

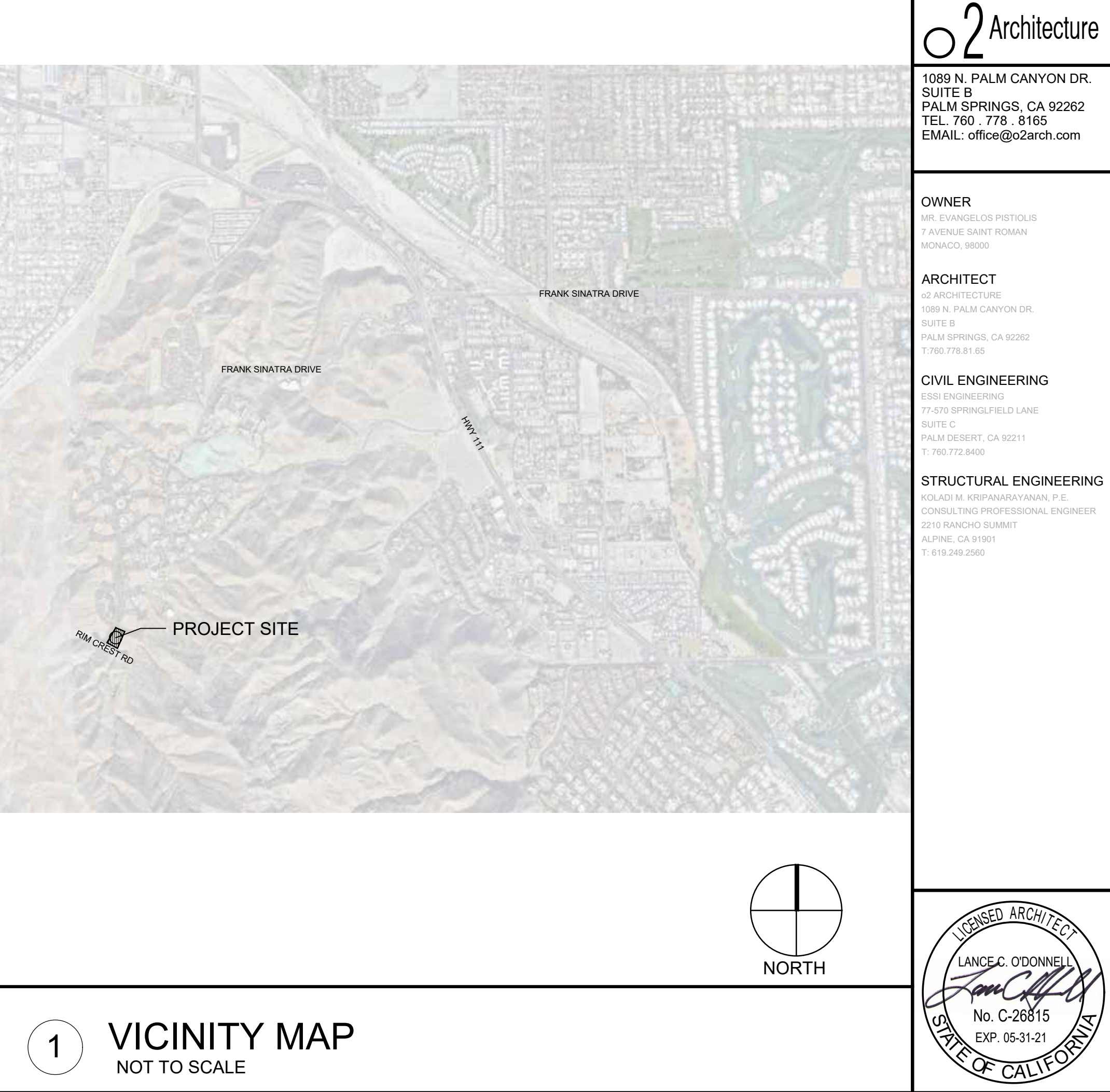
"THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION CONTAINED THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS EXPRESSLY AUTHORIZED BY o2 ARCHITECTURE."

ABBREVIATIONS

AB	ANCHOR BOLT/AGGREGATE BASE	ENT(R)	ENTRANCE	(N)	NEW	STRUC	STRUCTURAL
ABRAS	ABRASIVE	EXH	EXHAUST	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	SYS	SYSTEM
AC	ASPHALT CONCRETE/AIR CONDITIONING	EXT	EXTERIOR			SD	STORM DRAIN
ACOUS	ACOUSTIC/ACOUSTICAL	F	FAHRENHEIT/FILL	NIC	NOT IN CONTRACT	SF	SQUARE FOOT(FEET)
ACQU	AIR CONDITIONING UNIT	FD	FLOOR DRAIN	NDG	NOISE REDUCTION COEFFICIENT	SGL	SINGLE
ADA	AMERICANS W/IDISABILITIES ACT	FDN	FOUNDATION	OC	ON CENTER	SHW	SHOWER
ADHES	ADHESIVES	FH	FIRE HYDRANT	OD	OUTSIDE DIAMETER	SMACNA	SHEET METAL & AIR CONDITIONER CONTRACTORS NATIONAL ASSOCIATION
AFF	ABOVE FINISH FLOOR	FIN	FINISH	OS	OWNER SUPPLIED	SW	SWITCH
AGG/AGGR	AGGREGATE	FLR	FLOOR	OX	OXYGEN	SYM	SIMILAR
AHU	AIR HANDLING UNIT	FIX	FIXTURE	PKG	PACKAGING	SY	SYMMETRICAL
ALUM	ALUMINUM	FTG	FOOTING	PL	PLACES/PLATE/PROPERTY LINE	TEL	TELEPHONE
AP	ACCESS PANEL	FUT	FUTURE	PLEN	PLENUM	TF	TRACK FEET
ASP(H)	ASPHALT	G	GAS	POL	POLISH	TOC	TOP OF CONCRETE/CURB
BD	BOARD	GA	GAUGE	PR	PAIR	TOR	TOP OF RAIL
BD FT	BOARD FEET	GALV	GALVANIZED	PROP	PROPERTY/PROPOSED	TOS	TOP OF SLAB
BLK	BLOCK	GLS	GLASS	PSF	POUNDS PER SQUARE FOOT	TOT	TOTAL
BM	BEAM	GR	GRAVEL/GRADE/GRATE	PT	POINT/PAINT	TOW	TOP OF WALL
BOT	BOTTOM	GYP	GYPSUM	PVC	POLYVINYLCHORIDE	UNO (UNO)	UNLESS NOTED OTHERWISE
BRK/BR	BRICK	HAZ	HAZARDOUS	PVMT	PAVEMENT	UTL	UTILITIES
BRKT	BRACKET	HDWR	HARDWARE	(RAD)	RADIUS/RISER	VA	VISUAL AID
BTW	BETWEEN	HORIZ	HORIZONTAL	(R)	REMOVE	VB	VAPOR BARRIER
CAB	CABINET	HT	HEIGHT	RECEPT	RECEPTACLE	VENT	VENTILATE
CLG	CEILING	HTR	HEATER	RECIRC	RECIRCULATE/RECIRCULATING	VIF	VERIFY IN FIELD
COL	COLUMN	HW	HOT WATER	REF	REFERENCE	VERT	VERTICAL
COMPR	COMPRESSOR	HWY	HIGHWAY	REFIN	REFINISH	VLT	VOLUME
CONC	CONCRETE	INCN	INCANDESCENT	REFLTD	REFLECTED	VTR	VENT THROUGH ROOF
CTR	CENTER	INT	INTERIOR/INTERSECTION	REFRIG/REFG	REFRIGERATOR	W	WIDTH
CWR	CONTINUOUS WELD RAIL	INSUL	INSULATION	REINF	REINFORCED/REINFORCE/REINFORCING	WD	WOOD
CER	CERAMIC	JT	JOINT	REIMB	REIMBURSABLE	WP	WATERPROOF
CF	CUBIC FEET	LAM	LAMINATE	REL	RELOCATED	WR	WATER RESISTANT
CFM	CUBIC FEET PER MINUTE	LAV(S)	LAVATORY (LAVATORIES)	RECS	RECOVERS	WSCOT	WAINSCOT
CIP	CAST IN PLACE/CAST IRON PIPE CLEAN-IN-PLACE	LF(S)	LINEAR FEET (DOOR LEAF(S))	RM	ROOM	WT	WEIGHT
				RT	RIGHT	WRT	WITH RESPECT TO
CL	CLASS	LG	LONG	RTE	ROUTE		
CLK	CAULKING	LGT	LENGTH	RTO	RAIL, TURN OUT		
CLOS	CLOSE	LRG	LARGE	RW/RWOW	RIGHT OF WAY		
CLR	CLEAR/CLEARANCE	LTG	LIGHTING	RWT	RAIL WEIGHT		
CMU	CONCRETE MASONRY UNIT	LVR	LOUVER	S	SOUTH		
CONSTR(R)	CONSTRUCTION	MACH	MACHINE	SAN	SANITARY		
CONTR	CONTRACTOR	MAINT	MAINTENANCE	SC	SOLID CORE		
CORR	CORRUGATED/CORRUGATION	MAX	MAXIMUM	SECT	SECTION		
DEPT	DEPARTMENT	MBH	THOUSAND BRITISH THERMAL UNITS/HOUR	SEW	SEWER		
DIR	DIRECTED	MECH	MECHANICAL	SHR	SHOWER		
DR	DOOR/DRAIN/DRIVE	MED	MEDIAN/MEDIUM	SS	STAINLESS STEEL		
DS	DOWNSPOUT	MET(MTL)	METAL	SL	SLOPE		
E	EAST/EXTERNAL DISTANCE (CURVE DATA)	MFR	MANUFACTURER	SPR	SPRINKLER		
(E)	EXISTING	MIN	MINIMUM	SPEC	SPECIFICATIONS		
EA	EACH	MIDG	MOLDING	SQ	SQUARE		
ELECT(T)	ELECTRIC/ELECTRICAL	MNT	MOUNT	STC	STEEL TRANSMISSION COEFFICIENT		
EL(V)	ELEVATION/ELEVATOR	MTD	MOUNTED	STL	STEEL		
ENCL	ENCLOSURE	N	NORTH	STOR	STORAGE		

DRAWING SYMBOLS:

①	DOOR NUMBER
②	WINDOW NUMBER
1 SHT	ROOM NUMBER
A 4	SECTION SYMBOL
B 4	PARTIAL ELEVATION
B 4	PARTIAL SECTION
L	DETAIL



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RIM CREST MODERN LOT 42

GENERAL NOTES

o2 ARCHITECTURE HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPY RIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR CHANGED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF o2 ARCHITECTURE.

- ALL CONTRACTORS SHALL HAVE A CURRENT VALID BUSINESS LICENSE PRIOR TO PERMIT ISSUANCE PER CITY CODE.
- ALL CONTRACTORS MUST SUBMIT CERTIFICATE OF WORKER'S COMPENSATION INSURANCE COVERAGE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT PER CALIFORNIA LABOR CODE, SECTION 3800.
- GENERAL CONTRACTOR SHALL COMPLETE AND SUBMIT A CONTRACTORS LIST FORM TO THE DEPARTMENT OF BUILDING AND SAFETY PRIOR TO REQUEST FOR FINAL INSPECTION PER LOCAL ORDINANCE.
- APPROVED TEMPORARY FACILITIES (I.E. CHEMICAL TOILETS) SHALL BE ON THE CONSTRUCTION SITE PRIOR TO REQUEST FOR FIRST INSPECTION HEALTH AND SAFETY CODE, SECTION 5416.
- CONTRACTOR SHALL PROVIDE A TRASH BIN TO INSURE PROPER CLEANUP OF ALL BUILDING MATERIALS, STORAGE AND BUILDING MATERIALS OR DEBRIS SHALL BE CONFINED TO THE LOT FOR WHICH THE PERMIT IS ISSUED. ADJACENT PROPERTIES MAY NOT BE UTILIZED FOR THIS PURPOSE UNLESS WRITTEN PERMISSION OF THE OWNER IS ON FILE WITH THIS OFFICE. THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN A CLEAR CONDITION AT ALL TIMES, AS INDICATED IN THE GOVERNING CODE.
- THE WORK SHALL CONFORM TO THE LATEST EDITION OF ALL GOVERNING CODES AND ORDINANCES. IF DISCREPANCIES ARE FOUND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- THE ELECTRICAL, MECHANICAL AND STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS, BEFORE THE INSTALLATION OF ELECTRICAL, MECHANICAL, OR STRUCTURAL WORK, SHOULD THERE BE A DISCREPANCY BETWEEN THE ELECTRICAL, MECHANICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS THAT WOULD CREATE A CONFLICT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS/HER EXPENSE.
- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS.
- DEFINITIONS:
 - "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS UNLESS OTHERWISE NOTED.
 - "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. DIFFERENCES ARE INFERRABLE FROM OTHER INFORMATION GIVEN. VERIFY DIMENSIONS AND ORIENTATIONS.
 - "PROVIDE" MEANS FURNISH AND INSTALL.
 - "FURNISH" MEANS TO FURNISH AND OTHERS WILL INSTALL.
- DIMENSIONING RULES:
 - HORIZONTAL DIMENSIONS ARE SHOWN FROM INTERSECTION OF COLUMN GRID OR FACE OF FRAMING TO INTERSECTION OF COLUMN OR FACE OF FRAMING UNLESS OTHERWISE NOTED.
 - DIMENSIONS NOTED "OLEAF" OR "CLIP" MUST BE PRECISELY MAINTAINED.
 - DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT UNLESS OTHERWISE NOTED.
 - VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FLOOR FINISH, UNLESS OTHERWISE NOTED.
 - DO NOT SCALE DRAWINGS; IF ANY ITEM OR WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE APPROVAL OF THE ARCHITECT.
 - DIMENSIONS MARKED "V.P." SHALL BE VERIFIED BY THE CONTRACTOR AND/OR SUBCONTRACTOR WITH THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND REPORT ANY ERROR, INCONSISTENCY, CONFLICT OR OMISSION TO THE ARCHITECT.
- ERECT AND INSTALL ALL PLUMB, SQUARE, TRUE AND IN PROPER ALIGNMENT.
- CONFIRM DURING THE PRICING PERIOD ON SITE DELIVERY OF ALL CONSTRUCTION MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF POTENTIAL DELAYS TO THE COMPLETION DATE OF THE PROJECT.
- DO NOT SUBSTITUTE, REVISE OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/OWNER.
- SUBMIT A SPECIFIED CONSTRUCTION SCHEDULE AND A SCHEDULE OF REQUIRED SUBMITTALS WITHIN THE PACKAGE.
- SUBMIT THE SCHEDULES, SHOP DRAWINGS, MOCKUPS, SAMPLES AND OTHER REQUIRED SUBMITTALS WITHIN TWO WEEKS AFTER THE NOTICE TO PROCEED. NOTIFY ARCHITECT IF ADDITIONAL TIME IS REQUIRED; ALLOW THE ARCHITECT SUFFICIENT TIME TO REVIEW AND COMMENT ON THE SUBMITTALS WHERE SHOP DRAWINGS ARE REQUIRED. SUBMIT FOUR SETS OF BLUE LINE DRAWINGS TO THE ARCHITECT FOR REVIEW AND COMMENT PRIOR TO THE COMMENCEMENT OF FABRICATION OR PLACING AN ORDER.
- PREPARE AND SUBMIT THE FOLLOWING TO THE ARCHITECT FOR REVIEW AND COORDINATION PRIOR TO ORDER OF FABRICATION OF MATERIALS AND/OR INSTALLATION OF SYSTEMS. SEE SPECIFICATION FOR REQUIREMENTS.
- CONTRACTORS ARE TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY CONFLICTING CONDITIONS PRIOR TO AND DURING CONSTRUCTION.
- DO NOT SCALE DRAWINGS. CONTRACTORS ARE RESPONSIBLE FOR SITE REVIEW AND VERIFICATION OF ALL QUANTITIES OF MATERIALS REQUIRED TO COMPLETE THE INSTALLATION.
- SEPARATE REVIEW APPROVALS, BLOCK WALLS, RETAINING WALLS NOT SUPPORTING BUILDING, AND DEMOLITION WORK. IDENTIFY CITY FOR PROCEDURAL INFORMATION.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/16" PER CGC SECTION 505.1.

CALGREEN CODE NOTES

- STORM WATER DRAINAGE/RETENTION DURING CONSTRUCTION:** PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. CGC 4.106.2.
- GRADING AND PAVING:** SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER FROM ENTERING BUILDINGS. **EXCEPTIONS:** ADDITIONS AND ALTERATIONS WHICH DO NOT ALTER THE EXISTING DRAINAGE PATH.
- ELECTRICAL VEHICLE (EV) CHARGING:** EV CHARGING FOR NEW CONSTRUCTION SHALL COMPLY WITH SECTION CGC 4.106.4.1 AND 4.106.4.2 FOR FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH CGC, ARTICLE 625. CGC 4.106.4.
- ONE & TWO FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES SHALL PROVIDE EVSE. SEE SHEET E1.3 FOR LOCATION. THE EVSE MUST CONSIST OF MINIMUM 1" CONDUIT, CONTINUOUS AT ENCLOSED INACCESSIBLE OR CONCEALED AREAS AND SPACES, EXTENDING FROM THE MAIN PANEL, TO A JUNCTION BOX WHERE EVSE RECEPTACLE WILL BE PROVIDED. THE MAIN SERVICE PANEL MUST BE SIZED TO ACCOMMODATE 200/40 VOLT, 40 AMP DEDICATED BRANCH CIRCUIT. SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40A MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE." THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE." CGC 4.106.4.1 & 4.106.1.1.
- NEW MULTIFAMILY DWELLS, WHERE THERE ARE 17 OR MORE UNITS, 3% OF THE TOTAL PARKING SPACES, BUT NOT LESS THAN ONE, SHALL BE EQUIPPED WITH ELECTRICAL VEHICLE CHARGING STATIONS. EVCS SHALL BE SHOWN ON THE PLANS IN COMMON USE AREAS AVAILABLE TO ALL RESIDENTS. CGC 4.106.4.2.

4. INDOOR WATER USE

4.A. FIXTURE FLOW RATE TABLE

CGC	FIXTURE TYPE	MAXIMUM FLOW RATE
4.303.1.1	WATER CLOSETS	1.28 gal/flush
4.303.1.2	WALL MOUNTED URINALS	0.125 gal/flush
4.303.1.2	ALL OTHER URINALS	0.5 gal/flush
4.303.1.3.1	SINGLE SHOWERHEADS	1.8 gpm @ 80 psi
4.303.1.4.1	RESIDENTIAL LAVATORY FAUCETS	1.2 gpm @ 60 psi
4.303.1.4.2	LAVATORY FAUCETS (IN COMMON AREAS)	0.5 gpm @ 60 psi
4.303.1.4.3	METERING FAUCETS	0.25 gallons per cycle
4.303.1.4.4	KITCHEN FAUCETS	1.8 gpm @ 60 psi

- MULTIPLE SHOWERHEADS: THE COMBINED FLOW RATE OF ALL SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 gpm @ 80 psi, OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. CGC 4.303.1.3.2.
- RESIDENTIAL LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE OF LESS THAN 0.8 gpm @ 20 psi. KITCHEN FAUCETS MAXIMUM FLOW RATE IS 1.8 gpm @ 60 psi; TEMPORARY INCREASE TO 2.2 gpm ALLOWED, BUT SHALL DEFAULT TO 1.8 gpm.
- LANDSCAPE IRRIGATION WATER:** NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 800 SQUARE FEET SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. OR PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 800 SQUARE FEET MAY COMPLY WITH THE MWELO'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION. CGC 4.304.1.
- ROOF DRAINAGE:** ANNULAR SPACES AROUND NIPPLES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLEBOLT/PLATE FLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF ROOFWATERS. CGC 4.408.1.
- RECYCLING:**
 - RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4. OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE; DOCUMENTATION REQUIRED PER CGC 4.408.5, CGC 4.408.1.
 - THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION PER CGC 4.408.1, CGC 4.408.2, 4.408.3.
 - PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT NOTED ON CGC 4.408.4 & 4.408.4.1, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN CGC 4.408.1.
 - DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 - 5, SECTION 4.408.3 OR SECTION 4.408.4, CGC 4.408.5.
- OPERATION & MAINTENANCE MANUAL:** THE BUILDER SHALL PROVIDE AN OPERATION MANUAL, CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1.

- POLLUTANT CONTROL:** DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED & MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1.
- POLLUTANT CONTROL:** VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION CGC 4.504.2, 4.504.3, 4.504.4, 4.504.5 & TABLES CGC 4.504.1, 4.504.2, 4.504.3 & 4.504.4 FOR: ADHESIVES, SEALANTS, PAINTS & COATINGS, CARPETS AND COMPOSITE WOOD PRODUCTS. CGC 4.504.2, 4.504.3, 4.504.4, 4.504.5.
- VERIFICATION OF COMPLIANCE SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY, AND AS REQUIRED IN SECTION 4.504.5.1. CGC 4.504.5.1.
- INTERIOR MOISTURE CONTROL:**
 - CONCRETE SLABS WILL BE PROVIDED WITH A CAPILLARY BREAK. CGC 4.505.2.1.
 - THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3.
- IRRIGATION SYSTEM CONTROLLERS:** AUTOMATIC IRRIGATION CONTROLLERS SHALL COMPLY WITH THE CGC SECTION 4.504.2 AS FOLLOWS:
 - CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN WEATHER OR WEATHER CONDITIONS CHANGE.
 - WEATHER BASED CONTROLLERS SHALL HAVE SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLERS(S). SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSORS.
- WRITTEN VERIFICATION:** PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERSEER SHALL STAKE THE PROPERTY CORNERS OF THE SUBJECT LOT. AT THE TIME OF THE UNDERGROUND PLUMBING INSPECTION AND PRIOR TO CALLING FOR ANY FOOTING INSPECTIONS FOR THESE PROJECTS, THE CONTRACTOR SHALL PROVIDE STRING LINES ALONG THE PROPERTY LINES ADJACENT TO THE PROPOSED WALL LINES OF THE NEW CONSTRUCTION.
- ENERGY CONSERVATION:** COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2016 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED AND DATED COPIES OF THE APPROPRIATE CGC 902.1 & 902.6 FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVIEWS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER."
- DOCUMENTATION:** DOCUMENTATION OF COMPLIANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY. OTHER SPECIFIC DOCUMENTATION OR SPECIAL INSPECTIONS NECESSARY TO VERIFY COMPLIANCE ARE SPECIFIED IN APPROPRIATE SECTIONS OF CALIFORNIA CGC 902.1.
- SPECIAL INSPECTORS:** SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING. CGC 702.2.
- INSTALLER TRAINING:** HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED PER CGC 702.1.
- CONCRETE SLAB FOUNDATIONS:** CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR BARRIER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19, OR THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, RESPECTIVELY, SHALL ALSO COMPLY WITH THIS SECTION. CGC 4.505.2.

CITY OF RANCHO MIRAGE NOTES

MUNICIPAL ADDENDUMS:

SITE MAINTENANCE DURING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS LISTED IN THE PALM SPRINGS MUNICIPAL CODE, CHAPTER 15.30.010.

SITE DRAINAGE TO ADHERE TO MINIMUM SLOPE REQUIREMENTS LISTED BELOW

- POURED IN PLACE CEMENT CONCRETE: 0.5%
- SHOTCRETE CONCRETE: 0.5%
- ASPHALTIC CONCRETE PAVEMENT: 1.0%
- SOILS SWALES: 0.5%
- PIPES: 0.4%

OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS LISTED IN THE PALM SPRINGS MUNICIPAL CODE, CHAPTER 24.16.

STORM WATER MANAGEMENT AND DISCHARGE CONTROL SHALL COMPLY WITH THE REQUIREMENTS LISTED IN THE PALM SPRINGS MUNICIPAL CODE, CHAPTER 24.20.

GARDEN WALLS SHALL COMPLY WITH THE PDMC 25.56.195, AS FOLLOWS:

- WALL HEIGHT MEASURED FROM GRADE AT BASE OF WALL.
- STREET SIDE GARDEN WALLS MEASURED FROM GRADE AT BASE OF STREET SIDE WALL FACE.
- NEW SIDE AND REAR WALLS SHALL BE A MINIMUM OF 5'-0" IN HEIGHT.
- WALLS WITHIN FRONT SETBACK TO BE 42" OR LESS. MINIMUM OF SEVEN FEET FROM CURB.
- WALLS BETWEEN 42" AND 61" ALLOWED WITHIN 15 FEET OF CURB.
- WALLS BETWEEN 61" AND 72" ALLOWED WITHIN 20 FEET OF CURB.

APPROVED TEMPORARY SANITARY FACILITIES (I.E. CHEMICAL TOILETS) SHALL BE ON THE CONSTRUCTION SITE PRIOR TO REQUEST FOR FIRST INSPECTIONS. (HEALTH AND SAFETY CODE, SECTION 5416)

CONTRACTOR AND/OR OWNER SHALL PROVIDE A TRASH BIN TO INSURE PROPER CLEAN-UP OF ALL BUILDING MATERIALS. (ORDINANCE NO. 262 OF PALM SPRINGS MUNICIPAL CODE)

STORAGE OF BUILDING MATERIALS OR DEBRIS SHALL BE CONFINED TO THE LOT FOR WHICH THE PERMIT IS ISSUED. ADJACENT VACANT PROPERTIES MAY NOT BE UTILIZED FOR THIS PURPOSE UNLESS WRITTEN PERMISSION OF THE OWNER IS ON FILE WITH THIS OFFICE. THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN A CLEAR CONDITION AT ALL TIMES. (PALM SPRINGS MUNICIPAL CODE, CHAPTER 8.02)

WIND DESIGN PARAMETERS: BASIC WIND SPEED: 123 MPH
EXPOSURE CATEGORY: 'C'

A NEW ELECTRICAL SERVICE IS PART OF THE PV DESIGN. CITY OF PALM SPRINGS TO VERIFY THAT A SEPARATE PERMIT HAS BEEN ISSUED FOR THE NEW SERVICE.

A LICENSED ENGINEER OR SURVEYOR SHALL STAKE THE PROPERTY CORNERS OF THE SUBJECT LOT. AT THE TIME OF THE UNDERGROUND PLUMBING INSPECTION AND PRIOR TO CALLING FOR ANY FOOTING INSPECTIONS FOR THESE PROJECTS, THE CONTRACTOR SHALL PROVIDE STRING LINES ALONG THE PROPERTY LINES ADJACENT TO THE PROPOSED WALL LINES OF THE NEW CONSTRUCTION.

CONSTRUCTION HOURS:

CONSTRUCTION IS PROHIBITED ON SUNDAYS AND HOLIDAYS (NEW YEARS, MEMORIAL DAY, JULY 4TH, LABOR DAY, THANKSGIVING & CHRISTMAS)
MONDAY - FRIDAY 7:00 am - 7:00 pm
SATURDAY 7:00 am - 7:00 pm
NO SPECIAL PERMIT REQUIRED
SUNDAY NOT ALLOWED
HOLIDAYS NOT ALLOWED

SCHEDULE OF DRAWINGS

GENERAL

- A0.1 TITLE SHEET, VICINITY MAP, LOCATION PLAN, BUILDING INFO., SCHEDULE OF DWGS., SYMBOLS & GENERAL NOTES
- A0.2 SPECIFICATIONS SHEET
- A0.3 CALIFORNIA GREEN BUILDING CODE SHEET

CIVIL

- *C-1 COVER SHEETS AND NOTES
- *C-2 PRECISE GRADING PLAN

ARCHITECTURAL

- A1.0 SITEPLAN
- A1.1 FLOOR PLAN
- A1.3 DOOR, WINDOW SCHEDULES
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A2.3 TYPICAL FACADE SYSTEM PANELING DIAGRAM & DETAILS
- A3.1 BUILDING SECTIONS
- A3.2 BUILDING SECTIONS
- A4.1 REFLECTED CEILING PLAN - LOW CEILING
- A4.2 REFLECTED CEILING PLAN - HIGH CEILING
- A5.1 SLAB LEVEL DETAILS
- A5.2 HIGH/LOW ROOF LEVEL DETAILS
- A5.3 WALL DETAILS
- A6.1 INTERIOR ELEVATIONS
- A6.2 INTERIOR ELEVATIONS
- A6.3 INTERIOR ELEVATIONS
- A6.4 INTERIOR ELEVATIONS
- A6.5 INTERIOR ELEVATIONS
- A6.6 INTERIOR ELEVATIONS
- A6.7 INTERIOR ELEVATIONS
- A6.9 FIREPLACE WALL DETAILS
- A7.1 ROOF PLAN - HIGH ROOF
- A7.2 ROOF PLAN - LOW ROOF
- A8.1 POOL DETAILS
- A8.2 STEEL TRELLIS DETAILS
- A8.3 BUILT-IN BBQ & SITE GATE / FENCING DETAILS

LANDSCAPE

- *L-1 LANDSCAPE PLAN

STRUCTURAL

- S-0.1 GENERAL NOTES AND SPECIFICATIONS
- S-1.1 FOUNDATION PLAN
- S-2.1 FRAMING PLAN-LOW ROOF
- S-2.2 FRAMING PLAN-HIGH ROOF
- S-2.3 BEAM SCHEDULE
- S-2.4 STEEL TRELLIS
- S-3.1 STRUCTURAL DETAILS
- S-3.2 STRUCTURAL DETAILS
- S-3.3 STRUCTURAL DETAILS

GENERAL PROJECT INFORMATION:

OWNER:
MR. EVANGELOS PISTOLIS
7 AVENUE SAINT ROMAN
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INTERIOR ARCHITECT:
TBD

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KOLADI M. KRIPANAYANAN, P.E.
CONSULTING PROFESSIONAL ENGINEER
2210 RANCHO SUMMIT
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SITE INFORMATION:

LEGAL DESCRIPTION:
LOT 42, MAP BOOK 314, PAGE 83
MIRADA ESTATES

ASSESSOR'S PARCEL NUMBER: 686-530-024

OCCUPANCY: SINGLE FAMILY RESIDENCE

ZONING: R-L-2 VERY LOW DENSITY

TYPE OF CONSTRUCTION: TYPE V-B

LOT SIZE: 39,374 S.F. (0.49 ACRES)

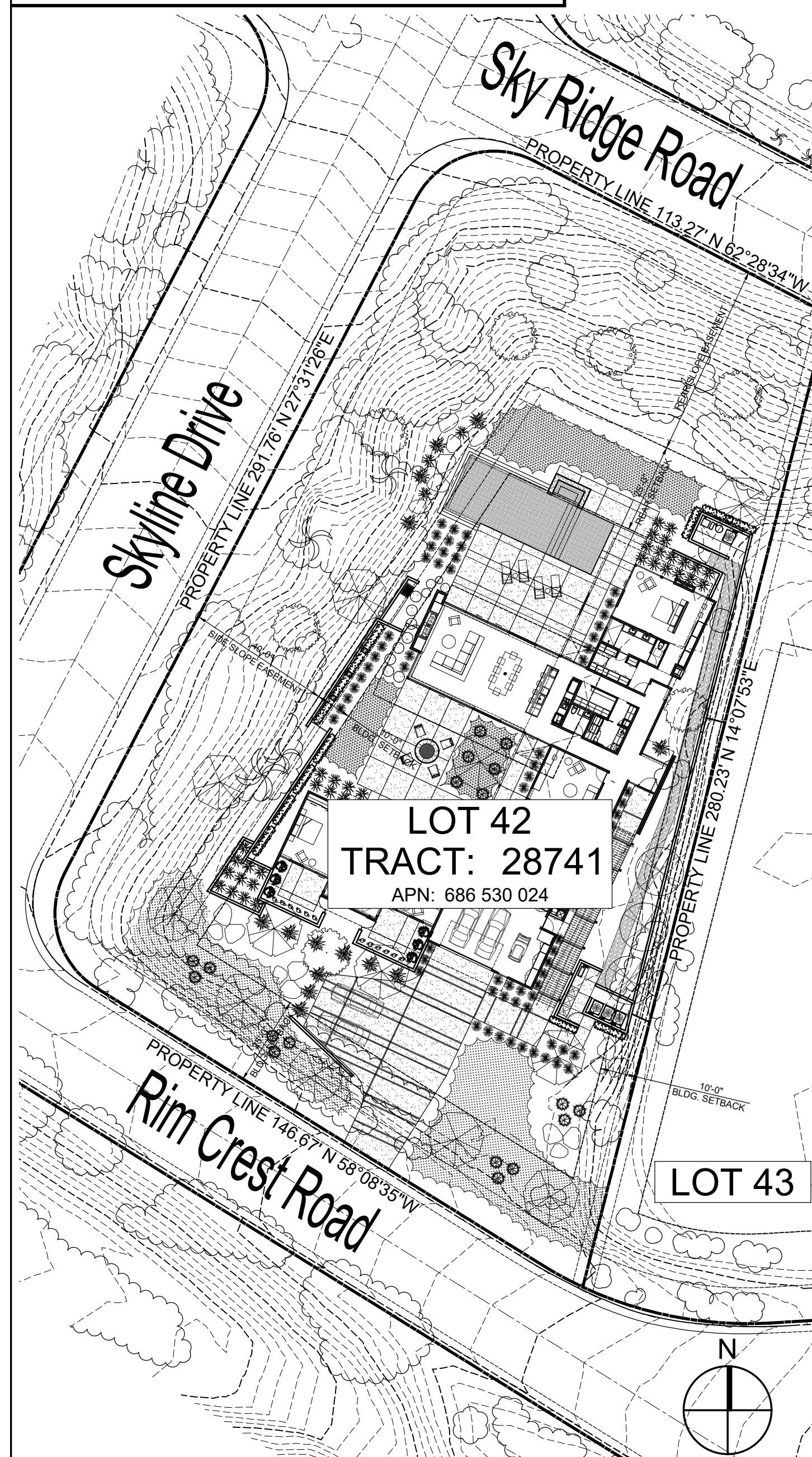
GROSS FLOOR AREA: 4,492 SF (CONDITIONED SPACE)

FIRE SPRINKLERS: YES / PER SECTION R313.2

BUILDING HEIGHT / NUMBER OF STORIES: 13 FEET 08 INCHES / 1 STORY RESIDENCE

AREA TABULATION:	COND.	UNCOND.	TOTAL
PROPOSED: MAIN HOUSE ATTACHED GARAGE	4,492 SF. 0 SF.	58 SF. 728 SF.	4,550 SF. 728 SF.
TOTAL BUILDING AREA:	4,492 SF.	786 SF.	5,278 SF.

"THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION CONTAINED THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS EXPRESSLY AUTHORIZED BY o2 ARCHITECTURE."






LOT PLAN
SCALE: 1"=30'-0"

SITE PLAN NOTES

1. SEE LEGEND FOR CONCRETE FLAT WORK JOINTS
2. SEE STRUCTURAL FOR CMU & CONCRETE REINFORCING
3. SEE LANDSCAPE PLAN FOR PLANT MATERIAL, IRRIGATION, LIGHTING & BOLDER/ ROCK PLACEMENT
4. CONTRACTOR SHALL BRING ALL GRADE DISCREPANCIES W/ CIVIL PLANS TO THE ATTENTION OF THE ARCHITECT.
5. NEW & EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST IN COLOR TO BACKGROUND. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2" INCH. PER CFC SECTION 505.1

LEGEND ELEVATION NOTES

	WOOD FRAME WALLS	TC = TOP OF CURB	TW = TOP OF WALL
	CONCRETE BLOCK WALLS	FL = FLOWLINE	TF = TOP OF FOOTING
	SAWCUT JOINT	TP = TOP OF PAVEMENT	S = SEWER LINE
	3" JOINT (PAVER JOINT)	EP = EDGE OF PAVEMENT	TG = TOP OF GRATE
		G = GROUND	F.S. = FINISH SURFACE
		WS = WATER SURFACE	F.F. = FINISH FLOOR
		W = WATER LINE	L.P. = LOW POINT
			H.P. = HIGH POINT

NOTES:

- THE RESIDENCE SHALL BE EQUIPPED WITH EXIT ALARMS ON THOSE DOORS PROVIDING DIRECT ACCESS TO THE POOL PER SECTION AV100.2 IN APPENDIX V OF THE 2019 CRC.

LOT INFORMATION:

APN: 686-530-024
LEGAL DESCRIPTION:
LOT 42 OF MIRADA ESTATES, IN THE CITY OF RANCHO MIRAGE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY
MAP BOOK 314, PAGE 83 OF TRACT 28741
SIZE: 39,374 SF (0.90 ACRES)

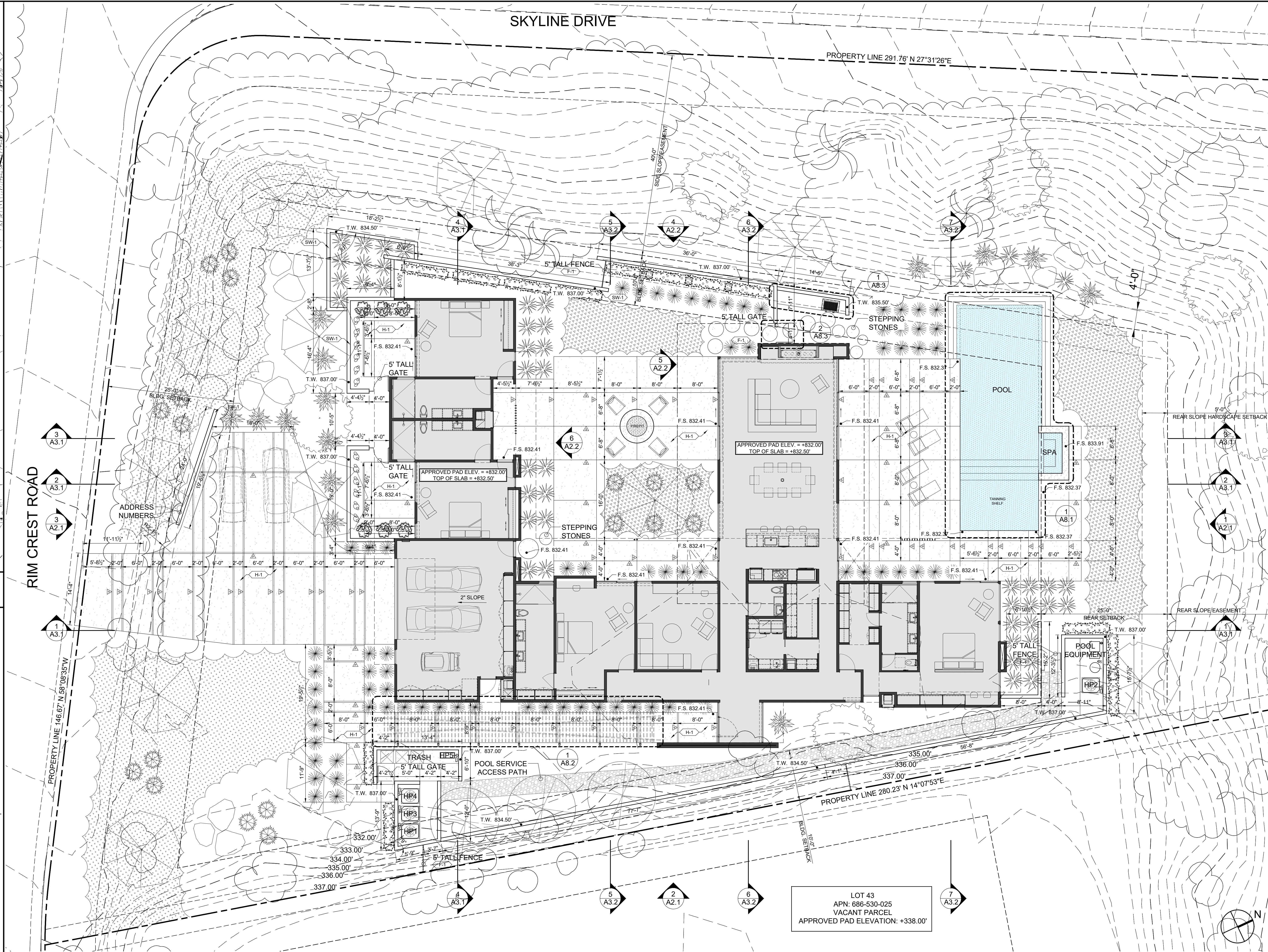
AREA TABULATION:

FLOOR AREA:	COND.	UNCOND.	COVERED	GROSS
NEW RESIDENCE	4,492sf	58sf	4,550sf	4,550sf
NEW GARAGE	0sf	728sf	728sf	728sf
TOTAL	4,492sf	786sf	5,278sf	5,278sf

LOT AREA: 39,374 SF (.90 ACRES)
BUILDING SITE COVERAGE AREA: 5,278sf / 39,374 sf = 13%
BUILDING HEIGHT: 13 FEET 08 INCHES, 1 STORY RESIDENCE

2 NOTES

SCALE: NOT TO SCALE



LEGEND

GROUND COVER		HARDSCAPE	
S-1	3/8"Ø INDIGO CRISHED BASALT STONE CHIPS, COLOR: "COAL BLACK"	H-1	CONCRETE HARDSCAPE, NATURAL GRAY W/ SAND WASHED FINISH.
S-2	1/2" - 1" MEXICAN BEACH PEBBLE, COLOR: 'CHARCOAL'	H-2	CONCRETE HARDSCAPE, NATURAL GRAY W/ LIGHT BROOM FINISH.
S-3	DECOMPOSED GRANITE 'DESERT GOLD' COLOR: 'LIGHT TAN'	H-3	CERAMIC POOL & SPA TILE: 'TBD'
SITE WALL			
SW-1	8x8x16 CMU BLOCK WALLS, NATURAL SACK CEMENT SAND FINISH		
FENCE			
F-1	5' TALL STEEL FENCE, COLOR: 'LEGENDARY GRAY'		
F-2	5' TALL STEEL FENCE & GATES, COLOR: 'LEGENDARY GRAY'		

3 PROPOSED SITE PLAN

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

OWNER
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[illegible]

PRIM CREST MODERN

42 RIM CREST ROAD
RANCHO MIRAGE, CA 92270

SHEET DESCRIPTION
PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"
DATE: 12.15.2020

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A1.1