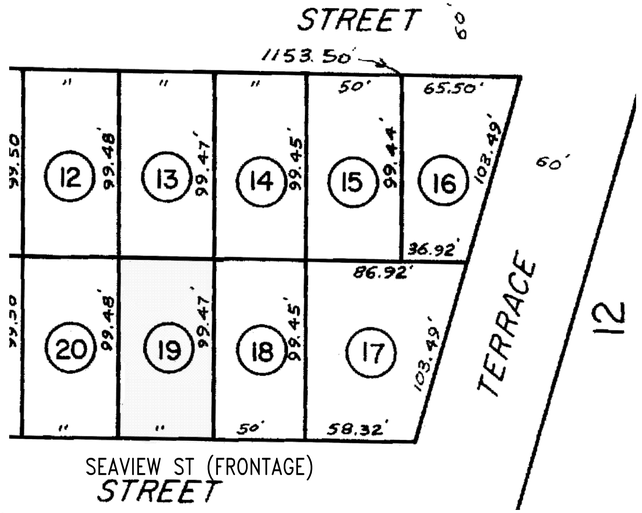
PARCEL MAP



SCALE: 1" =40'

VICINITY MAP

BUILDING DEPARTMENT NOTES

1. ALL NEW CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE 2022 (CBC) AND 2022 CALIFORNIA RESIDENTIAL CODE (CRC): CMC 2022 CALIFORNIA MECHANICAL CODE, CPC 2022 CALIFORNIA PLUMBING CODE; 2022 ENERGY CODE (T-24), CEC: CG 2022 CALIFORNIA ELECTRICAL CODE AND 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND LAGUNA BEACH MUNICIPAL CODE.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS TO BE REMOVED, RELOCATED OR REMAIN INTACT AND HOW THE NEW CONSTRUCTION RELATES TO THE SITE CONDITION. ALL CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH THE LATEST CONDITIONS (STATE/COUNTY/CITY) OF CODES AND ORDINANCES INCLUDING CAL OSHA AND FIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CODE COMPLIANCE OF WORK OF EVERY TRADE.

3. "THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED FROM CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM."

4. CONTRACTOR TO EITHER PROVIDE A PORTABLE TOILET AND HAND WASH STATION PER OSHA REGULATIONS OR SECURE IN ADVANCE WITH OWNER TO USE THERE EXISTING INDOOR ONSITE REST ROOM INSIDE THE HOUSE.

5. HOUSE ADDRESS NUMBER SHALL BE MOUNTED ON HOUSE & SHALL BE VISIBLE AND LEGIBLE FROM THE STREET IN A CONTRAST COLOR 4" TALL MINIMUM– SEE EXTERIOR ELEVATION FOR ACTUAL SPEC

6. ALL DIMENSIONS AND THE SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE PRIOR TO WORK. THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION. ACTUAL FIELD DIMENSION/CONDITIONS SHALL HAVE PRECEDENCE FROM PRINTED DIMENSIONS ON THESE DRAWINGS. REPORT TO ARCHITECT ANY DISCREPANCIES THAT INTERFERES WITH NEW RETROFIT WORK.

7. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS AND SEQUENCE OF WORK THROUGH UTILIZING ARCHITECT'S DRAWINGS AS INSTRUMENTS FOR INSTRUCTION, NOT THE PRODUCT ITSELF. THE ARCHITECT WILL BE INSTRUMENTAL IN CLARIFYING DRAWING INTERPRETATIONS AND OTHER INQUIRIES DURING BID & CONSTRUCTION IN A TIMELY MANNER. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF FIELD SAFETY, ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS AND ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY INCLUDING TIME SCHEDULES AND TRADE SEQUENCE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

a 8. DEFERRED SUBMITTALS (ITEMS REQ. SEPARATE PERMIT IF ITEMS APPLICABLE): LANDSCAPE AND IRRIGATION, FIRE SPRINKLERS, RETAINING WALLS, FENCE, UTILITY MAIN HOOKUPS, SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT AND EXTERIOR SITE IMPROVEMENTS AS THESE ITEMS ARE ALL SEPARATELY SECURED IN THE PERMITTING PROCESS. THE GC SHALL PROPERLY SEQUENCE ALL DISCIPLINES OF DEFERRED ITEMS BY SECURING WITH LOCAL AGENCIES PRIOR TO START OF EXECUTION OF WORK. OTHER MISCELLANEOUS DEFERRED ITEMS FOR SEPARATE PERMITS MAY INCLUDE ITEMS REQUIRING SHOP DRAWINGS NOT MENTIONED ABOVE GENERATED FROM VENDORS/SUPPLIERS AS ALSO MAY NEED SEPARATELY SECURED/PERMITTED W/ CITY PRIOR TO FABRICATION OR INSTALLED WORK. ALL DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.

CONSULTANTS

ARCHITECTURAL
John A. Salat Architects http://ZenArchitect.COM
22386 Woodgrove Road
Lake Forest, CA 92630
Attn: John Salat E-mail: freeingwinds@earthlink.net
Ph 949-235-4847

STRUCTURAL ENGINEERING
Gegam Burnazyan Engineer C76761
7621 Louise Ave, Los Angeles, CA 91325
Ph(818) 521-6342
email Patrick: patrick@mlbengineering.org
https://mlbengineering.org

T-24 CALCULATIONS
Hummingbird Energy Services
Contact: Denise Kowal Ph 530-536-0448
Email: info@HummingbirdTitle24.com
P.O. Box 68315, Oro Valley, AZ 85737

GENERAL CONTRACTOR
TBD

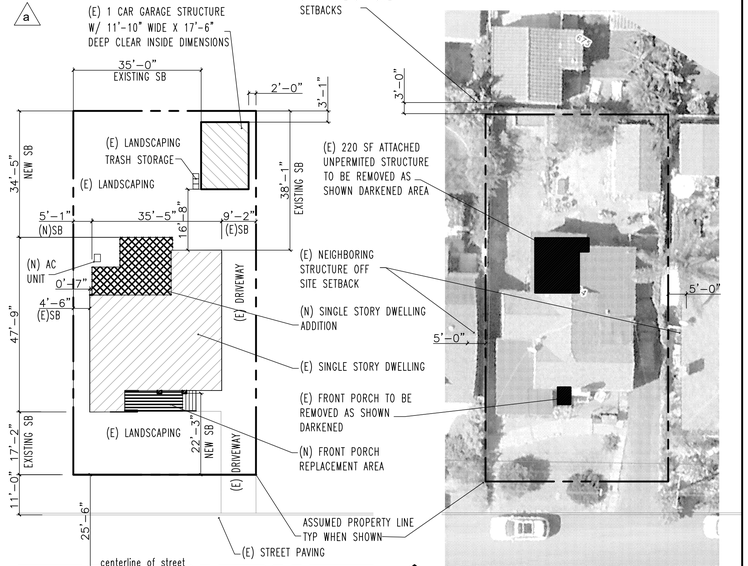
CIVIL ENGINEERING a
Core Structure, Inc.
https://corestructure.com (CA Lic C78194)
23172 Plaza Pointe Dr. #145, Laguna Hills, CA 92653
Amir Deihimi, PE email: amir@corestructure.com
Office: 949-954-7244 x 301
Direct: 949-954-7242

INDEX

NOTE: IF THIS SET IS NOT 24"X36" SIZE, IT IS NOT TO SCALE

SEPARATE 8-1/2 X11 DOCS INCLUDED WITH CONTRACT
STRUCTURAL CALCS IS PART OF THESE DOCUMENTS
SHOP DRAWINGS (NIC)
DEFERRED SUBMITTAL DRAWING OR SHOP DRAWINGS WILL REQUIRED VIA SEPARATE PERMIT –SEE NOTE #8 THIS PAGE

PLOT PLAN (PROPOSED)



LEGAL DESCRIPTION

684 Seaview Street, Laguna Beach, 92651, CA.
PARCEL #: 64409319 & INCLUSIVE MAPS OF COUNTY OF ORANGE
S TWP 7 RGE 9 SEC 25SEC 25 T 7 R 9 POR N1/2

SITE NOTES

1. NO WORK OUTSIDE THE STRUCTURE OTHER THAN THE BUILDING FOOTPRINT CONFIGURATION CHANGE TO ACCOMMODATE THE NEW BUILDING EXPANSION MENTIONED ABOVE. SITE WORK/LANDSCAPE IMPROVEMENTS IS PART IS NOT PART TO THE SCOPE OF WORK AND ANY SUCH WORKS IF APPLICABLE IN FUTURE SHALL BE BY SEPARATELY SECURED AS PERMIT WITH CITY.
2. FOR SITE SETBACKS AND AREA COVERAGE, SEE PROJECT DATA LEGEND THIS PAGE FOR ADDITIONAL INFO
a 3. STAKING PLAN SHALL BE PROVIDED BY LICENSED CIVIL ENGINEER PRIOR TO CONSTRUCTION
c 4. FOR LANDSCAPE PLAN, SEE SHEET L-1

c (E) SITE DEMO AERIAL VIEW

LEGEND c

- = EXISTING DWELLING OR RAISED DECK TO BE REMOVED AS NOTES ON PLAN
- = EXISTING GARAGE TO REMAIN
- = EXISTING DWELLING TO REMAIN
- = NEW DWELLING ROOM ADDITION
- = NEW DECK REPLACEMENT

GENERAL NOTES

1 THESE NOTES APPLY TO ALL DRAWINGS, UNLESS NOTED OTHERWISE. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS AND/OR GENERAL NOTES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. ALL NOTIFICATIONS SHALL BE IN WRITING USING RFI NUMBERING W/ DATE FOR CHRONOLOGICAL REFERENCING. ALL CHANGE ORDERS TO BE CROSS REFERENCED FROM RFI FOR ACCURATE LOG SHEET

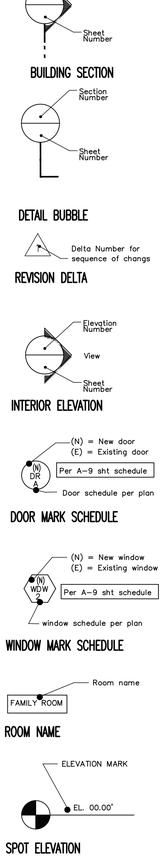
2 OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER FIELD REPRESENTATIVE SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL AS NOT AS INSPECTION AND DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES. UNLESS NOTED OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND/OR HIS CONSULTANTS ARE NOT TO INCLUDE INSPECTIONS OF REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR HIS CONSULTANTS DURING CONSTRUCTION ARE TO BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR HIS CONSULTANTS, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING GENERAL CONFORMANCE WITH DESIGN CONCEPT AND CONTRACT DRAWINGS AND SPECIFICATIONS AND THEREFORE, THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE.

3 THE CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATIONS THROUGH UTILIZING ARCHITECT'S DRAWINGS AS INSTRUMENTS FOR INSTRUCTION, NOT THE PRODUCT ITSELF AS THE DRAWINGS DO NOT REPRESENT THE METHOD OF CONSTRUCTION. CONTRACTOR IS TO SUPERVISE AND DIRECT THE WORK UNDER HIS CONTRACT AND IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF FIELD SAFETY, ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS AND ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY INCLUDING TIME SCHEDULES AND TRADE SEQUENCE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

4 ARCHITECT DOES NOT PREPARE SHOP DRAWINGS AS EACH VENDOR SHALL SECURE THEIR OWN SHOP DRAWINGS INCLUDING DIFFERED ITEMS REQUIRED BY CITY. ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS REVIEW FROM THE ARCHITECT'S OFFICE SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH THE STRUCTURAL CONSTRUCTION DOCUMENTS AND THE SYNERGY OF COMPONENTS THAT MAKE FIT. SHOP DRAWING SUBMITTALS AND PRODUCT SUBMITTALS WILL BE REVIEWED FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AS INDICATED BY THE CONSTRUCTION DOCUMENT. QUANTITIES OR DIMENSIONS WILL NOT BE REVIEWED BY ARCHITECT INCLUDING COORDINATION OF THE WORK WITH THAT OF ANY OTHER TRADE. SHOULD ANY COMMENT BE RELATED TO THE ABOVE BE MADE BY ARCHITECT, SUCH COMMENT SHALL BE CONSIDERED ADVISORY ONLY, OFFERED AS A COURTESY TO FACILITATE WORK, AND IS NOT AN INDICATION THAT ALL SUCH INSTANCES, WHERE SUCH A COMMENT WOULD BE APPROPRIATE, IT HAS BEEN IDENTIFIED. CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY AND ALL CLAIMS OR LIABILITIES ARISING FROM SUCH ERRORS OR NEGLIGENCE.

5. ARCHITECT SHALL BE NOTIFIED OF DESIGN CHANGES PRIOR TO EXECUTION OF WORK AND HAVE ACCESS BEFORE TRADE COVER-UPS FOR FIELD REVIEW. DISPUTES BETWEEN ARCHITECT, CONTRACTOR AND OWNER SHALL BE IN STRICT CONFORMANCE WITH LATEST AMERICAN INSTITUTE OF ARCHITECTURE EDITION, FORM A101 AND B101 (SIGNED OR UNSIGNED).

STD SYMBOLS



ABBREVIATIONS

AB	ANCHOR BOLT	INT	INTERIOR
AC	ASPHALTIC CONCRETE	L	LONG (LENGTH)
ADJ	ADJUSTABLE	LAM	LAMINATE(D)
AFF	ABOVE FINISH FLOOR	LAV	LAVATORY
AL	ALUMINUM	LT	LIGHT
ANOD	ANODIZED	MAS	MASONRY
AP	ACCESS PANEL	MAX	MAXIMUM
ARCH	ARCHITECT	MB	MACHINE BOLT
BD	BOARD	MECH	MECHANIC(AL)
BEL	BELOW	MED	MEDIUM
BET	BETWEEN	MET	METAL
BLDG	BUILDING	MFR	MANUFACTURE(ER)
BLK(G)	BLOCK(ING)	MIN	MINIMUM
BM	BEAM	MISC	MISCELLANEOUS
B	BOTTOM	MO	MASONRY OPENING
BRG	BEARING	MTL	MATERIAL(S)
BS	BOTH SIDES	NAT	NATURAL
BUL	BULLETIN	(N)	NEW
BUR	BUILT UP ROOFING	NIC	NOT IN CONTRACT
CB	CATCH BASIN	NOM	NOMINAL
CEM	CEMENT	N	NORTH
CI	CAST IRON	NTS	NOT TO SCALE
CJ	CEILING JOIST	OC	ON CENTER(S)
CLG	CEILING	OD	OUTSIDE DIAMETER
CLR	CLEAR(ANCE	OPNG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	PLAS	PLASTER, PLASTIC
CONST	CONSTRUCTION	PLWOD	PLYWOOD
CONT	CONTINUOUS	PSF	POUNDS PER SF
CONTR	CONTRACT(OR)	PSI	POUNDS PER SI
D	DEEP (DEPTH)	PVC	POLYVINYL CHLORIDE
DIAG	DIAGONAL	R	RISER
DIAM	DIAMETER	(R)	REMODELED
DIM	DIMENSION	RAD	RADIUS
DN	DOWN	RD	ROOF DRAIN
DR	DOOR	REF	REFERENCE
DS	DOWNSPOUT	REFL	REFLECT(ED),
DTL	DETAIL	REINF	REINFORCE(D),
E	EAST	REQ	REQUIRE(D)
EA	EACH	REV	REVISION(S)
EL	ELEVATION	RM	ROOM
ELEC	ELECTRIC(AL)	RO	ROUGH OPENING
EMER	EMERGENCY	S	SOUTH
EQ	EQUAL	SC	SOLID CORE
EX	EXHAUST	SEC	SECTION
(E)	EXISTING	SF	SQUARE FOOT
EXP	EXPOSED	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION(S)
FAU	FORCED AIR UNIT	SQ	SQUARE
FF	FINISH FLOOR	SYM	SYMMETRY(ICAL)
FIN	FINISH(ED)	T	TREAD, TOP
FJ	FLOOR JOIST	TEL	TELEPHONE
FOC	FACE OF CONCRETE	(T)	TEMPERED
FLR	FLOOR(ING)	T&G	TONGUE AND GROVE
FV	FEILD VERIFY	THK	THICK(NESS)
FOM	FACE OF MASONRY	TOP	TOP OF PARAPET
FOS	FACE OF STUDS	TOS	TOP OF SLAB
FTG	FOOTING	TS	TOP OF STEEL
GA	GAUGE	TW	TOP OF WALL
GI	GALVANIZED IRON	TYP	TYPICAL
GL	GLASS	UON	UNLESS OTHERWISE NOTED
GLB	GLUE LAMINATED BEAM	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
H	HIGH (HEIGHT)	VG	VERTICAL GRAIN
HB	HOSE BIBB	VIN	VINYL
HC	HOLLOW CORE	W	WEST, WIDTH,
HDR	HEADER	WC	WATER CLOSET
HDW	HARDWARE	WD	WOOD
HM	HOLLOW METAL	WP	WATERPROOFING
HOR	HORIZONTAL	WR	WATER REPELLENT
HT	HEIGHT	@	AT
ID	INSIDE DIAMETER	O/	OVER
INCL	INCLUDE(D)	O	ROUND
		W/	WITH
		W/O	WITHOUT

PROJECT DATA

OWNER
OWNER/SITE ADDRESS:
OWNER: James W Lansdell
684 Seaview Street, Laguna Beach, 92651, CA.
CONTACT: Heather Melgoza
(949) 813-3448 Email: hmmelgoza7@gmail.com

PROPERTY ADDRESS
684 Seaview Street, Laguna Beach, 92651, CA.

LEGAL DESCRIPTION
Parcel #: 64409319
S TWP 7 RGE 9 SEC 25SEC 25 T 7 R 9 POR N1/2 and inclusive maps of County of Orange

SITE/BUILDING DATA:

LOT SIZE:	4,974 sqft
PROPERTY ZONE:	Single Family Residential Planned community R1
CONSTRUCTION TYPE:	VB SPRINKLERED a
OCCUPANCY:	R-3 SINGLE DETACHED FAMILY DWELLING W/ U DETACHED GARAGED
NUMBER OF FLOORS:	EXISTING 1-STORY W/ LOWER STORAGE

MINIMUM SITE REQUIREMENTS
SEE SHEET A1.1 SUMMARY PROJECT TABLES

PROPOSED/EXISTING SITE
SEE SHEET A1.1 SUMMARY PROJECT TABLES a

AREA CALCULATIONS:

(TABULATED IN SQUARE FEET BELOW)

AREA CALCULATIONS ARE BASED ON OWNER PROVIDED INFO –REFER TO 3RD PARTY ASSESSMENTS/APPRAISALS REPORTS WHERE IN CONFLICT WITH COUNTY OR ARCHITECTS RECORDS

BUILDING AREA:	EXISTING:	NEW	TOTAL	REMODEL:	NEW DECK	DECK REMOVED
GARAGE (DETACHED)	238.0	00.0	238.0	00.0	--	00.0
DWELLING 1st LEVEL	1,148.0	282.0	1,430.0	280.0	--	
LOWER STORAGE	170.0	00.0	--	00.0	86.0 FRONT DECK	19.0 FRONT DECK
TOTAL LIVING AREA:	--	--	1,430.0 a	--	--	--

PROJECT OUTLINE (REMODEL/ADDITION)

BRIEF INTRO: In neighborhood called "The Village," this existing 1928 year built home has 1,148 square foot home has 2 bedrooms and 1 bathroom with 170 sf storage space beneath the 1st level plus a single car detached garage of 238 sf which sits on a 4,974 square foot sloped lot. a

GENERAL: New work involves both 281 sf addition plus remodeling to existing residence. Scope includes replacing all windows and doors plus remodeling kitchen and entry area. Part to remodeling is renaming one of the existing bedrooms into an office conversion thus altering two interior walls to suit retrofit work. Expansion includes a new master bedroom, master closet and master bath as part to the extension of the new livable space. Exterior work outside the envelope includes replacing the front entry porch/stair portions and relocating the front entrance door to re-positioned new front porch area. New porch has expanded from 19 sf to 86 sf at new front entrance landing portion. a

Other enhancements are accessorizing the exterior with new lighting, new exterior finishes and repaint trims for both new and existing for fresh and consistent appearance. Other than the remodeling mentioned above and modernizing heating and AC system, the remaining portions of the building will keep all the integrity to existing structure.

NOTE: No work outside the structure other than the building footprint configuration change to accommodate the new building expansion mentioned above. Site work/landscape improvements is not part to the scope of work and any such work (if applicable) in future shall be by separately secured as permit with city.

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE

CITY DRAFT 11-12-22
a Zoning review 4-8-23
b Zoning review 2-14-24
c Zoning review 3-25-24

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
zenarchitect.com

architect

LANSDELL RESIDENCE
REMODEL / ADDITION

cover page

OWNER/SITE ADDRESS:
Heather Melgoza
684 Seaview Street,
Laguna Beach, 92651, CA
(949) 813-3448 email: hmmelgoza7@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT No. C-24445 EXP 10-29-25 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

A-1

1 OF (REF TO INSERT) SHEETS

PARCEL TABULATION (for planning department purpose)

SPECIFIC PLAN REQUIREMENTS

PROJECT SUMMARY TABLES

PER LBMC 25.08.034
8.7 RISE TO 99.40 RUN =101.3+4.35' =105.65

USE	SINGLE FAMILY	ZONE b	R-1		LOT SLOPE (%) 8%	105.67 mid average c

ZONING STANDARDS				
DESCRIPTION	**REQUIRED**	**EXISTING**	**PROPOSED**	**CONFORMS (yes/no)**
LOT AREA	7,000 sf	4,974 sf	SAME	YES
LOT WIDTH (AVG.)	70 feet	50 feet	SAME	YES
LOT DEPTH (AVG.)	80 feet b	99.4 average feet c	SAME	YES
MAX. BUILDING HEIGHT	15 feet from f.f.	pre-existing non conforming	15 feet from f.f.	YES
MAX. HEIGHT FROM GRADE	15 feet from fg	pre-existing non conforming	15 feet from fg	YES
SETBACKS:				
Front Yard	c 25 feet	17'-2"	22'-3"	YES
Rear Yard	c 25 feet	38'-1"	34'-5"	YES
Side Yards (combined/each)	10' (5' min)	4'-6" "W" end/9' "E" end	5' "W" end/9' "E" end	YES
LOT COVERAGE (BSC) W/ GARAGE	50% of 4,974 = 2,487 sf	1,387 all structures	1,667 sf.> 2487	YES
FLOOR AREA RATIO	N/A	N/A	N/A	YES
LANDSCAPE OPEN SPACE	N/A	N/A	N/A	YES
IRRIGATED AREA	N/A	N/A	N/A	SEPARATE PERMIT
PARKING	b 2 covered	1 garage + 4 driveway spaces	no change (grandfathered)	b NO

PROJECT DATA				
DESCRIPTION	**EXISTING**	**PROPOSED**	**TOTAL**	**REMODEL**
LIVING AREA:				
LOWER LEVEL	see storage line item below	see storage line item below	see storage line item below	see storage line item below
UPPER LEVEL	1,148.0 (less detached garage)	b 281.0	b 1429.0	YES (less than 50%)
STORAGE	170.0 (less than 7' ceiling)	N/A	(storage non-dwelling)	N/A
TOTAL	1,318	285.5.0	1,433.5	YES (less than 50%)
GARAGE	grandfathered (1 stall)	238.0 sf	existing	N/A
ELEVATED DECK/TERRACE	19.0 sf (removed)	86.0 sf	86.0 sf	N/A
MECHANICAL	N/A	N/A	N/A	N/A

*DEMOLITION	* EXISTING	* REMOVED	* REMAINING	*DEMO TOTAL %
* ROOF AREA	1,300.0	21.0 SF	1,279.0	1.6%
* FLOOR AREA	NOTE TO FD: UPGRADED TO SPRINKLER SYSTEM FOR ENTIRE DWELLING STRUCTURE			
LOWER LEVEL (STORAGE)	68.0 LF	23.0 LF	45.0 LF	34%
UPPER LEVEL (DWELLING)	163.0 LF	33.0 LF	130.0 LF	20%
TOTAL FLOOR + ROOF	-	-	-	-
TOTAL EXTERIOR WALL	231.0 LF	56.0 LF	b 175 LF	19% AVERAGE TO ABOVE

SITE WORK				
GRADING (CUBIC YARDS)	**OUTSIDE BUILDING FOOTPRINT**	**INSIDE BUILDING FOOTPRINT**	**POOL/SPA**	**TOTAL**
CUT c b	0	0	0	0
FILL	N/A	N/A	N/A	N/A
NET EXPORT	N/A	N/A	N/A	NONE CY

IMPERVIOUS SURFACES	LOT AREA		% OF LOT AREA	
	EXISTING	PROPOSED	EXISTING	PROPOSED
STRUCTURE	1,148.0 + 238 @ garage	281.0	1,386/4.974 = 28% used	1667/4.974 = 33% used
HARDSCAPE (INCL. DRIVEWAY)	1,235	same	1,235/4.974 = 25% used	1235/4.974 = 25% used
TOTAL	2,621 sf	2,902.0	2,621/4.974 = 53% used	2906/4.974 = 58% used

NOTE FOR *: INDICATES DEMOLITION OF BOTH LINEAL AND SQAURE FOOT AREA OPTIONS AS REFER TO PAGE A-3, 4.0, 4.1 & 4.2
FOR GRAPHICAL DEMOLITION TABLES OF MORE DETAILED INFO NOT SHOWN ON THIS PAGE

NO./REVISION/DATE

CITY DRAFT 11-12-22
a Zoning review 4-8-23
b Zoning review 2-14-24
c Zoning review 3-25-24

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22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

LANSDELL RESIDENCE
REMODEL / ADDITION

Summary Tables
(for planning dept use only)

OWNER/SITE ADDRESS:
Heather Melgoza
684 Seaview Street,
Laguna Beach, 92651, CA
(949) 813-3448 email: hmmelgoza07@gmail.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-25
STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
a A-1.1
1 OF (REF TO INSHEETS

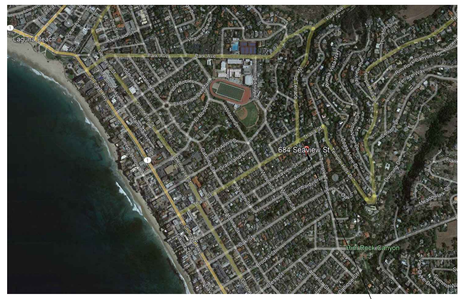
PRECISE GRADING PLAN
FOR
LANSDELL RESIDENCE
684 SEAVIEW STREET, LAGUNA BEACH, CA 92651
APN: 644-093-19

GRADING NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF LAGUNA BEACH AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. WHEN REFERENCED ON THE PLANS, A COPY OF EMA STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY BUILDING OFFICIAL. A PRE-GRADE MEETING ON SITE IS REQUIRED BEFORE THE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, CITY BUILDING OFFICIAL, AND WHEN REQUIRED THE ARCHAEOLOGIST, PALEONTOLOGIST, AND ARBORIST. THE GRADING CONTRACTOR SHALL HAVE THE BOUNDARY OF THE GRADING AREA STAKED FOR THE PRE-GRADE MEETING UNLESS WAIVED BY THE BUILDING OFFICIAL. THE REQUIRED INSPECTIONS FOR GRADING AND EROSION CONTROL WILL BE EXPLAINED AT THE MEETING.
3. APPROVED COPIES OF THE GRADING AND EROSION CONTROL PLANS SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
4. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2-FOOT HORIZONTAL TO 1-FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
5. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY AND FIELD DENSITY SHALL BE DETERMINED BY NATIONALLY RECOGNIZED STANDARDS.
6. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER PRIOR TO PLACING FILL.
7. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER DETAILS OR AS DIRECTED BY THE SOILS ENGINEER.
8. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
9. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED, OR CRUSHED IN PLACE, AND APPROVED BY SOILS ENGINEER.
10. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
11. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE.
12. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUB-DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
13. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
14. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
15. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
16. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF ROUGH GRADING.
17. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD-TESTING PERFORMED. EAST TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR DRIVE RING AND SHALL BE SO NOTED FOR EACH TEST.
18. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
19. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
20. THE PERMITTEE IS RESPONSIBILITY FOR DUST CONTROL MEASURES.
21. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
22. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
23. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
24. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY THE CITY OF LAGUNA BEACH.
25. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY BUILDING OFFICIAL.
26. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
27. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE-5 CEMENT, UNLESS DEEMED UNNECESSARY BY SOLVABLE SULPHATE-CONTENT TESTS, CONDUCTED BY THE SOIL ENGINEER.
28. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE.
29. SLOPES EXCEEDING FIVE FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL
30. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
31. ASPHALT SECTIONS MUST BE AS FOLLOWS: PARKING STALLS = 3" A/C OVER 6" A/B, DRIVES 3" A/C OVER 10" (COMM.) 12" (INDUSTRIAL) OR THE SOIL ENGINEER SHALL SUBMIT, PAVEMENT SECTION RECOMMENDATIONS FOR APPROVAL BASED ON "R" VALUE ANALYSIS OF THE SUB-GRADE SOILS AND EXPECTED TRAFFIC INDICES.
32. PRELIMINARY SOIL AND GEOLOGY AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE CITY ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
33. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN IN NATURAL CONDITION UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED BY THE BUILDING OFFICIAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
34. GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 6:00 P.M. AND 7:30 A.M. DAILY OR ON SATURDAYS OR SUNDAYS.
35. ROOF DRAINAGE SYSTEMS SHALL BE INSTALLED IN A MANNER TO MINIMIZE EROSION OF SLOPES. ROOF DRAINAGE SHOULD BE DISSIPATED INTO THE GROUND ON THE SUBJECT PROPERTY WHENEVER POSSIBLE.
36. THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS, WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
37. THE APPROVED EROSION CONTROL PLAN, THE CITY OF LAGUNA BEACH EROSION CONTROL STANDARDS, AND THE CITY OF LAGUNA BEACH WATER QUALITY NOTES ARE A PART OF THE PLANS.
38. PRIOR TO FINAL APPROVAL OF THE GRADING, THE RESPONSIBLE CIVIL ENGINEER MUST CERTIFY THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED PLANS
39. IN CASE OF EMERGENCY CALL: HEATHER MELGOZA AT (949)813-3448.

EROSION CONTROL

40. IN THE CASE OF EMERGENCY (24 HR/DAY) CALL JAMES W LANSDELL AT WORK TELEPHONE: (949)813-3448 AT HOME TELEPHONE: (949)813-3448
41. EQUIPMENT WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIME DURING THE RAINY SEASON, NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
42. EROSION, SEDIMENT AND CHEMICAL CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE OC BUILDING OFFICIAL.
43. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN FORECAST EXCEEDS 40%.
46. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.
45. GRADED AREAS OF THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARDS DESILTING FACILITIES.
46. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION
47. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLAN.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

EARTH WORK QUANTITY

CUT	0	C.Y.
FILL	0	C.Y.
INPORT	0	C.Y.
LOT SIZE:	4,974	SQ-FT
PROPOSED IMPERVIOUS AREA:	2,544	SQ-FT

NOTE:
QUANTITIES SHOWN HERE ON ARE FOR PERMIT AND/OR BONDING PURPOSE ONLY.

OWNER
HEATHER MELGOZA
684 SEAVIEW STREET
LAGUNA BEACH, CA 92651
(949)813-3448

ARCHITECT
JOHN A. SALAT ARCHITECTS
22386 WOODGROVE ROAD
LAKE FOREST, CA 92630
(949)235-4847

STRUCTURAL ENGINEERING
GEGAM BURNAZYAN ENGINEER C76761
7621 LOUISE AVE.
LOS ANGELES, CA 91325
(818)521-6342

CONTRACTOR
TREEIUM
CSLB: #617148
17901 VON KARMAN AVE #600
IRVINE, CA 92614
(855)833-8733

CIVIL ENGINEER
CORE CIVIL ENGINEERING, INC.
23172 PLAZA POINTE DR. #145
LAGUNA HILL, CA 92653
(949)954-7244

LEGAL DESCRIPTION
APN: 644-093-19
S TWP 7 RGE 9 SEC 25SEC 25 T 7 R 9 POR N1/2
AND INCLUSIVE MAPS OF COUNTY OF ORANGE

DIGALERT 811
SECTION 4216 / 4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOU DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TOW WORKING DAY BEFORE YOU DIG.

CORE
From The Ground Up
Core Structure, Inc.
23172 Plaza Pointe Dr.
Suite #145
Laguna Hills, CA 92653
Phone: 949-954-7244
info@corestructure.com
www.corestructure.com

PROJECT NAME:
LANSDELL RESIDENCE

ADDRESS:
684 SEAVIEW STREET
LAGUNA BEACH
CA 92651

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
TITLE SHEET

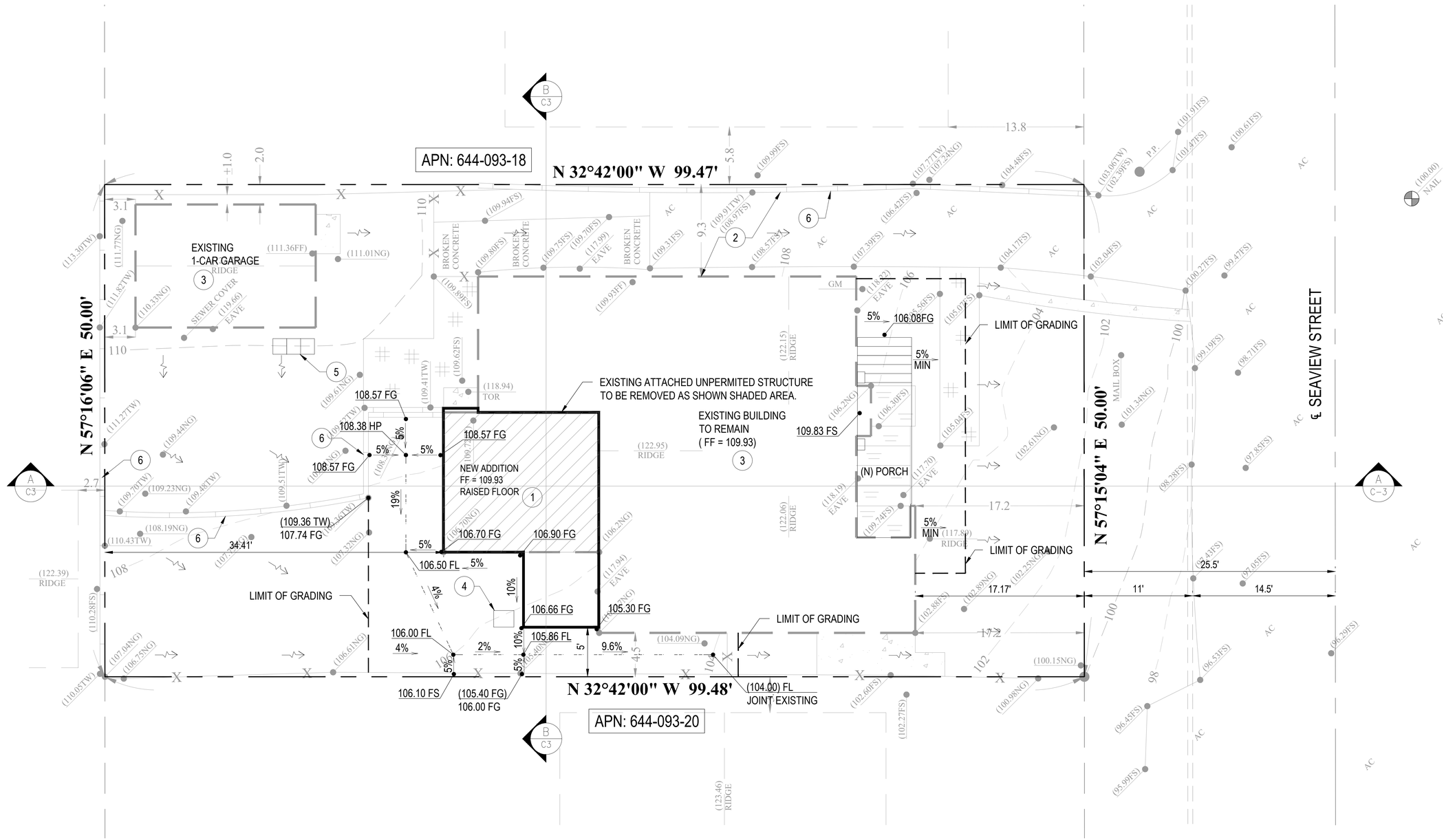
PROJECT NUMBER:
23025

DESIGNED BY:CHECKED BY:

REGISTERED PROFESSIONAL ENGINEER — MIR DETHIM — No. C78194 — CIVIL — STATE OF CALIFORNIA

PLOT DATE:
04/04/2023

SHEET NUMBER:
C-1



PRECISE GRADING AND DRAINAGE PLAN

SCALE 1"= 5'

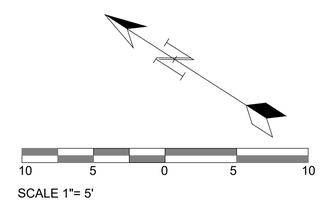
LEGEND

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
100FS	SPOT ELEVATION
	CONCRETE AREA
	LANDSCAPE AREA
SD	PROPOSED STORM DRAIN
	FLOW LINE
	PROPERTY LINE
X.X%	SURFACE SLOPE
S=X.X	STORM DRAIN SLOPE
PAD	PROPOSED PAD ELEVATION
FG	PROPOSED FINISHED GROUND
FF	PROPOSED FINISHED FLOOR
PL	PROPERTY LINE
TW	TOP OF WALL
HP	HIGH POINT
EXIST	EXISTING

CONSTRUCTION KEY NOTE

1. CONSTRUCT NEW SINGLE STORY DWELLING ADDITION PER ARCHITECTURAL PLAN.
2. EXISTING DRIVEWAY TO REMAIN.
3. EXISTING BUILDING/GARAGE TO REMAIN.
4. INSTALL NEW AC UNIT PER ARCHITECTURAL PLAN.
5. INSTALL TRASH STORAGE PER ARCHITECTURAL PLAN..
6. EXIST BLOCK WALL TO REMAIN

EXISTING UTILITIES INFORMATION NEED CONTRACTOR TO VERIFY ON FIELD.



SCALE 1"= 5'

CORE
From The Ground Up
Core Structure, Inc.
23172 Plaza Pointe Dr.
Suite #145
Laguna Hills, CA 92653
Phone: 949-954-7244
info@corestructure.com
www.corestructure.com

PROJECT NAME:

LANSDELL RESIDENCE

ADDRESS:

684 SEAVIEW STREET
LAGUNA BEACH
CA 92651

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

PRECISE GRADING & DRAINAGE PLAN

PROJECT NUMBER:

23025

DESIGNED BY:CHECKED BY:

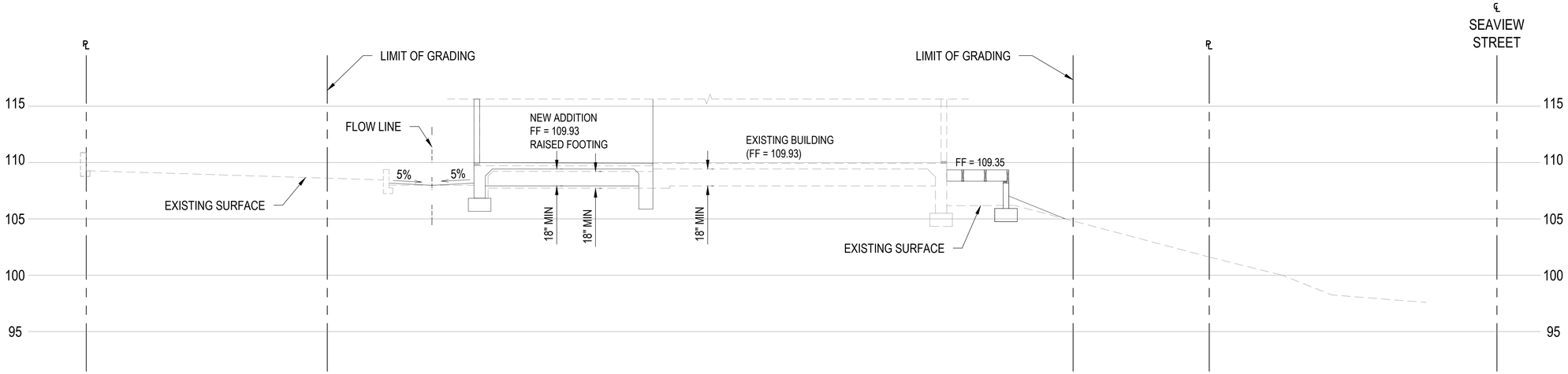
REGISTERED PROFESSIONAL ENGINEER
MIKE DETTMER
No. C78194
CIVIL
STATE OF CALIFORNIA

PLOT DATE:

04/04/2023

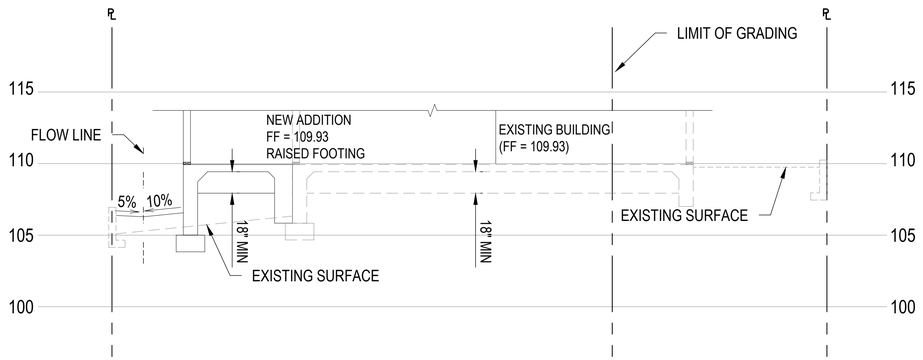
SHEET NUMBER:

C-2



SECTION A-A

SCALE 1"= 5'



SECTION B-B

SCALE 1"= 5'

Core Structure, Inc.
23172 Plaza Pointe Dr.
Suite #145
Laguna Hills, CA 92653
Phone: 949-954-7244
info@corestructure.com
www.corestructure.com

PROJECT NAME:

LANSDELL RESIDENCE

ADDRESS:

684 SEAVIEW STREET
LAGUNA BEACH
CA 92651

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

SECTION & DETAILS

PROJECT NUMBER:
23025

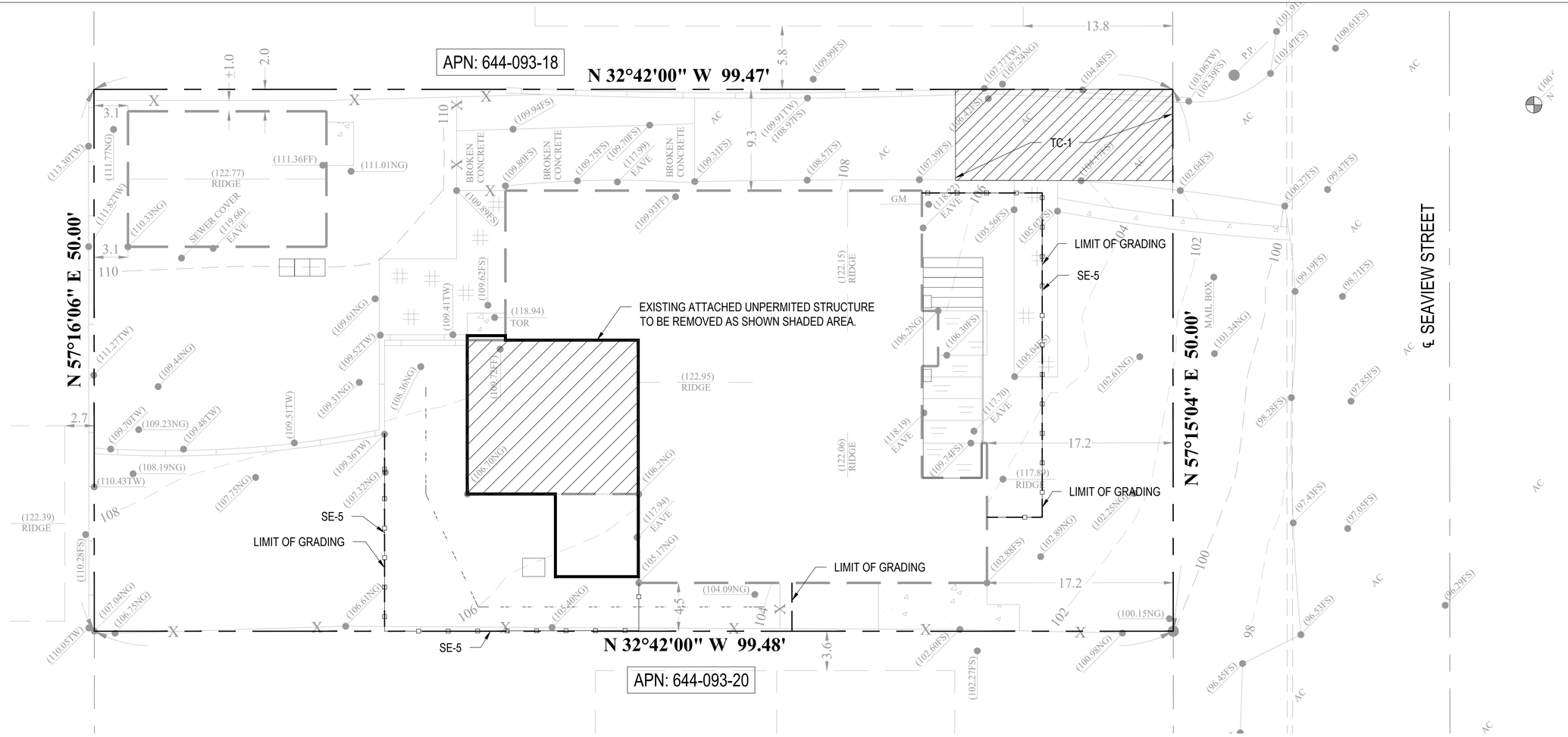
DESIGNED BY:CHECKED BY:

REGISTERED PROFESSIONAL ENGINEER
MATTHEW DETTMER
No. C78194
CIVIL
STATE OF CALIFORNIA

PLOT DATE:
04/04/2023

SHEET NUMBER:

C-3



Erosion control system

1. The faces of cut and fill slopes and project site shall be prepared and maintained at all times to control against erosion in accordance with these standards. Where cut slopes are not subject to erosion due to the erosion-resistant character of the materials, such protection may be omitted upon approval by the Building Official. Earth that is generated during foundation excavation must not be placed on slopes; it must either be removed from the site or stored on-site in an approved location that will not cause erosion or drainage problems.

2. Where necessary, temporary andlor permanent erosion control devices or methods, as approved by the Building Official, shall be employed to control erosion and provide safety. Sediment shall be retained on site.

3. No building or grading -work will be allowed on any building or grading site under permit unless an erosion control system has been approved and installed or waived by the Building Official.

4. Paved streets, sidewalks, and other improvements shall be maintained in a neat and clean condition free of loose soil, construction debris and trash. Street sweeping or other equally effective means shall be used on a regular basis to prevent construction run-off of storm flows from carrying sediment and debris outside the project boundaries. Watering shall only be used to clean streets except when all storm drains are blocked and when all wash-water is recovered. No wash-water may enter the storm drain.

5. The civil engineer or other qualified individual who prepared the grading or building plan shall be responsible for inspection and modification of the erosion control devices, as necessary.

6. A properly designed storm-water desilting basin should be used wherever possible at drainage outlets from the construction site. Desilting basins must remove all sediment prior to discharging storm water from the site.

7. Equipment and workers for emergency work shall be made available at all times. Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.

8. Erosion protection shall consist of temporary slope stabilization material or the effective planting of all slopes in excess of five (5) feet high unless otherwise approved by the Building Official. Slopes exceeding fifteen (15) feet high may require an adequate sprinkler system, as determined by the Building Official.

9. The erosion control provisions shall take into account drainage patterns during the current and future phases of grading or building.

10. All removable protective devices shallbe in place at the end of each working day when the five (5) day rain probability forecast exceeds forty (40) percent.

11. Graded areas must drain away from the face of slopes at the conclusion of each working day. Drainage must be directed toward desilting facilities.

Erosion control plans

Erosion control measures shall be implemented each year for projects under a grading or building permit. The erosion control measures may be waived for building or grading projects on single residential lot projects providing that an erosion control system, meeting the approval of the Building Official, has been installed, placed, planted, or the project does not need erosion control.

Erosion control maintenance

1. Prior to each rainstorm the erosion control system shall be inspected and deficiencies corrected.

2. After each rainstorm, silt and debris shall be removed from check berms and desilting basins and the basins pumped dry. Only clean water from the basins can be pumped to the storm drains. (filter material may be used.)

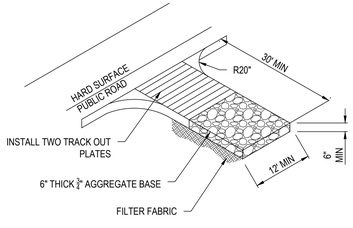
3. After each rainstorm, the performance of the erosion control system shall be evaluated and revised and repaired as necessary.

4. Devices shall not be moved or modified without the approval of the Building Official.

5. The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

6. The contractor and permittee or project owner shall be responsible for continual maintenance of the devices. In the event of failure or refusal by the contractor, permittee or project owner to properly maintain the devices, the Building Official may cause emergency maintenance work to be done to protect adjacent private and public property. The cost shall be charged to the owner and shall include an initial mobilization cost plus the cost of doing the work.

7. In the event the Building Official must cause emergency maintenance work to be done, he may revoke the building or grading permit in writing. The pennit shall not be renewed until an erosion control system approved by the Building Official is installed and a fee of one–half the amount required for the original permit paid by the owner. The Building Official may waive installation of an erosion control system before October 1 and after April 30.



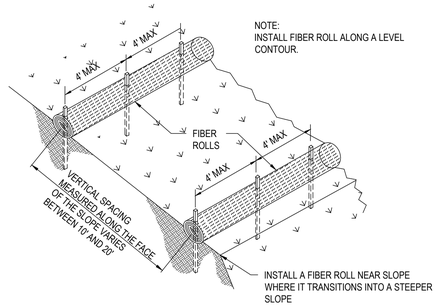
DETAIL
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EROSION CONTROL PLAN

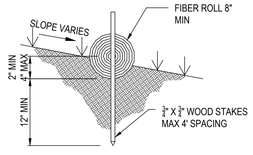
SCALE 1"= 5'

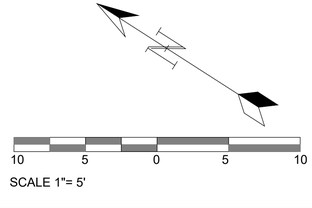
LEGEND

- STORM WATER INLET PROTECTION GRAVEL BAG
- FIBER ROLL
- STABILIZED CONSTRUCTION ENTRANCE



DETAIL
FIBER ROLLS
NOT TO SCALE





SCALE 1"= 5'

Core Structure, Inc.
23172 Plaza Pointe Dr.
Suite #145
Laguna Hills, CA 92653
Phone: 949-954-7244
info@corestructure.com
www.corestructure.com

PROJECT NAME:

LANSDELL RESIDENCE

ADDRESS:

684 SEAVIEW STREET
LAGUNA BEACH
CA 92651

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

EROSION CONTROL PLAN

PROJECT NUMBER:
23025

DESIGNED BY:CHECKED BY:

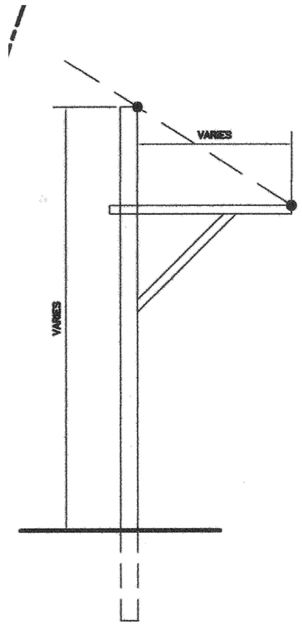
REGISTERED PROFESSIONAL ENGINEER MARK DETTMER No. C78194 CIVIL STATE OF CALIFORNIA

PLOT DATE:
04/04/2023

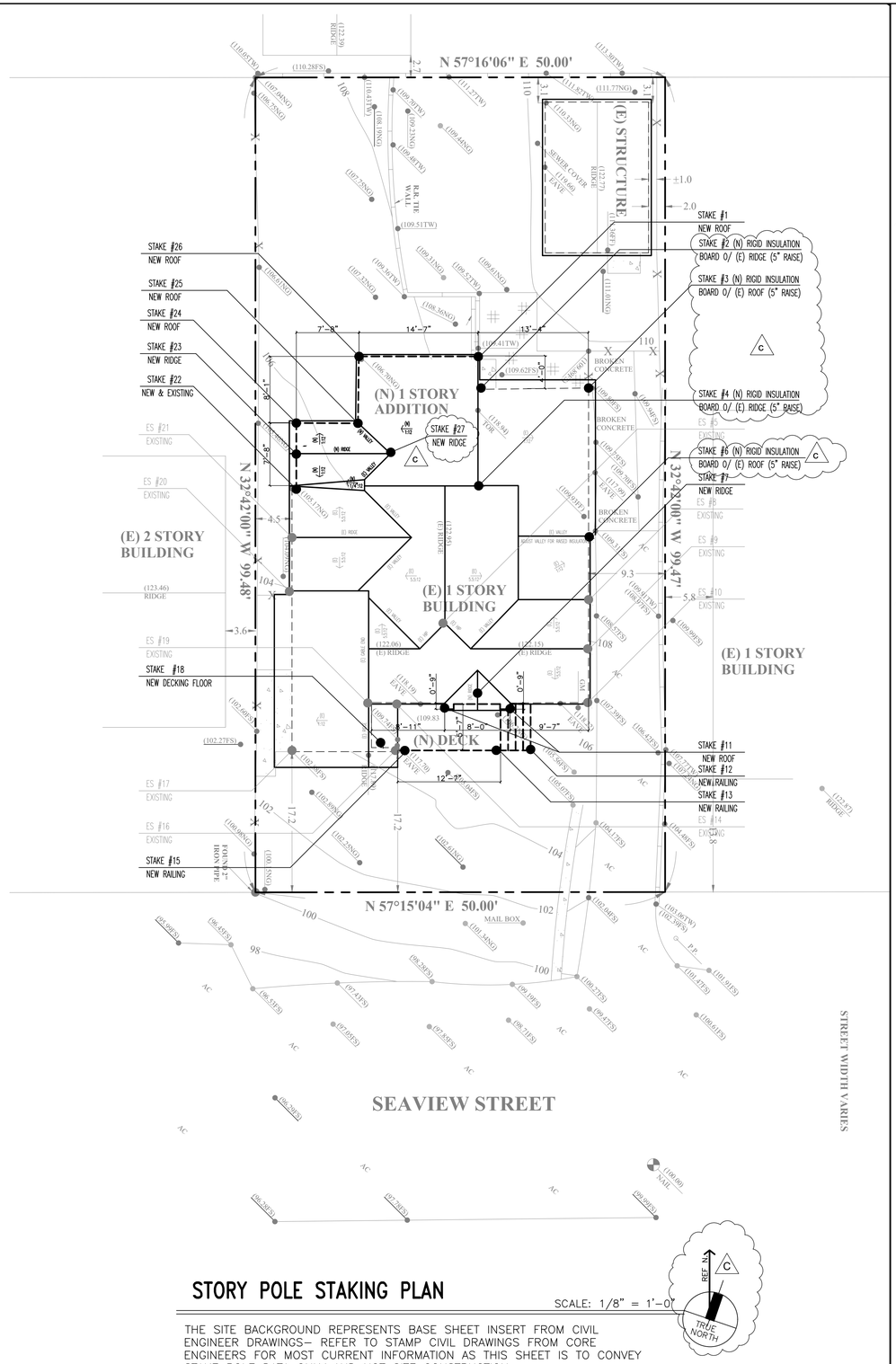
SHEET NUMBER:
C-4

STAKING SAMPLE

Step 4 – Removal of Story Poles: Story poles shall be removed within 20 days after the final project dec the 14-day appeal period expires. Story poles associated with a development application, which has bee for three months, shall be removed until the application review returns to an "active" status.



OUTRIGGERS FOR STAKING EAVES



STORY POLE STAKING PLAN

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

THE SITE BACKGROUND REPRESENTS BASE SHEET INSERT FROM CIVIL ENGINEER DRAWINGS– REFER TO STAMP CIVIL DRAWINGS FROM CORE ENGINEERS FOR MOST CURRENT INFORMATION AS THIS SHEET IS TO CONVEY STAKE POLE DATA ONLY AND NOT SITE CONSTRUCTION.

STORY POLE CONSTRUCTION NOTES

DATE _____

SITE ADDRESS 684 SEAVIEW ST, LAGUNA BEACH, CA 92651

DATUMM BENCHMARK 100.00

NAME OF SURVEYOR OR ENGINEER _____

POLE NUMBER	BASE GRADE ELEVATION*	STORY POLE HEIGHT FROM BASE GRADE ELEVATION*	PROPOSED MAXIMUM ELEVATION
STAKE 1			119.36'
STAKE 2			119.36'
STAKE 3			118.50'
STAKE 4			119.36'
ES 5			122.95'
STAKE 6			118.41'
STAKE 7			122.38'
ES 8			120.95'
ES 9			122.15'
ES 10			118.22'
STAKE 11			110.53'
STAKE 12			110.53'
STAKE 13			112.38'
ES 14			118.22'
STAKE 15			112.38'
ES16			112.83'
ES 17			117.10'
STAKE 18			109.83'
ES 19			118.19'
ES 20			117.70'
ES 21			120.88'
STAKE 22			118.50'
STAKE 23			118.80'
STAKE 24			118.50'
STAKE 25			118.50'
STAKE 26			118.50'
STAKE 27			118.80'

KEY (LEGEND)

(E) = EXISTING (N) = NEW ES= EXISTING STRUCTURE ELEVATION

STORY POLE HEIGHT AND LOCATION CERTIFICATION

Instructions: The Story Pole Height and Location Certification and Story Pole Construction Notes Table or Notations must be executed by a registered land surveyor or registered civil engineer directly on a copy of the full-size roof plan. The completed certification must be submitted to the City at least 21 days prior to the design review authority's first noticed public hearing date (or 14 days prior to administrative design review hearing or a design review continuance).

Required Certification Statement:
I hereby certify that the story poles located on the referenced site were constructed under my supervision and survey, and the story poles are in conformance with the design, height and location as shown on the approved staking plan. I further certify that 1) the story pole identification numbers, 2) story pole location base grade elevations, 3) story pole heights and 4) the proposed maximum height elevations are true and correct. I acknowledge and understand that the required project staking is for the purpose of informing the owner, architect, designer, City staff, design review authority and the public as to the accurate location and exterior dimensions of the proposed structure or addition.

Please stamp & sign below

Signature of Registered Land Surveyor or Civil Engineer

Name (printed or typed)

License No./Expiration Date

Date

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE

CITY DRAFT 11-12-22
a Zoning review 4-8-23
b Zoning review 2-14-24
c Zoning review 3-25-24

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zenarchitect.com

architect

LANSDELL RESIDENCE
REMODEL / ADDITION

STORY POLE STAKE PLAN

(for planning dept use only)

OWNER/SITE ADDRESS:
Heather Melgoza
684 Seaview Street,
Laguna Beach, 92651, CA
(949) 813-3448 email: hmmelgoza7@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-25 STATE OF CALIFORNIA

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CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET b C-5
1 OF (REF TO INSERT SHEETS)

LANDSCAPE NOTES

1. SEE SHEET A-1 FOR SITE DEMO PLAN AND SEE "C" SHEETS "CIVIL DRAWING" FOR EXISTING SITE SURVEY AND DRAINAGE INFORMATION NOT SHOWN ON THIS PAGE

2. PROTECT AND SAFEGUARD FROM DAMAGES ALL EXISTING CONSTRUCTION AND LANDSCAPE TO REMAIN. SET UP A KICK-OFF MEETING W/ OWNER TO CLARIFY PRIOR TO WORK. REFER TO PROPOSED BUILDING PLAN FOR LANDINGS/STEPS WHERE NOT CLEARLY SHOWN ON THIS PLAN.

3. PROTECT IRRIGATION LINES AND CAP ABANDONED LINES FOR CONTINUAL IRRIGATION OPERATION - HAND WATER IF NECESSARY DRY SPOTS TO PROTECT ALL EXISTING LANDSCAPING TO REMAIN.

4. ALL EXISTING LANDSCAPING TO REMAIN AND PROTECTED AS LANDSCAPE PLAN IS FOR BUILDING DEPARTMENT PURPOSES ONLY. IF ANY LANDSCAPE IS DISTURBED FROM CONSTRUCTION ACTIVITY, THIS PLAN DEPICTS INSTRUCTIONS OF PROBABLE REPLACEMENT OF LANDSCAPE MATERIAL AS TO KEEP CONTINUITY OF ADJACENT EXISTING LANDSCAPE. ALL NEW LANDSCAPE MATERIAL SHALL BE SPECIES AS PER LANDSCAPE LEGEND AND AS LOCATED ON PLAN OF THIS PAGE.

5. UNDERGROUND WORK: STRATEGICALLY LOCATE AND INSTALL ALL LOW VOLTAGE LIGHTING, IRRIGATION OR OTHER BURIED UTILITIES TO ENSURE PROPER SEQUENCE PRIOR TO INSTALLING OR COVERING TOP SOILS/PAVING ON SITE.

6. BACK FILLING FOR TRENCHES SHALL BE COMPACTED TO NINETY (90) PERCENT DENSITY. BACK FILL FOR UTILITY TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE OR AS PER CIVIL SHEETS FOR MORE STRINGENT REQUIREMENTS THAT MAY OVERRIDE THIS PAGE.

7. NO GRADING OR DRAINAGE MODIFICATIONS REQUIRED: REFER TO CIVIL SITE PLAN FOR SLOPES. IF EXISTING LOT REQUIRES MINIMAL REGRADING AS LIGHTLY FEATHER OUT FOR A UNIFORM SLOPE (HOLDING A 6" WITHIN THE FIRST 10' MINIMUM) FALL AWAY FROM DWELLING TO SURFACE DRAIN TOWARDS FRONT AS REQUIRED. MANIPULATE GRADES FOR UNIFORM SLOPE TO DRAINAGE TO CARRY ALL WATER AWAY FROM THE BUILDING AND OTHER PARTS OF LOT ONTO PUBLIC STREETS PER LOCAL CODES. WHERE CUT AND FILL BALANCE OF SOILS CANNOT BE ACHIEVED FOR SLOPES MENTIONED ABOVE TO PROVIDE UNDERGROUND DRAINS, & INLETS TO ASSURE POSITIVE DRAINAGE FLOW.

8. R311.3 FLOORS & LANDINGS AT EXTERIOR DOORS. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2-PERCENT. R311.3.1 FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS. LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1 ½ INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7" INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. (CONCRETE SURFACE TO HAVE LIGHT BROOM FINISH W/ ⅜" RADIUS)

LANDSCAPE LEGEND

= NEW CONCRETE LANDING

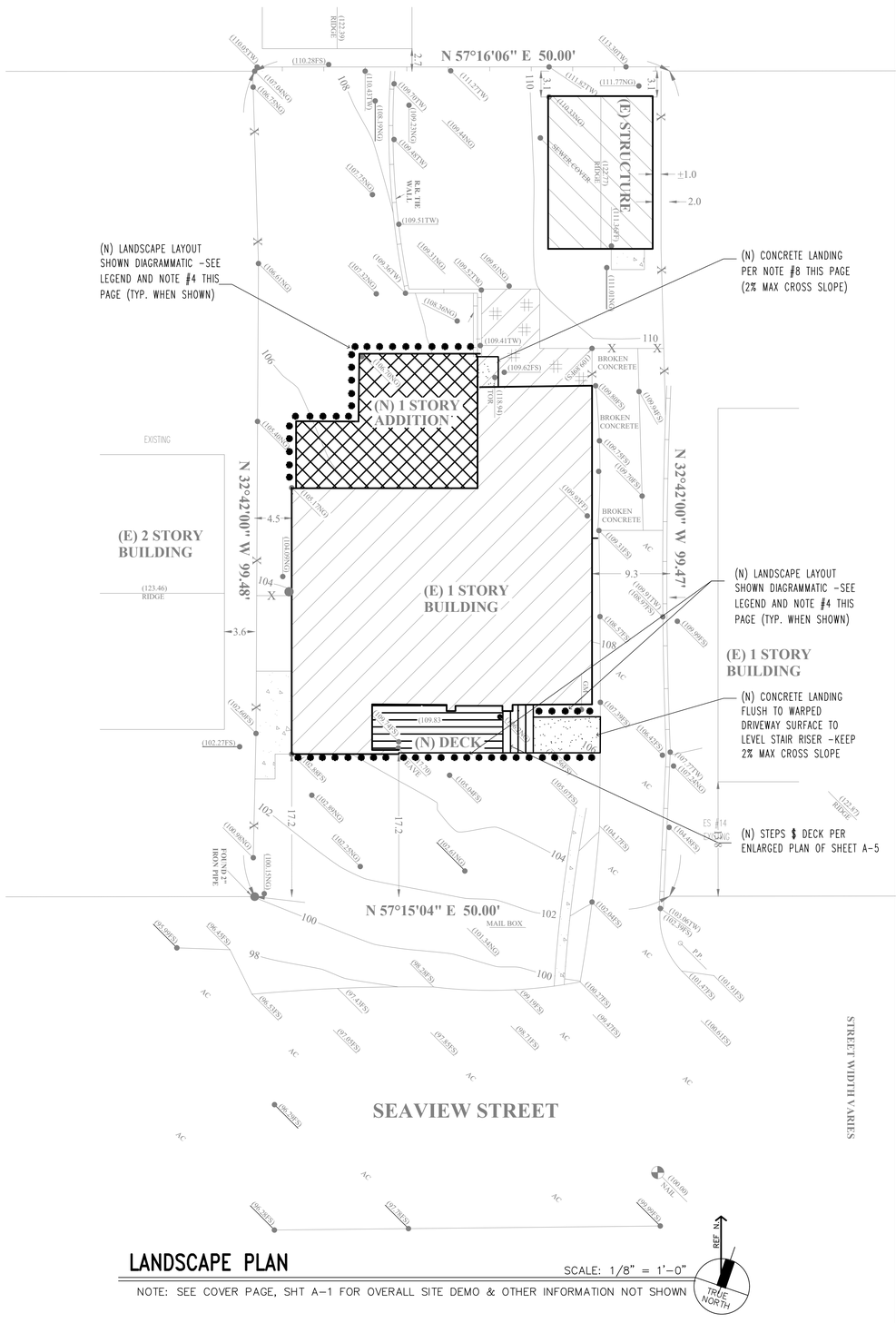
= EXISTING GARAGE TO REMAIN

= EXISTING DWELLING TO REMAIN

= NEW DWELLING ROOM ADDITION, SEE FLOOR PLAN SHT A-5

= NEW DECK REPLACEMENT, SEE FLOOR PLAN SHEET A-5

= NEW LANDSCAPE MATERIAL REPLACEMENT IF ADJACENT AREAS ARE DISTURBED (5 GALLON TALL WISPY GRASS PLANTS (nassella tenuissima) PLANTED 18" ON CENTER)



LANDSCAPE PLAN

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

NOTE: SEE COVER PAGE, SHT A-1 FOR OVERALL SITE DEMO & OTHER INFORMATION NOT SHOWN

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LANDSCAPE PLAN

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SHEET d L-1

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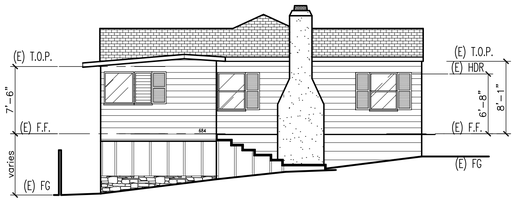
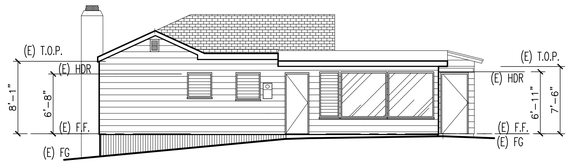


(E) FRONT ELEVATION (SOUTH)

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

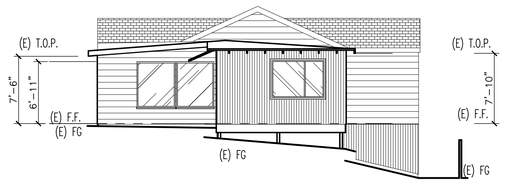
AS-BUILT



(E) RIGHT SIDE ELEVATION (EAST)

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

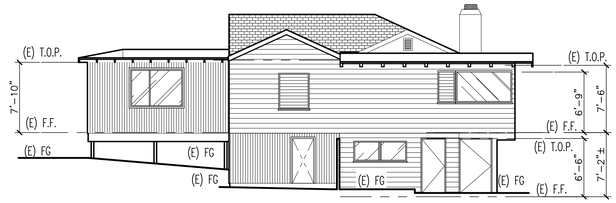
AS-BUILT



(E) REAR ELEVATION (NORTH)

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

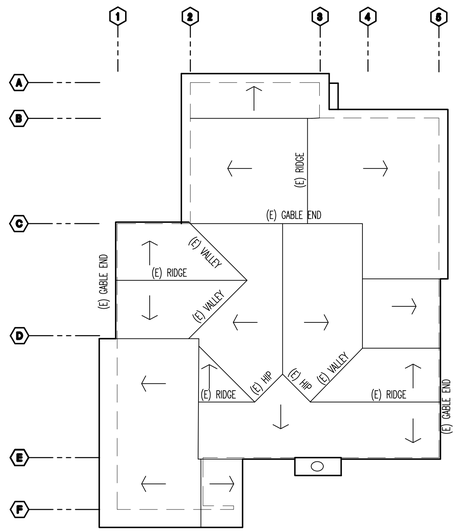
AS-BUILT



(E) LEFT SIDE ELEVATION (WEST)

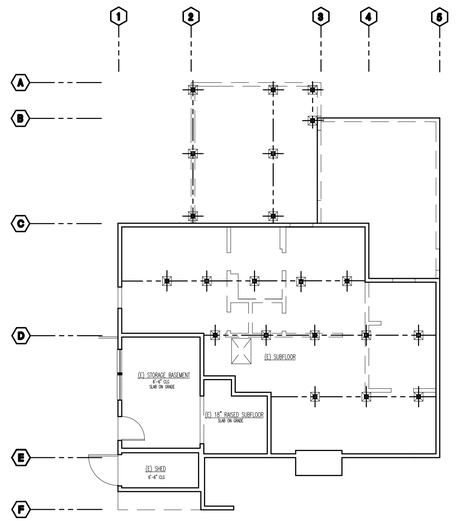
SCALE: 1/8" = 1'-0"

AS-BUILT



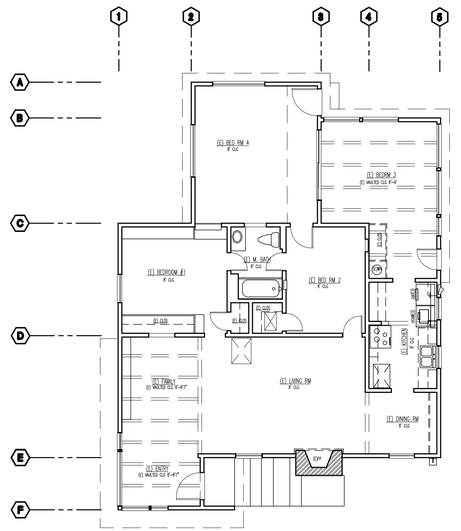
AS-BUILT ROOF PLAN

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



AS-BUILT SUBFLOOR PLAN

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



AS-BUILT FLOOR PLANS

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

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architect

LANSDELL RESIDENCE
REMODEL / ADDITION
as-built (existing)
floor, roof & elevations

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SCALE
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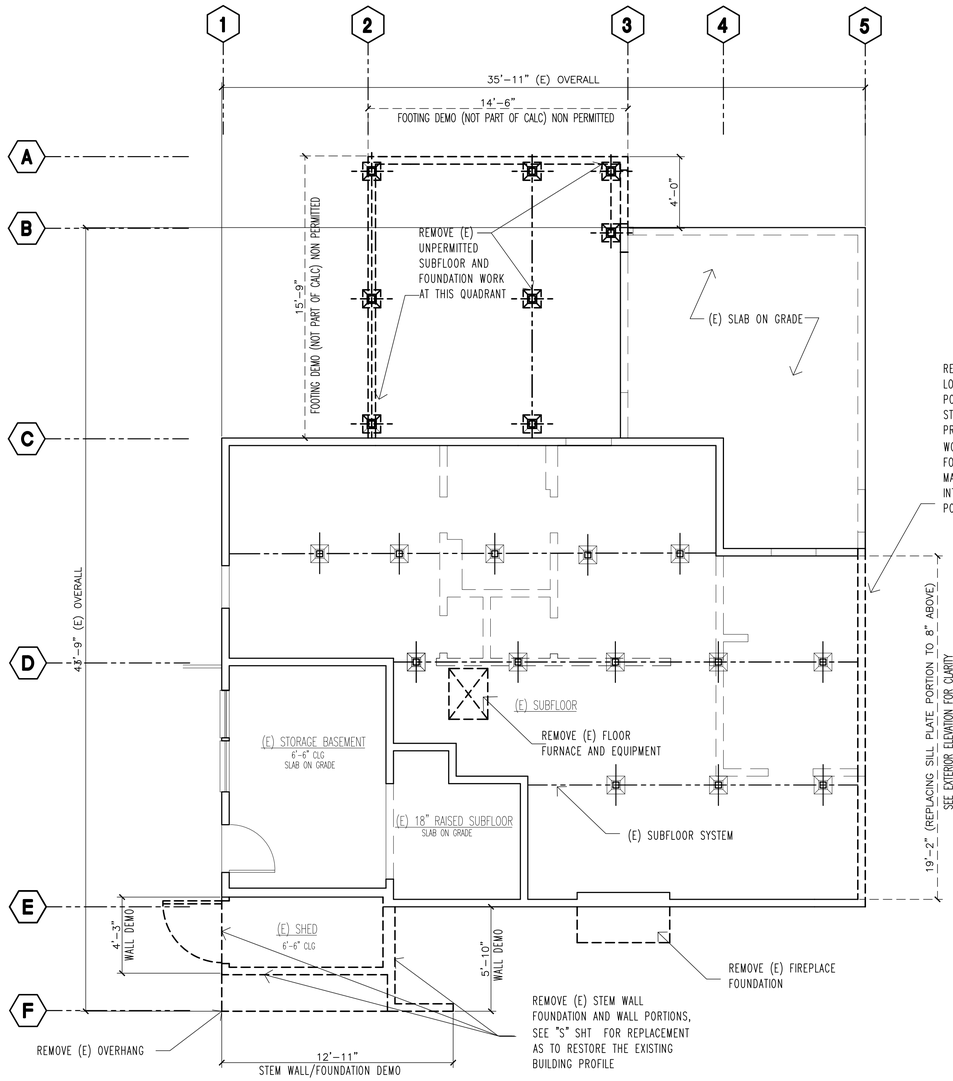
JOB NO.

SHEET

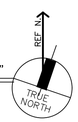
A-2

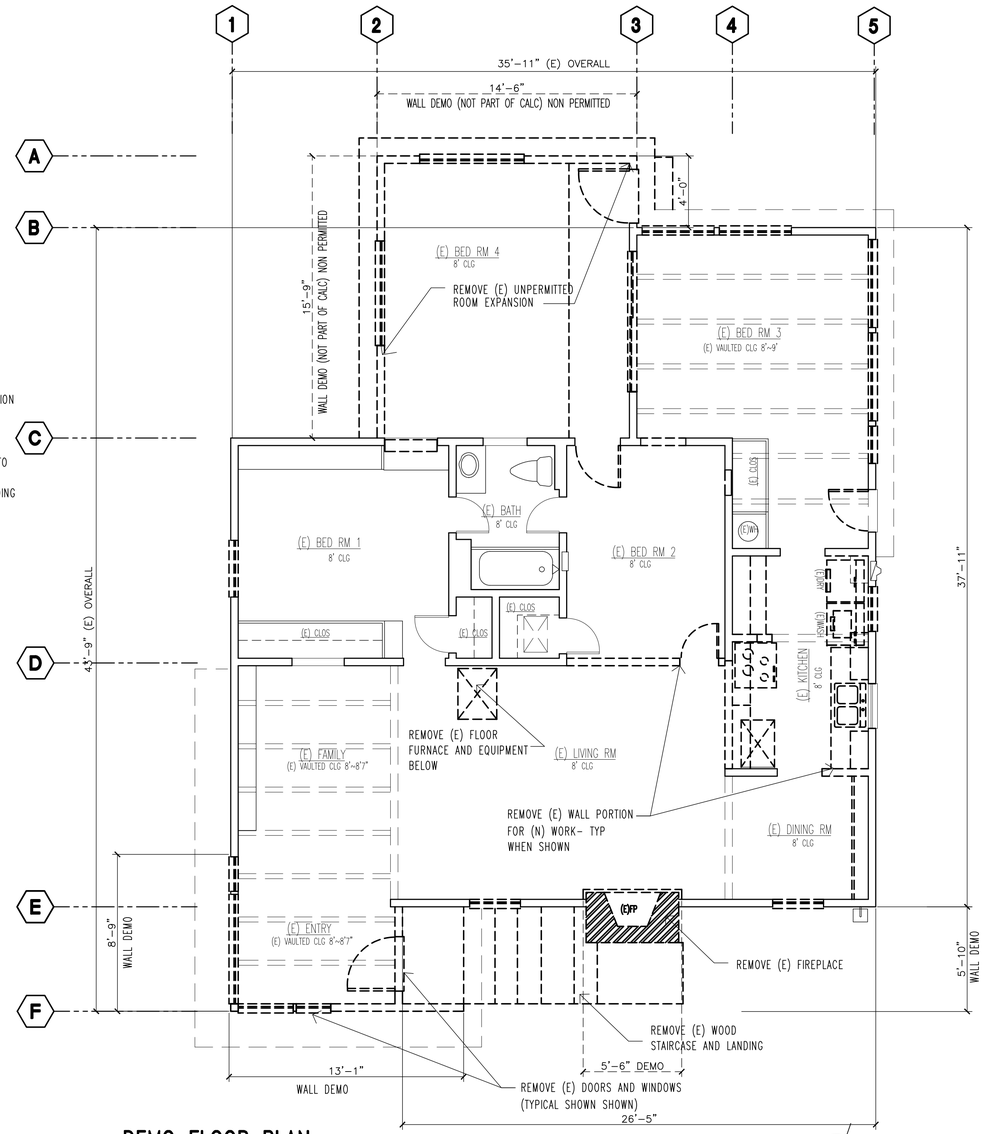
1 OF (REF TO INDEX) SHEETS



DEMO SUBFLOOR PLAN

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





DEMO FLOOR PLAN

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

NOTE: SEE DEMO NOTE #2 THIS PAGE FOR CITY STANDARDS FOR FRAMING REMOVAL

DEMOLITION CALCULATIONS TABLE

NON-COASTAL APPEALABLE AREA (MINOR REMODEL)

LEVEL	EXISTING	DEMOLISHED	DEMO %	> 50%
ROOF AREA SQUARE FOOT	1,300.0	21.0	1.6 %	YES
EXTERIOR WALLS (LINEAR FT)				
DWELLING LEVEL W/ SUBFLOOR	163.0 LF	42.32 LF	26%	YES
TOTAL DEMOLITION PERCENTAGE			26%	YES
SUM OF DEMO PERCENTAGE OF ROOF AND WALLS			27.6%	YES

SEE EXTERIOR ELEVATIONS SHEET A-4 FOR BACK UP DEMOLITION INFO NOT SHOWN ON THIS PAGE

DEMO BUILDING NOTES

1. REFER TO SHT A-3 FOR DEMO FLOOR PLAN, SHT A-4 FOR DEMO EXTERIOR ELEVATIONS AND SHEET A-7 FOR DEMO ROOF FOR ADDITIONAL DEMO INFORMATION NOT SHOWN
2. CITY GENERAL EXTERIOR FRAMING DEMO NOTES: ALL (E) FRAMING, AS INDICATED BY AS-BUILT PLANS TO REMAIN IN PLACE. NO FRAMING REMOVAL PERMITTED UNLESS OTHERWISE NOTED. IN THE CASE OF TERMITE DAMAGE TO (E) EXTERIOR FRAMING OF INFERIOR OR NON-CODE COMPLIANT FRAMING CONDITIONS, PERMISSION MUST BE GRANTED BY THE BUILDING OFFICIAL / INSPECTOR FOR REPLACEMENT PRIOR TO REMOVAL. REFER TO CONSULTANT'S STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON PLANS.
3. REFER TO PROPOSED DRAWINGS FOR ADDITIONAL ITEMS THAT MAY IMPACT DEMOLITION NOT SHOWN IN THIS FLOOR PLAN
4. VERIFY LOCATION OF ELECTRICAL, PLUMBING AND MECHANICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA
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ARCHITECTURAL SYMBOLS

- EXISTING STUD WALLS
- EXISTING STUD WALLS TO BE REMOVED
- EXISTING CEILING LINE TRANSITIONS OR SOFFIT ABOVE TO REMAIN
- EXISTING FIXTURES AND CABINET TO BE REMOVED (TYPICAL WHEN SHOWN BY DASHED LINE)
- EXISTING DOOR OR WINDOW TO BE REMOVED

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REMODEL / ADDITION

demolition plan

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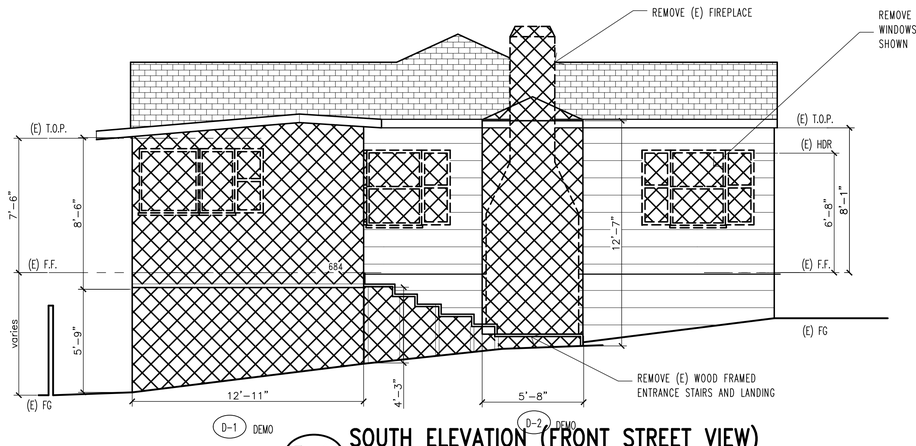
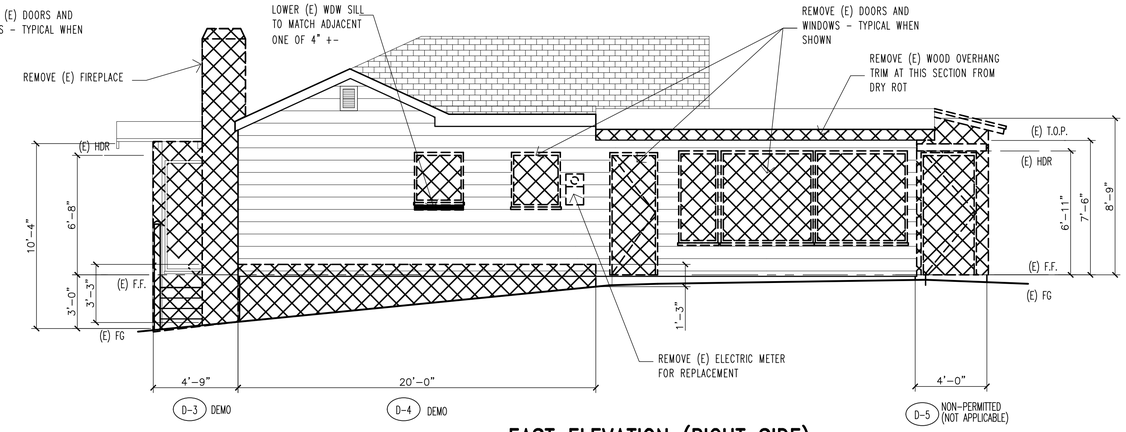


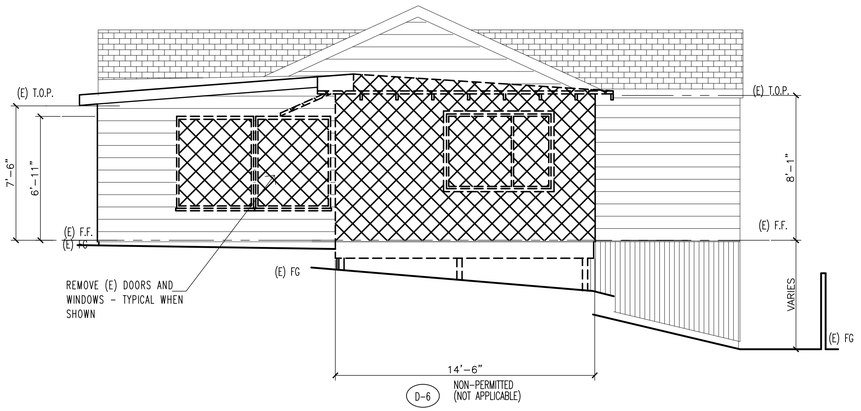
F-1 SOUTH ELEVATION (FRONT STREET VIEW)

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



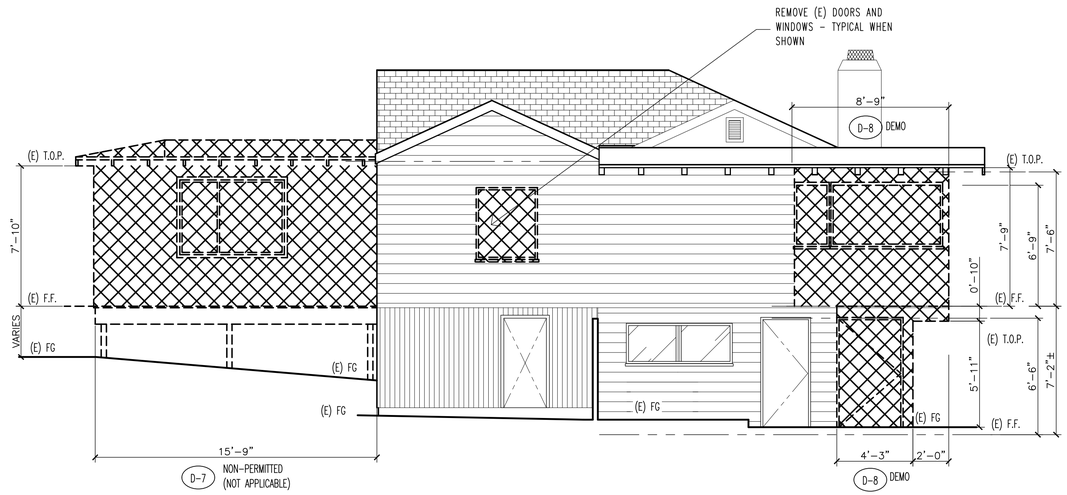
F-2 EAST ELEVATION (RIGHT SIDE)

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



F-3 NORTH ELEVATION (REAR)

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



F-4 WEST ELEVATION (RIGHT SIDE)

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

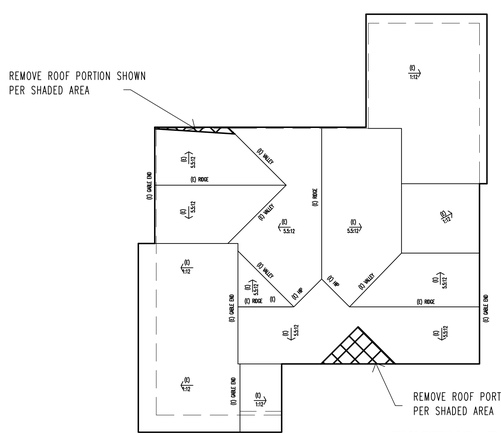
NOTE: SEE DEMO NOTE #2 THIS PAGE FOR CITY STANDARDS FOR FRAMING REMOVAL

EXTERIOR ELEVATIONS AREA CALCS TABLE

ZONE	AREA DESCRIPTION	AREA (SQ FEET)
F-1	SOUTH ELEVATION FACADE	291
F-2	EAST ELEVATION FACADE	93
F-3	NORTH ELEVATION FACADE	0
F-4	WEST ELEVATION FACADE	98
COMBINED ELEVATION FACADE AREA TOTAL		482

DEMOLITION AREA CALCULATIONS TABLE

ZONE	AREA DESCRIPTION	DIMENSIONS	AREA (SQ FEET)
D-1	SOUTH (EXISTING AREA TO DEMO)	PER ELEVATION DIM	200
D-2	SOUTH (EXISTING AREA TO DEMO)	PER ELEVATION DIM	91
D-3	EAST (EXISTING AREA TO DEMO)	PER ELEVATION DIM	49
D-4	EAST (EXISTING AREA TO DEMO)	PER ELEVATION DIM	44
D-5	NOT APPLICABLE (UNPERMITTED ROOM ADDITION)	PER PLAN & ELEV	N/A
D-6	NOT APPLICABLE (UNPERMITTED ROOM ADDITION)	PER PLAN & ELEV	N/A
D-7	NOT APPLICABLE (UNPERMITTED ROOM ADDITION)	PER PLAN & ELEV	N/A
D-8	WEST (EXISTING AREA TO DEMO)	PER ELEVATION DIM	98
COMBINED ELEVATION FACADE AREAS TO BE REMOVED (DEMO PORTION TOTAL)			482
COMBINED ALL GROSS ELEVATION FACADE (TOTAL EXISTING AREA)			1,815
SUBTRACT LAST TWO LINE ITEMS ABOVE (GROSS TO NET DEMO)			1,333
% OF REMOVAL TO REMAINING RATIO			27%



F-5 NOTATION

TOTAL ROOF DEMOLITION = 19 SF

F-5 EXISTING ROOF

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

DEMO BUILDING NOTES

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9. EXTERIOR DEMO ELEVATIONS ONLY SHOW DOOR, WINDOW AND EXTERIOR FRAMING REMOVAL. ADDITIONAL DEMOLITION ALSO INCLUDES BUT NOT SHOWN IS THE REMOVAL OF ALL EXTERIOR FINISH SIDING

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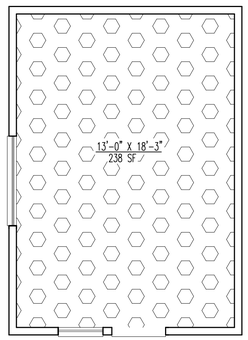
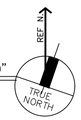


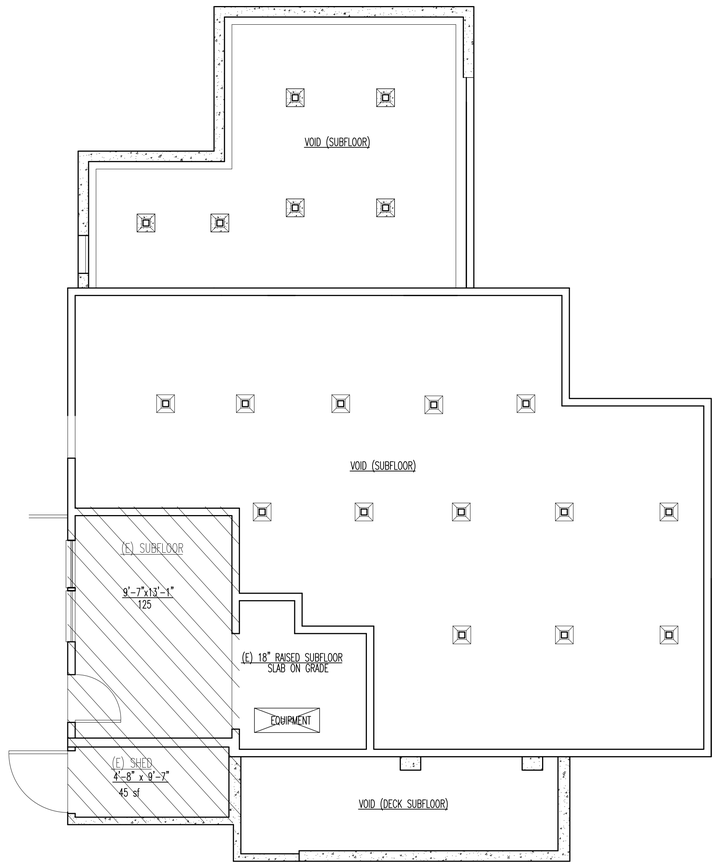
DETACHED GARAGE
SCALE: 1/4" = 1'-0"

NO WORK AS FOR BUILDING DEPT ONLY

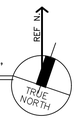


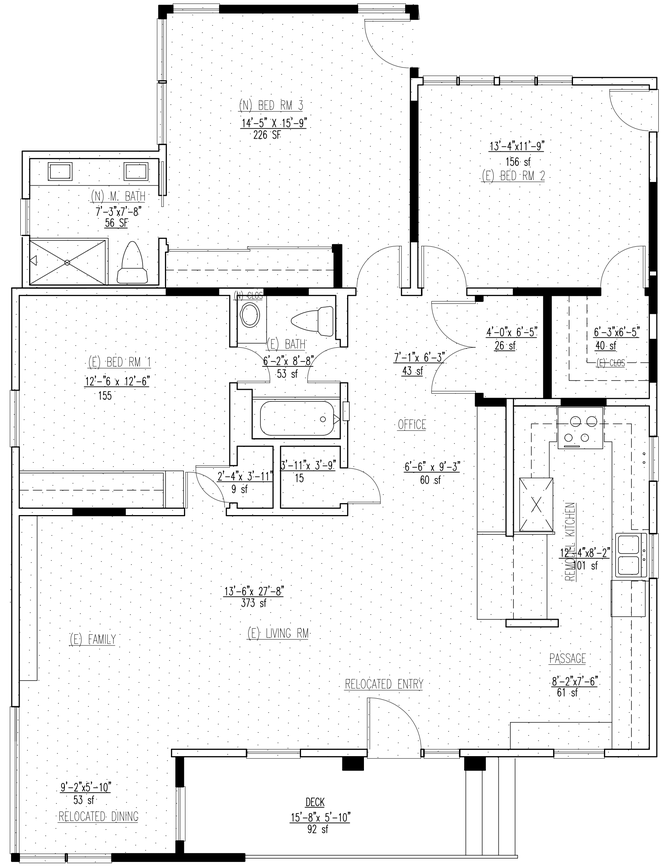
c AREA CALCULATIONS TABLE BY SQ FT

DISCRIPTION	EXISTING	PROPOSED	TOTAL
(E) FAMILY/LIVING RM/ENTRY	373 sf	0.0	373 sf
RELOCATED DINING	53 sf	0.0	53 sf
OFFICE	60 sf + 43 sf	0.0	103 sf
REMODEL KITCHEN	101 sf	0.0	101 sf
PASSAGE	61 sf	0.0	61 sf
(E) BED RM 1	155 sf	0.0	155 sf
(E) BED RM 2	156 sf	0.0	156 sf
(N) BED ROOM 3	0.0	226 sf	226 sf
(N) M. BATH	0.0	56 sf	56 sf
CLOS	40 sf	0.0	40 sf
(E) BATH	53 sf	0.0	53 sf
RELOCATED ENTRY	53 sf	0.0	53 sf
DWELLING (MAIN FLOOR SUBTOTAL)	**1,148.0 sf**	**282.0 sf**	**1,430.0 sf**
RAISED ENTRY DECK	**18 sf (REMOVED)**	**92.0 sf**	**92.0 sf**
UTILITY SPACES (SUBFLOOR) <7'clg	**170.0 sf**	**0.0**	**170.0 sf**
GARAGE	**238.0 sf**	**0.0**	**238.0 sf**

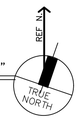


AREA SUBFLOOR PLAN (storage level) 1,429.0
SCALE: 1/4" = 1'-0"





AREA FLOOR PLAN (dwelling level)
SCALE: 1/4" = 1'-0"



DISCRIPTION	LEGEND
DWELLING (HABITAL)	
STORAGE (SUBFLOOR)	
GARAGE	

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architect

LANSDELL RESIDENCE
REMODEL / ADDITION
area calculation plan
(city use only)

OWNER/SITE ADDRESS:
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(949) 813-3448 email: hmmelgoza7@gmail.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-25
STATE OF CALIFORNIA

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AS NOTED ON PLANS
JOB NO.
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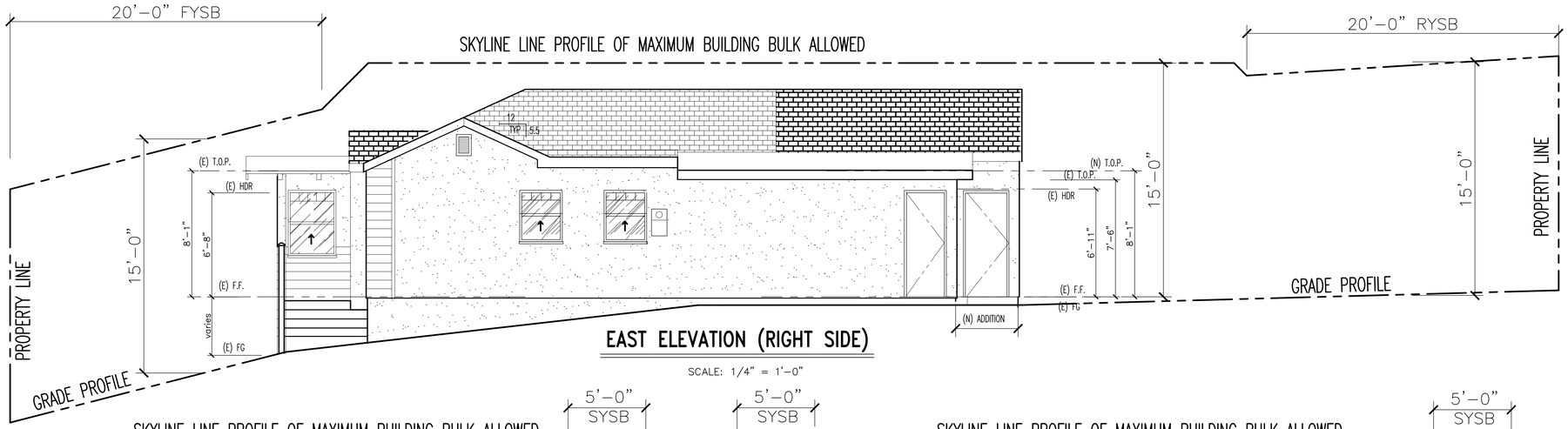
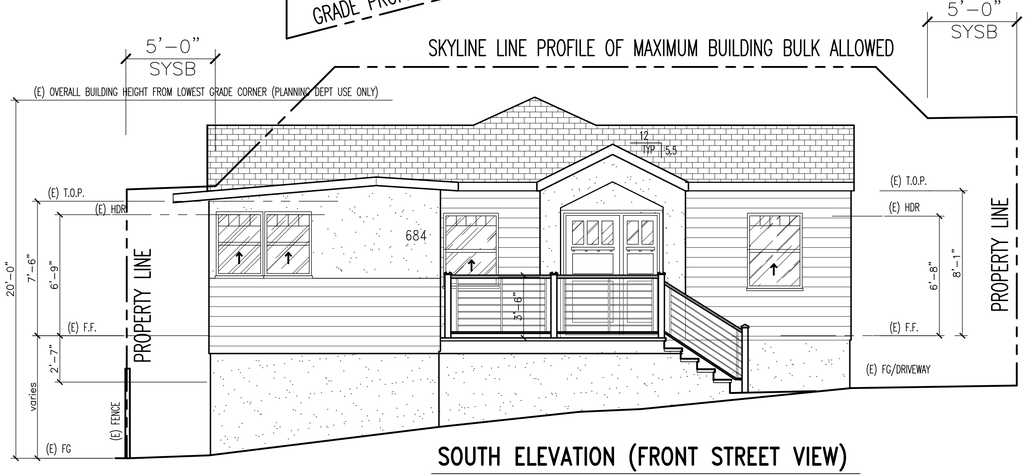


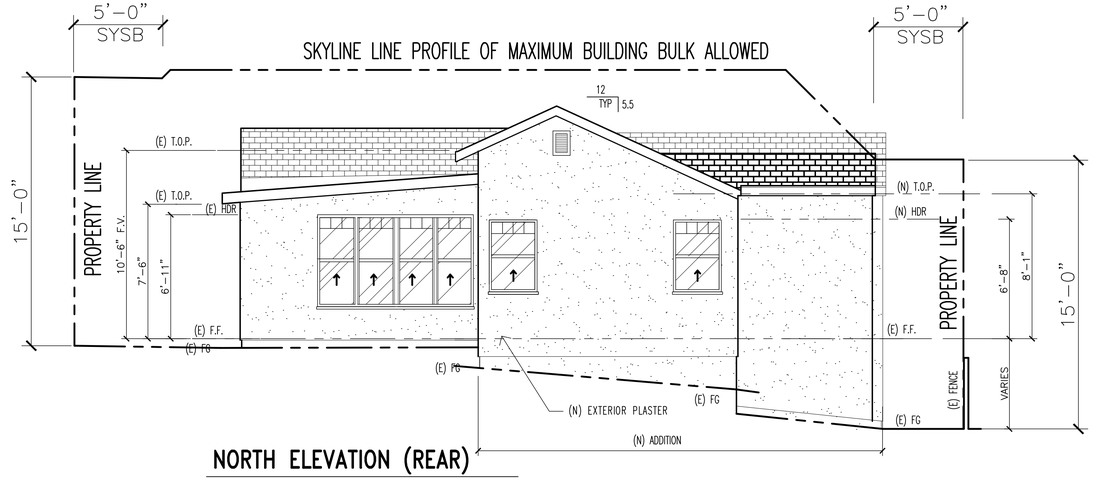
EAST ELEVATION (RIGHT SIDE)

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



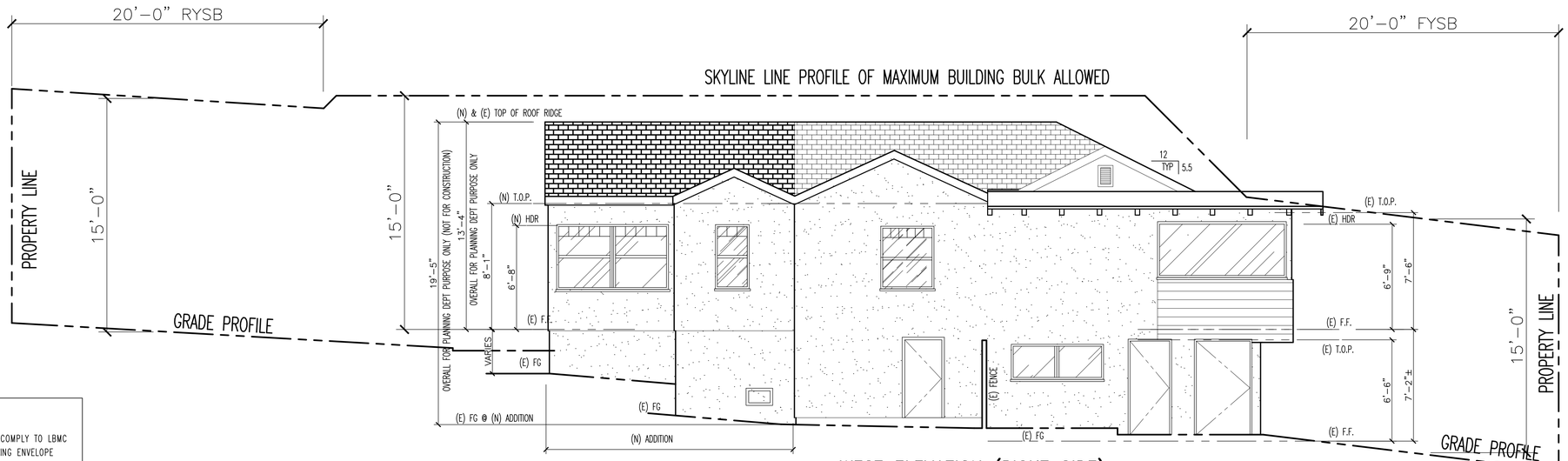
SOUTH ELEVATION (FRONT STREET VIEW)

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



NORTH ELEVATION (REAR)

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



WEST ELEVATION (RIGHT SIDE)

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

CITY NOTE

NOTE: INFO TO THIS PAGE SHALL COMPLY TO LBMC 25.50.004(d) FOR MAXIMUM BUILDING ENVELOPE

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architect

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REMODEL / ADDITION
SETBACK PROFILE (EXT. ELEV.)
(for planning dept use only)

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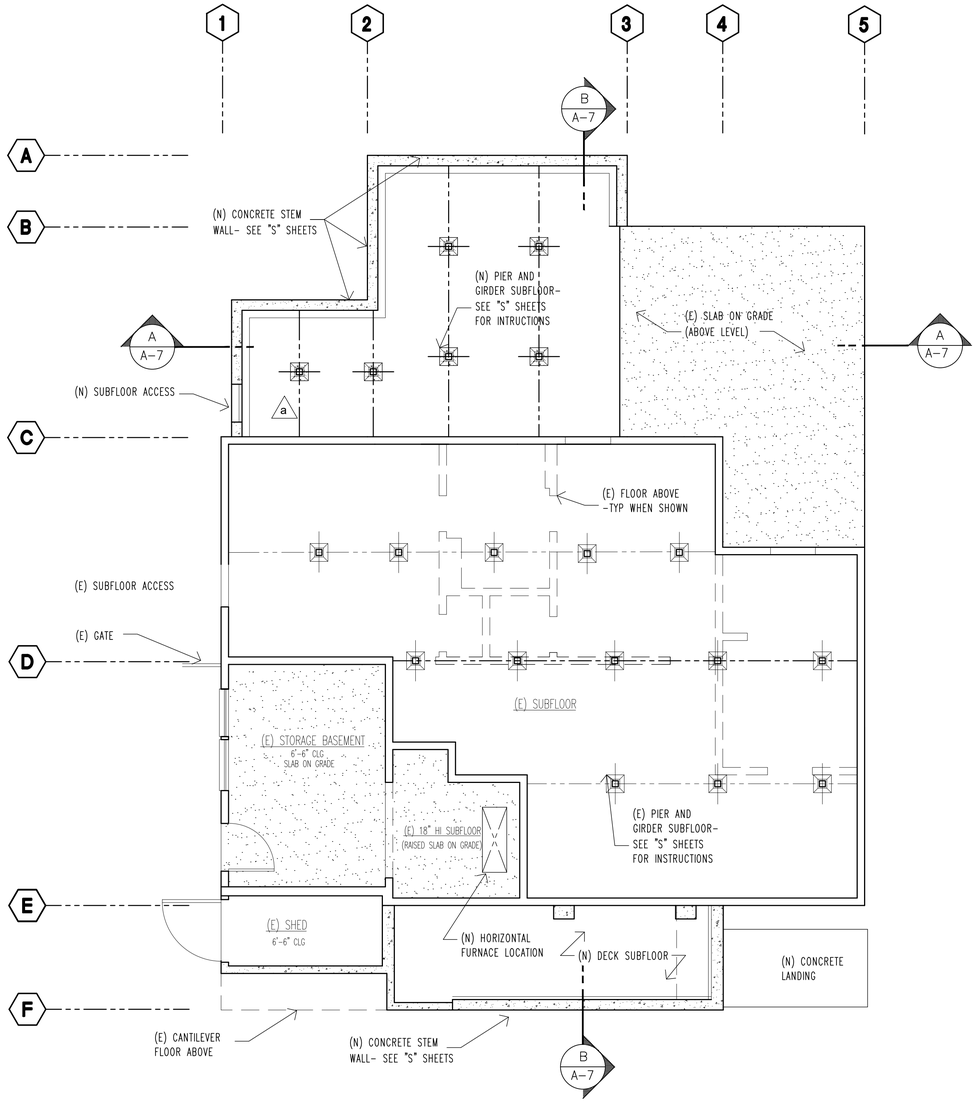

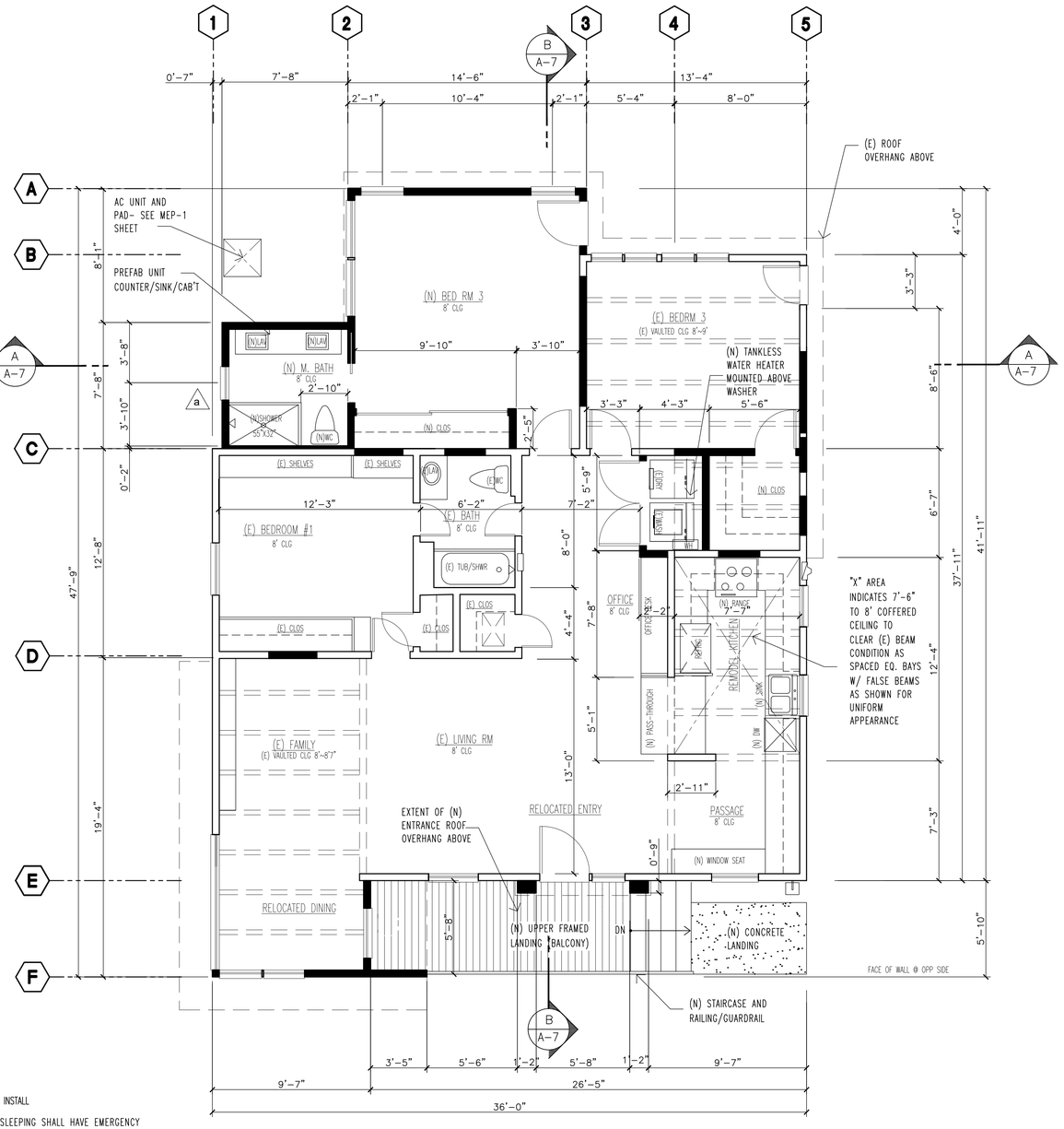

TYPICAL PLAN NOTES

1. REFER TO DEMOLITION PLAN FOR (E) CONDITIONS OF ENTIRE STRUCTURE LAYOUT
2. REFER TO COVER SHEET FOR ADDITIONAL INFORMATION NOT SHOWN
3. SMOKE DETECTORS PER 2019 C.B.C., SEE MEP SHEETS PER NOTE 5, 6 & 7 OF SHEET MEP-2 OF SECTION 16 ELECTRICAL
4. CONTRACTOR SHALL FIELD VERIFY BOTH HORIZONTAL AND VERTICAL DIMENSIONS TO ENDURE PROPER FIT FOR ALL DETAILS-REPORT TO THE ARCHITECT IMMEDIATELY TO SECURE INSTRUCTIONS SHOULD INFORMATION BE INCORRECTLY NOTED
5. ALL INTERIOR WALL FINISHES TO BE RETEXTURES AND PAINT - VERIFY COLOR AND TEXTURE W/ OWNER PRIOR TO EXECUTING WORK
6. REFER TO MEP SHEETS FOR ELECTRICAL, MECHANICAL AND PLUMBING HVAC AND FRAMING CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING FOR DUCT ROUTES AND POSSIBLE DROPPED FRAMED SOFFITS WHERE DUCT CHASE WAYS MAY NOT BE ACCESSIBLE TO REACH GRILLS FROM UNIT
7. VERIFY ALL ALL FLOOR FINISHES W/ OWNER PRIOR TO INSTALL
8. BEDROOMS, BASEMENTS OR ROOMS USED FOR SLEEPING SHALL HAVE EMERGENCY WINDOWS OR DOORS THAT MUST MEET CODE SECTION 310.4 FOR FIRE ESCAPE OR RESCUE NET DIMENSIONS: MIN 20" WIDE X 24" HIGH SIZE FOR OPERATIVE CLEARANCE SIZE OF 5.7. S.F. W/ SILL AT 44" MAX FROM FINISH FLOOR PER CRC R310.2. -REFER TO WINDOW SCHEDULE OF SHEET A-14 UNDER "REMARKS" COLUMN FOR COMMENTS THAT IDENTIFY THE LOCATIONS KEYED ON THIS PLAN
9. REFER TO "S" SHEETS FOR STRUCTURAL RETROFITTING/REPLACEMENT TO (E) CONCRETE STEM WALLS/FOOTING FOR BOTH BEARING AND SEISMIC IMPROVEMENTS AS DRAWINGS ARE ONLY SHOWN DIAGRAMMATICALLY AS "S SHEETS SUPERSEDE
10. REFER TO "S" SHEETS FOR NEW FRAMED SUBFLOOR FRAMING, PIERS AND CONCRETE STEM WALLS AS DRAWINGS ARE DIAGRAMMATIC

ARCHITECTURAL SYMBOLS (SUBFLOOR)

(R)= REMODELED (N) = NEW (E) = EXISTING

- (E) CRIPPLE STEM WALL AT SUBFLOOR CONDITION SEE STRUCTURAL DRAWINGS FOR RETROFIT
- CONCRETE SLAB ON GRADE
- (N) CONCRETE STEM WALL AT SUBFLOOR CONDITION SEE STRUCTURAL DRAWINGS FOR DETAILS

ARCHITECTURAL SYMBOLS (FLOOR PLAN)

(R)= REMODELED (N) = NEW (E) = EXISTING

- (N) 2X4 STUD INTERIOR WALLS @ 16" O.C
- (N) 2X6 STUD WALLS @ 16" O.C
- (E) 2X4 STUD INTERIOR WALLS TO REMAIN
- (N) CONCRETE STEM WALL AT SUBFLOOR CONDITION

SUBFLOOR FLOOR PLAN

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

FLOOR PLAN

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

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architect

LANSDELL RESIDENCE
REMODEL / ADDITION
FLOOR PLAN

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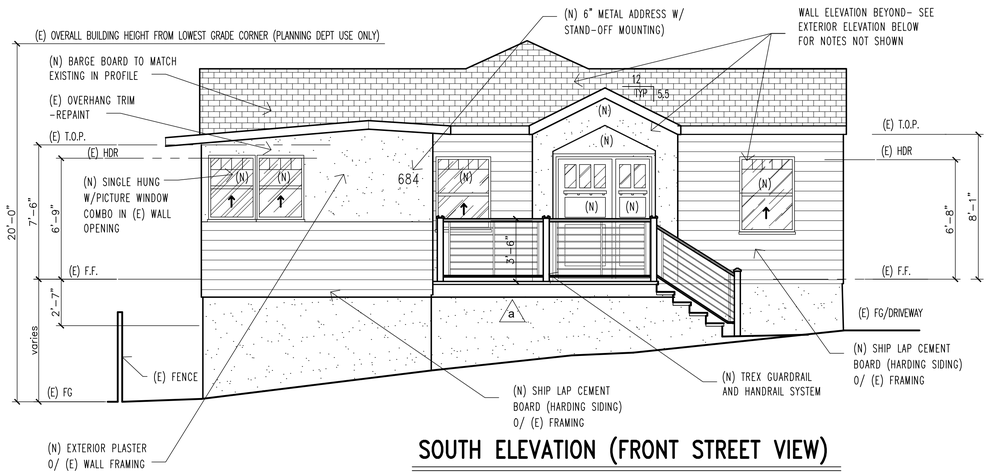
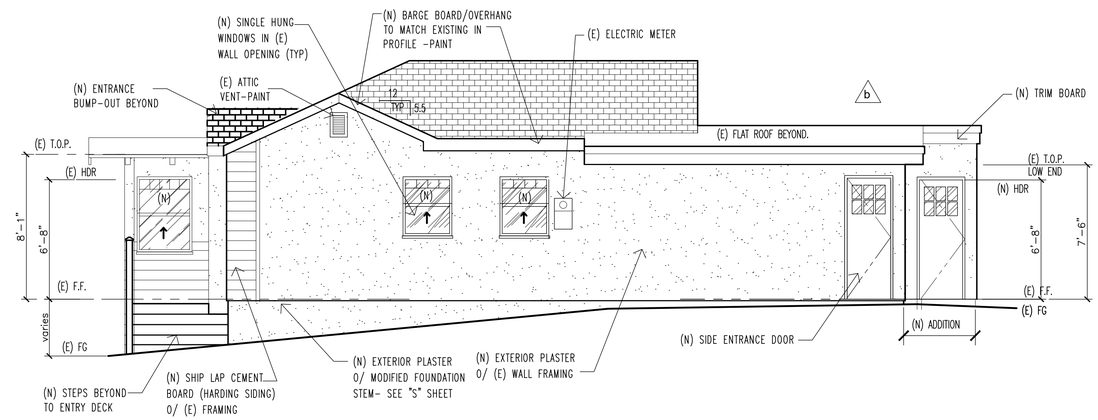


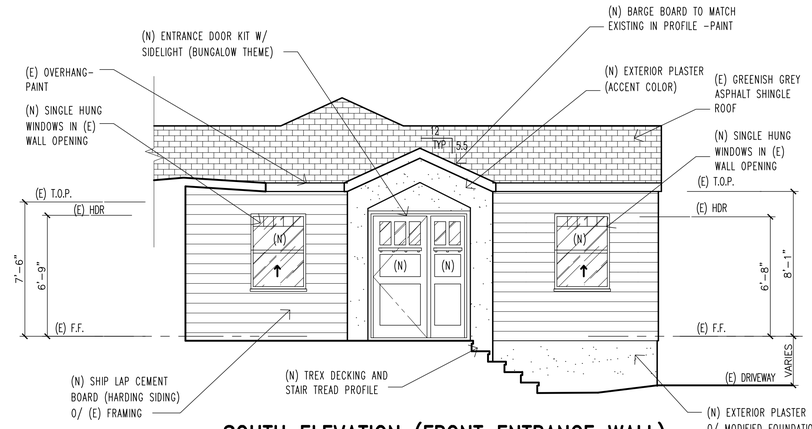
SOUTH ELEVATION (FRONT STREET VIEW)

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



EAST ELEVATION (RIGHT SIDE)

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



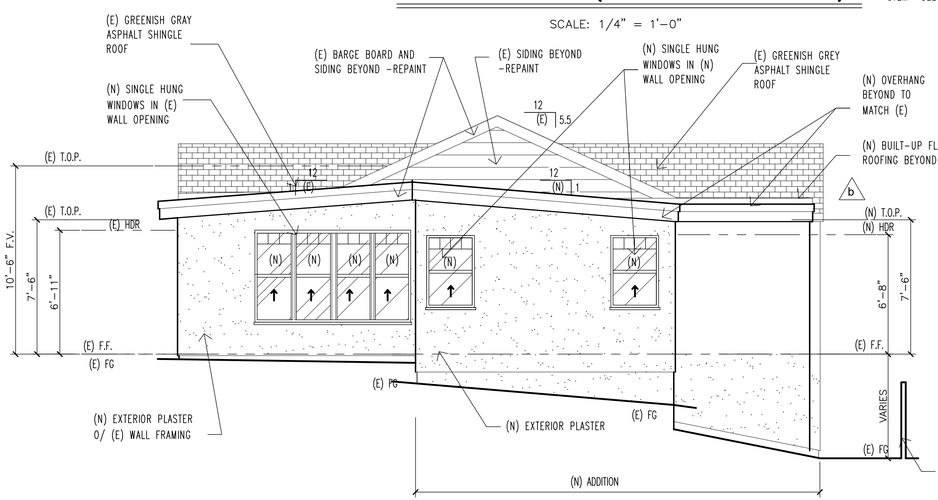
SOUTH ELEVATION (FRONT ENTRANCE WALL)

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

EXTERIOR ELEVATION NOTES

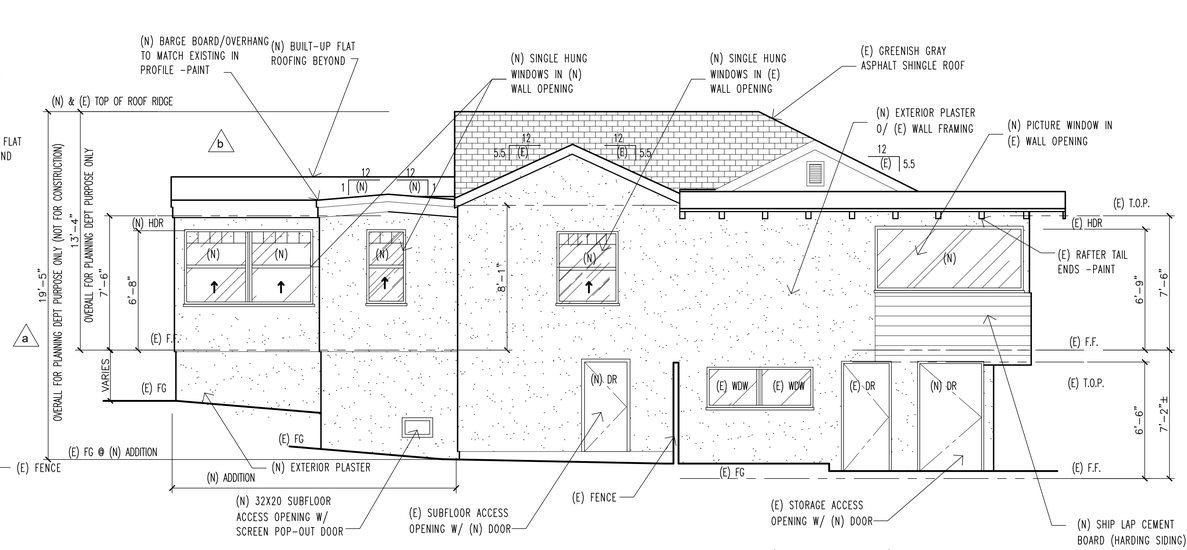
1. WINDOWS SHALL BE MILGARD "TUSCANY SERIES" VINYL FRAME IN LOW-E GLASS SYSTEM AS EITHER SINGLE HUNG OR PICTURE WINDOW AS NOTED ON PLANS, SEE DOOR AND WINDOW SCHEDULE FOR TYPE AND SIZE
2. FRONT DOOR AND SIDE DOOR SHALL BE PREFAB KIT W/ MATCHING SIDELIGHT AS SHOWN ON PLAN AND WINDOW/DOOR SCHEDULE
3. STUCCO: SAND FLOAT EXTERIOR STUCCO PLASTER FINISH
   (N) ASPHALT SHINGLE TO MATCH (E) IN COLOR AND PROFILE, SEE ROOF PLAN FOR FULL ROOF SPECIFICATIONS
4. (N) DOWN SPOUT: COLOR TO MATCH TRIM
5. HORIZONTAL SIDING TO BE "HARDIE BOARD" SHIP LAP "RUSTIC TEXTURED FIBER CEMENT COMPOSITION FIELD PAINTED (USE NON CORROSIVE COLORED COUNTERSINK TEK FASTENERS OR CORROSIVE RESISTANT 16 GA NAILS FOR BLIND FASTENER APPEARANCE)

a 6. T.O.P. DESIGNATION REFERS TO TOP OF WALL PLATE (CEILING HEIGHT) (SEE PLAN AND SECTIONS FOR CLARIFICATION FOR ROOM BY ROOM)



NORTH ELEVATION (REAR)

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



WEST ELEVATION (RIGHT SIDE)

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

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EXTERIOR ELEVATIONS

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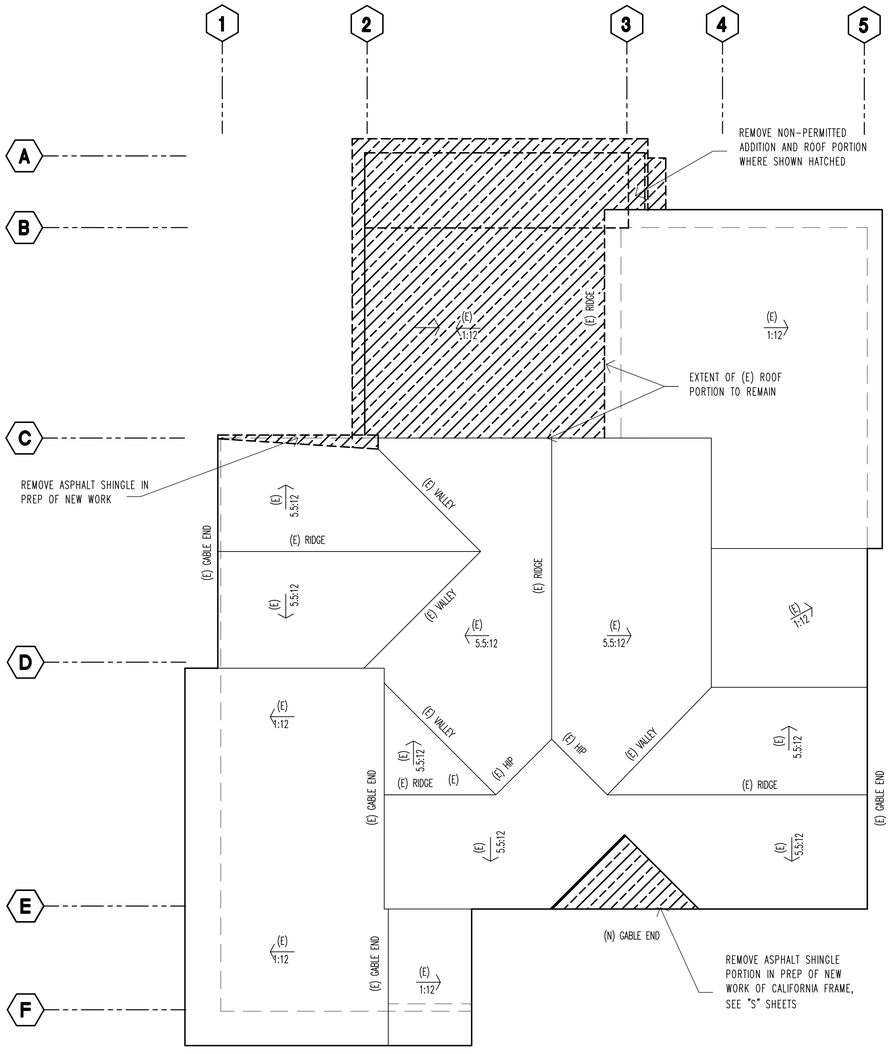
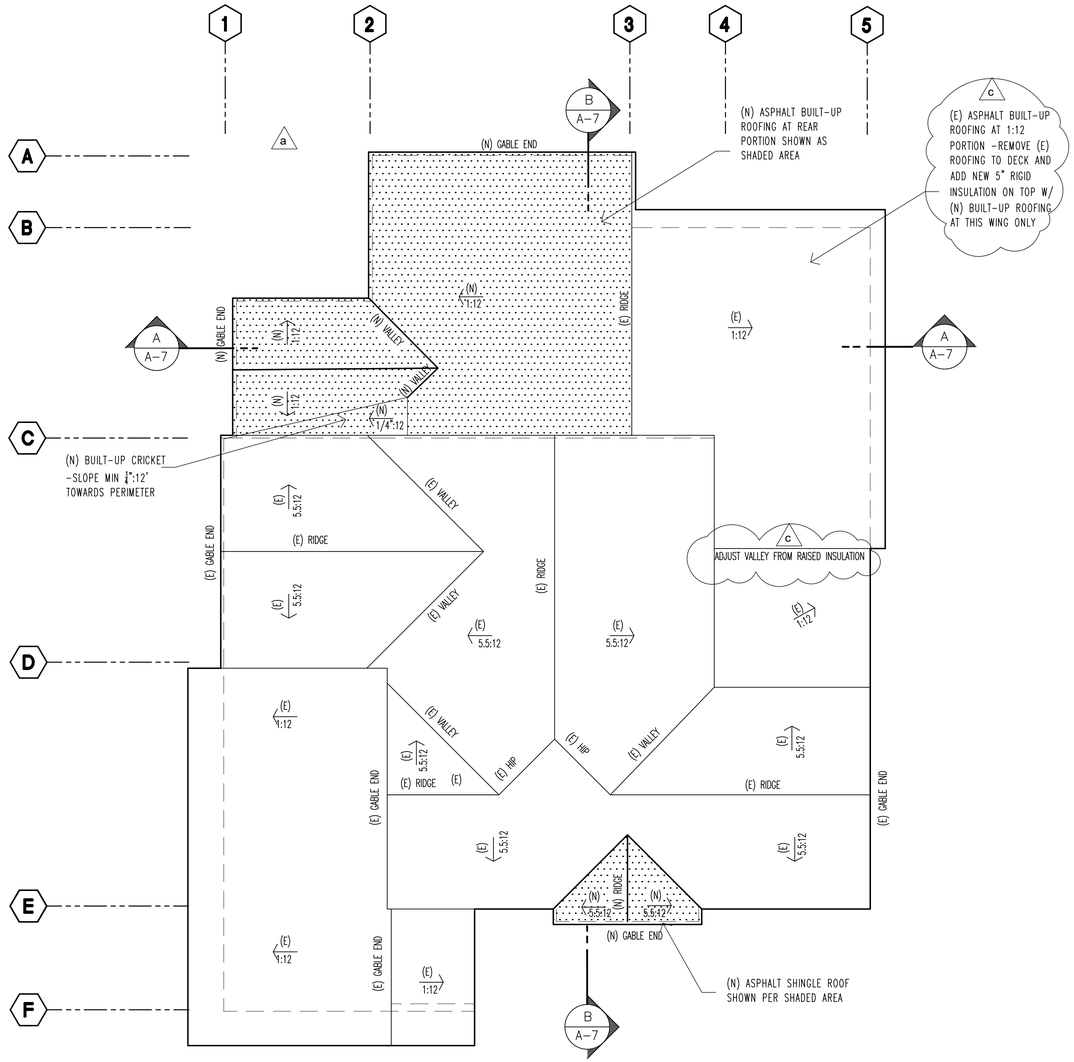


DEMO ROOF PLAN

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

DEMO NOTES

1. REFER TO DEMOLITION FLOOR PLAN AND EXTERIOR ELEVATIONS FOR TYPICAL DEMO NOTES NOT SHOWN



PROPOSED ROOF PLAN

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

ROOF NOTES

1. ALL SLOPES AND OVERHANGS ARE AS NOTED ON PLANS (FIELD VERIFY TO MATCH EXISTING)
2. FOR TYPICAL SYMBOLS, ABBREVIATIONS AND NOTES, SEE COVER PAGE.
3. ASPHALT ROOF TO BE CLASS "A" ROOFING 3-TAB "TAHOMA" SERIES BY PABCOROOFING.COM AT 250 LBS PER SQ
4. ROOF VENTILATION SHALL BE AREA RATIO OF 1/150 FOR ATTIC AREA OR 1/300 OF ATTIC AREA IF HALF THE VENT AREA LOCATED MORE THAN 3 FEET ABOVE EAVE VENTS W/ A BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS OPENINGS SHALL HAVE 1/4" INCHES CORROSION RESISTANT METAL MESH COVERING. PER SECTION 1505.3 DORMER VENTS SHALL BE SIZED ABOVE FREE AREA REQUIREMENT PER MANUFACTURE SPECIFICATIONS PER SECTION 1505.3 AND EACH VENT SHALL NOT EXCEED 144" SQ INCHES- SEE RIDGE VENT DETAIL 1/D-2 AND EAVE VENTS 7/D-2 FOR STANDARDS
5. FOR ROOF BULK OF PROFILES AT ELEVATION VIEW, SEE SHEETS A-4 AND FOR HEIGHT SPOT ELEVATIONS OF EAVES, RIDGES AND VALLEYS, SEE STAKING PLAN SHEET A-1.1 FOR INFO NOT SHOWN ON THIS PAGE

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ROOF PLAN

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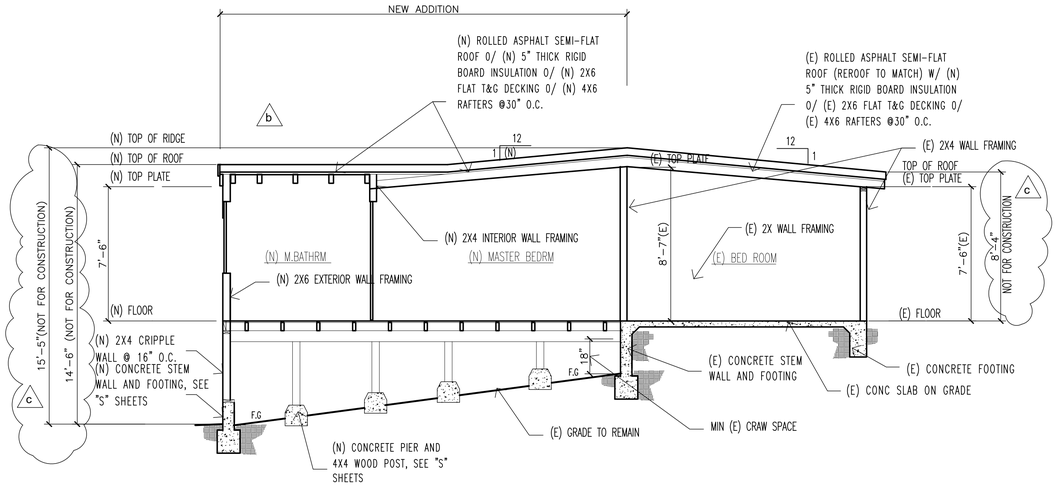

BUILDING SECTION "A"

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

BUILDING SECTION "B"

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

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WINDOW SCHEDULE

WDW NO.	SIZE W	SIZE H	ELEV.	TYPE	FRAME MAT'L	FRAME FINISH	TINT	GLAZING THICK	GLAZING DBL	GLAZING TEMP	T-24 NOTE#	REMARKS
WDW (N)1	3'-0"	4'-0"	1	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (E) OPENING
WDW (N)2	3'-0"	4'-0"	1	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	YES	#1	(N) WINDOW IN (E) OPENING
WDW (N)3	5'-6"	3'-6"	3	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (E) OPENING (OA OPENING SIDE-BY-SIDE KIT)
WDW (N)4	8'-0"	3'-6"	7	FIXED	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#2	(N) WINDOW IN (E) OPENING
WDW (N)5	3'-0"	4'-0"	1	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (E) OPENING
WDW (N)6	2'-0"	4'-0"	5	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (N) OPENING W/ PRIVACY GLASS (PATTERN)
WDW (E)7	7'-0"	4'-0"	4	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (N) OPENING (OA OPENING SIDE-BY-SIDE KIT)
WDW (N)8	2'-6"	4'-0"	11	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (N) OPENING
WDW (N)9	2'-6"	4'-0"	11	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (N) OPENING
WDW (N)10	4'-0"	5'-0"	10	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (E) OPENING
WDW (N)11	4'-0"	5'-0"	10	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (E) OPENING
WDW (N)12	2'-6"	3'-0"	8	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (E) OPENING
WDW (N)13	2'-6"	3'-0"	9	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (E) OPENING
WDW (N)14	3'-0"	4'-0"	1	SINGLE HUNG	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (N) DOOR OPENING (DOOR ENTRY KIT)
WDW (N)15	2'-0"	6'-8"	2	FIXED	VINYL	WHITE	LOW-E	7/8"	YES	N/A	#1	(N) WINDOW IN (N) DOOR OPENING (DOOR ENTRY KIT)
WDW (N)16	5'-6"	2'-0"	15	SINGLE HUNG	WOOD	PAINT	CLR	1/8"	N/A	N/A	N/A	(E) WINDOW IN (E) OPENING TO REMAIN (NON CONDITION SPACE)

DOOR SCHEDULE

DR NO.	DOOR W	DOOR H	DOOR T	DOOR ELEV.	DOOR TYPE	DOOR MAT'L	DOOR FINISH	DOOR TEMP	FRAME MAT'L	FRAME FINISH	FRAME THRESHOLD	T-24 NOTE #	REMARKS
DR A(N)	3'-0"	6'-8"	1 5/8"	2	SWING	FGL	PAINT	YES	WOOD	WHITE	FACTORY	#3	(N) DOOR/WDW OPENING (DOOR ENTRY KIT)
DR B(N)	2'-2"	6'-8"	1 3/8"	19	SWING	WOOD	REPAINT	N/A	WOOD	WHITE	N/A	N/A	EXISTING TO REMAIN (REPAINT)
DR C(N)	2'-2"	6'-8"	1 3/8"	18	SWING	WOOD	REPAINT	N/A	WOOD	WHITE	N/A	N/A	EXISTING TO REMAIN (REPAINT)
DR D(N)	2'-2"	6'-8"	1 3/8"	18	SWING	WOOD	REPAINT	N/A	WOOD	WHITE	N/A	N/A	EXISTING TO REMAIN (REPAINT)
DR E(N)	2'-2"	6'-8"	1 3/8"	18	SWING	WOOD	REPAINT	N/A	WOOD	WHITE	N/A	N/A	EXISTING TO REMAIN (REPAINT)
DR F(N)	2'-2"	6'-8"	1 3/8"	18	SWING	WOOD	REPAINT	N/A	WOOD	WHITE	N/A	N/A	EXISTING TO REMAIN (REPAINT)
DR G(N)	2'-2"	6'-8"	1 3/8"	18	SWING	WOOD	PAINT	N/A	WOOD	WHITE	N/A	N/A	(N) DOOR IN (N) OPENING
DR H(E)	9'-0"	6'-8"	1 3/8"	19	SLIDER	WOOD	REPAINT	N/A	WOOD	WHITE	N/A	N/A	EXISTING TO REMAIN (REPAINT)
DR J(N)	2'-4"	6'-8"	1 3/8"	13	POCKET	WOOD	PAINT	N/A	WOOD	WHITE	N/A	N/A	(N) DOOR IN (N) OPENING
DR K(N)	2'-8"	6'-8"	1 3/8"	12	SWING	FGL	PAINT	YES	WOOD	WHITE	FACTORY	#3	REFER TO SPEC BOOKLET FOR MFGR (TEMPERED FROSTED GLASS ABOVE)
DR L(N)	2'-0"	6'-8"	1 3/8"	18	SWING	WOOD	PAINT	N/A	WOOD	WHITE	N/A	N/A	(N) DOOR IN (N) OPENING
DR M(N)	2'-8"	6'-8"	1 5/8"	12	SWING	FGL	PAINT	YES	WOOD	WHITE	FACTORY	#3	REFER TO SPEC BOOKLET FOR MFGR (TEMPERED FROSTED GLASS ABOVE)
DR N(N)	2'-2"	6'-8"	1 3/8"	18	SWING	WOOD	MFGR FIN	N/A	WOOD	WHITE	N/A	N/A	(N) DOOR IN (N) OPENING
DR P(N)	5'-0"PR	6'-8"	1 3/8"	20	SWING PR	WOOD	PAINT	N/A	WOOD	WHITE	N/A	N/A	(N) DOOR IN (N) OPENING
DR Q(N)	3'-6"	6'-0"	1 3/8"	17	SWING	WOOD	PAINT	N/A	WOOD	WHITE	N/A	N/A	(N) DOOR IN (N) OPENING
DR R(N)	2'-6"	6'-0"	1 3/8"	16	SWING	WOOD	REPAINT	N/A	WOOD	WHITE	N/A	N/A	EXISTING TO REMAIN (REPAINT) STORAGE ACCESS/UTILITY
DR R(N)	2'-4"	5'-0"	1 3/8"	14	–	WOOD	PAINT	N/A	WOOD	WHITE	N/A	N/A	(N) DOOR IN (E) OPENING (SUBFLOOR ACCESS)

ABBREVIATIONS

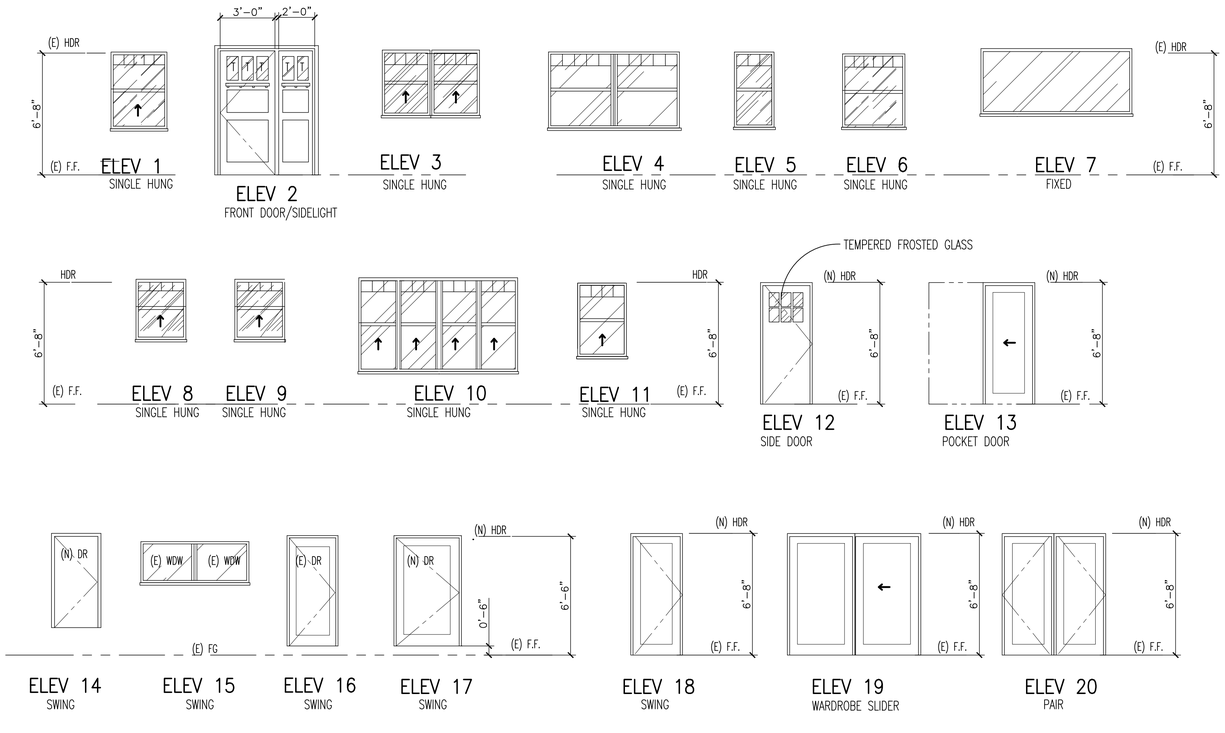
(N) = NEW
(E) = EXISTING
PVC =POLYVINYL CHLORIDE
SC =SOLID CORE
GL/DBL = 1" THICK DOUBLE GLAZING SYSTEM
FGL = FIBERGLASS
WT= WHITE FRAME (INSIDE AND OUT)
HC =HOLLOW CORE
N/A =NOT APPLICABLE
CB =CEMENT BOARD SUBSTRAIT
FP =FEILD PAINT TRIM OR DOOR
GL/SGL = SINGLE GLAZING SYSTEM PATERN GLASS
WD/MTL =2X6 WOOD FLAT FRAME W/ METAL CLOSURE
SLT =SKYLIGHT

T-24 SCHEDULE

NOTE NO.	U-FACTOR	SHGC	VT	ELEV
1	0.27	0.19	0.45	sgl hung
2	0.26	0.20	0.47	fixed
3	default	default	default	ext door

GENERAL NOTES FOR DOORS AND WINDOWS

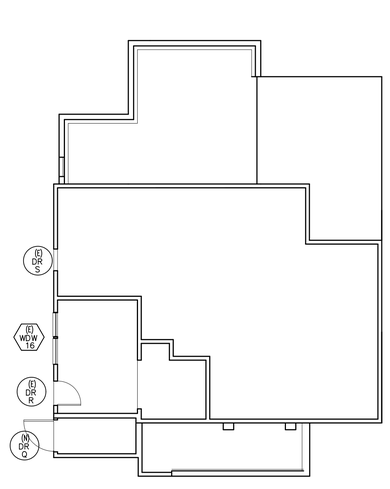
1. ALL WINDOWS AND DOORS TO BE FACTORY FINISH AS SELECT INSIDE AND OUTSIDE COLORS AND HARDWARE PER INTERIOR DESIGNERS INSTRUCTIONS. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
2. ALL DOUBLE GLAZE AND TINT PER T-24 ENERGY REQUIREMENTS
3. ALL DIMENSION ARE FOR T-24 CALCULATIONS AND NOT NECESSARILY FOR SIZING OF INSTALLATION FOR WINDOW AND DOOR. VENDOR SHALL FIELD VERIFY NEW/EXISTING DOOR AND WINDOW OPENINGS FOR EXACT FIT BETWEEN ROUGH AND FINISH FIELD OPENINGS PRIOR TO ORDERS/INSTALLATION
4. "TEMP" ORT "T" INDICATES TEMPERED GLASS PER CBC.
5. COORDINATE INTERIOR HARDWARE FINISH WITH OWNER OR INTERIOR DESIGNER AS SUBMIT LOCK SPECIFICATIONS, ELEV AND FUNCTION TO OWNER FOR THEIR REVIEW PRIOR TO INSTALLATION
6. ALL FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS
7. FOR ALL NEW REPLACEMENT WINDOWS IF OCCUR FOR WINDOWS WHICH SERVE ALL BEDROOMS MUST MEET CODE SECTION 310.4 FOR FIRE ESCAPE OR RESCUE NET DIMENSIONS: MIN 20" WIDE X 24" HIGH SIZE FOR OPERATIVE CLEARANCE SIZE OF 5.7. S.F. W/ SILL AT 44" MAX FROM FINISH FLOOR
8. WINDOW AND DOOR MFGR: MILGARD TUSCANY V400 SERIES
   DUAL LOW-E GLAZING SYSTEM 7/8" THICK DUAL GLASS
   1/8" SUNCOAT MAX + 1/8" CLEAR ARGON FILLED SYSTEM
   FRAME: INTEGRATED VINYL SIGNITURE SERIES (PVC SYSTEM)



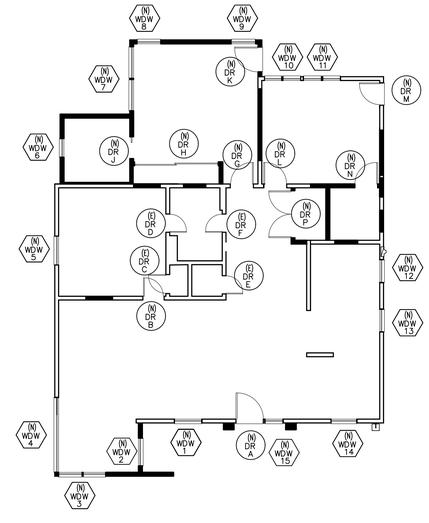
LEGEND

(N) DR A — DOOR MARK SCHEDULE

(N) WDW 16 — WINDOW MARK SCHEDULE



SUB FLOOR (LOWER LEVEL)



GROUND (MAIN LEVEL)

WINDOW/DOOR KEY PLAN

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

HUDSON STREET

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zenarchitect.com

architect

LANSDELL RESIDENCE
REMODEL / ADDITION

DOOR/WDW SCHEDULE

OWNER/SITE ADDRESS:
Heather Melgoza
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Laguna Beach, 92651, CA
(949) 813-3448 email: hmmelgoza7@gmail.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-25
STATE OF CALIFORNIA

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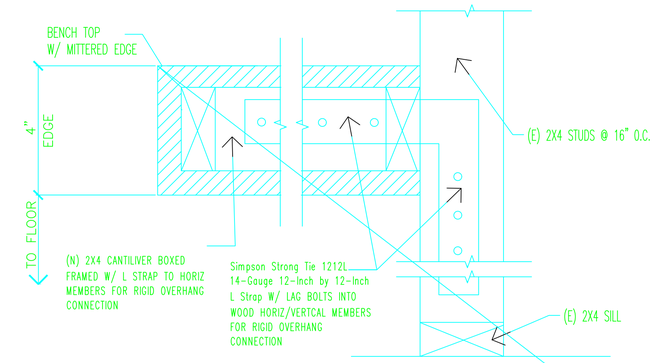
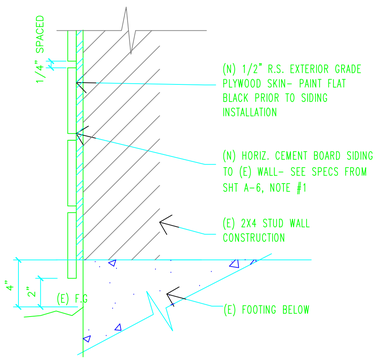
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

A-9

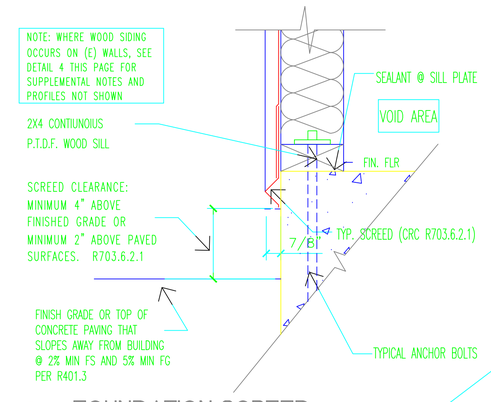
1 OF (REF TO INSERT) SHEETS



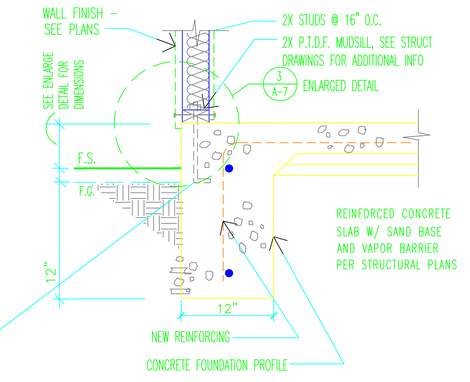
6 SHOWER BENCH NO SCALE



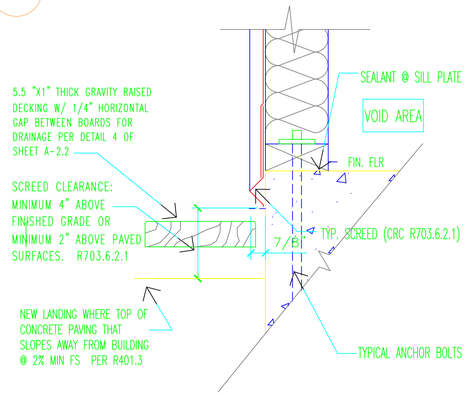
4 (N) SIDING DETAIL NO SCALE



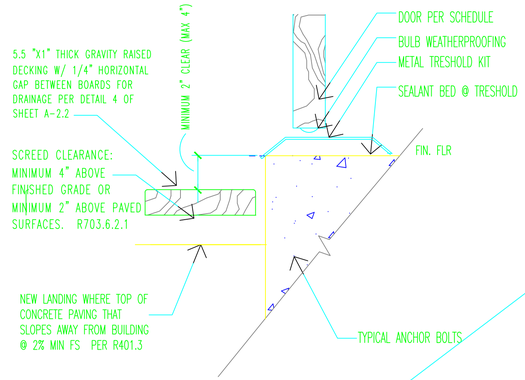
3 FOUNDATION SCREED NO SCALE



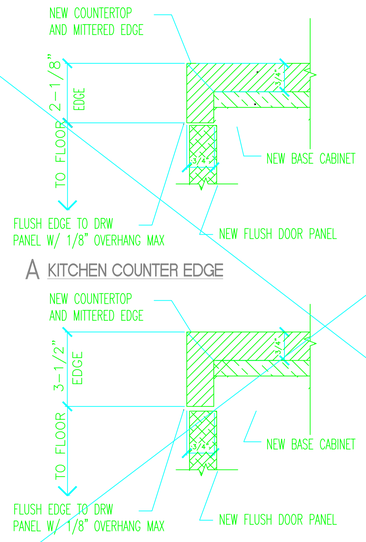
1 FOUNDATION EDGE NO SCALE



7 FOUNDATION SCREED NO SCALE



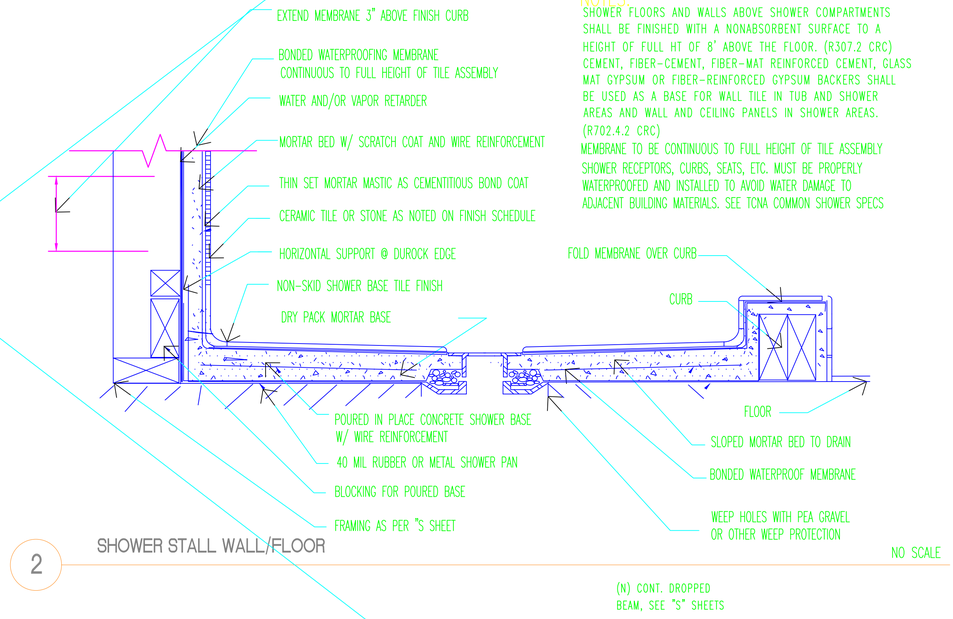
8 DOOR THRESHOLD NO SCALE



A KITCHEN COUNTER EDGE

B BATHROOM COUNTER EDGE

5 SHOWER STALL WALL/FLOOR NO SCALE



2 SHOWER STALL WALL/FLOOR NO SCALE

(N) CONT. DROPPED BEAM, SEE "S" SHEETS

NOTES:
SHOWER FLOORS AND WALLS ABOVE SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF FULL HT OF 8' ABOVE THE FLOOR. (R307.2 CRC) CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2 CRC)
MEMBRANE TO BE CONTINUOUS TO FULL HEIGHT OF TILE ASSEMBLY SHOWER RECEPTORS, CURBS, SEATS, ETC. MUST BE PROPERLY WATERPROOFED AND INSTALLED TO AVOID WATER DAMAGE TO ADJACENT BUILDING MATERIALS. SEE TCNA COMMON SHOWER SPECS

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architect

LANSDELL RESIDENCE
REMODEL / ADDITION
miscellaneous details

OWNER/SITE ADDRESS:
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REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

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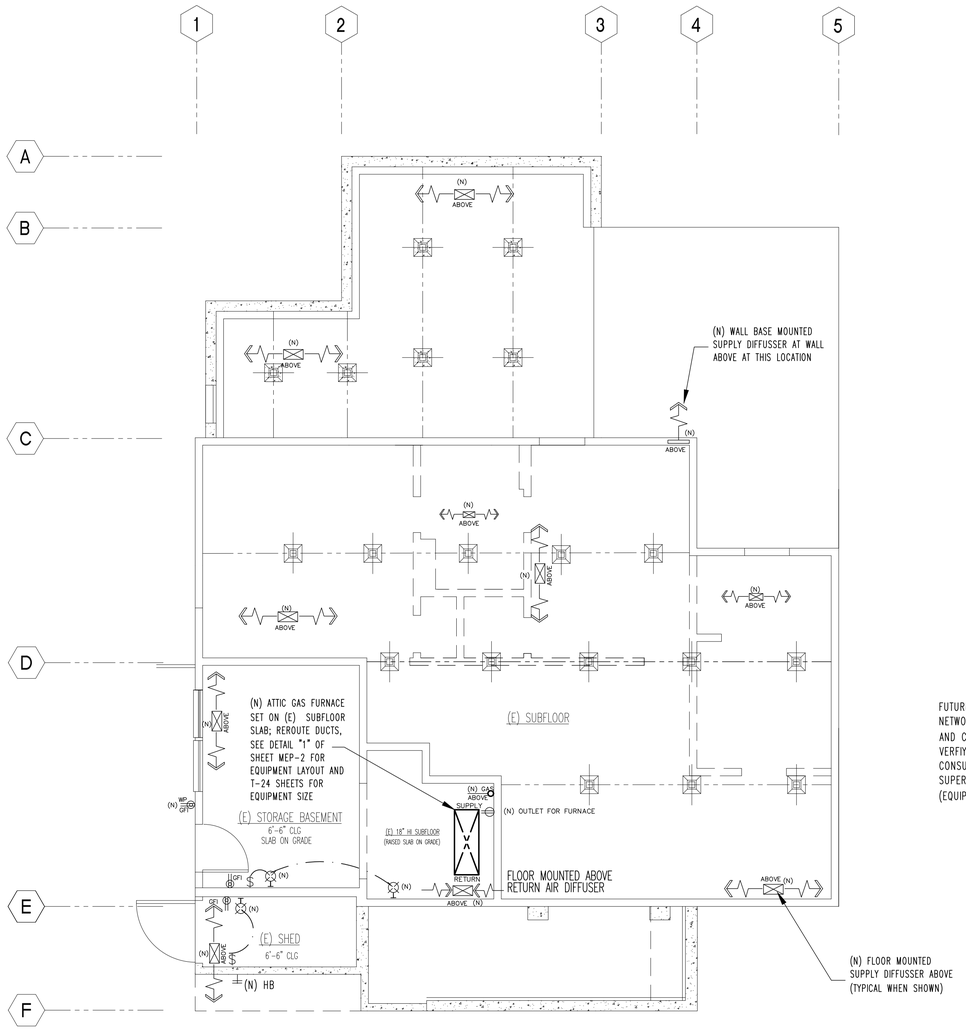

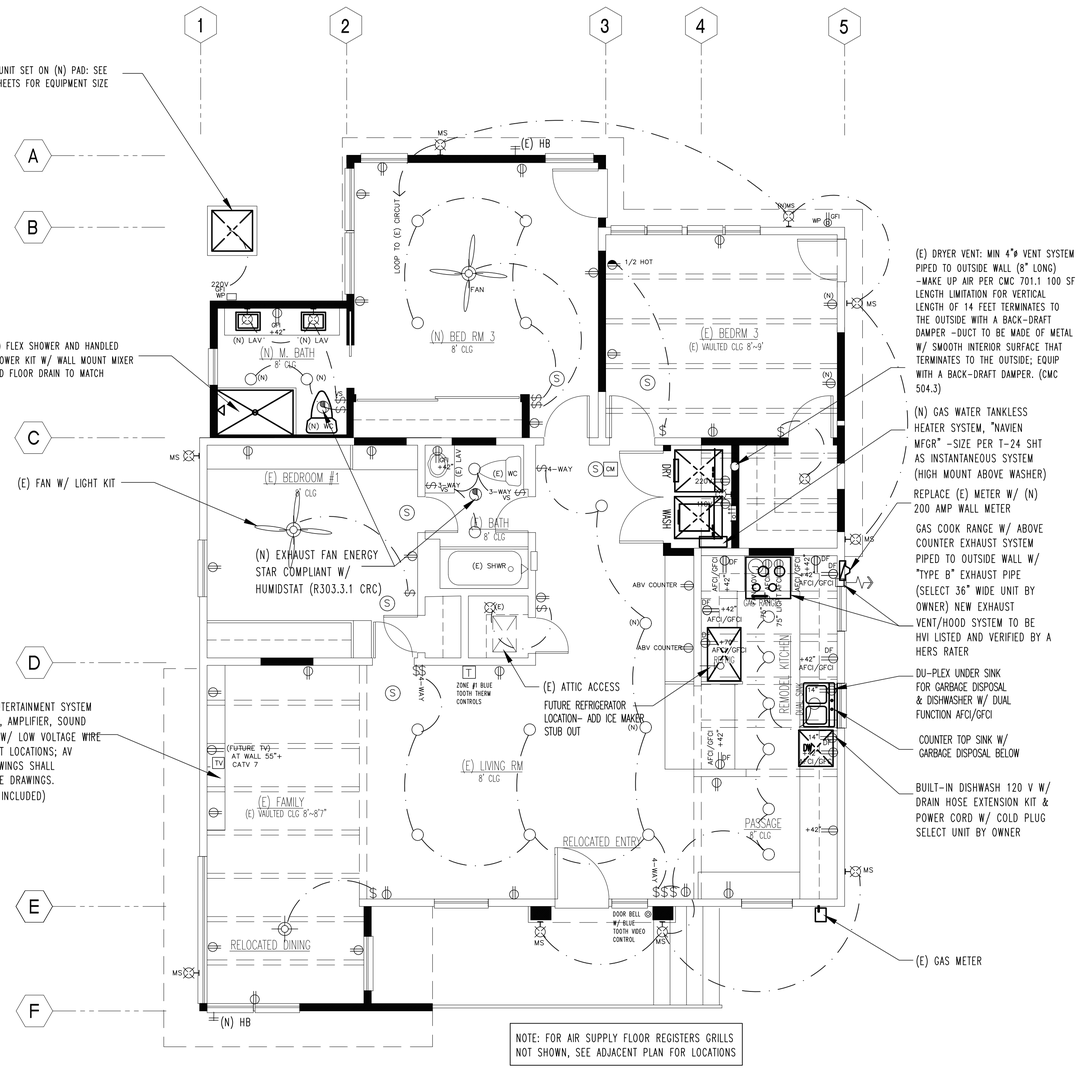

NOTE: FOR AIR SUPPLY FLOOR REGISTERS GRILLS NOT SHOWN, SEE ADJACENT PLAN FOR LOCATIONS

MEP LOWER LEVEL (SUBFLOOR)

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

MEP MAIN LEVEL

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

MEP STANDARD NOTES

1. REFER TO MEP-2 SHEET FOR SUPPLEMENTARY STANDARD NOTES AND SYMBOLS FOR MECHANICAL ELECTRICAL AND PLUMBING INFORMATION NOTE SHOWN ON THIS PAGE.

2. RULES AND REGULATIONS: ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST AMERICAN SOCIETY OF HEATING, REFRIGERATION STANDARDS, AND THE LATEST FEDERAL, STATE, AND AIR-CONDITIONING ENGINEER, COUNTY, CITY OR GOVERNING AGENCIES' UPC/UMC CODES, RULES, REGULATIONS OR AMENDMENTS. NOTHING IN THESE DRAWINGS OR NOTES SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

3. REFER TO DEMO PLANS FOR (E) CONDITIONS OF ITEMS TO BE REMOVED

4. REFER TO OWNERS INSTRUCTIONS FOR ACTUAL MECHANICAL, ELECTRICAL, ELECTRICAL OR PLUMBING FIXTURES THAT ARE PRE-SELECTED FOR MODEL NUMBERS/STYLES NOT NOTED ON THESE DRAWINGS WHETHER NOTED OR NOT ON DRAWINGS AS BEING REPLACED.

5. ROOMS WITH LITTLE OR NO WORK SHALL STILL HAVE REPLACEMENTS FOR ALL WALL PLATES WHERE ALL INTEGRAL ELECTRIC WALL UNITS ARE TO MATCH PER DETAIL "PLATE SPEC COVER (LIGHTS/PLUGS)" OF SHEET MEP-2

6. REFER TO T-24 FOR HVAC SYSTEM MINIMAL SPEC REQUIREMENT

7. FOR SIMPLICITY OF THESE PLAN, THE DRAWINGS ARE ESSENTIALLY SINGLE LINE DIAGRAMS TO THE EXTENT THAT THE CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATIONS TO MEETING PLUMBING AND MECHANICAL CODES AND VERIFYING OF ALL PIPE/DUCT SIZES, LOCATIONS ARE NOT TRULY LOCATED/SCALED AS THE CONTRACTOR SHALL ADJUST ACCORDINGLY TO BALANCE THE AIR/WATER DISTRIBUTION FOR ENTIRE BUILDING. CONTRACTOR SHALL ASSURE THAT ALL MAIN RUNS, FITTINGS, ELBOWS AND TRANSITION PIECES MEET INDUSTRY STANDARDS FOR SIZES, MEANS, METHODS, AND TECHNIQUES AS ARCHITECT'S DRAWINGS ARE DIAGRAMMATIC AND NOT NECESSARILY ENGINEERED TO FIT ON FIELD. THE CONTRACTOR SHALL CAREFULLY VERIFY AND INVENTORY MATERIALS AND METHOD PRIOR TO ORDER AND INSTALLATION. CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS, SHALL BE MADE WITHOUT ADDITIONAL COST TO CLIENT OR HOLD TO ARCHITECT AS A LIABILITY.

8. REFER TO OWNERS INSTRUCTIONS FOR REPLACING EXISTING GRILLS, PLATES AND COVERS FOR FINISH, TYPES AND PROFILES

9. VERIFY WITH OWNER CABLE TYPE FOR INTERNET/DISH AS DRAWINGS ARE DEFAULT USING CAT 8 FOR HI DIF TV/INTERNET (MAY REQUIRE RG-6 FOR SATELLITE IF APPLICABLE) AS CABLE SHALL BE DETERMINED BASED ON AVAILABLE SPEEDS/SERVICES PRIOR TO INSTALLING CONNECTIONS AND COVERING FINISHES.

10. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION OR "AFCI" PROTECTION TO INCLUDE, KITCHENS AND LAUNDRY AREAS PER 210.12 (A) 2019 WITH GFCI/AFCI DUAL-FUNCTION CIRCUIT BREAKERS FOR BOTH AFCI AND GFCI COMBINED PROTECTION.

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architect

LANSDELL RESIDENCE REMODEL / ADDITION

MECH, ELECTRIC & PLUMBING PLAN

OWNER/SITE ADDRESS:
Heather Melgoza
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REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-25
STATE OF CALIFORNIA

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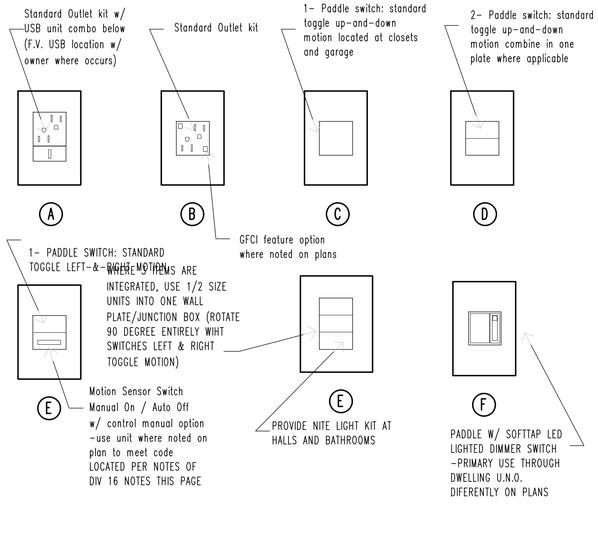
SHEET
MEP-1
1 OF (REF TO INDEX) SHEETS

PLATE SPEC COVER (LIGHTS/PLUGS)

STANDARD ELECTRICAL WALL PLATE NOTES

1. The Adorne Collection by Legrand, includes everything from light switches and outlets to under-cabinet lighting and a Blue tooth sound system. Specifications may not include all scenarios for home entertainment as shall be coordinate with owner and entertainment consultant for future blue tooth, WIFI, USB, network hub, timers and other possible features not mentioned prior to order and install
2. Refer to plans for total functions as electrical contractor shall coordinate the combinations in options limited to below. always combined factions into one single plate by going half size units stacked as shown below. For more than two combo's, rotate plate 90 degree to vertically stacked unit combo's
3. Color Scheme: All units, accessories and plate to be monolithic in color of factory "white" throughout U.N.O. on the interior designers drowings
4. Use compatabel ceiling lighting with Adorn series to set up hue filtering and other network wifi accessory options
5. Provide qualified installers familiar with adorn series as. Follow manufactures instructions for detailed combo kit options, schematic and other installation specifications at https://www.legrand.us/adorne/products/ (review with owner if substitutes are allowed as refer to spec of last paragraph "Smart Home" this page for overlap of technologies to systems used)

NOTE: BELOW LEGEND PROVIDE MANUFACTURES OPTIONS FOR OUTLETS AND SWITCHES. FOR LIGHT SWITCHES THAT ARE NOT MOTIONS SENSOR OR TIMERS, PROVIDE PROVIDE THE "SOFTAP" LED LIGHTED DIMMER SWITCH, 700W TRU-UNIVERSAL THROUGOUT



STANDARD MEP SYMBOLS

electrical

- TELEPHONE JACK
- COMPUTER OUTLET
- DOUBLE RECEPTACLE OUTLET (TAMPER-RESISTANT)
- FOURPLEX OUTLET (TAMPER-RESISTANT)
- GFI GROUND FAULT INTERRUPT OUTLET PER (CEC 210.8A) (TAMPER-RESISTANT)
- DUPLEX OUTLET (1/2 HOT OUTLET) TAMPER-RESISTANT
- RECEPTACLE OUTLET (TAMPER-RESISTANT)
- 220v 220 VOLT OUTLET
- WP GFI WATERPROOF GROUND FAULT INTERRUPT OUTLET OUTDOOR EXTERIOR USE PER (CEC 210-52e)
- TV CABLE TELEVISION OUTLET
- ELECTRIC METER
- D LIGHT SWITCH WITH DIMMER
- SINGLE POLE LIGHT SWITCH
- 3 WAY / 4 WAY DOUBLE POLE LIGHT SWITCH 3 WAY SWITCH 4 WAY SWITCH
- VS VANCANCY SENSOR
- MOS MOTION SENSOR
- LED WALL MOUNTED LIGHT FIXTURE
- 4" SQUARE RECESSED LED CAN LIGHT FIXTURE CEILING MOUNTED
- CLG. HUNG LED. LIGHT FIXTURE
- J 'J' BOX FOR FIXTURE IN ALLOWANCE
- EXHAUST FAN (CONTROLLED BY HUMIDISTAT)
- LED LIGHT & FAN COMBINATION (CONTROLLED BY HUMIDISTAT)
- RECESSED MR LOW VOLTAGE DOWN LIGHT
- RECESSED LOW VOLTAGE 'MR' LAMP DIRECTIONAL
- S ELEC. SMOKE DETECTOR w/BATT. BACKUP- SEE NOTE 4 THIS PAGE OF DIVISION 16
- LED TRACT LIGHT & LENGTH
- LED STRIP LT. X 4' LENGTH SECTIONS CHAIN HUNG SHOP LAMP
- LED WALL SCONCE LIGHTING
- LED UNDER COUNTER LIGHTING STRIP WITH NON CONCEALED WIRING -COORDINATE W/ CAB'T MFGR FOR HIDING LOW VOLTAGE WIRING FROM CENTRAL TRANSFORMER NETWORK
- LED STRIP LIGHTING- SURFACE MOUNT

electrical (cont)

- LED PENDANT LIGHTING FIXTURE (HUNG CEILING MOUNTED ON CORD)
- SURFACE CEILING MOUNT LIGHT FIXTURE
- S SMOKE DETECTOR- HARD WIRED W/ BATTERY BACKUP SEE NOTE 5 THIS PAGE "DIV 16- ELECT.
- CM CARBON MONOXIDE DETECTOR HARD WIRED W/ BATTERY BACKUP PER CODE SECTION 315 -SEE NOTE 5 THIS PAGE OF "DIVISION 16- ELECT.
- CATV 8 (CABLE NETWORK)
- 4" RECESSED LED CAN LIGHT FIXTURE CEILING MOUNTED
- 6" LED TYPE CAN HIGH EFFICACY CEILING MOUNT LIGHTS FIXTURE, (SWITCHED SEPARATELY AT KITCHEN) SEE THIS SHT DIV-16 ELECTRIC
- LOW VOLTAGE LIGHT- HANG 6' FROM F.F. MINI PENDANT LAMPS
- MS LED EXTERIOR LAMP SECURITY NIGHT LIGHT W/ MOTION CENSORED PHOTO CELL WIRED HOT

mechanical

- FLOOR MOUNTED SUPPLY AIR DIFFUSER
- FLOOR MOUNTED RETURN AIR DIFFUSER
- WALL MOUNTED SUPPLY AIR DIFFUSER
- WALL MOUNTED RETURN AIR DIFFUSER
- T THERMOSTAT
- ICE MAKER WATER SUPPLY
- RECESSED ICE MAKER CONNECTION w/VALVE
- FD RECESSED WASH MACHINE WATER & DRAIN
- HB HB. W/ S.O.V. HOSE BIBB
- HOSE BIBB w/SHUT OFF VALVE
- FUEL GAS
- KEY GAS CHECK VALVE GAS LOG LIGHTER KEY
- GAS CHECK VALVE
- DRYER VENT
- GAS GAS SUPPLY
- WC WATER CLOSET

abbreviations

MSIPC= MOTION SENSOR W/ INTEGRATED PHOTO CELL UNIT-SEE THIS SHEET DIV-16 ELECTRIC

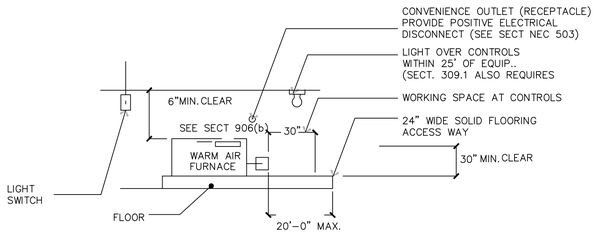
MOS= MOTION OCCUPANCE SENSOR

DF= DUAL FUNCTION OUTLETS

AFCI = ARC FAULT CIRCUIT INTERRUPTER SEE THIS SHEET DIV-16 ELECTRIC

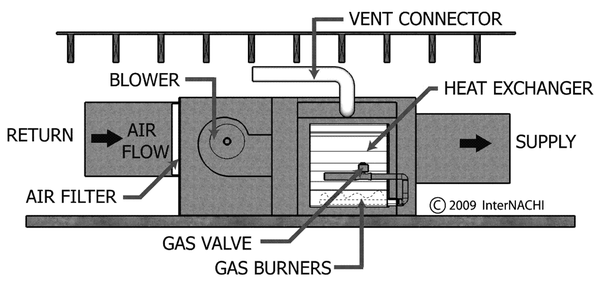
(E) = EXISTING
(N) = NEW

WL = WET LOCATION RECESSED LIGHT FIXTURE PER NEC 410



RELATED CODES SECTIONS: 309.1, 319
CENTRAL WARM-AIR FURNACES INSTALLED IN ATTICS MUST BE ACCESSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE BY THE OWNER/OCCUPANT AND FOR SERVICE AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CHECKING BELT TENSIONS AND RELIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHT, AN ELECTRICAL OUTLET, SAFE ACCESS WAY AND SUFICIENT WORKING SPACE ON THE CONTROL SIDE ALL ENCOURAGE AND FACILITATE MAINTENANCE AND ALSO ENABLE RAPID EGRESS IN AN EMERGENCY.

HORIZONTAL GAS-FIRED FURNACE



STD EQUIPMENT SUBFLOOR SECTION LAYOUT NO SCALE (1)

AREA CALCULATIONS: (TABULATED IN SQUARE FEET BELOW) HEAT/COOL ZONE

BUILDING AREA:	EXISTING:	NEW	TOTAL	ZONE
DWELLING 1st LEVEL	1,148.0	281.0	1,429.0	ZONE 1
LOWER STORAGE	170.0	00.0	--	00.0
TOTAL LIVING AREA:	--	--	**1,429.0**	--

HEAT/COOL ZONE TABULATIONS (2)

STD MECHANICAL/ELECTRICAL/PLUMBING SPECS

DIVISION 15 - MECHANICAL/PLUMBING

ALL GOVERNING CODES FOR THIS PROJECT ARE AS FOLLOWS:
2022 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), MECHANICAL (CMC), CODE (EES) & PLUMBING (CPC),2022 CALIF. ENERGY EFFICIENCY STANDARDS CODES WITH LOCAL AMENDMENTS INCLUDING CALIFORNIA GREEN CODE 2022 AND 2022 ENERGY CODE (T-24)

EQUIPMENT/APPLIANCE LIST

REFER TO T-24 AND OWNERS SEPARATE LIST FOR FIXTURES

DIVISION 15 - PLUMBING

ALL EXISTING PLUMBING FIXTURES MUST BE UPGRADED PURSUANT TO CALIFORNIA CIVIL CODE, SECTIONS 1101.1 - 1101.8 TO COMPLY WITH THE FOLLOWING CONSUMPTION LIMITS:

A. ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH.
B. ANY URINAL MANUFACTURED TO USE MORE THAN ONE GALLON OF WATER PER FLUSH.
C. ANY SHOWER HEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE.
D. ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE

NOTE TO CONTRACTOR: A COMPLETED AFFIDAVIT MAY BE PROVIDED TO THE BUILDING INSPECTOR AT OR BEFORE FINAL IN LIEU OF INSPECTIONS OF THESE FIXTURES AS NEW AND EXISTING BOTH MUST COMPLY TO CHART BELOW.

MAXIMUM FLOW RATE STANDARDS INDOOR WATER USE -CGBSG 4.303 RATE TO TABLE 4.303.2:

TABLE - MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	**FLOWRATE**
SHOWER HEADS (SINGLE) MULTI-SHOWER HEAD TO OPERATE ONE HEAD AT A TIME SO THAT THE COMBINED FLOW RATE IS STILL THE SAME AS SINGLE HEAD IN SHOWER STALL AREA	1.8 GMP @ 80 PSI 1.8 GMP @ 80 PSI
LAVATORY FAUCETS	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH

1. ALL WATER INLET SUPPLY HOSE WITH TOP GRADE STAINLESS STEEL BRAIDED FLEXIBLE METAL HOSES AND ALL SHUT-OFF VALVES TO BE 1/4 TURN -NO EXCEPTIONS (TYPICAL THROUGHOUT HOUSE)
2. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE. (CPC 1211)
3. PROVIDE BONDING FROM COLD TO HOT WATER PIPING TO COMPLY WITH NEC SECTION 250-80.
4. PROVIDE SOLID WASTE CONNECTORS IN LIEU OF ACCESS PANELS. (CPC 405)
5. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK-ACTING VALVES FROM THE WASHER AND DISHWASHER, ETC. (CPC)
6. AT BATHTUBS AND TUB/SHOWER COMBINATIONS, CONTROL VALVES SHALL BE PRESSURE BALANCED OR MIXING. VALVES SHALL BE THERMOSTATICALLY CONTROLLED PER THE CPC SEC 410.7. 18.

DIVISION 15 - MECHANICAL

1. BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION PER SECTION R303.3 UNLESS WINDOWS MEET OPEN VENTILATION REQUIREMENTS.
2. FUEL BURNING APPLIANCES: FUEL BURNING APPLIANCES SUCH AS WATER HEATERS AND FURNACES REQUIRE COMBUSTION AIR DUCTS AND EXHAUST VENTS THAT MUST EXTEND TO THE OUTSIDE. THOUGHT MUST BE GIVEN TO ROUTING. IT IS ADVISABLE TO LOCATE FUEL BURNING APPLIANCES ADJACENT TO AN OUTSIDE WALL FOR EASE IN PROVIDING COMBUSTION AIR. CONSULT THE 2022 CALIFORNIA MECHANICAL CODE AND 2022 CALIFORNIA ENERGY CODE. R402.4.4/N1102.4.4,
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED BY EXHAUST FAN WHICH EXHAUSTS DIRECTLY -DUCTED TO TERMINATE OUTSIDE THE BUILDING CBC 1203.4.2.1 .BATHROOM FANS MUST BE ENERGY STAR COMPLIANT AND SHALL HAVE AN EXHAUST FAN THAT IS MIN. 50 CFM, A MAX SOUND RATING OR 3 SONE FOR INTERMITTENT OPERATION FOR CONTROLLED BY HUMIDITY CONTROL UNLESS EXEMPTED ELSEWHERE,
4. KITCHEN EXHAUST HOOD SHALL BE A MINIMUM OF 100 CFM WITH A MAX SOUND RATING OF 3 SONE OF INTERMITTENT OPERATION. KITCHEN HOOD SHALL BE DUCTED TO OUTSIDE AIR REGARDLESS OF FUEL TYPE OR HOOD TYPE SUCH AS MICROWAVE (SUGGEST 400 CFM OR HIGHER)

HERS TESTING REQUIRED PER T-24

This building requires H.E.R.S verification.
All energy docucmentations forms must be registered H.E.R.S. provider.

DIVISION 16 - ELECTRICAL

1. ALL GOVERNING CODES FOR THIS PROJECT ARE AS FOLLOWS: 2022 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), MECHANICAL (CMC), CODE (EES) & PLUMBING (CPC),2022 CALIF. ENERGY EFFICIENCY STANDARDS CODES WITH LOCAL AMENDMENTS INCLUDING CALIFORNIA GREEN CODE 2022 AND 2022 ENERGY CODE (T-24)
2. ALL ELECTRICAL WORK SHALL COMPLY WITH STATE CALIFORNIA ENERGY REGULATIONS (2022 ENERGY EFFICIENCY STANDARDS)
3. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12(A)) EXCEPTION (212.12(D)): AFCI PROTECTION SHALL NOT BE REQUIRED WHERE THE EXTENSION OF THE EXISTING CONDUCTORS IS NOT MORE THAN 6-FT AND DOES NOT INCLUDE ANY ADDITIONAL OUTLETS OR DEVICES.
4. FOR DWELLING, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION FOR R314 UL 217 SMOKE ALARMS
   A. IN EACH SLEEPING ROOM CONTAINING A FUEL-BURNING APPLIANCE
   B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS.
   C. IN EACH STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS.
   D. AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE. ICRC R315
   E. WHEN ONE OR MORE SMOKE ALARM IS REQUIRED THE ALARM DEVICE SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

continue DIVISION 16 - ELECTRICAL

5. 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 IN ACCORDANCE WITH R31 UL 2034/2075. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN SPECIFIC DWELLING UNITS OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. THE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: A. OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. C WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.
6. RECESSED LUMINARIES INSTALLED IN INSULATED CEILING SHALL BE IC RATED (ZERO CLEARANCE) AND AT RATED (AIR TIGHT) AND SHALL BE SEALED AND/OR GASKETED BETWEEN CEILING AND HOUSING. IN COMPLIANCE WITH SECTION 150 (K)4.
7. INTERIOR LIGHTING SWITCHING DEVICES AND CONTROLS:
   A. All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
   B. Exhaust fans shall be controlled separately from lighting systems. SECTION 150.0 - MANDATORY FEATURES AND DEVICES
   EXCEPTION to Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.
   C. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
   EXCEPTION to Section 150.0(k)2C: Ceiling fans may provide control of integrated lighting via a remote control.
   D. Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
   E. No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).
   F. Lighting controls shall comply with the applicable requirements of Section 110.9.
   G. An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, meets the EMCS requirements in Section 130.0(e), and complies with all other applicable requirements in Section 150.0(k)2.
   H. A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
   I. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
   J. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls.
   EXCEPTION 1 to Section 150.0(k)2J: Luminaires in closets less than 70 square ff
8. ANY FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER, CLOTHES WASHER, DRYER, BUILT-IN HEATERS, OR ANY OTHER FIXED APPLIANCE WITH 1/4 H.P. MOTOR OR LARGER, SHALL BE ON A SEPARATE #12 AWG WIRE BRANCH CIRCUIT. EACH DWELLING UNIT SHALL HAVE INSTALLED THEREIN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUM #12 AWG WIRE AND A 15 AMP INDICATING-TYPE SWITCH. [CEC 210.23 &220]
9. LUMINARIAS PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE:
   OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR, TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM #a) AND THE REQUIREMENTS INITEM #a) SHALL MEET THAT EITHER ITEM TO #b) OR #c) AS FOLLOWS:
   a). CONTROLLED BY MANUAL ON AND OFF SWITCH THAT DOES NOT GO OVERIDE TO ON THE AUTOMATIC ACTIONS OF THE ITEM #2 OR #3: AND
   b). CONTROLLED BY PHOTOCELL AND MOTION SENSOR CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS OR,
   c). CONTROL BY ONE OF THE FOLLOWING METHODS:
      aa) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATICALLY TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. OR
      bb) ASTRONOMICAL TIME CLOCK, CONTROLS THAT OVERRIDES TO ON SHALL NOT BE ALLOWED UNLESS YOU OVERRIDE SHALL AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS AND WHICH IS PROGRAM TO AUTOMATICALLY TURN THE OUTDOOR SWITCH OFF DURING DAYLIGHT HOURS.

SMART HOME SYSTEMS

SMART HOME TECHNOLOGY INVOLVES ALL HOME PROJECTS AS THE POSSIBILITIES OF OPTIONS WIDELY VARY. THE DRAWINGS DO NOT COVER THESE OPTIONS. FOR AN EVER CHANGING WORLD OF MOVING TECHNOLOGY, THE CONTRACTOR SHALL COORDINATE THE GAPS WITH SMART HOME TECHNOLOGIES, UTILIZING A SURVEY TO OUTLINE ALL OPTIONS WITH OWNER PRIOR TO COVER-UP. CONTRACTOR SHALL OBTAINED A SMART HOME QUESTIONER LIST THAT INCLUDES ALL MEDIUMS TO ASCERTAIN THE BEST FIT FOR OWNERS NEEDS BY SECURING AN SINGLE SOURCE INDEPENDENT SMART HOME PROFESSIONAL. SUCH INDEPENDENT CONSULTANT SHALL HAVE 5 YEARS MIN EXPERIENCE TO SETUP AND INTEGRATE ALL COMPONENTS TO ASSURE COMPATIBILITY, WARRANTIES AND PRIVACY SECURITY SOLUTIONS FROM POTENTIAL HACKING. AT PROJECT CLOSE-OUT A FINAL WALK THROUGH MEETING SHALL BE SCHEDULED WITH OWNER/SMART HOME CONSULTANT TO INCLUDE A MANUAL OF INSTRUCTIONS AND HELP LINE TO ASSURE ALL INTERFACE FUNCTIONS AND ALL SMART DEVICES ARE TESTED AND UNDERSTOOD BY USER(S) FROM THERE SELECTED PROVIDERS.

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.
CITY DRAFT 11-12-22
a Zoning review 4-8-23
b Zoning review 2-14-24
c Zoning review 3-25-24

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
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zenarchitect.com
architect

LANSDELL RESIDENCE
REMODEL / ADDITION

NOTES MECH. ELECT. PLUMBING

OWNER/SITE ADDRESS:
Heather Melgoza
684 Seaview Street,
Laguna Beach, 92651, CA
(949) 813-3448 email: hmmelgoza07@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

MEP-2

1 OF SHEETS

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL MANDATORY MEASURES WITH UPDATE SUPPLEMENT; FOR BUILDING DEPT USE ONLY AS MANY ITEMS MAY NOT APPLY TO THIS PROJECT

PLANNING AND DESIGN – SITE DEVELOPMENT

4.106.2 Storm water drainage and retention during construction.
A plan is developed and implemented to manage storm water drainage during construction.

4.106.3 Grading and paving.
Surface water shall be managed to drain away from buildings.

4.106.4 Electric Vehicle Charging
Provide capacity for electric vehicle charging in one- and two- family dwellings and townhouses with attached garages at the time of original construction. (For number of required EV ready parking spaces, see FMC 15.40.050).

Total Number of Actual Parking Spaces	Number of Required EV-Ready Parking Spaces
0-9	1
10-25	2
26-50	4
51.75	6
76-100	9
101-150	12
151-200	17
201 and over	10% of total standard spaces (rounded up to the nearest whole number)

ENERGY EFFICIENCY

4.201.1 Scope
Building meets or exceeds the requirements of the California Building Energy Efficiency Standards

WATER EFFICIENCY AND CONSERVATION

4.303.1 Water conserving plumbing fixtures and fittings.
Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4303.1.1 through 4303.1.4.4.

Water closets.
The effective flush volume of all water closets shall not exceed 1.28 gpf. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Urinals.
The effective flush volume of wall mounted urinals shall not exceed 0.125 glf
The effective flush volume of all other urinals shall not exceed 0.50 glf

Single showerheads.
Showerheads shall have a max. flow rate of not more than 1.8 gpm at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

Multiple showerheads serving one shower.
When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Residential lavatory faucets.
The max flow rate of residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gpm at 20 psi.

Lavatory faucets in common and public use areas.
The max. flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi.

Metering faucets.
Metering faucets when installed in residential buildings shall not deliver more than 0.20 gallons per cycle.

Kitchen faucets.
The max. flow rate of kitchen faucets shall not exceed 1.5 gpm at 60 psi.

4.304.1. Irrigation Controllers.
Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.

MATERIAL CONSERVATION AND RESOURCE

4.406.1 Rodent proofing.
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408.1 Construction waste management.
Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following:
1. Comply with a more stringent local construction and demolition waste management ordinance; or
2. A construction waste management plan, per Section 4.408.2; or
3. A waste management company, per Section 4.408.3; or
4. The waste stream reduction alternative, per Section 4.408.4.

4.410.1 Operation and maintenance manual.
An operation and maintenance manual shall be provided to the building occupant or owner.

ENVIRONMENTAL QUALITY

4.503.1 Fireplace.
Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable.

Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504.1 Covering of duct openings and protection of mechanical equipment during construction.
Duct openings and other related air distribution component openings shall be covered during construction

4.504.2.1 Adhesives, sealants and caulks.
Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

ADHESIVE VOC LIMIT [1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure VOC content specified in table, see South Coast Air Quality Management District Rule 1168.

SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

4.504.2.2 Paints and coatings.
Paints, stains and other coatings shall be compliant with VOC limits.

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS
(Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)

COATING CATEGORY	VOC
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATING	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[3]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs -Clear -Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table derived from those specified by the California Air Resource Board, Architectural Coatings Suggested Control Measure February 1, 2008. More information is available from the Air Resources Board

4.504.2.3 Aerosol paints and coatings.
Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.

4.504.2.4 Verification.
Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

4.504.3 Carpet systems.
All carpet shall meet the testing and project requirements per sec. 4.504.3. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 Resilient flooring systems.
At least 80% of floor area receiving resilient flooring shall comply with the requirements per sec. 4.504.4.

4.504.5 Composite wood products.
Hardwood plywood, particleboard and medium density fiberboard (MDF) used on interior or exterior of the building shall comply with formaldehyde emission limits per Table 4.504.5.

FORMALDEHYDE LIMITS[1]
(Maximum formaldehyde Emissions in Parts per Million)

PRODUCT	LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96(2002). For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8mm)

4.505.2 Concrete slab foundations.
Vapor retarder and capillary break is installed at slab-on-grade foundations.

4.503.3 Moisture content of building materials.
Moisture content of building materials used in wall and floor framing shall not to exceed 19% before enclosure. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure.

4.506 Indoor air quality and exhaust.
Bathroom exhaust fans shall be ENERGY STAR ducted to outside. Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidistat between a relative humidity range of 50% - 80%.

4.507.2 Heating and air-conditioning system design.
Duct systems are sized, designed, and equipment is selected using the following methods:
1. Establish heat loss and heat gain values according to ANSIIACCA 2 Manual J-2004 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS

702.1 Installer Training.
HVAC system installers are trained and certified in the proper installation of HVAC systems.

702.2 Special Inspection.
Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

CITY DRAFT 11-12-22
a Zoning review 4-8-23
b Zoning review 2-14-24
c Zoning review 3-25-24

JOHN A. SALAT ARCHITECTS
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zenarchitect.com

architect

LANSDELL RESIDENCE
REMODEL / ADDITION

CAL GREEN CODE

OWNER/SITE ADDRESS:
Heather Melgoza
684 Seaview Street,
Laguna Beach, 92651, CA
(949) 813-3448 email: hmmelgoza7@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

CGC-1

1 OF (REF TO INDEX SHEETS

T-24 ENERGY SPEC (sht 1 of 3)

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment` maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.
CITY DRAFT 11-12-22
a Zoning review 4-8-23
b Zoning review 2-14-24
c Zoning review 3-25-24

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DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

T-24.1

1 OF SHEETS