OUTBOARD PANELS IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM CORNER OF THE GLAZING IS WITHIN 36 INCHES, MEASURED HORIZONTALLY OR OTHER HORIZONTAL [WITHIN 45 DEGREES (0.78 RAD) OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.**

3. GARAGE WALLS ADJACENT TO LIVING AREAS SHALL HAVE 1/2" GYPSUM WALLBOARD INSTALLED FROM FLOOR TO ROOF LINE. WALL BOARD SHALL BE ATTACHED WITH 6d COOLER NAILS AT MIN. 7" O.C. SECTION R302.6 CRC

9. ATTIC ACCESS OPENING SHALL BE PROVIDED IN THE CEILING. THE ATTIC ACCESS SHALL NOT BE LESS THAN 22"x30" WITH MIN. 30" CLEAR HEADROOM PROVIDED ABOVE THE ACCESS. ATTICS WITH A MAX. VERTICAL CLEAR HEIGHT OF LESS THAN 30". DO NOT REQUIRE AN ACCESS. SECTION R807.1 CRC

0. THE WATER HEATER TAKAGI TK-H3S-DV-N TANKLESS WATER HEATER SHALL HAVE VALVES AND HOSE BIBS TO ALLOW THE UNIT TO BE FLUSHED EACH YEAR. PROVIDE 120 VOLT OUTLET AT LOCATION OF TANKLESS WATER HEATER

1. PROVIDE MINIMUM 4" DIAMETER STEEL EXHAUST VENT WITH MIN. 2 ELBOWS AND A MAXIMUM LENGTH OF 14'-0". DRYER EXHAUST VENT SHALL HAVE A BACK DRAFT DAMPER. SECTION 504.3 CMC

2. PROVIDE A HOOD OVER THE RANGE WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A CAPACITY OF 100 CFM MIN. THE FAN SHALL BE SWITCH SEPARATELY FROM THE LIGHTING. SECTION 504.2 CMC

3. LIGHT AND VENTILATION SHALL BE PROVIDED. IN GENERAL, ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT BY A WINDOW WITH AN AREA NOT LESS THAN 8 PERCENT OF THE FLOOR AREA. THE ROOM SHALL BE PROVIDED WITH NATURAL VENTILATION BY AN OPENABLE EXTERIOR OPENING NOT LESS THAN 4 PERCENT OF THE FLOOR AREA. SECTION R303.1

4. **RODENT PROOFING** ANNULAR SPACE AROUND PIPE, ELECTRIC CABLE, CONDUIT OR OTHER OPENING IN SOLE/BOTTOM PLATE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENT BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CGC 4 406.1

**9. OPERATION AND MAINTENANCE MANUAL:** A OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO OWNER. EQUIPMENT AND FURNISHINGS PRODUCT INFORMATION AND MAINTENANCE REQUIREMENTS SHALL BE INCLUDED IN THE MANUAL.

2. FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127, R1004.1.

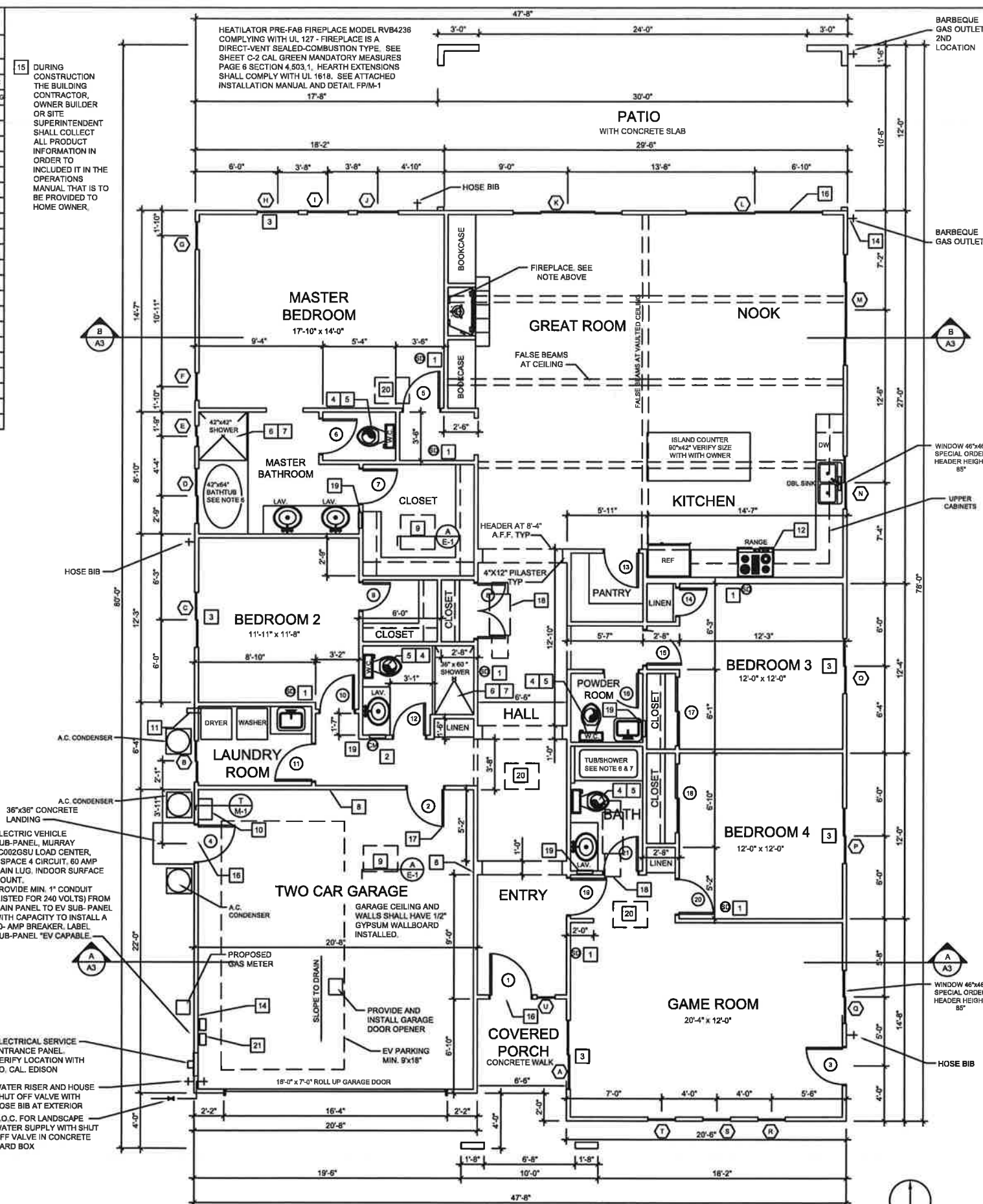
HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. LISTED AND LABELED HEARTH EXTENSIONS SHALL COMPLY WITH UL 1618, R1004.2

NOTE: ALL SHOWER DOORS AND ALL GLASS DOORS SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF II (CPSC 16 CFR 1201). SEE GENERAL NOTE 7.					
SYMBOL	SIZE	THICKNESS	DOOR TYPE	FRAME TYPE	NOTES
1	36"x60"	1 3/8"	ENTRY OWNER TO SELECT	WOOD	20 MIN. RATED LOCKSET & DEADBOLT-ENTRY DOOR
2	32"x80"	1 3/8"	EXTERIOR-SOLID CORE	WOOD	20 MIN. RATED LOCKSET & DEADBOLT-SELF CLOSING
3	32"x80"	1 3/8"	EXTERIOR-SOLID CORE	WOOD	20 MIN. RATED LOCKSET & DEADBOLT
4	32"x80"	1 3/8"	EXTERIOR-SOLID CORE	WOOD	20 MIN. RATED LOCKSET & DEADBOLT
5	120"x96"	1 3/8"	GLASS SLIDING DOOR	VINYL	SEE WINDOW SCHEDULE, SAFETY GLASS
6	32"x80"	1 3/8"	INTERIOR PANEL	WOOD	PRIVACY LOCKSET- MASTER BEDROOM
7	30"x80"	1 3/8"	INTERIOR PANEL	WOOD	PRIVACY LOCKSET- MASTER BATH
8	30"x80"	1 3/8"	INTERIOR PANEL	WOOD	PASSAGE LOCKSET - WALK IN CLOSET
9	48"x80" PR	1 3/8"	INTERIOR PANEL	WOOD	PASSAGE LOCKSET- HALL CLOSET
10	24"x80"	1 3/8"	INTERIOR PANEL	WOOD	PASSAGE LOCKSET - WALK CLOSET
11	30"x80"	1 3/8"	INTERIOR PANEL	WOOD	PRIVACY LOCKSET- BEDROOM
12	32"x80"	1 3/8"	INTERIOR PANEL	WOOD	PASSAGE LOCKSET - LAUNDRY
13	28"x80"	1 3/8"	INTERIOR PANEL	WOOD	PRIVACY LOCKSET- BATH
14	30"x80"	1 3/8"	INTERIOR PANEL	WOOD	PASSAGE LOCKSET- PANTRY
15	24"x80"	1 3/8"	INTERIOR PANEL	WOOD	PASSAGE LOCKSET - LINEN CLOSET
16	30"x80"	1 3/8"	INTERIOR PANEL	WOOD	PRIVACY LOCKSET- BEDROOM
17	30"x90"	1 3/8"	INTERIOR PANEL	WOOD	PRIVACY LOCKSET- BATH
18	60"x50"	1 3/8"	BY PASS CLOSET	DRYWALL	SURFACE MOUNT KNOB - CLOSET
19	80"x50"	1 3/8"	BY PASS CLOSET	DRYWALL	SURFACE MOUNT KNOB - CLOSET
20	32"x80"	1 3/8"	INTERIOR PANEL	WOOD	PRIVACY LOCKSET- BEDROOM-ENTRY
21	30"x80"	1 3/8"	INTERIOR PANEL	WOOD	PRIVACY LOCKSET- BEDROOM
22	30"x80"	1 3/8"	INTERIOR PANEL	WOOD	PRIVACY LOCKSET - BATH

SYMBOL	SIZE	FRAME	TYPE	U-FACTOR	SHGC	NOTES
<b>A</b>	60"x48"	VINYL	SLIDING	.30	.25	
<b>B</b>	36"x36"	VINYL	SINGLE HUNG	.30	.25	
<b>C</b>	60"x48"	VINYL	SINGLE HUNG	.30	.25	
<b>D</b>	48"x48"	VINYL	SLIDING	.30	.25	
<b>E</b>	18"x18"	VINYL	FIXED W/ GRID	.30	.25	
<b>F</b>	24"x48"	VINYL	FIXED W/ GRID	.30	.25	
<b>G</b>	24"x48"	VINYL	FIXED W/ GRID	.30	.25	
<b>H</b>	36"x48"	VINYL	SLIDING	.30	.25	
<b>I</b>	36"x48"	VINYL	SLIDING	.30	.25	
<b>J</b>	36"x48"	VINYL	SLIDING	.30	.25	
<b>K</b>	48"x60"	VINYL	SLIDING	.30	.25	SPECIAL ORDER
<b>L</b>	120"x60"	VINYL	SLIDING DOOR	.30	.25	SAFETY GLASS
<b>M</b>	96"x48"	VINYL	SLIDING	.30	.25	
<b>N</b>	48"x48"	VINYL	SLIDING	.30	.25	SAFETY GLASS
<b>O</b>	48"x60"	VINYL	SLIDING	.30	.25	
<b>P</b>	48"x60"	VINYL	SLIDING	.30	.25	
<b>Q</b>	46"x46"	VINYL	SLIDING	.30	.25	SPECIAL ORDER
<b>R</b>	24"x72"	VINYL	FIXED	.30	.25	
<b>S</b>	24"x72"	VINYL	FIXED	.30	.25	
<b>T</b>	24"x72"	VINYL	FIXED	.30	.26	
<b>U</b>	18"x72"	VINYL	FIXED	.30	.25	

NOTE: ALL WINDOWS SHALL HAVE MIN. ONE TEMPERED PANE OR THE WINDOW ASSEMBLY SHALL BE 20 MIN. RATED

1	SMOKE DETECTOR. SEE NOTE 1	50
2	CARBON MONOXIDE DETECTOR. SEE NOTE 2	50
3	RESCUE WINDOW. SEE NOTE 3	
4	REQUIRED EXHAUST FANS. SEE NOTE 4 AND DETAIL K/M-1	
5	WATER CLOSET. SEE NOTE 5	
6	BATHTUB OR SHOWER. SEE NOTE 6	
7	TEMPERED GLASS. SEE NOTE 7	
8	1/2" GYPSUM WALLBOARD AT GARAGE WALL ADJACENT TO LIVING AREA. SEE NOTE 8	
9	ATTIC ACCESS. SEE NOTE 9 AND DETAIL A/S-3	
10	TAKAGI TK-HS-DV-N TANKLESS WATER HEATER 160,00 BTU SEE NOTE 10 AND DETAIL T/M-1	
11	DRYER EXHAUST VENT. SEE NOTE 11	
12	REQUIRED KITCHEN HOOD WITH EXHAUST FAN. SEE NOTE 12	
13	LIGHT AND VENTILATION. SEE NOTE 13 & INDOOR AIR QUALITY NOTES ON SHEET C-2	
14	PROVIDE RODENT PROOFING AT ALL PENETRATIONS INTO BUILDING. SEE NOTE 14	
15	AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO OWNER. SEE NOTE 15, NOTES ON THIS SHEET AND PAGE 5 SHEET C-2	
16	LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD.	
17	DOOR FROM GARAGE TO LIVING AREA SHALL BE A SOLID WOOD DOOR MIN. 1 3/8" IN THICKNESS, WITH A SELF-CLOSING AND SELF-LATCHING DEVICE. SEE NOTE 17. GARAGE FLOOR AT THRESHOLD SHALL BE MAX. 3/4" LOWER THAN FINISH FLOOR	
18	MEDICAL AIR UNIT IN ATTIC. SEE DETAIL F/E-1	
19	MEDICINE CHEST	
20	RETURN AIR REGISTER	
21	PROPOSED LOCATION OF ELECTRIC VEHICLE CHARGER. SEE ELECTRIC VEHICLE REQUIREMENTS. SEE NOTES ON THIS SHEET.	



PROPOSED 2X4 @ 16" O.C.

PROPOSED 2X6 @ 16" O.C.

ALL WALLS SHALL BE 2x4 @ 16" O.C. U.N.O.

CEILING HEIGHT SHALL BE 9'-0" U.N.O.

FLOOR AREA	2,597 SQ FT
GARAGE AREA	450 SQ FT
PATIO AREA	380 SQ FT
COVERED PORCH	84 SQ FT

**TOTAL: 3,491 SQ FT**

**FLOOR PLAN**  
SCALE 1/4"= 1'-0"

REVISIONS					

**WILLIAM GALLAGHER**  
**045 SAW TOOTH LANE**  
**HEMET, CA 92545-6381**  
**PHONE (951) 654-2466**

RESIDENCE FOR JOSE & MARU VASQUEZ  
16505 MOUNTAIN STREET  
LAKE ELSINORE, CA 92530

**JUNE 11, 2018**

**FLOOR PLAN**

**DIMENSIONS**

SHEET  
A-1  
OF 12

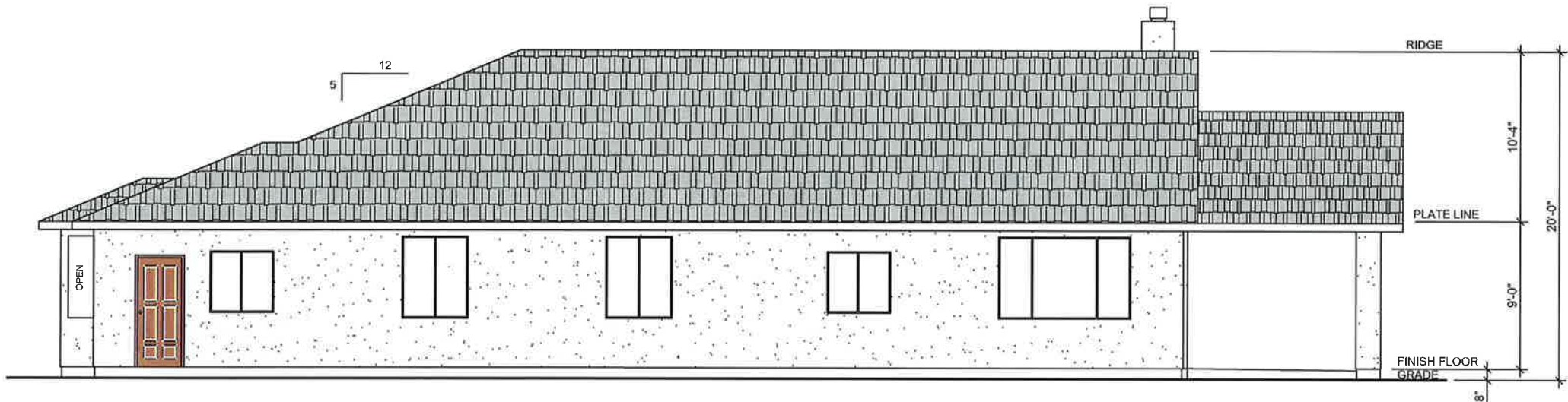


LEFT ELEVATION

- BUILDING COLORS**
- STUCCO SHALL BE LA HABRA STUCCO SOLUTIONS BLUE GRAY 504 (47) BASE 200
  - CONCRETE ROOF TILE SHALL BE MONIER PLANO ROOF TILE ES-1647 DARK GRAY
  - FACIA BOARD SHALL BE BEHR PAINT PRODUCT "WHISPER WHITE" PAINT HDC-MD-08
  - DOORS AND GARAGE DOOR SHALL BE BEHR PAINT PRODUCT "DOUBLE FUDGE" FULL BODY STAIN N130-7
  - ATTIC VENTS AT STUCCO SHALL BE PAINTED TO MATCH STUCCO
  - PLUMBING VENTS AT ROOF SHALL BE PAINTED TO MATCH ROOF TILE

REVISIONS

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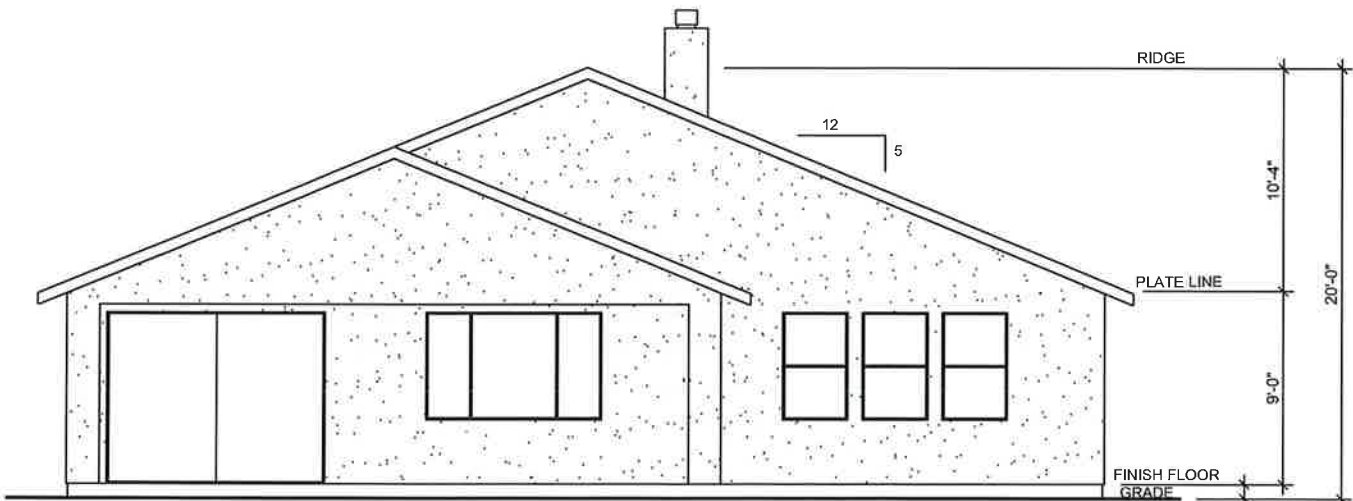
RIGHT ELEVATION

RESIDENCE FOR JOSE & MARU VASQUEZ  
16505 MOUNTAIN STREET  
LAKE ELSINORE, CA 92530

JUNE 11, 2018

COLORED ELEVATIONS

SHEET EC-1 OF 12



REAR ELEVATION



16'-0" x 8'-0" ROLL UP GARAGE DOOR

FRONT ELEVATION

ELEVATION NOTES

ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. PROVIDE KRAFT WATERPROOF BUILDING PAPER AT ALL EXT. WALLS. PROVIDE DOUBLE LAYER KRAFT PAPER AT ALL PLYWOOD SHEAR WALLS WITH MIN. GRADE D PAPER.

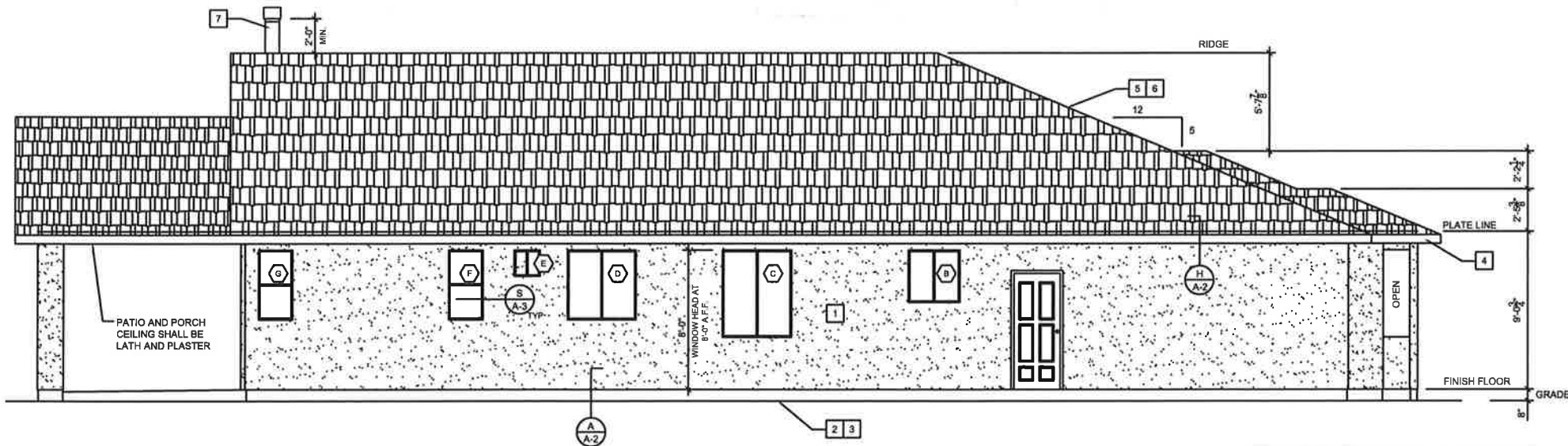
A CORROSION RESISTANT WEEP SCREED SHALL BE INSTALLED WITH A MIN. VERTICAL ATTACHMENT OF 3 1/2". THE SCREED SHALL BE INSTALLED A MIN. OF 4" ABOVE NATURAL GRADE OR MIN. 2" ABOVE PAVED AREAS. THE BUILDING PAPER SHALL LAP THE ATTACHMENT FLANGE.

PROVIDE CORNER AID AT ALL CORNERS.

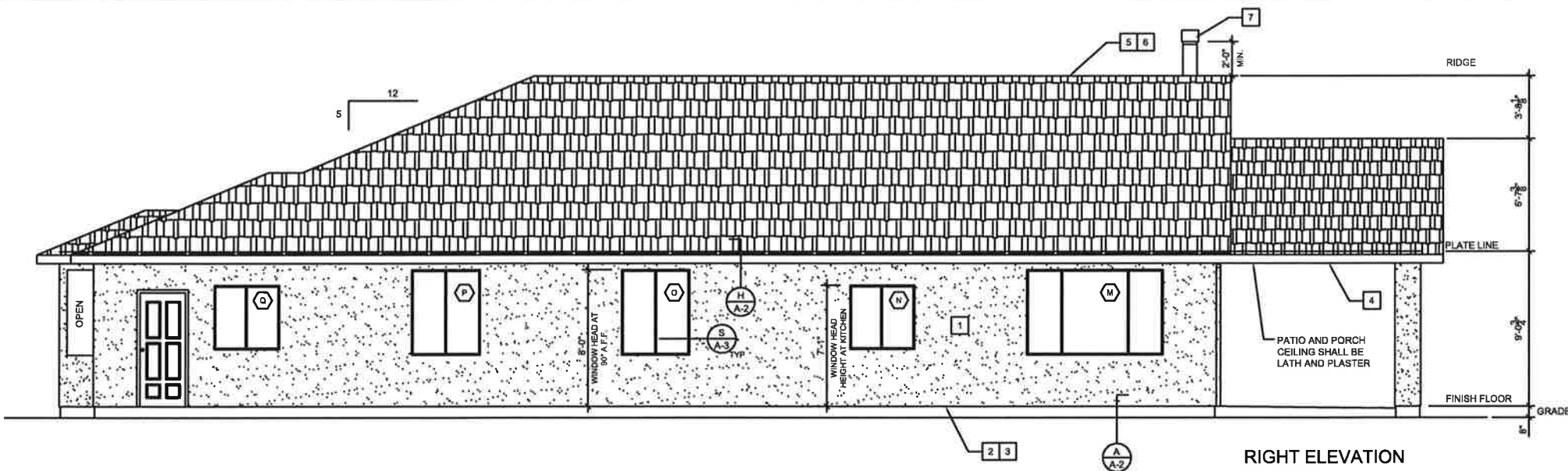
FLASH AND COUNTER FLASH-FLASH ALL EXTERIOR OPENINGS TO PROTECT FROM WEATHER.

ROOF COVERING SHALL BE MONIER LIFETILE OVER TYPE #30 FELT.

ROOF DIAPHRAGM NAILING MUST BE INSPECTED PRIOR TO COVERING.



LEFT ELEVATION  
SCALE 1/4" = 1'-0"



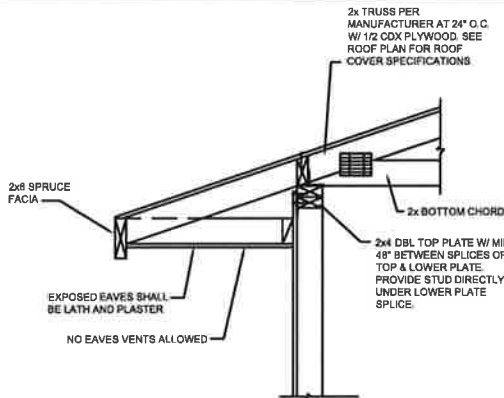
RIGHT ELEVATION  
SCALE 1/4" = 1'-0"

KEYNOTES

- 1 LATH AND PLASTER OVER 1" XPS.
- 2 WEEP SCREED.
- 3 PROVIDE MIN. 8" FROM GRADE TO WOOD.
- 4 2X8 SPRUCE FACIA.
- 5 PITCH 5:12.
- 6 CONCRETE ROOF TILE. BORAL "ESPANA" ESR-1647 OVER TYPE #30 FELT.
- 7 HEATILATOR PRE-FAB FIREPLACE MODEL RVB4236 COMPLYING WITH UL 127 - FIREPLACE IS A DIRECT-VENT SEALED-COMBUSTION TYPE. SEE NOTE 22 SHEET A-1 AND ATTACHED INSTALLATION MANUAL.

VENTILATION REQUIREMENTS

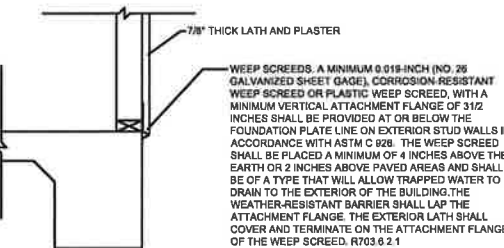
REQUIRED VENTILATION: 7.9 SQ. FT.  
2,382 SQ. FT. OF ATTIC FLOOR SPACE DIVIDED BY 300 EQUAL 7.9 SQ. FT.  
ONE HALF VENTING REQUIRED AT 30" ABOVE EAVE VENTS: 3.6 SQ. FT. PROVIDE 6-12" x 24" O'HAGIN VENT MODEL #M @ 66 SQ. IN. NET FREE VENTILATION AREA  
UPPER VENTS SHALL BE MIN 36" ABOVE LOWER VENTS.  
ONE HALF VENTING REQUIRED AT 30" BELOW UPPER VENTS: 4.2 SQ. FT. PROVIDE 7-12" x 24" O'HAGIN VENT MODEL #M @ 66 SQ. IN. NET FREE VENTILATION AREA  
TOTAL PROVIDED: 7.8 SQ. FT.



PLASTER AT EAVE

SCALE 1/4" = 1'-0"

H

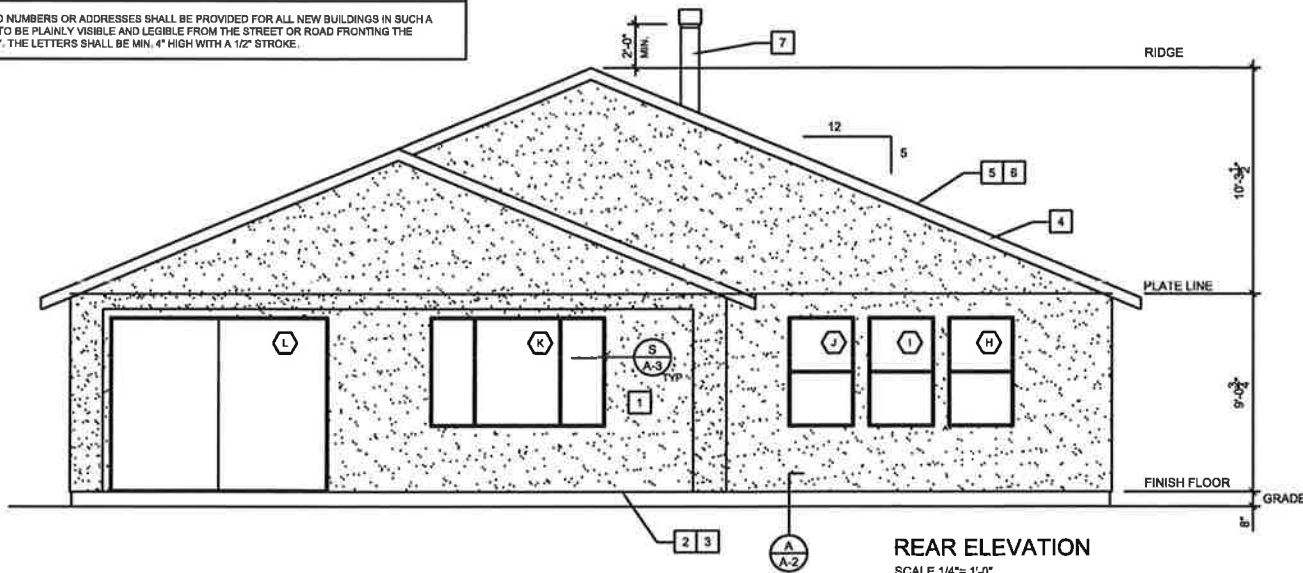


PLASTER SCREED

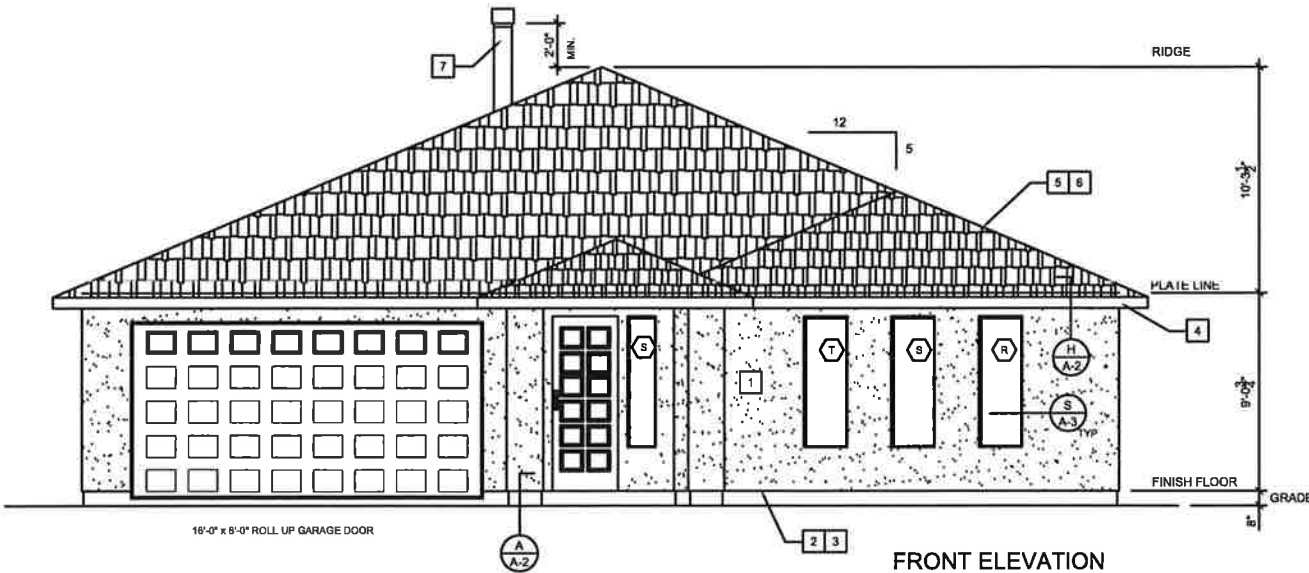
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APPROVED ADDRESS POSTED

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE LETTERS SHALL BE MIN. 4" HIGH WITH A 1/2" STROKE.



REAR ELEVATION  
SCALE 1/4" = 1'-0"



FRONT ELEVATION  
SCALE 1/4" = 1'-0"

WILLIAM GALLAGHER  
1045 SAW TOOTH LANE  
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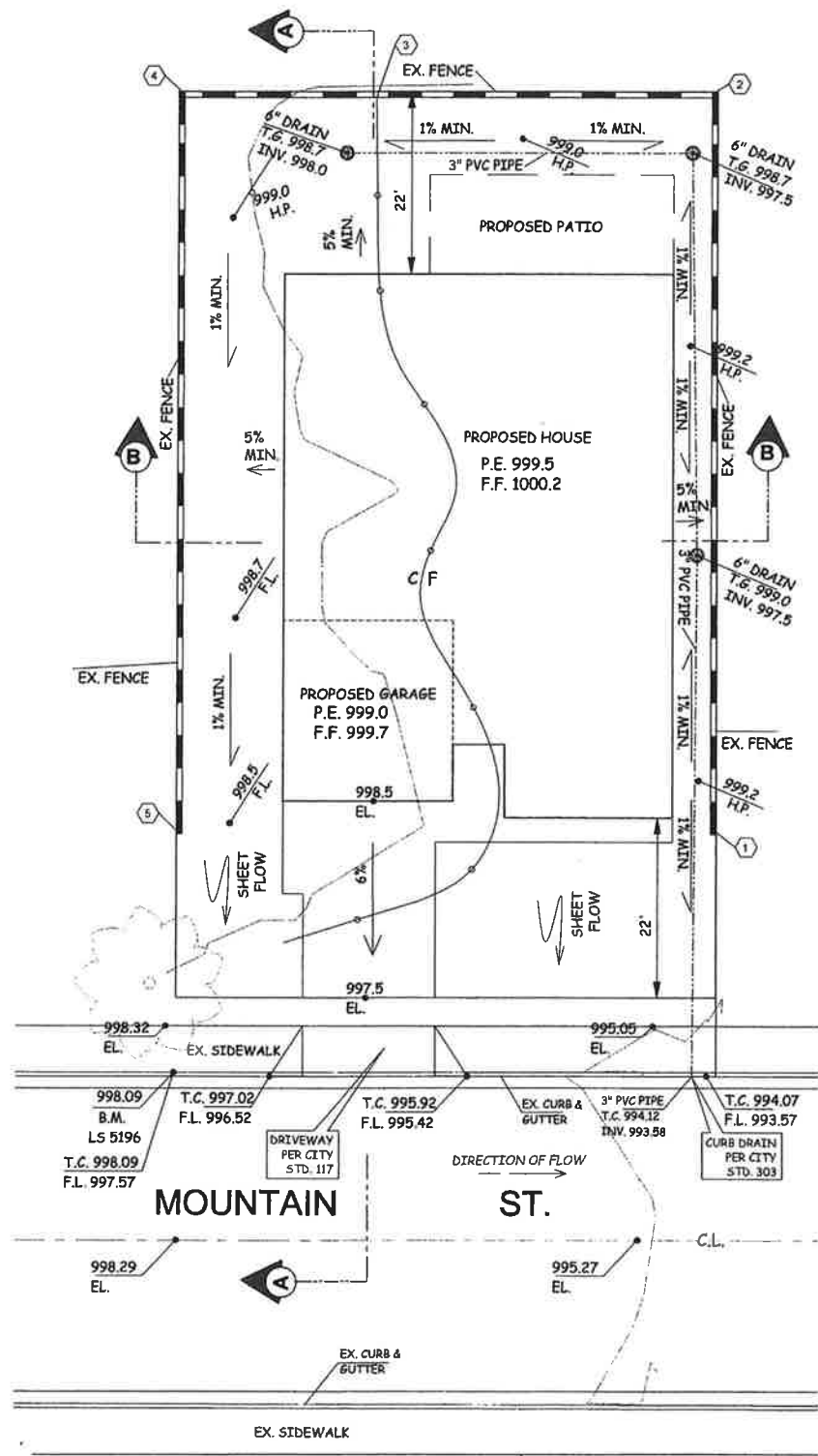
RESIDENCE FOR JOSE & MARU VASQUEZ  
16505 MOUNTAIN STREET  
LAKE ELSINORE, CA 92530

JUNE 11, 2018

ELEVATIONS

SHEET  
A-2  
25 13





#### NOTE

1-RETAINING WALL IS NOT A PART OF THIS GRADING PLAN.  
2-RETAINING WALL DESIGN SHALL BE SEPARATE W/SEPARATE PERMIT.

EXCEPT FOR THE RETAINING WALLS IN CONJUNCTION WITH THIS GRADING, ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND FF ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLANS DO NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH BUILDINGS.

#### FIRE DEPARTMENT NOTES:

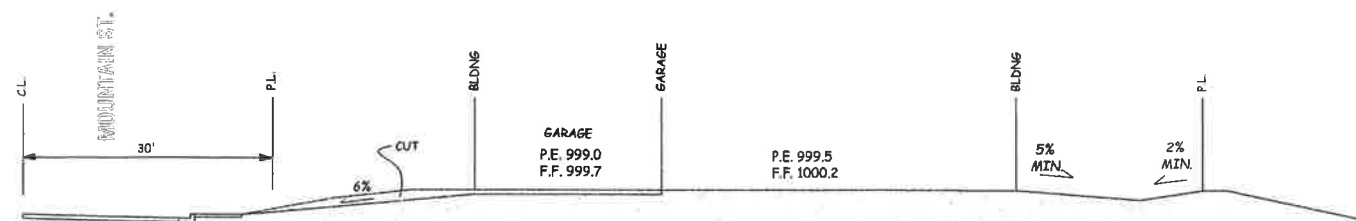
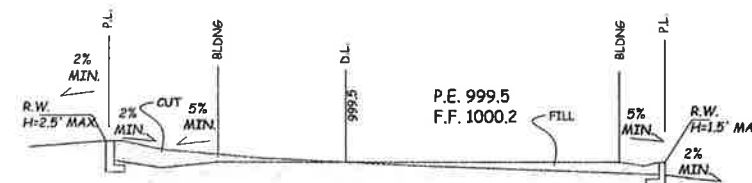
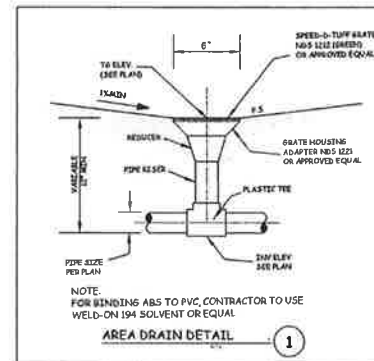
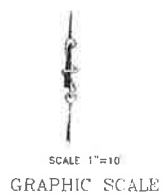
100 FEET AROUND ALL STRUCTURES VEGETATION SHALL BE MAINTAINED PER RIVERSIDE COUNTY ORDINANCE 787.7.

STRUCTURES SHALL COMPLY WITH CHAPTER 7-A OF THE BUILDING CODE. TWO SETS OF STRUCTURAL PLANS SHALL BE SUBMITTED PRIOR TO BUILDING PERMIT ISSUANCE.

DRIVEWAY SURFACES SHALL BE CAPABLE OF SUPPORTING A VEHICLE 40,000 POUNDS OVER TWO AXLES.

#### RETAINING WALLS INFORMATIONS

1	TOP OF WALL	B. OF WALL	HEIGHT (FT)	T. OF FTING
1	999.50	998.50	1.00	998.00
2	999.50	998.00	1.50	997.50
3	999.50	999.00	0.50	998.50
4	1002.00	999.50	2.50	999.00
5	1000.00	999.00	1.00	998.50



#### NOTE:

THE ENGINEER WHO PREPARED THE GRADING PLAN HAS VERIFIED THE CONSISTENCY BETWEEN ON- SITE GRADING INFORMATION AND THE WORK WITHIN THE R/W APPROVED BY THE TRANSPORTATION DEPT.

#### NOTE:

THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION & MONITORING OF EFFECTIVE EROSION & SEDIMENT CONTROLS

#### NOTE:

THE FILL MATERIAL SHALL BE COMPACTED AT LEAST 90% OF MAXIMUM DENSITY. FOR SECTION (J 107.5 2016 CBC)

#### IMPORTANT NOTE TO OWNER/CONTRACTOR:

EARTHWORK QUANTITIES ARE ESTIMATES ONLY AND DO NOT INCLUDE SHRINKAGE OR SUBSIDENCE. THEY ARE ESSENTIALLY FOR PERMIT PURPOSES ONLY AND NOT INTENDED FOR BIDDING.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT QUANTITIES FOR THE PURPOSES OF PAYMENT AND CONTRACT DOCUMENTS. THE UNDERSIGNED ENGINEER ACCEPTS NO RESPONSIBILITY FOR DISCREPANCIES IN THE EARTHWORK QUANTITIES.



#### OWNER/DEVELOPER

JOSE VASQUEZ  
3360 FIR CIR.  
LAKE ELSINORE, CA 92530  
(951) 824-4649

#### SITE ADDRESS

16506 MOUNTAIN ST.  
LAKE ELSINORE, CA 92530

#### ASSESSOR PARCEL NO.

389-434-018, RIVERSIDE COUNTY, CA

#### ESTIMATED EARTH QUANTITIES

CUT 72 CU.YDS±  
FILL 72 CU.YDS±

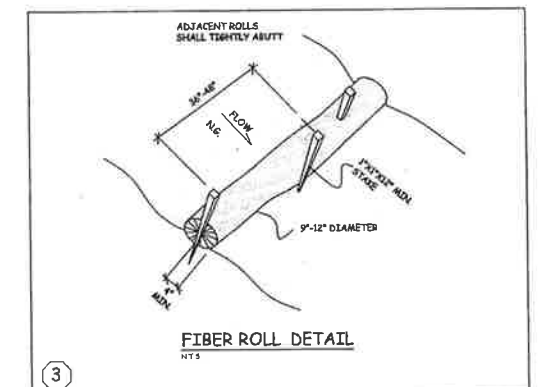
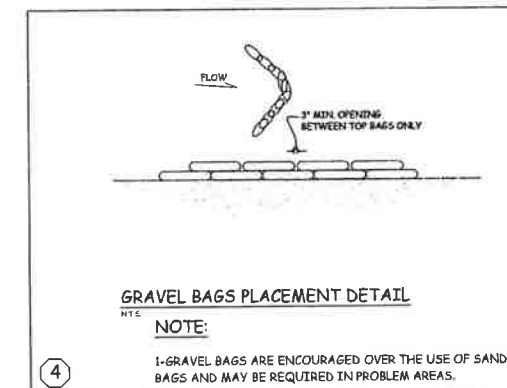
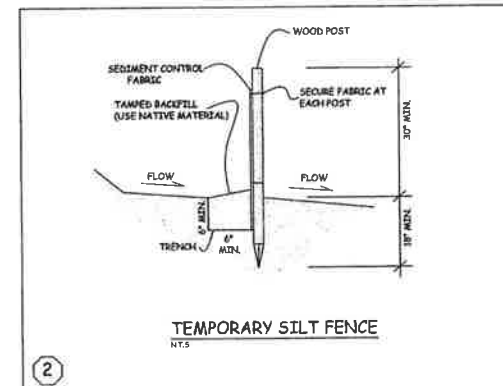
TOTAL ACREAGE: 0.17± ACRES-GROSS  
TOTAL ACREAGE: 0.17± ACRES-NET  
TOTAL DISTURBED: 0.08 ACRES  
PERCENTAGE OF TOTAL ACREAGE DISTURBED: 46%±



MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY: <b>ACE Group, Inc.</b> 750 S. LINCOLN AVE. #104-167 CORONA, CA 92882 (951) 272-8181, (951) 272-8794 FAX	SEAL <b>Ken A. Seumalo</b> RCE NO. 56915 STATE OF CALIFORNIA	CITY OF LAKE ELSINORE	SHEET
							16506 MOUNTAIN ST. APN: 389-434-018	2 OF 3 SHEETS
								FILE No. 0910-9518-WO

**JOSE VASQUEZ**  
3360 FIR CIR.  
LAKE ELSINORE, CA 92530  
(951) 824-4649

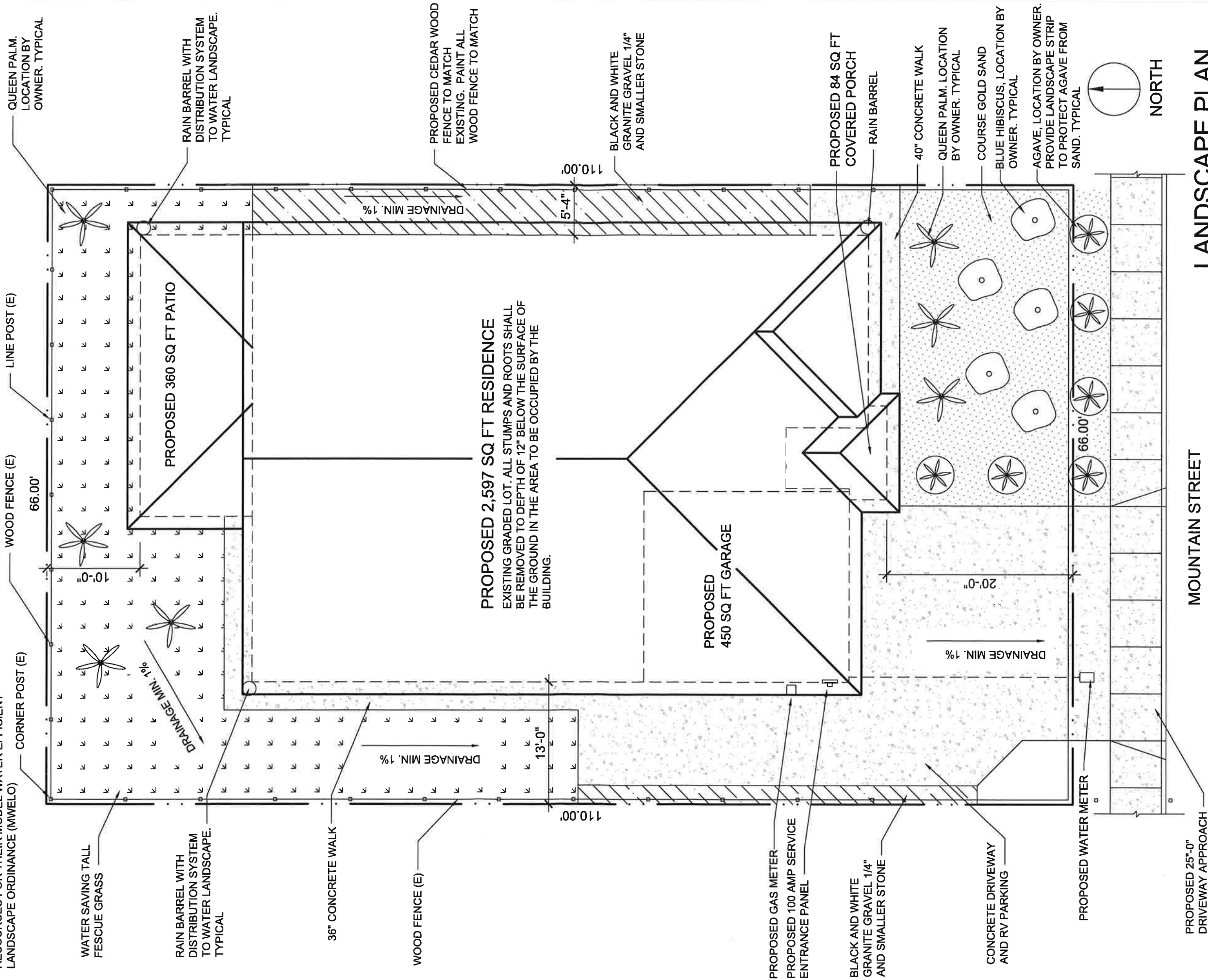
**ASSESSOR PARCEL NO.**  
389-434-018, RIVERSIDE COUNTY, CA

1. **DUST CONTROL:**  
THE REDUCTION OF SURFACE AND AIR MOVEMENT OF DUST DURING LAND DISTURBANCE, DEMOLITION, OR CONSTRUCTION WILL BE USED IN AREAS SUBJECT TO DUST PROBLEMS TO PREVENT SOIL LOSS AND REDUCE THE PRESENCE OF POTENTIALLY HARMFUL AIRBORNE SUBSTANCES.
2. **SAFETY FENCE:**  
A PROTECTIVE BARRIER WILL BE INSTALLED TO PREVENT ACCESS BY THE PUBLIC TO AN EROSION CONTROL MEASURE. This structural practice is applicable to any control measure or series of measures that can be CONSIDERED unsafe by virtue of potential access by the public.
3. **TEMPORARY ROCK CONSTRUCTION ENTRANCE:**  
AT THE POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE, A STABILIZED IRREGULAR ROCK PAD (3 TO 4 INCHES) WITH A FILTER FABRIC UNDERLINED WILL BE USED TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS AND OTHER PAVED AREAS.
4. **OUTLET PROTECTION:**  
The installation of paved and/or riprap channel section and/or stilling basins below storm drain outlets will be used to reduce erosion from scouring at outlets and to reduce concentrated storm water flow velocities.
5. **SILT FENCE/FILTER BARRIER:**  
This technique uses a temporary sediment barrier consisting of a filter fabric stretched across and attached to entrenched supporting posts. There are two types: 1) the silt fence is a temporary linear filter barrier constructed of synthetic filter fabric, posts, and possibly a wire fence for support; and 2) the filter barrier is constructed of stakes and burlap or synthetic filter fabric.
6. **FIBER ROLL BARRIER:**  
A temporary sediment barrier consisting of a row of entrenched and anchored fiber rolls will be used to intercept and detain small amounts of sediment from disturbed areas, and to decrease the velocity of sheet flows and low-to-moderate level channel flows. This structural control is applicable below disturbed areas subject to sheet and rill erosion, and not intended for use in live streams or in swales where there is a possibility of a high flow and washout.
7. **STORM DRAIN INLET PROTECTION:**  
To prevent sediment from entering storm water collection systems prior to permanent stabilization of the disturbed area, a sediment filter or an excavated impounding area must be installed around a storm drain drop or curb inlet. storm drain inlet protection is to be limited to areas not exceeding 1 acre and is not intended to control large, concentrated storm water flows.
8. **STOCK PILE COVER:**  
A temporary or permanent cover will be used to prevent rainfall from contacting stockpiles. the cover may consist of a plastic sheeting held in place by ballast to protect against wind, or it may be a more permanent structure, such as a storage shed or any roofed structure.



MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY:  <b>ACE Group, Inc.</b> 750 S. LINCOLN AVE. #104-167 CORONA, CA 92882 (951) 272-8181, (951) 272-8794 FAX	 SEAL  1/16/20 DATE	SCALE:  1"=10'	BENCH MARK: FD @ 28 FT SOUTH OF SOUTHWEST CORNER OF THE LOT NAIL & TIN IN TOP OF CURB. FLUSH, W/ TAG LS 5186 ASSUME ELEV. 998.09	CITY OF LAKE ELSINORE  16506 MOUNTAIN ST. APN: 389-434-018	SHEET  3 OF 3 SHEETS  FILE No. 0910-9518-WO
				KEN A. SEUMALD, RCE No. 56915 CITY ENGINEER CITY OF LAKE ELSINORE	DATE		DATE:			

PROVIDE A WATER EFFICIENT LANDSCAPE:  
CONTACT EASTERN MUNICIPAL WATER DISTRICT (emwd.org)  
FOR WATER EFFICIENT LANDSCAPE PLANS AND IDEAS OR  
CONTACT CALIFORNIA DEPARTMENT OF WATER  
RESOURCES FOR THEIR MODEL WATER EFFICIENT  
LANDSCAPE ORDINANCE (MWELO)



LANDSCAPE PLAN FOR JOSE & MARU VASQUEZ  
16505 MOUNTAIN STREET  
LAKE ELSINORE, CA 92530

PLAN BY: WILLIAM GALLAGHER  
1045 SAW TOOTH LANE  
HEMET, CA 92545-6381

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JULY 1, 2018