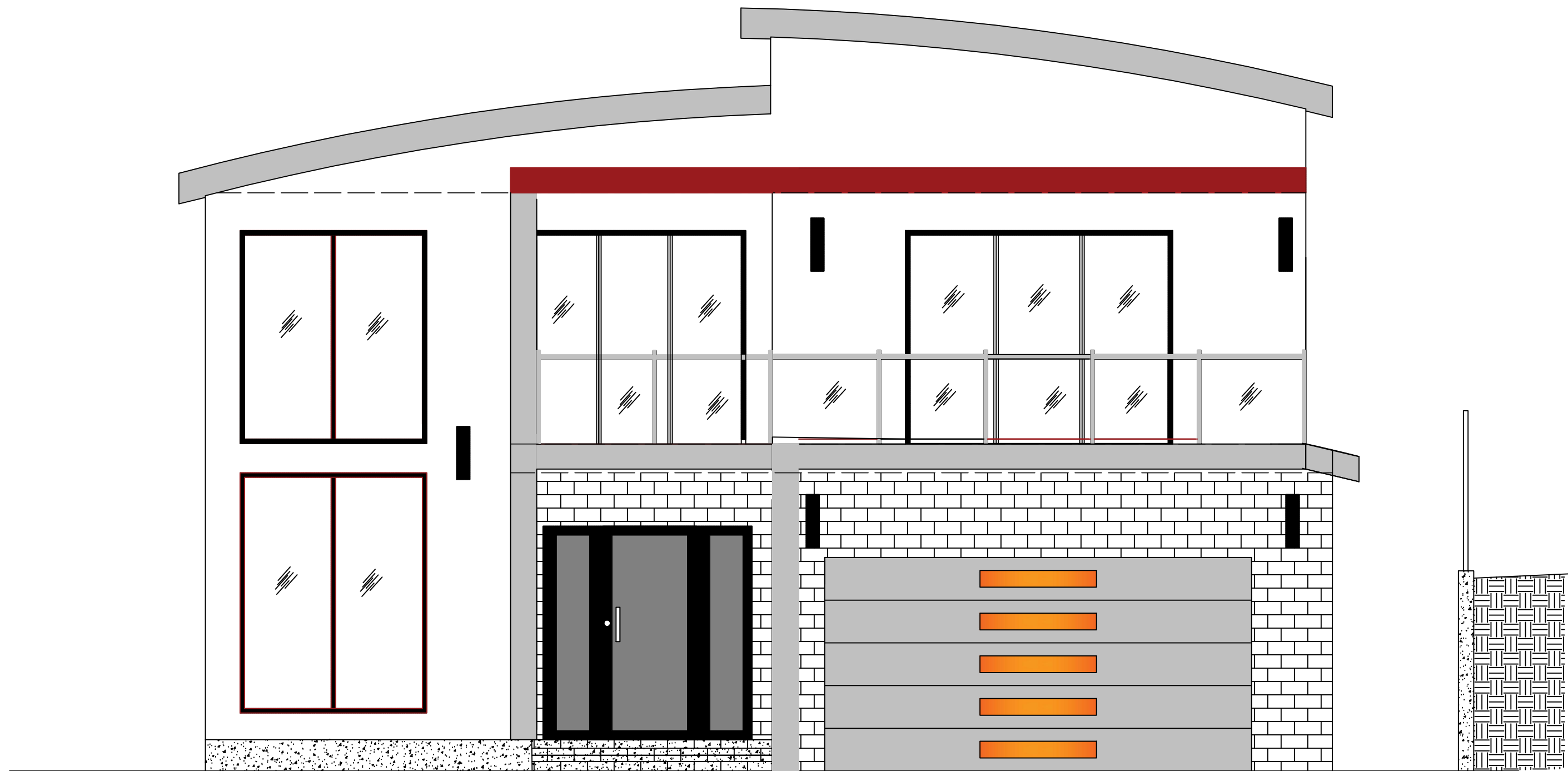


13121 Lemon Leaf Lane North Tustin ,CA 92705



- Notes must be shown as worded, on the title sheet of the plan.
- In the case of emergency, call
OWNER:MASSOUD AHMADI
at Work Phone # 714-287-2447
or Home Phone # 714-287-2447
 - Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
 - Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
 - Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
 - Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
 - All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
 - At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
 - Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard, cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
 - Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers; paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
 - Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
 - Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
 - 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.
 - The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
 - The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
 - Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
 - All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
 - Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
 - Appropriate BMP's for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

601 N. Ross Street, Santa Ana, CA 92701
P.O. Box 4048, Santa Ana, CA 92702-0048

www.ocpublicworks.com
714.667.8888 | myOCeServices.ocgov.com

County of Orange

Department of Building and Safety Division

601 N. Ross Street
Santa Ana, CA 92701
myocservices.ocgov.com
ph: 714-667-8888

CODES

- THIS PROJECT SHALL COMPLY WITH TITLE "24" AND 2022 RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- COUNTY OF ORANGE CODE REQUIREMENTS



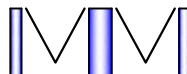
DEFERRED SUBMITTALS

GRADING PLAN----- GRD24-0012
RETAINING WALL ----- RWP24-0012
ENCROACHMENT PERMIT---- RE24-0067
ZONING USE CERTIFICATE--- MP24-0022
LANDSCAPE PLAN----- LND24-0025

DESIGN TEAM

Architectural Plans Prepared By:

MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90803
Tel.: 562-212-8434
mmirhoss@yahoo.com



Structural Plans Prepared By:

SVA Engineering, INC.
Structural engineering/Consulting
4000 Barranca Parkway Suite 259
Irvine, CA 92604
Tel.: 949-654-0856
svaeng@sbcglobal.net

Soil Engineer:

Hushman Associates Inc.
250 Goddard
Irvine CA, 92618
Tel.: 949-777-1266
w.heieng.com

Survey/Civil:

CALLAND Engineering & Associates Inc.
574 E. Lambert Road
Brea CA, 926821
Tel.: 714-671-1050
callandeng@callandeng.com

TITLE "24"

Souther California Title 24
8659 Red Oak St. #1
Rancho Cucamongo, Ca 91730
Email:Rob@SoCalTitle24.com
Tel.: 909-257-7547

SOLAR PHOTOVOLTALIC

EPSolar Coporation
2490 Hon Ave.
Laguna Hills, CA 92653
Tel.: 909-525-3085

ARCHITECTURAL

T1.0 TITLE SHEET

R1.0 SITE PLAN

R2.0 BUILDING SITE WIDTH & DEPTH

R3.0 GENERAL NOTES

R4.0 GENERAL NOTES

R5.0 GENERAL NOTES

A1.0 FIRST FLOOR PLAN

A2.0 SECOND FLOOR PLAN

A2.1 DIMENSION PLAN

A3.0 ROOF PLAN

A4.0 SECTIONS

A5.0 SECTIONS

A6.0 ELEVATIONS

A7.0 ELEVATIONS

A8.0 STAIR SYSTEM

A9.0 DOOR & WINDOW SCHEDULES

A10.0 DOOR & WINDOW DETAILS

A11.0 ROOM FINISH SCHEDULES

A12.0 DETAILS

A13.0 DETAILS

A14.0 FIRST FLOOR ROOM ELEVATIONS

A15.0 SECOND FLOOR ROOM ELEVATIONS

A16.0 GENERAL GUARDRAIL & HANDRAIL DETAILS

GRC-1 GLASS GUARDRAIL DETAIL

GRC-2 GLASS GUARDRAIL DETAIL

STRUCTURAL

SGN STRUCTURAL GENERAL NOTES

S1 FOUNDATION PLAN

S2 FLOOR FRAMING PLAN

S3 ROOF FRAMING PLAN

SD1 STRUCTURAL DETAILS

SD2 STRUCTURAL DETAILS

FD1 FOUNDATION DETAILS

SSW1 SIMPSON STRONG WALL DETAILS

SSW2 SIMPSON STRONG WALL DETAILS

SSW3 SIMPSON STRONG WALL DETAILS

SSW4 SIMPSON STRONG WALL DETAILS

ELECTRICAL

EL1.0 GENERAL NOTES

EL2.0 FIRST FLOOR
ELECTRICAL LIGHTING
& RECEPTACLE PLANS

EL3.0 SECOND FLOOR
ELECTRICAL LIGHTING
& RECEPTACLE PLANS

CALGreen

CG1.0 GENERAL NOTES

MECHANICAL

M-1.0 MECHANICAL COVER SHEET

M-1.1 MECHANICAL SCHEDULE SHEET

M-2.0 MECHANICAL 1st FLOOR CEILING PLAN

M-2.1 MECHANICAL 2nd FLOOR CEILING PLAN

M-2.2 MECHANICAL ROOF PLAN

M-3.0 MECHANICAL DETAILS

PLUMBING

P-1.0 PLUMBING NOTES

P-1.1 PLUMBING TABLES & CALCULATIONS

P-2.0 PLUMBING SITE PLAN

P-3.0 PLUMBING WASTE & VENT PLAN, 1st FLOOR

P-3.1 PLUMBING WASTE & VENT PLAN, 2nd FLOOR

P-4.0 PLUMBING WASTE & GAS PLAN, 1st FLOOR

P-4.1 PLUMBING WASTE & GAS PLAN, 2nd FLOOR

P-5.0 PLUMBING DETAILS

P-6.0 PLUMBING WASTE & VENT RAISER DIAGRAM

P-6.1 PLUMBING RAISER DIAGRAM

P-6.2 PLUMBING RAISER DIAGRAM (GAS)

GRADING PLAN-- GRD24-0012 under separate permit (attached for reference)
RETAINING WALL --RWP24-0012 under separate permit (attached for reference)

Owner: Massoud Ahmadi

10875 Coronel Rd.
Santa Ana, CA 92629
Tel.: 714-287-2447

TITLE "24"

T24.1 CERTIFICATE OF COMPLIANCE

T24.2 CERTIFICATE OF COMPLIANCE

T24.3 CERTIFICATE OF COMPLIANCE
MANDATORY
MEASURES
SUMMARY

PROJECT INFORMATION

BUILDING _____ A NEW 3,071 sf. TWO STORY RESIDENTIAL HOUSE
4 BEDROOMS, 4.5 BATHS & 2-CAR ATTACHED GARAGE

GROUP OCCUPANCY: R-1
TYPE V-B CONSTRUCTION
FLOOR CONSTRUCTION: _____ CONC. SLAB ON GRADE

FIRE SPRINKLER SYSTEM

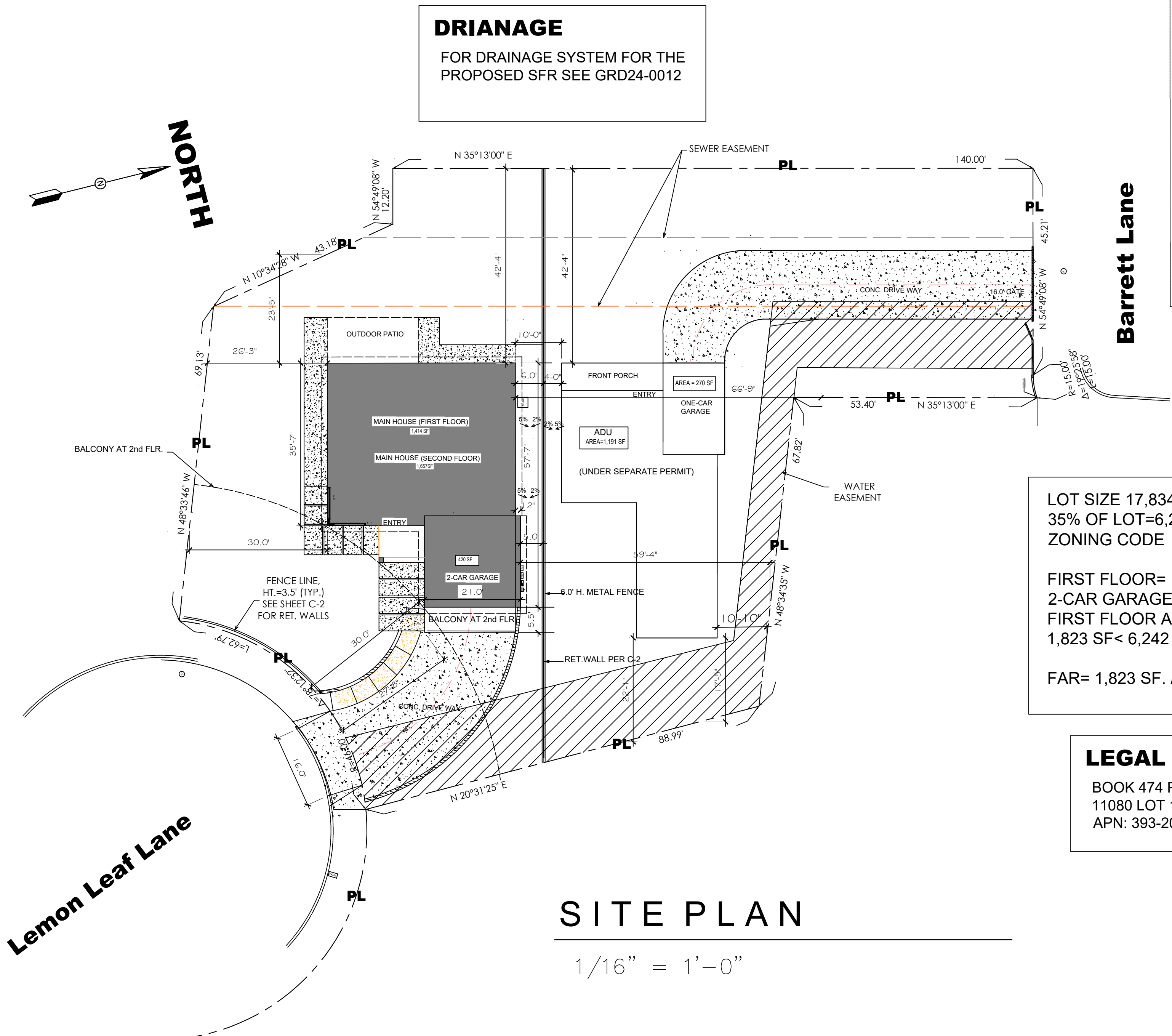
- NEW AUTOMATIC FIRE SPRINKLER SYSTEM IS UNDER A SEPARATE PERMIT**

REVISION INDEX

Date	Rev.	Description
	1	
	2	
	3	

NEW HOUSE

13121 Lemon Leaf Lane
North Tustin ,CA 92705



LOT SIZE 17,834 SF
35% OF LOT=6,242 SF PER COUNTY ZONING CODE

FIRST FLOOR= 1,414 SF.
2-CAR GARAGE= 419 SF.
FIRST FLOOR AREA+GARAGE= 1,823 SF
1,823 SF< 6,242 SF

FAR= 1,823 SF. / 17,834 SF. = 10.27%

LEGAL DESCRIPTION

BOOK 474 PAGES 41 TO 43 TRACT 11080 LOT 15, COUNTY OF ORANGE
APN: 393-201-75

PROJECT INFORMATION

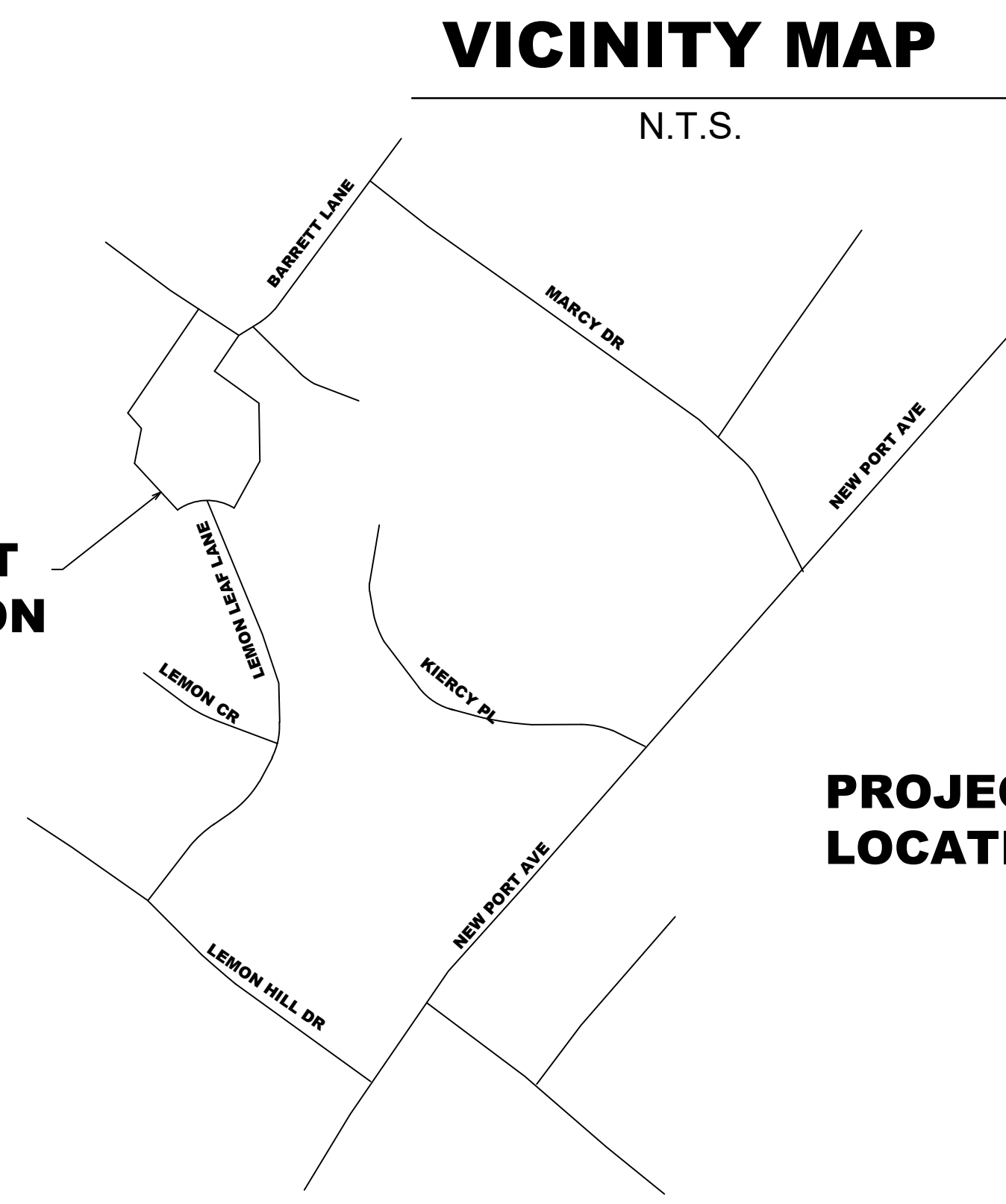
BUILDING _____ A NEW 3,071 sf. TWO STORY SINGLE FAMILY RESIDENCE
4 BEDROOMS, 4.5 BATHS & 2-CAR ATTACHED GARAGE

GROUP OCCUPANCY: R-1
TYPE V-B CONSTRUCTION
FLOOR CONSTRUCTION: _____ CONC. SLAB ON GRADE

PROJECT DATA

LOT SIZE 17,834 RECORDED

FIRST FLOOR AREA: _____ 1,414 SF.
SECOND FLOOR AREA _____ 1,657 SF.
2- CAR GARAGE AREA _____ 419 SF.
FIRST AND SECOND FLOOR _____ 3,071 SF.
TOTAL FLOOR AREA W/GARAGE _____ 3,490 SF.



R1.0

County of Orange
Building and Safety Division

601 N. Ross Street
Santa Ana, CA 92701

ocpCustomerCare@ocpw.com
ph: 714-667-8888

NEW HOUSE

13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE:
SITE PLAN

SCALE: 1/16"=1.0'

OWNER:
Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629

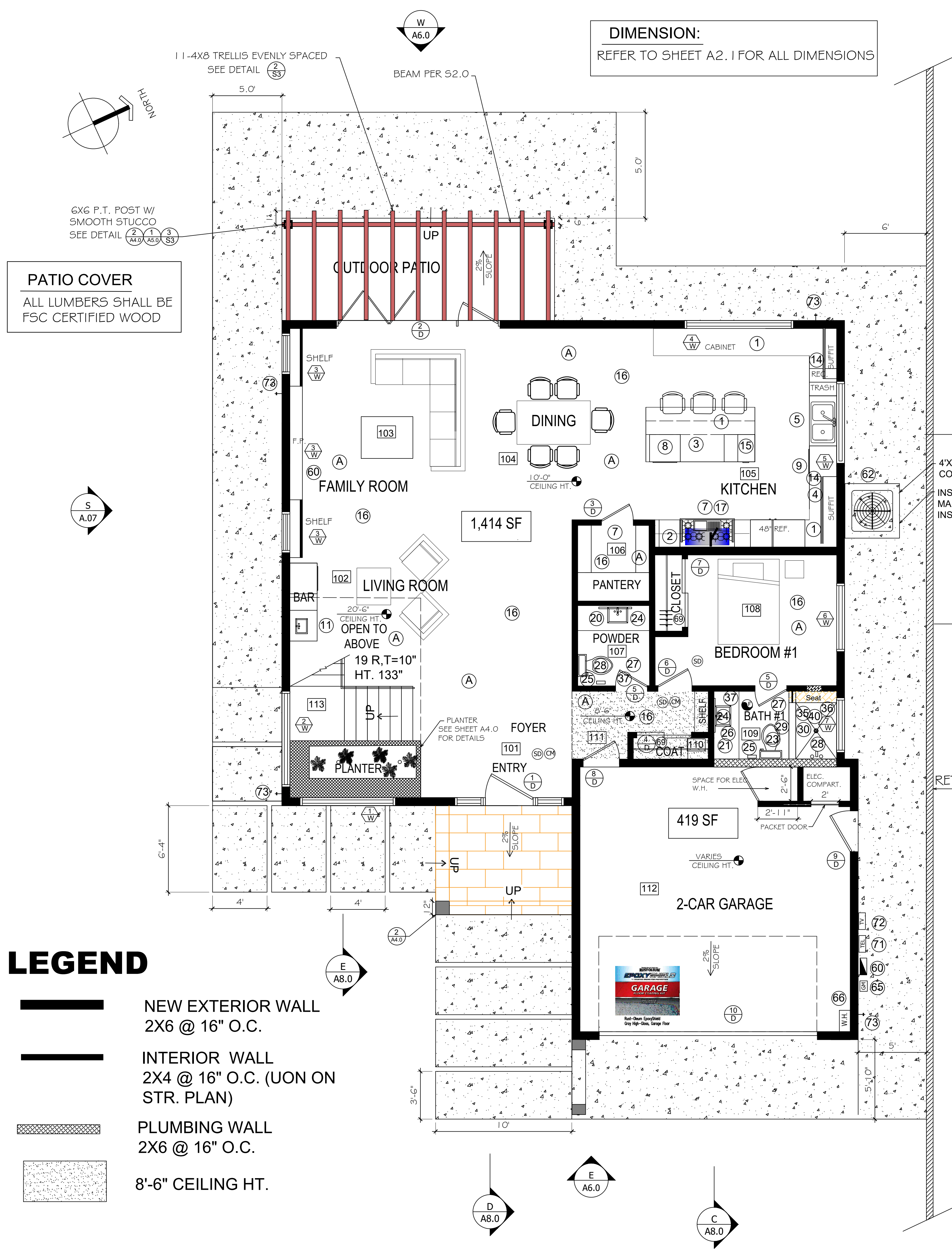
Architectural Plans
Prepared By:

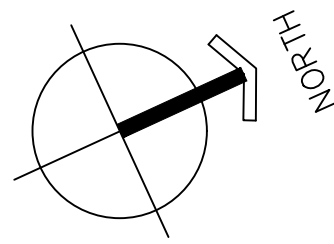
MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com



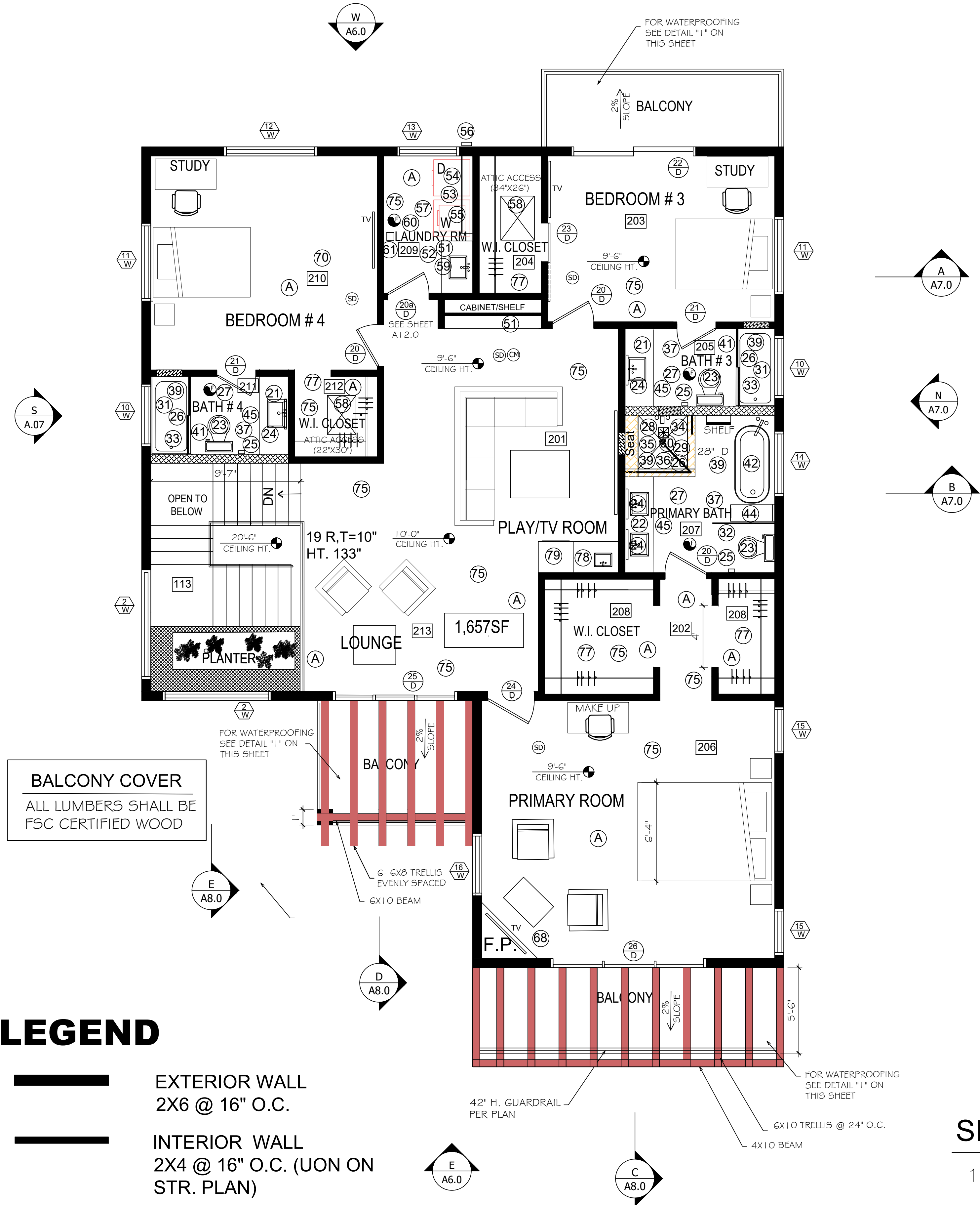
PROJECT NO.
AM-4-2623

DATE: 4-20223





DIMENSION:
REFER TO SHEET A2.1 FOR ALL DIMENSIONS



BALCONY COVER
ALL LUMBERS SHALL BE
FSC CERTIFIED WOOD

LEGEND

- EXTERIOR WALL
2X6 @ 16" O.C.
- INTERIOR WALL
2X4 @ 16" O.C. (UON ON
STR. PLAN)
- PLUMBING WALL
2X6 @ 16" O.C.

PLAN KEYED NOTES ○

- (SBO) SELECTED & PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
(SBC) SELECTED & PROVIDED BY CONTRACTOR, INSTALLED BY CONTRACTOR
FOR FINAL ROOMS FINISHING SEE SHEET A11.0

BATHROOM PLAN KEYED NOTES ○

- 21----60"x22" VANITY WITH SINK AND FAUCET (SBC)
22----72"x22" VANITY WITH TWO SINKS, FAUCETS & QUARTZ COUNTER TOP (SBC)
23----TOILET WITH ADD ON ELEC. BIDET TOILET SEAT (SBC)
24----BATHROOM MIRROR (SBO)
25---- TOILET PAPER HOLDER (SBO)
26----WALL TILE (FULL HEIGHT) (SBC)
27----TILE FLOORING (SBC)
28----SHOWER W/SHOWER HEAD (SBO)
29----SHOWER GLASS ENCLOSURE (SBC)
30----SHOWER FLOOR TILE (SBO)
31----BATH TUB W/FAUCET (SBC)
32----TOILET GLASS ENCLOSURE (SBC)
33---- 12"x12" BATH TUB ACCESS (SBC)
34---- SHOWER RAIN HEAD (SBO)
35---- SHOWER HOT PAN PER DETAIL "2" ON SHEET A13.0 (SBC)
36---- SHOWER FLOOR DRAIN (SBC)
37---- 4" H. TILE BASE MOLDING W/METAL TRIM
38---- GLASS BATH TUB SLIDING ENCLOSURE DOOR
39---- 16" W X48" L. CLEAR OPENING SHAMPOO NICHE
40---- 16"x16" CLEAR OPENING SHAMPOO NICHE
41---- SEAMLESS BATH TUB SLIDING GLASS DOOR
42---- FREE 60" STANDING SOAKING TUB WITH FAUCET
43---- 80" SEAMLESS GLASS PANEL
44---- GLASS LEGLESS SHAMPOO TABLE (SBC)
45---- VANITY FULL HEIGHT BACK SPLASH (SBC)

LAUNDRY ROOM PLAN KEYED NOTES

- 51---- WALL LINEN CABINET (SBC)
52 ---- LAUNDRY BASE CABINET WITH QUARTZ COUNTER TOP, SINK AND FAUCET (SBC)
53 ---- CLOSET HANGING BAR AND SHELF (SBC)
54 ---- GAS DRYER (SBO)
55 ---- ELECTRICAL WASHER (SBO)
56 ---- DRYER VENT CAP BY ZORO OR EQUAL (SBC)
57 ---- LAMINATED FLOORING
58 ---- LOUISVILLE LADDER AA229GS ALUMINUM ATTIC LADDER WITH 23"x54" OPENING ATTIC ACCESS
59 ---- LAUNDRY CABINET W/ SINK, QUARTZ COUNTER AND SHELF (SBC)
60 ---- LAUNDRY EXHAUST FAN 50 CFM
61---- COMBUSTION AIR VENT (SEE SHEET M-2.1) AND DOOR # 12 ON A12.0

GENERAL PLAN KEYED NOTES

- 75 ---- FLOORING (SBC)
76 ---- GAS FIREPLACE W/ HEARTH
77 ---- CLOSET SHELF (SBC) AND BAR (SBC)
78 ---- BAR CABINET W/SINK, QUARTZ COUNTER TOP AND SHELF (SBC)
79 ---- 24" WINE COOLER (SBO)

75
ASPEN SPRINGS WHITE OAK
WIRE-BRUSHED ENGINEERED HARDWOOD

BALCONY WATER PROOF COATING

BRAND NAME	PRODUCT	COLOR	ICBO No.	WEIGHT
LIFE DECK	AL System (Acrylic Lath)	TRAVATAN No. 40	ESER5416	2.5 #/SF

Tel. 800-400-0516

<https://dcsiv.net/dl-waterproof-system/>

THE LIFE DECK® AL (ACRYLIC LATH) ICC-ESR 2701 WATERPROOF DECKING SYSTEM IS THE INDUSTRY-LEADING CLASS "A" FIRE RESISTANT SYSTEM FOR PLYWOOD DECKS. THE SYSTEM IS INSTALLED WITH A SERIES OF TWO CEMENTITIOUS APPLICATIONS OVER HOT DIPPED GALVANIZED METAL LATH, STAPLED TO PLYWOOD, AND BONDED WITH A SPECIALLY FORMULATED ACRYLIC EMULSION. THEN, IT IS SEALED WITH A 100% ACRYLIC TOP COAT OR A DECORATIVE OVERLAY SYSTEM.

FOR STRUCTURE ASSEMBLY OF BALCONY SEE STRUCTURAL PLANS DETAILS 1/SD3.0 & 20/SD2.0

BALCONY WATERPROOFING

57

AquaGuard Performance
HIGHTOWER DUNE WATERPROOF
LAMINATE WITH 12 mm THICKNESS



A----6" WOOD BASE MOLDING

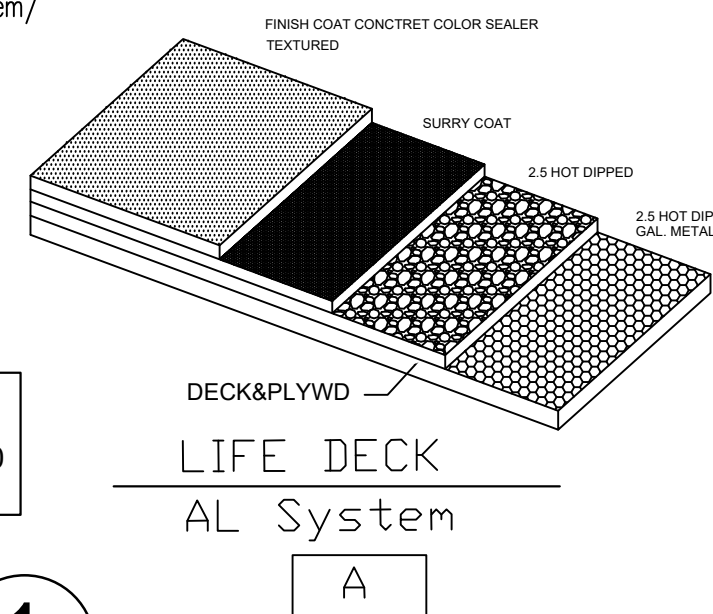
APPLIANCE NOTE:
ALL APPLIANCES SHALL HAVE OPTIONAL GAS AND ELECTRIC. (WATER HEATER, STOVE AND COOK TOPS)

BATHROOM EXHAUST FAN

THE BATH SHOULD BE VENTED BY A 50 CFM CONTINUOUS VENT FAN THAT IS INTERMITTENT (OR SWITCHED). EXHAUSTING OF THE BATH VENT FAN MUST INDEED BE TO THE BUILDING EXTERIOR.

EXHAUST AIR FROM TOILET ROOMS AND BATHROOMS SHALL NOT DISCHARGE INTO ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE BUILDING.

EXHAUST FANS IN BATHROOMS CONTAINING TUB OR SHOWER SHALL BE EQUIPPED WITH HUMIDISTAT.



A2.0

County of Orange
Building and Safety
Division

601 N. Ross Street
Santa Ana, CA 92701

ocpCustomerCare@ocpw.com
ph: 714-667-8888

NEW HOUSE

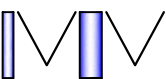
13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE:
**SECOND FLOOR
PLAN**

SCALE: 1/4"=1.0'

OWNER:

Massoud Ahmadi
10875 Colonel Rd.
Santa Ana, CA 92629



**Architectural Plans
Prepared By:**

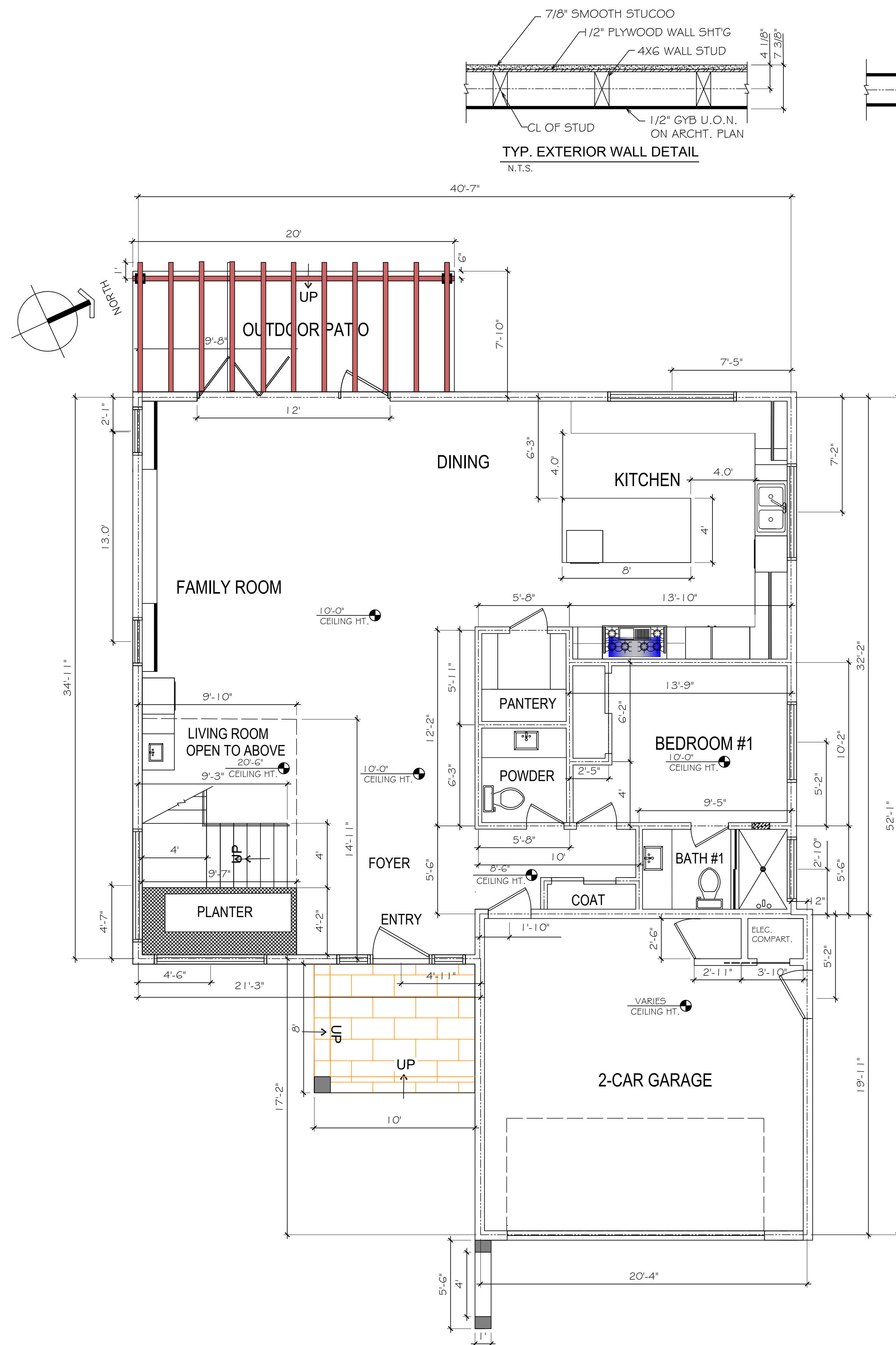
MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com



PROJECT NO.
AM-4-2623

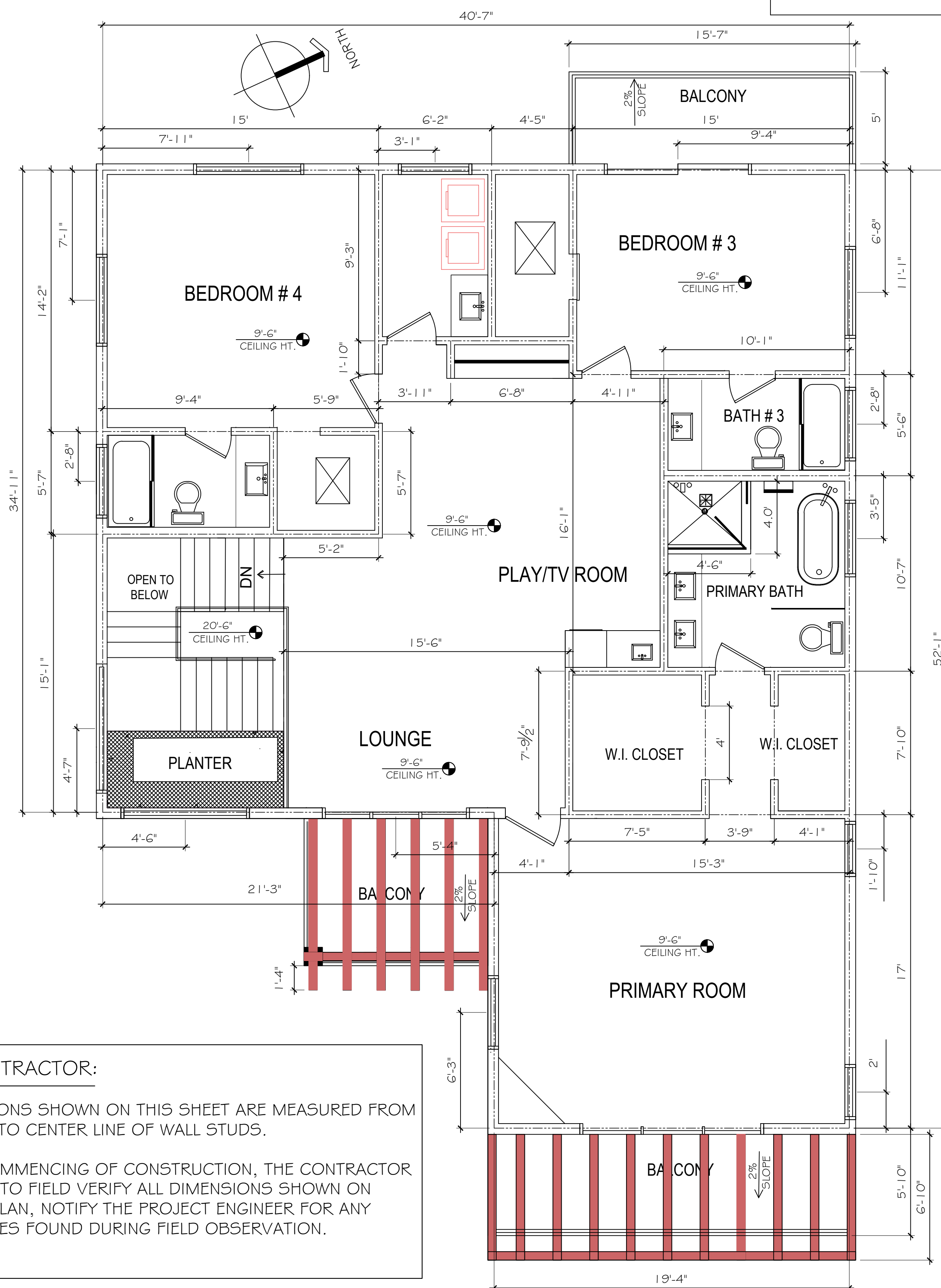
DATE: 4-20223

SHEET
A2.0



FIRST FLOOR DIMENSION PLAN

1/4" = 1'-0"



SECOND FLOOR DIMENSION PLAN

1/4" = 1'-0"

A2.1

County of Orange
 Building and Safety
 Division

601 N. Ross Street
 Santa Ana, CA 92701
 ocpCustomerCare@ocpw.com
 ph: 714-667-8888

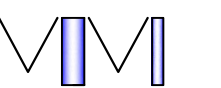
NEW HOUSE

13121 Lemon Leaf Lane
 North Tustin, CA 92705

DRAWING TITLE:
DIMENSION
PLAN

SCALE: 1/4"=1.0'

OWNER:
 Massoud Ahmadi
 10875 Coronel Rd.
 Santa Ana, CA 92629



Architectural Plans
 Prepared By:

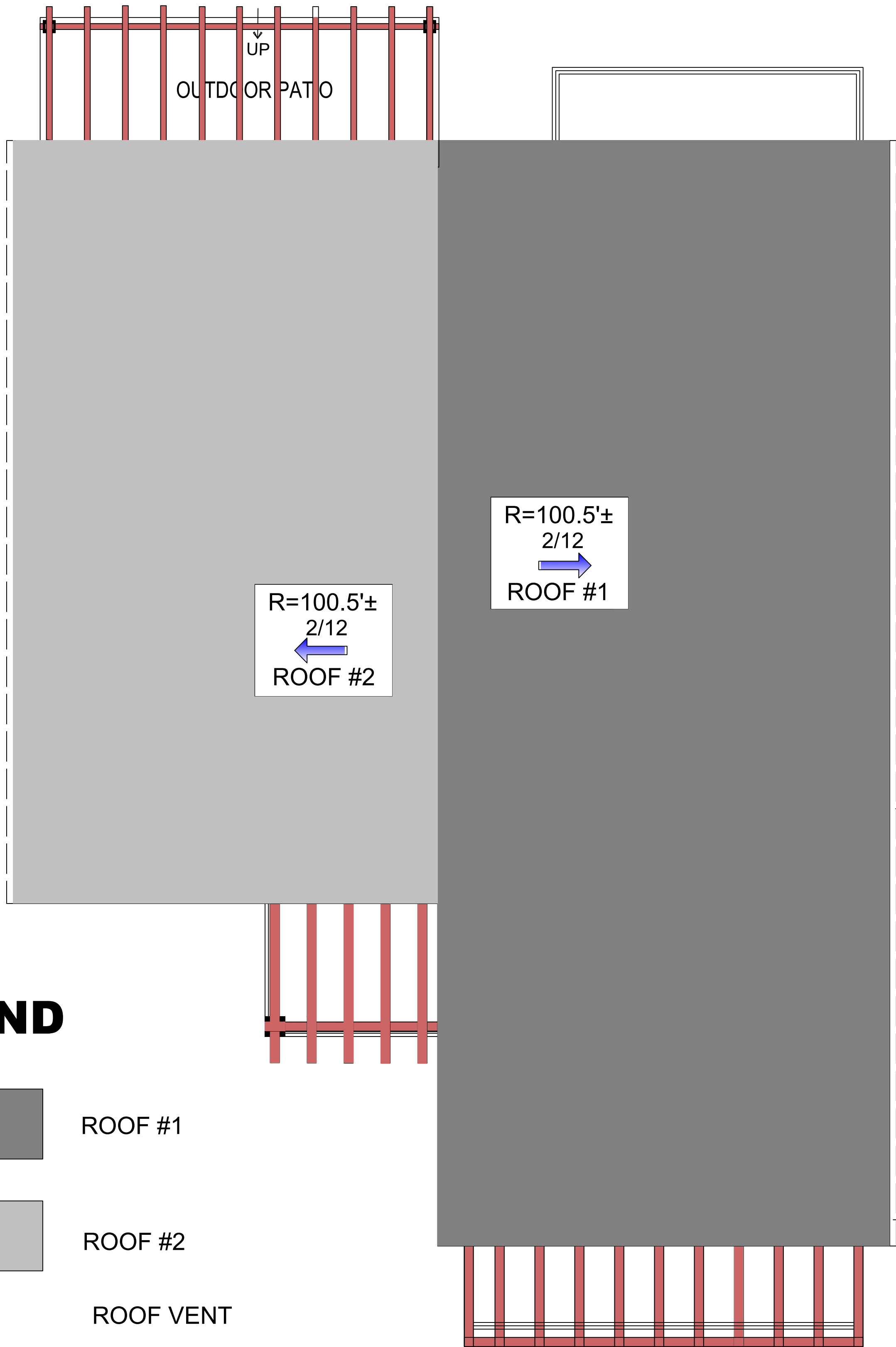
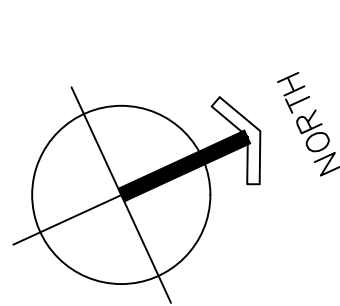
MAJ MIRHOSSEINI P.E.
 430 Santiago Ave.
 Long Beach, CA 90814
 Tel.: 562-212-8434
 mmirhoss@yahoo.com



PROJECT NO.
AM-4-2623

DATE: 4-20223

SHEET
 A2.1



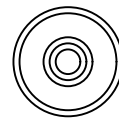
LEGEND



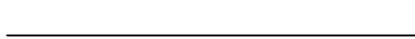
ROOF #1



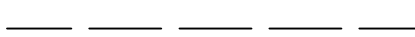
ROOF #2



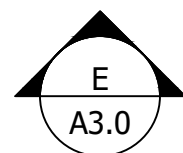
ROOF VENT



ROOF LINE



GUTTER LINE



ROOF PLAN

1/4" = 1'-0"

Berridge Curved and/or Tapered Tee-Panel

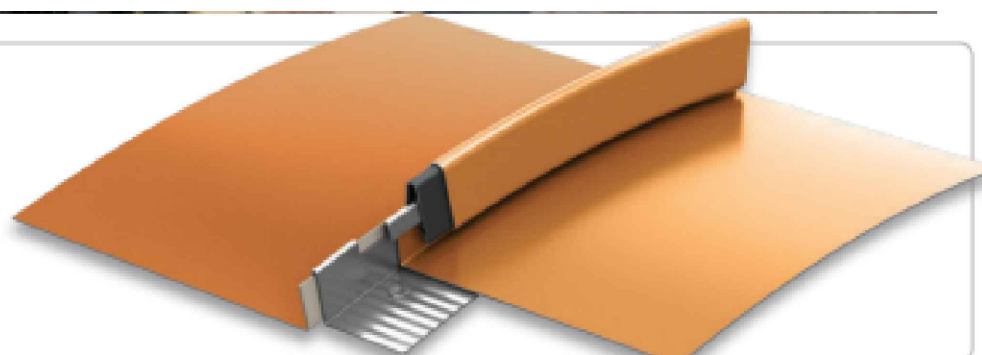
STANDING SEAM SYSTEM

ICC-ES Evaluation Report
ESR-3486

ROOF #1
CRRC# 0870-0032

ROOF #2
CRRC# 0870-0009

The Berridge Tee-Panel includes the patented vinyl weatherseal as well as the ability to be curved and/or tapered on-site allowing for a custom installation.



Materials
24 Gauge Steel
Limited Availability: 22 Gauge Steel, 0032 Aluminum

Specifications
Uses: Roof, Fascia*
Coverage: 12 1/4"
Finishes: Smooth
Fasteners: Concealed
Applications: Solid sheathing
Seam: 1" snap-on with extruded vinyl weatherseal

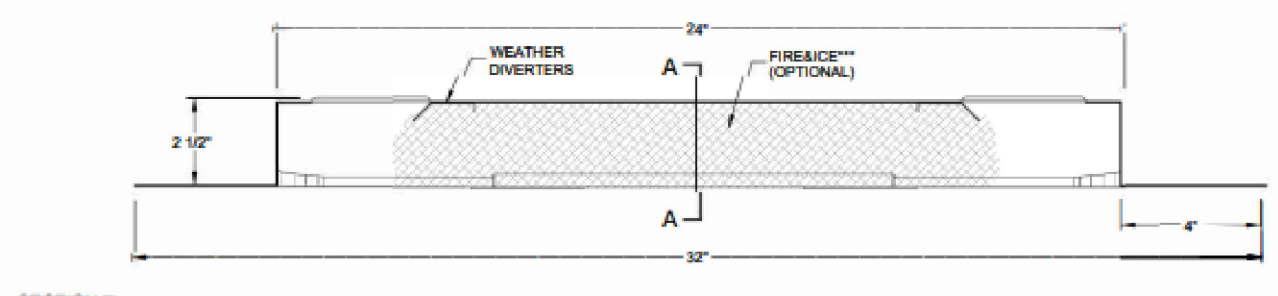
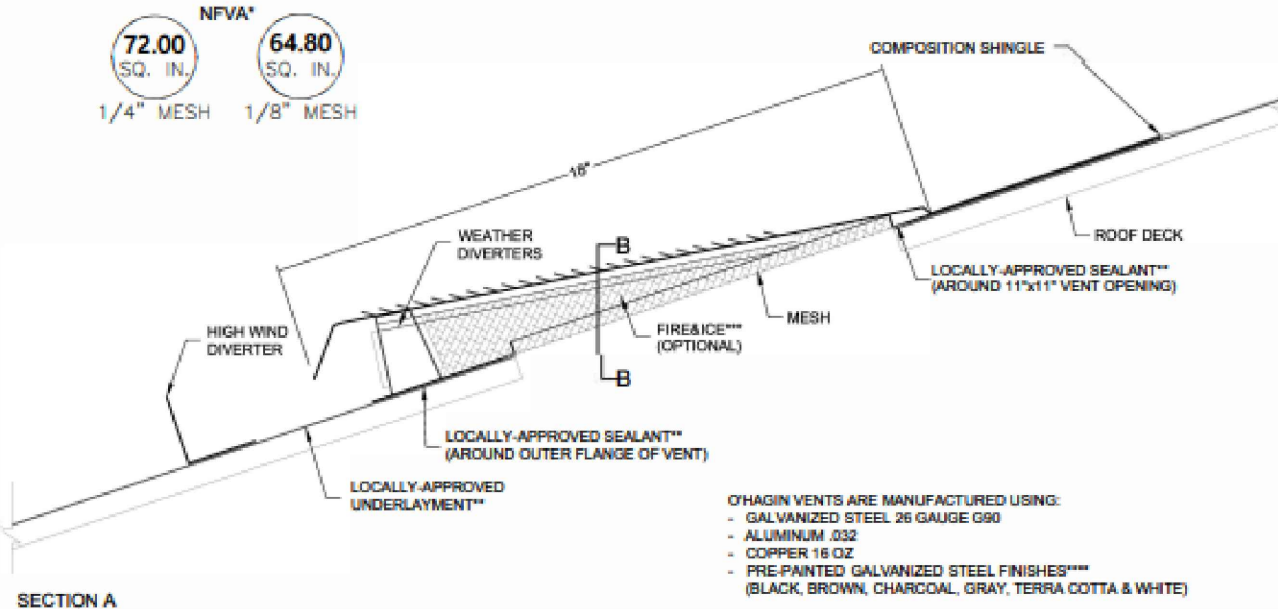
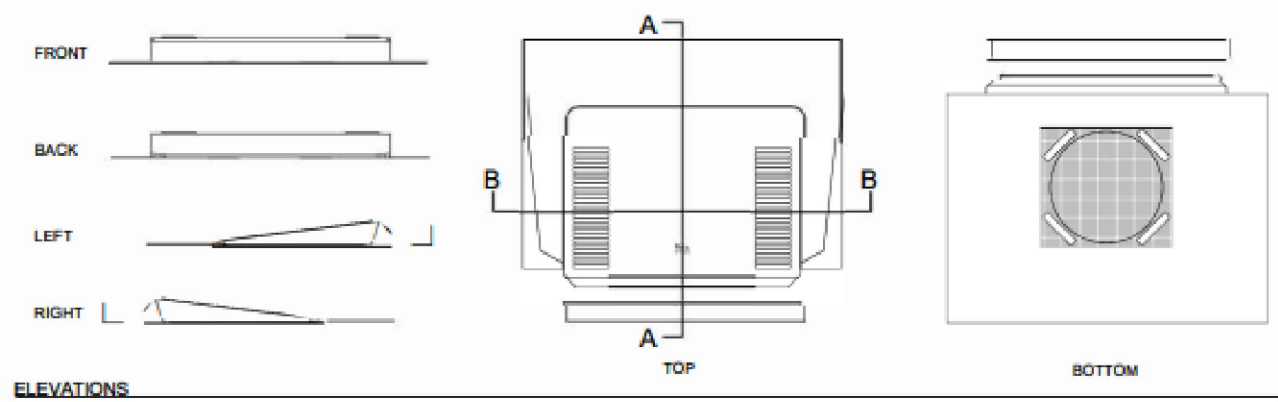
Installation - Curved and/or Tapered Tee-Panel
(Roofing applications only)

- Straight or curved Tee-Panels can be formed on site with the Berridge SS-14 Roll Former. Snap-on seams can also be curved in continuous lengths on site using the same roll former
 - Concave at a minimum of 6'
 - Convex at a minimum of 4'
- Tapered Tee-Panels can be formed on site using the Berridge SL-24 Roll Former
- Compound Curved Tee-Panels are formed on site with the Berridge SL-1 Roll Former. The SL-1 does not curve panels. Panels must be hand curved over solid decking
- Snap-on seam caps are factory formed to a maximum of 40'
- Use Seam Sleeve for splicing Tee-Panel snap-on seams

- Entire roof area shall be covered with Berridge approved underlayment
 - Use 1" Folding Tee-Clip with Steel panels**
 - Use 1" Stainless Folding Tee-Clip with Aluminum panels**
- Note:
* Fascia can not be curved or tapered
** Consult Berridge Technical for clip spacing

Pictured Above
Project: Skyview at Fall River Village
General Contractor: Prime Homes, LLC, Architectural Panels, Inc.
Installing Contractor: CCG Roofing & Project Management
Color: Zinc Grey

All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.
© Berridge Manufacturing Company 2022 • (800) 669-0009 • www.Berridge.com



SECTION B
* NET FREE VENTILATION AREA FIGURES BASED ON INDEPENDENT EVALUATION REPORTS
** SEALS ARE RELIABLE UNDER NORMAL SERVICE CONDITIONS
*** FLAME, FIRE-RESISTANT, BURN & BLOW-RESISTANT ASSEMBLY FOR ROOF AREAS
**** QUALITY VENT SYSTEMS, INC. SUBJECT TO INDEPENDENT EVALUATION REPORTS



LOCAL & NATIONAL APPROVALS
O'Hagin is a recognized leader in attic ventilation testing and design
CALIFORNIA COUNTY OF CALIFORNIA
tdi



210 Classic Court, Suite 100
Rohnert Park, CA 94928
Tel: 707.338.9118
www.ohagin.com

©2022 O'Hagin, All Rights Reserved

ATTIC VENTILATION (ROOF #1)

PROVIDE ATTIC VENTILATION AT ROOF LEVEL, MINIMUM OF 1 SF. PER 150 SQ. OF ATTIC AREA. OPENING SHALL BE COVERED WITH CORROSION RESISTANT MESH, WITH MESH OPENING OF 1/4" IN DIMENSION

ROOF # 1
ATTIC AREA =995 SF.
 $995/150 = 6.64 \text{ sf.} = 955 \text{ sq in. (required)}$
 $955/72 = 13.26 \text{ (net area=72 sq in)}$
PROVIDE 14- LOW PROFILE VENTS BY O'HAGIN AT GABLE ROOF,
Net Area of each AIR VENT=72 sq in X 14= 1,008sqin> 955 sq in. OK

ROOF # 2
ATTIC AREA =673 SF.
 $673/150 = 4.49 \text{ sf.} = 646 \text{ sq in. (required)}$
 $673/72 = 9.35 \text{ (net area=72 sq in)}$
PROVIDE 9- LOW PROFILE VENTS BY O'HAGIN AT GABLE ROOF,
Net Area of each AIR VENT=72 sq in X 9= 648sqin> 673 sq in. OK

A3.0

County of Orange
Building and Safety
Division

601 N. Ross Street
Santa Ana, CA 92701

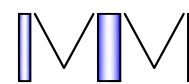
ocpCustomerCare@ocpw.com
ph: 714-667-8888

NEW HOUSE

DRAWING TITLE:
ROOF PLAN

SCALE: 1/4"=1.0'

OWNER:
Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629



Architectural Plans
Prepared By:

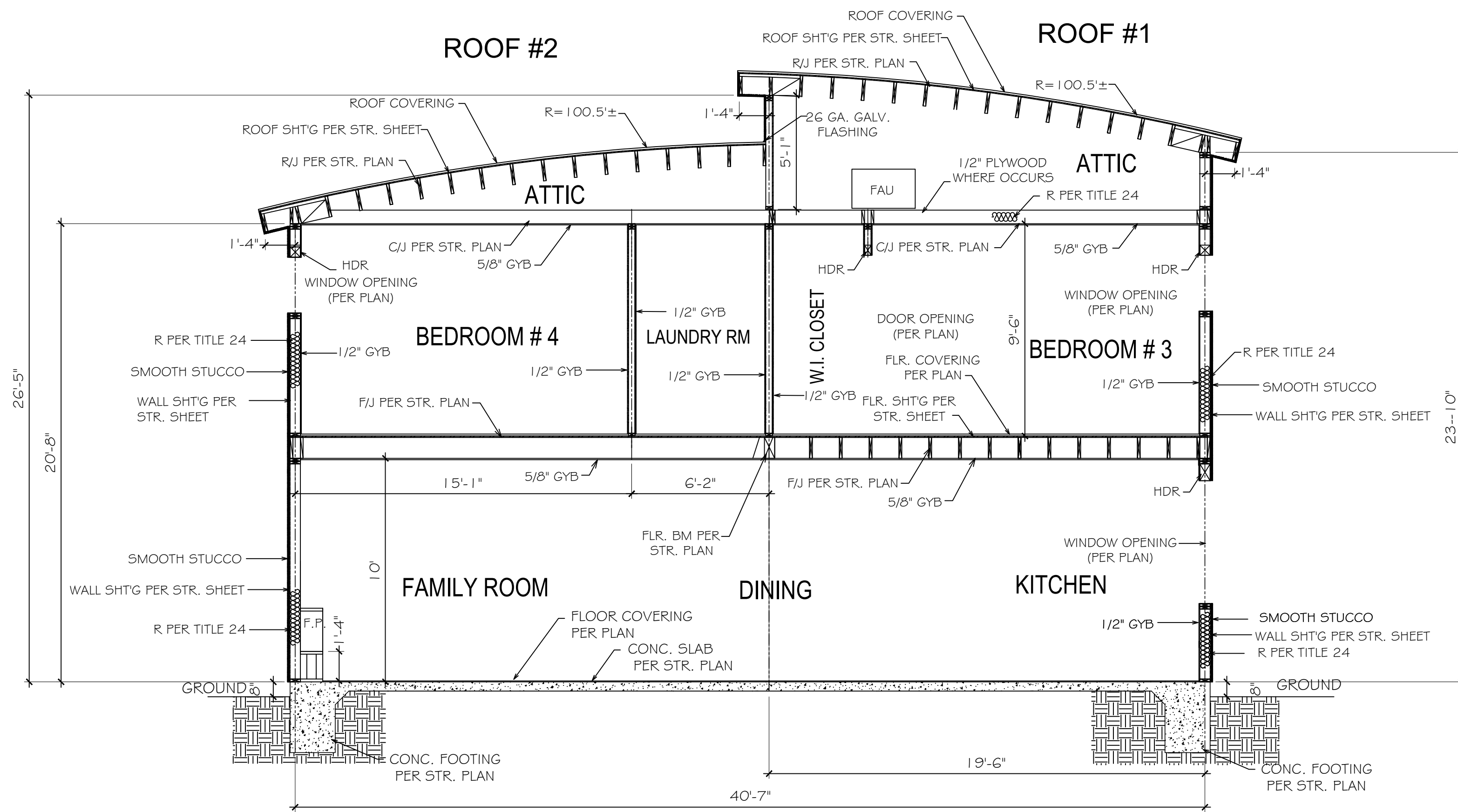
MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com



PROJECT NO.
AM-4-2623

DATE: 4-20223

SHEET
A3.0



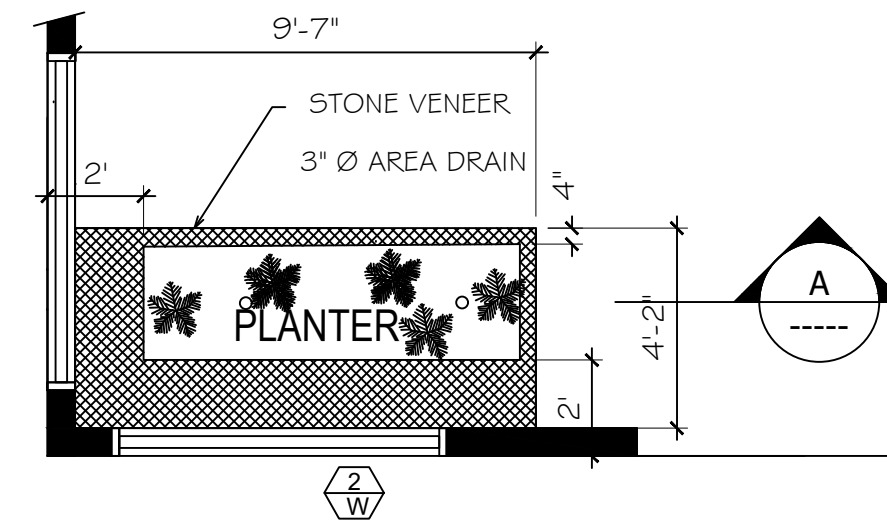
R VALUE PER TITLE "24":
BETWEEN R/R: R-30
BETWEEN F/J: R-19
WALL: R-21

SECTION A-A

1/4" = 1'-0"

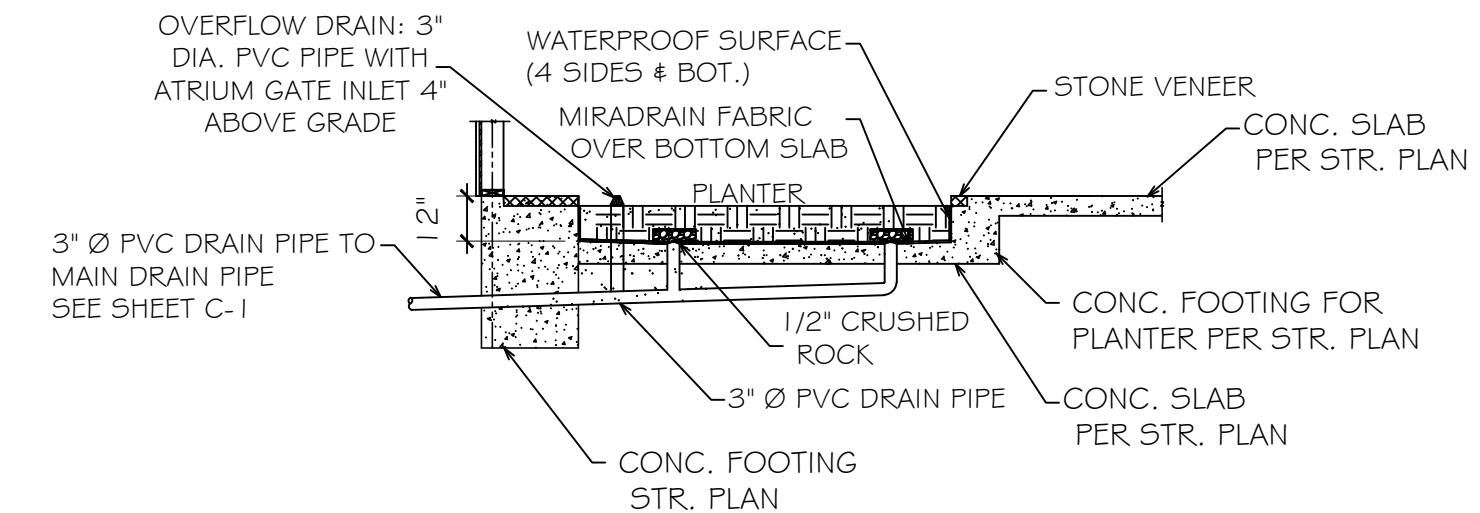
FRAMING NOTE:

ALL WOOD IN CONTACT WITH CONCRETE OR LESS THAN 18" TO FINISH GRADE SHALL BE PRESSURE TREATED WOOD



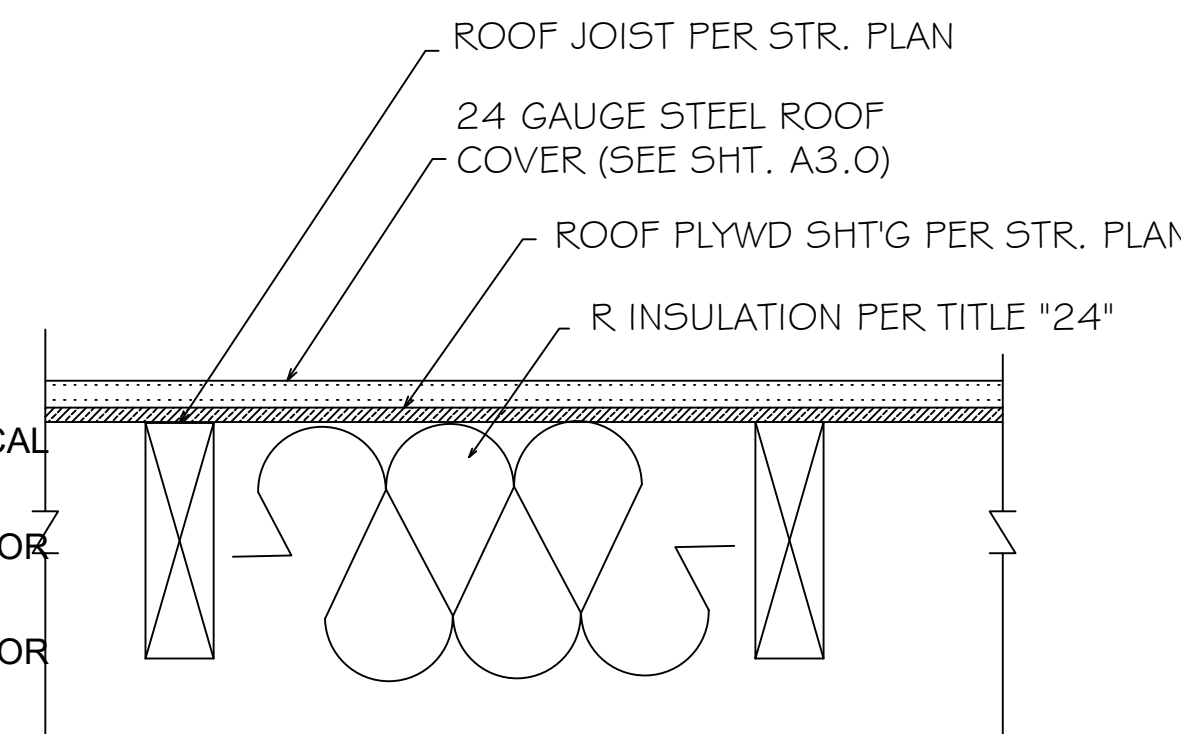
PLANTER PLAN

1/4" = 1'-0"



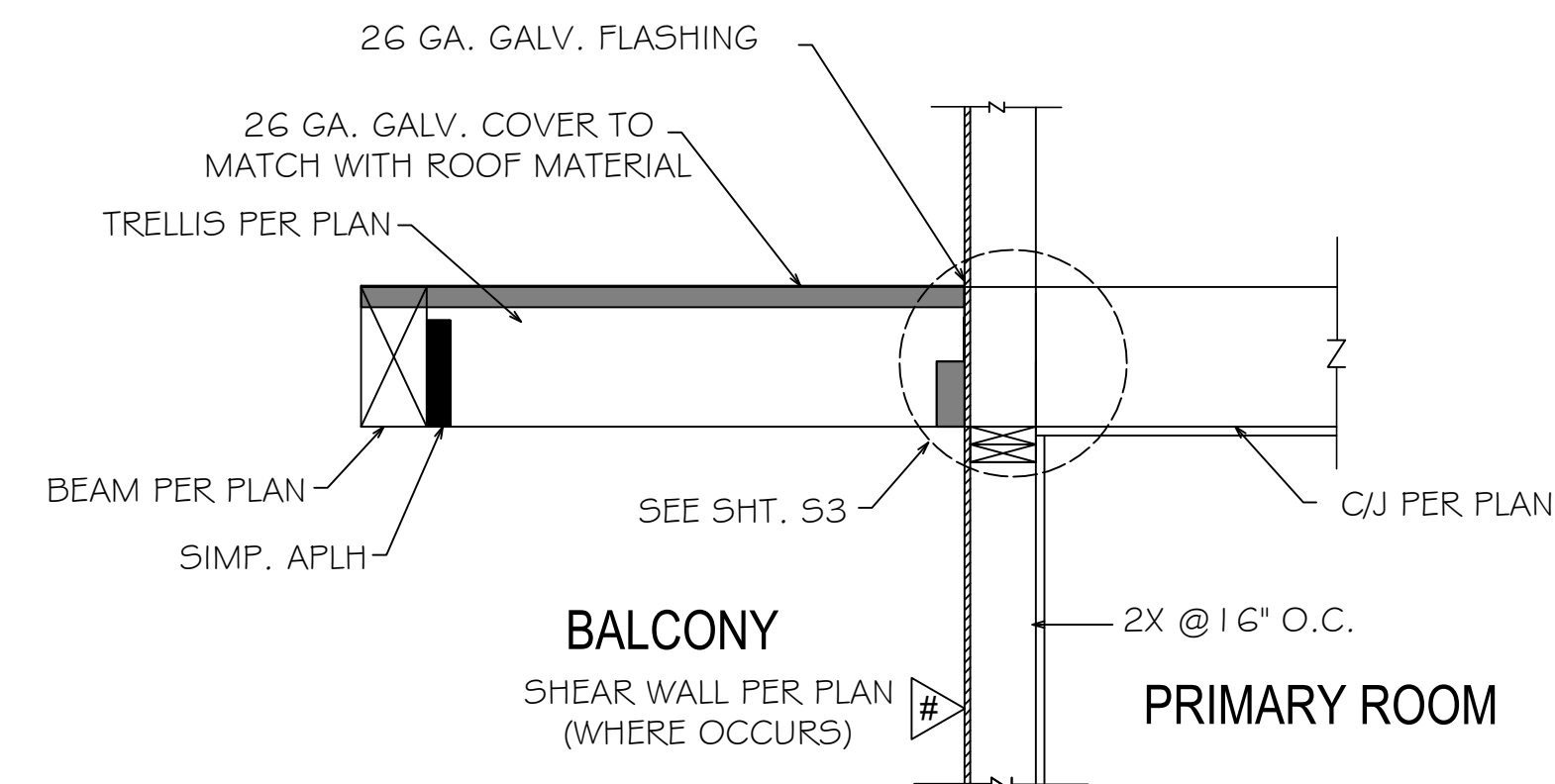
SECTION A-A

1/4" = 1'-0"



ROOF ASSEMBLY DETAIL

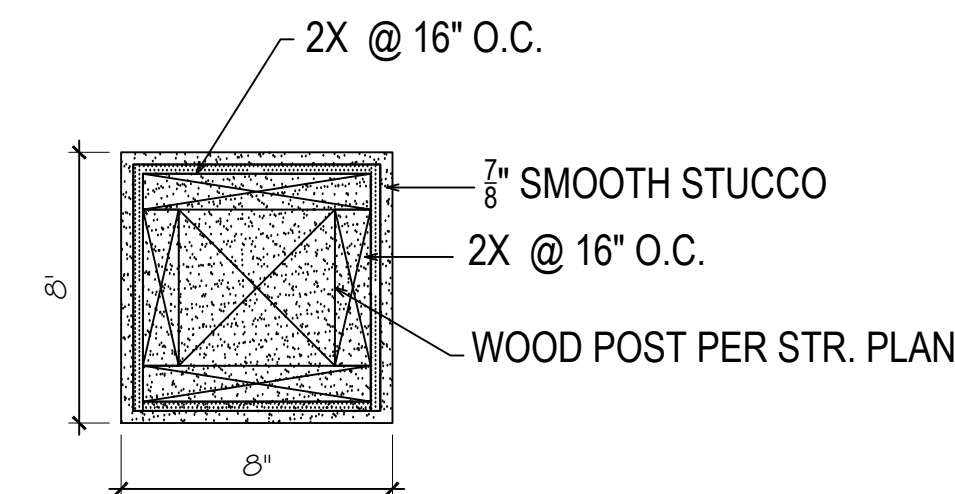
NOT TO SCALE



DETAIL 1

N.T.S.

1



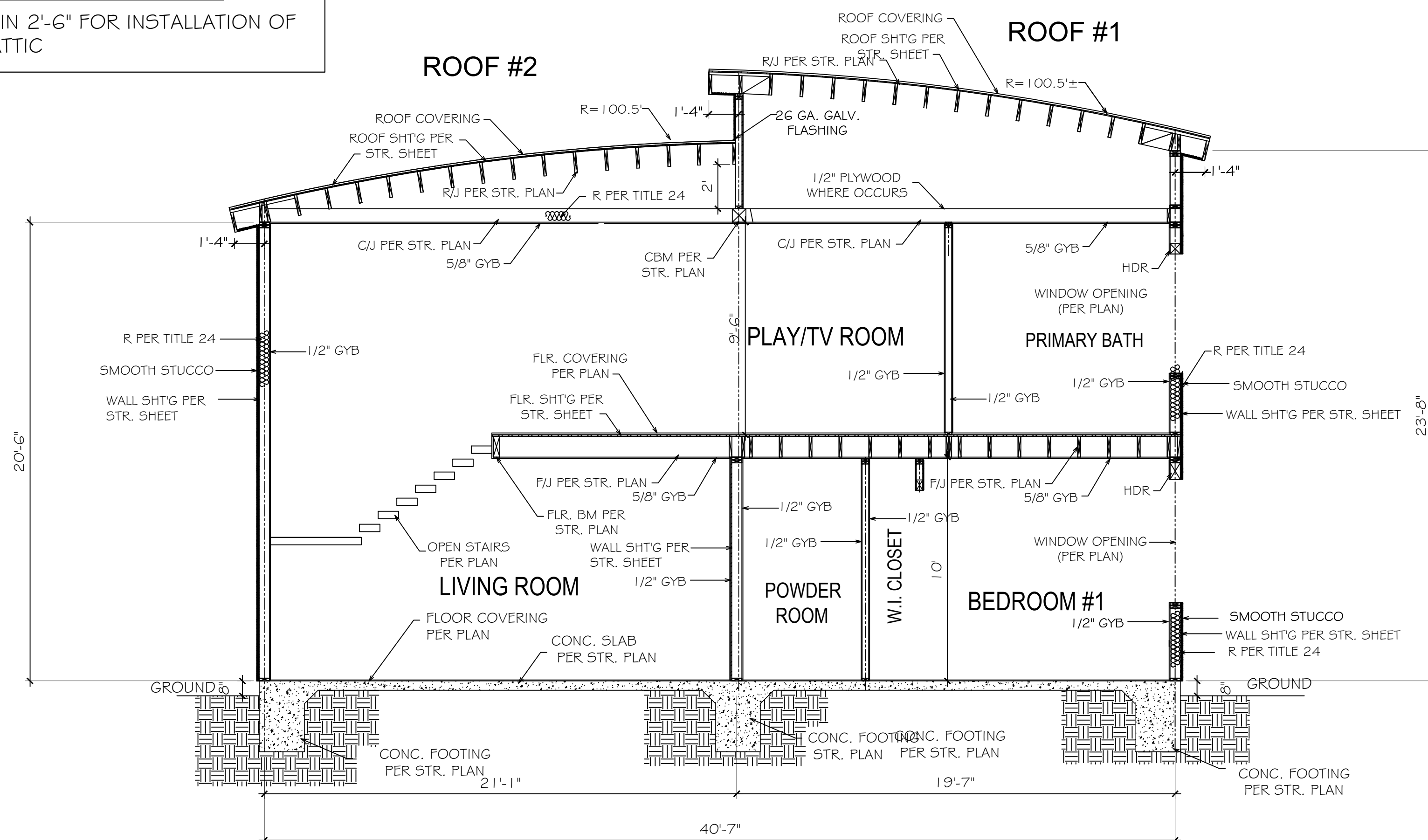
COLUMN FINISH DETAIL 2

N.T.S.

2

ROOF #2

ROOF #1



SECTION B-B

1/4" = 1'-0"

ATTIC HEIGHT FOR FURNACE:
MAX. 5'-0", MIN 2'-6" FOR INSTALLATION OF
FURNACE IN ATTIC

FURNACE SECTION 150.0 (t): PROVIDE 240-VOLT/30 amp ELECTRICAL
FEED TO THE FURNACE FOR FUTURE HEAT PUMP.
COOKTOPS SECTION 150.0 (u): PROVIDE 240-VOLT/50 amp FEED FOR
FUTURE COOKTOP.
DRYERS SECTION 150.0 (v): PROVIDE 240 -VOLT/30 amp FEED FOR
DRYER IF THE UNIT HAS A GAS LINE FOR A DRYER.

A4.0

County of Orange
Building and Safety
Division

601 N. Ross Street
Santa Ana, CA 92701

ocpCustomerCare@ocpw.com
ph: 714-667-8888

NEW HOUSE

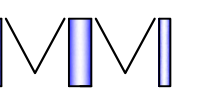
13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE: SECTIONS

SCALE: 1/4"=1.0'

OWNER:

Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629



Architectural Plans
Prepared By:

MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com



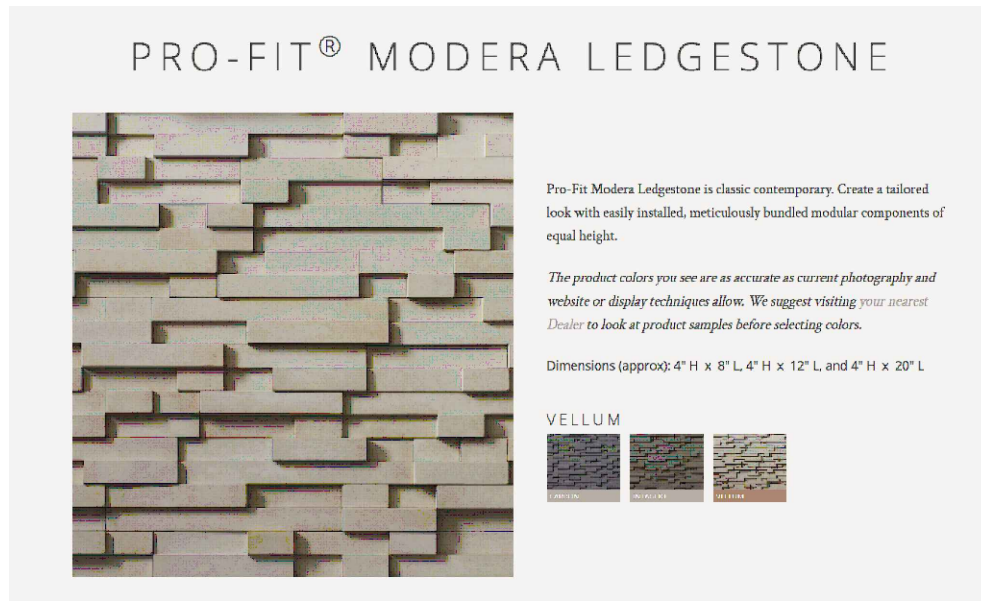
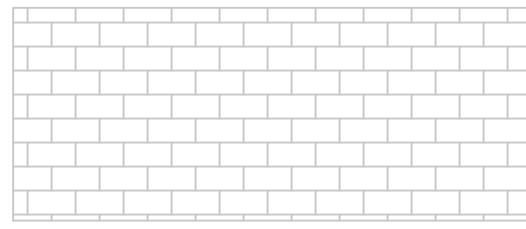
PROJECT NO.
AM-4-2623

DATE: 4-20223

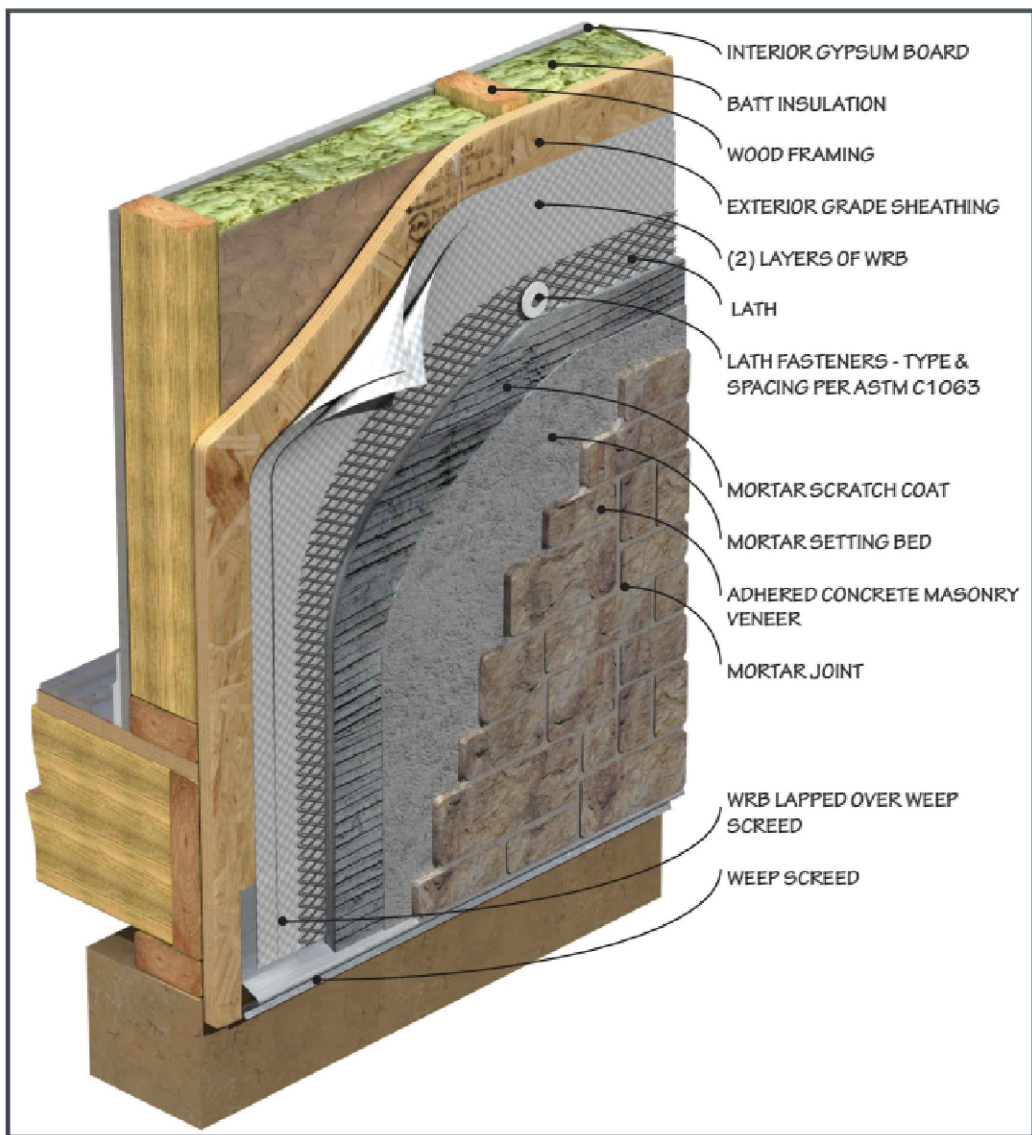
SHEET
A4.0

SHEET
A5.0

$$1/4'' = 1'-0''$$



**EXTERIOR ACCENT SURFACE
BY CULTURED STONE**
800-255-1727
culturedstone.com



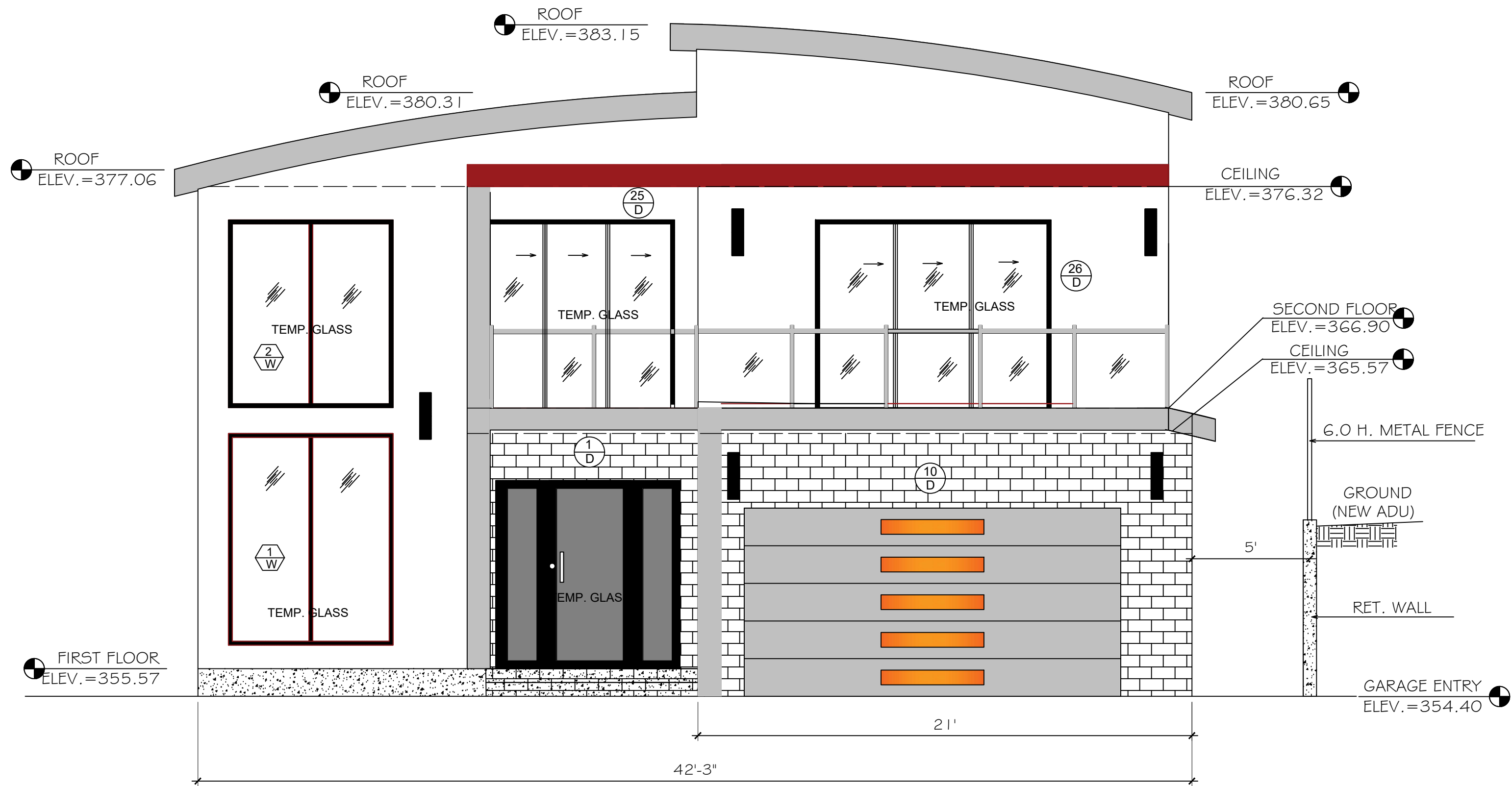
- INSTALLATION OF PRO FIT MODERA
LEGESTONE PER CULTURED STONE
RECOMMENDATION



PLASTER ON EXTERIOR WALLS

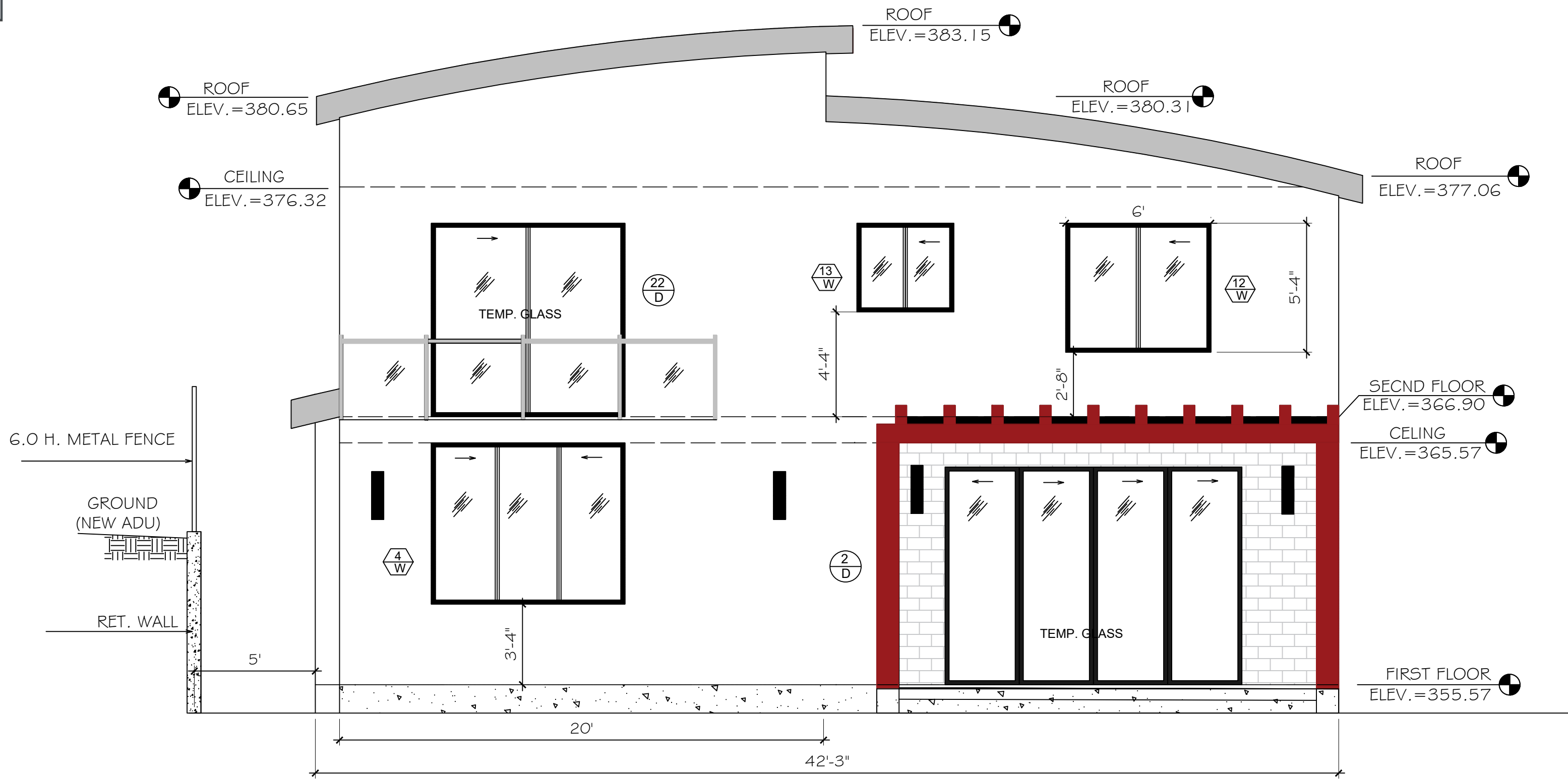
- FINAL SMOOTH STUCCO COLOR AND
FINISH AS INDICATED.

- LA HABRA EXTERIOR STUCCO SHALL
BE USED ON THIS PROJECT



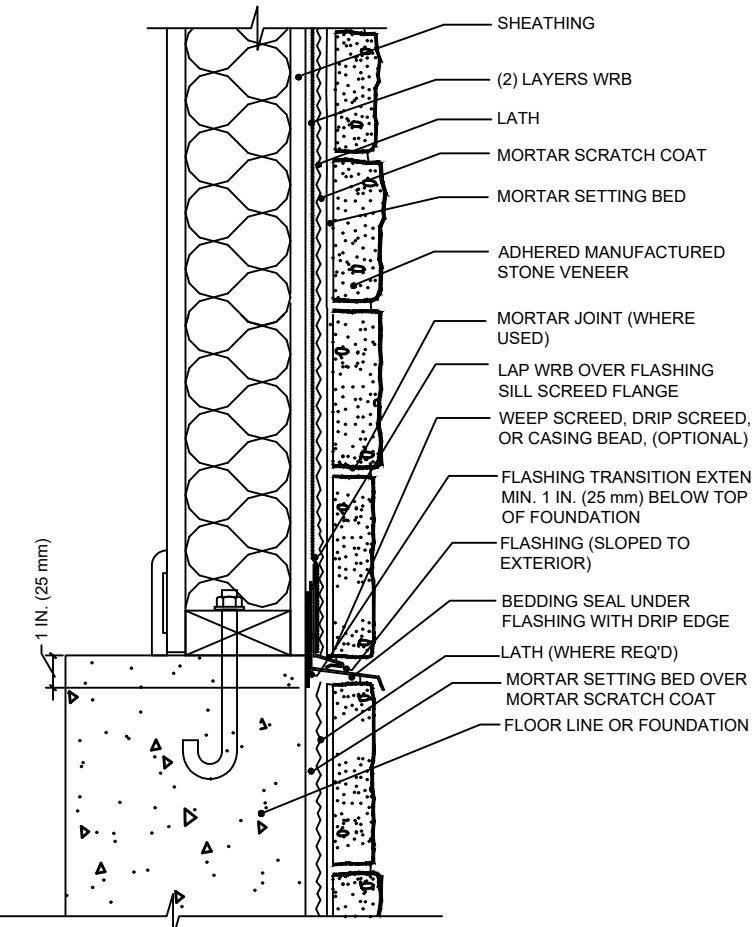
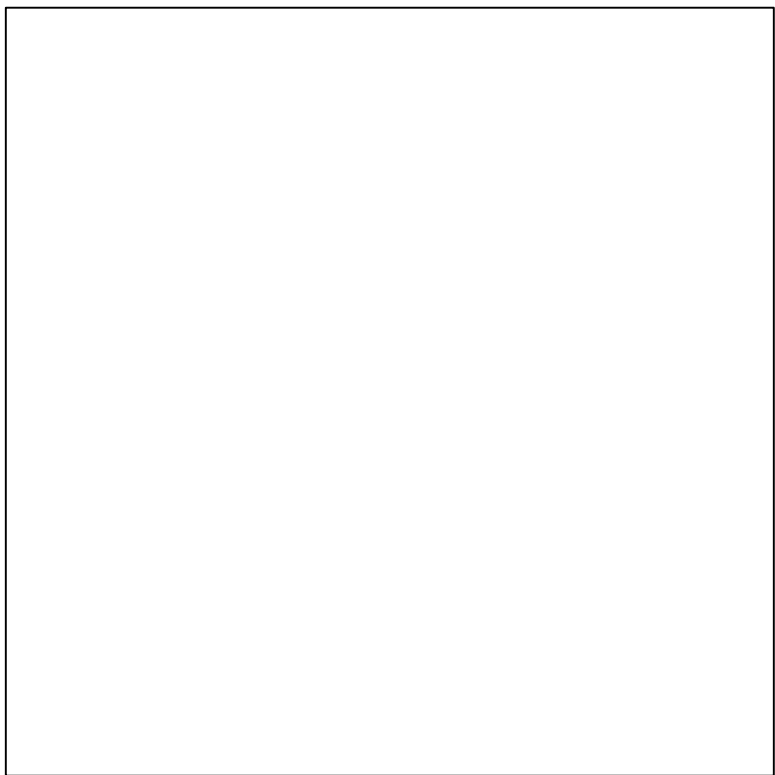
EAST ELEVATION

1/4" = 1'-0"



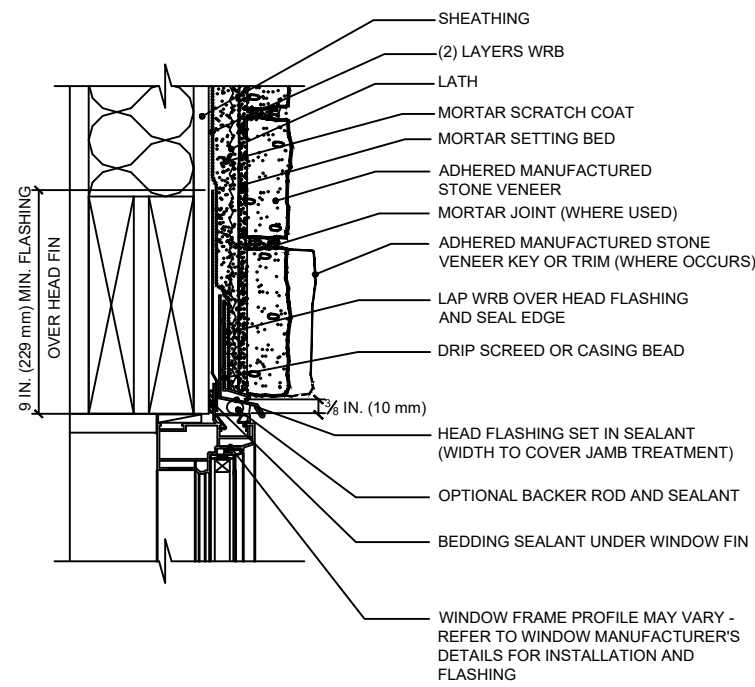
WEST ELEVATION

1/4" = 1'-0"



DETAIL "1"

N.T.S.



DETAIL "2"

N.T.S.

PRO FIT MODERA LEGESTONE

N.T.S.

A6.0

**County of Orange
Building and Safety
Division**

**601 N. Ross Street
Santa Ana, CA 92701**

**ocpCustomerCare@ocpw.com
ph: 714-667-8888**

NEW HOUSE

**13121Lemon Leaf Lane
North Tustin ,CA 92705**

**DRAWING TITLE:
ELEVATIONS**

SCALE: 1/4"=1.0'

**OWNER:
Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629**



**Architectural Plans
Prepared By:**

**MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com**

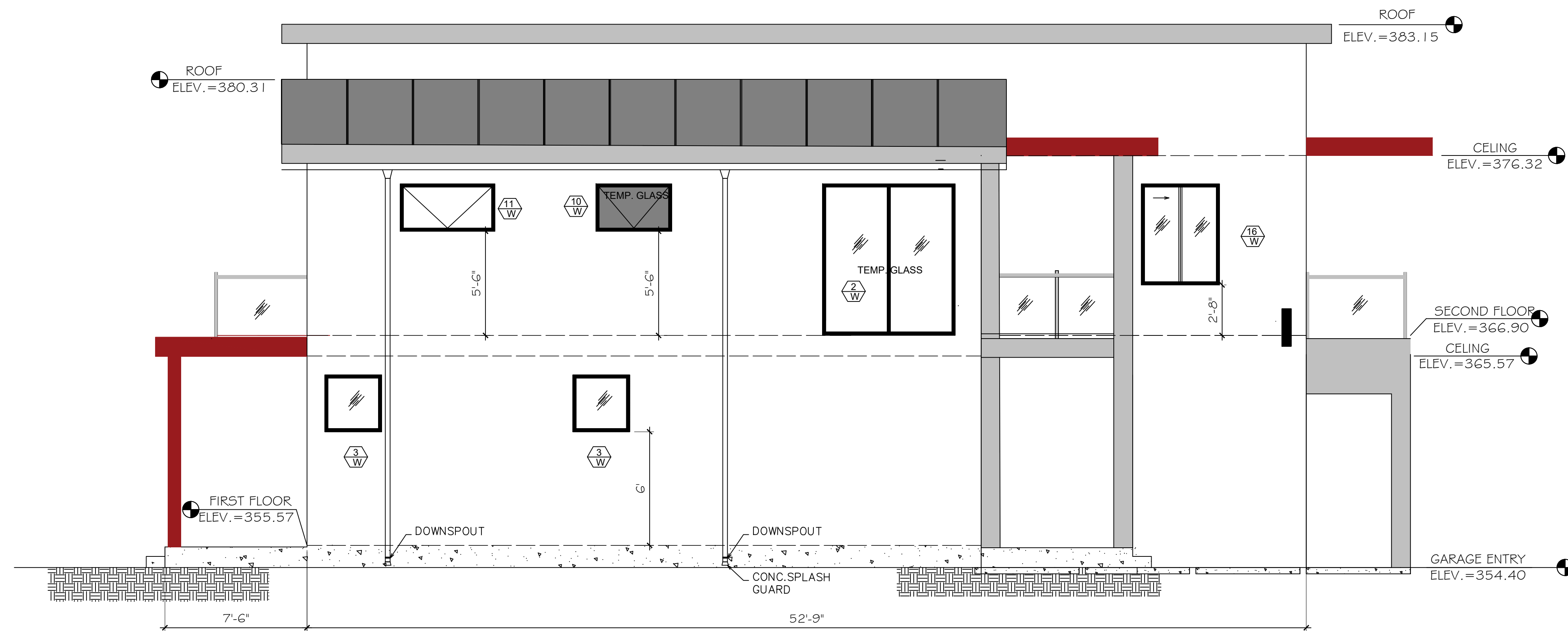


**PROJECT NO.
AM-4-2623**

DATE: 4-20223

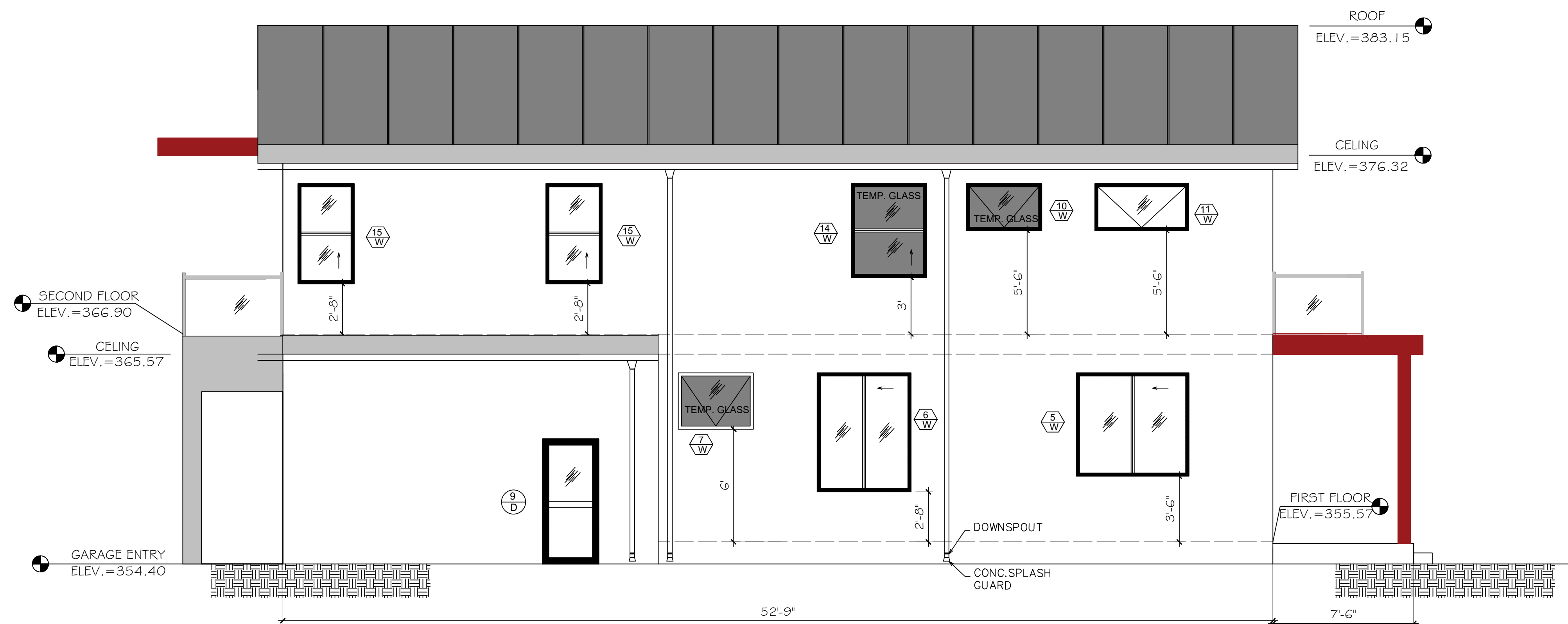
SHEET

A6.0



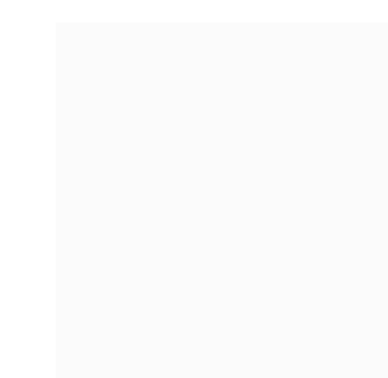
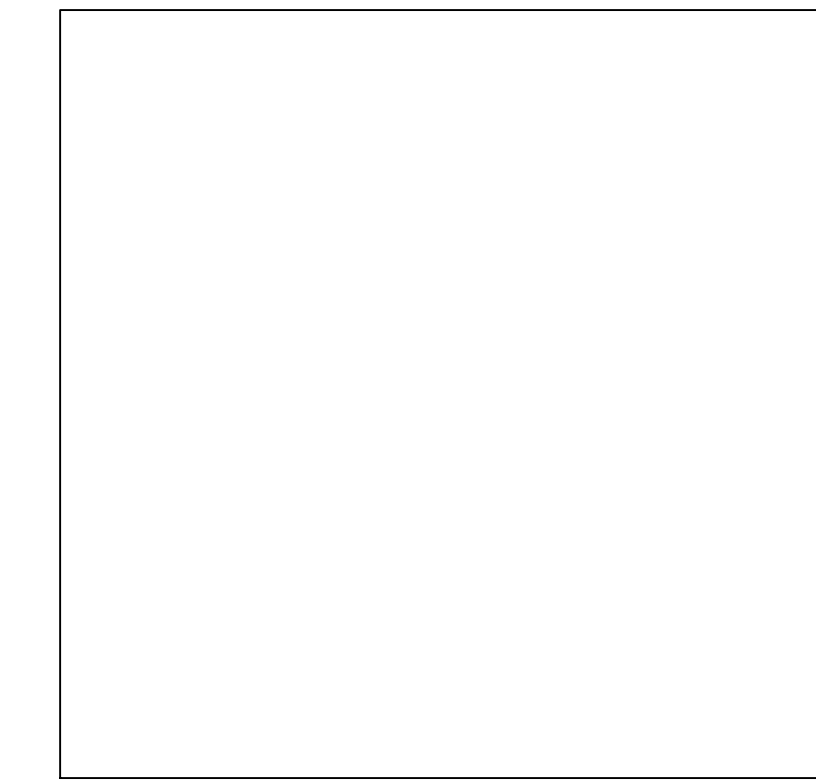
SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



Dove Grey
40 (66)
Base 200

PLASTER ON EXTERIOR WALLS

- FINAL SMOOTH STUCCO COLOR AND FINISH AS INDICATED.

- LA HABRA EXTERIOR STUCCO SHALL BE USED ON THIS PROJECT

A7.0

County of Orange
Building and Safety
Division

601 N. Ross Street
Santa Ana, CA 92701

ocpCustomerCare@ocpw.com
ph: 714-667-8888

NEW HOUSE

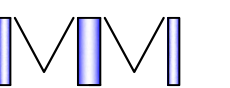
13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE: ELEVATIONS

SCALE: 1/4"=1.0'

OWNER:

Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629



Architectural Plans Prepared By:

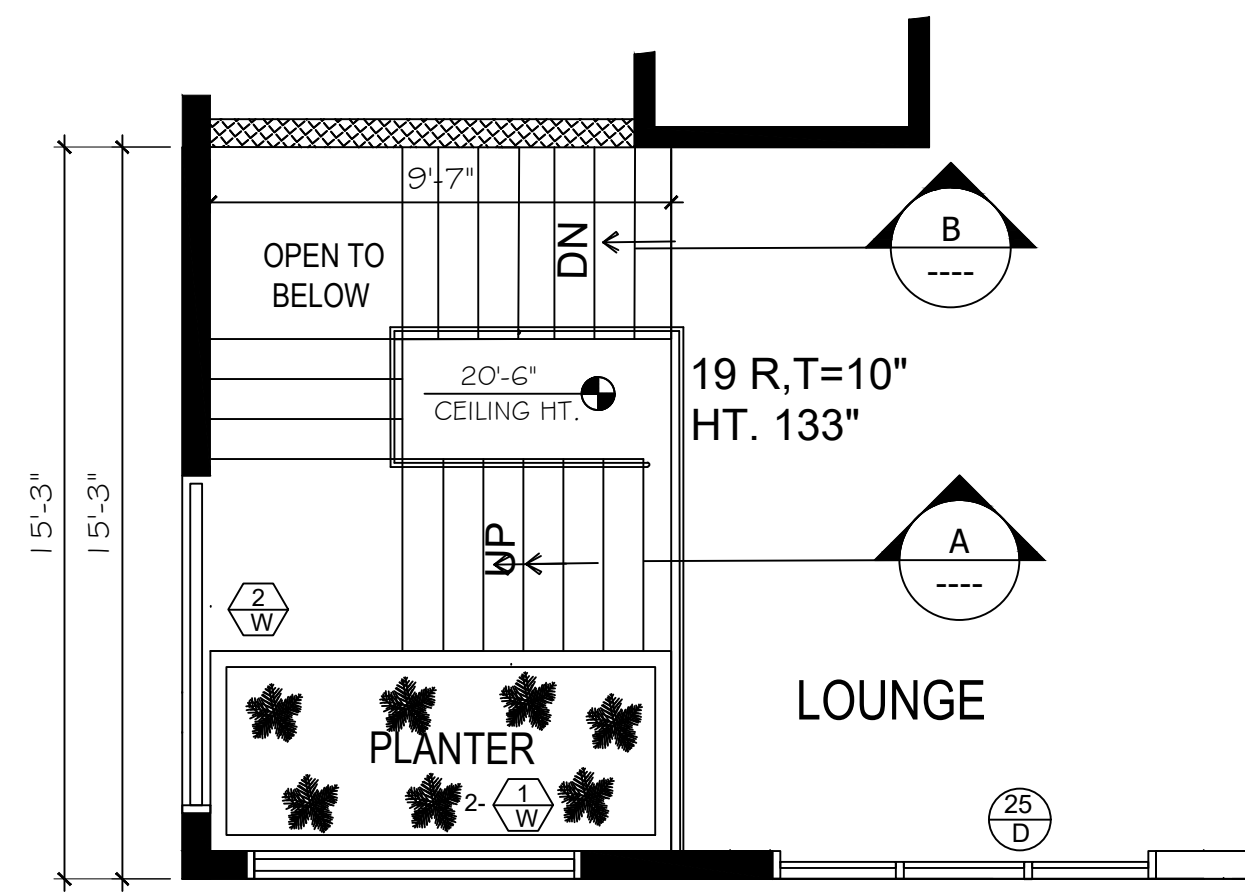
MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com



PROJECT NO.
AM-4-2623

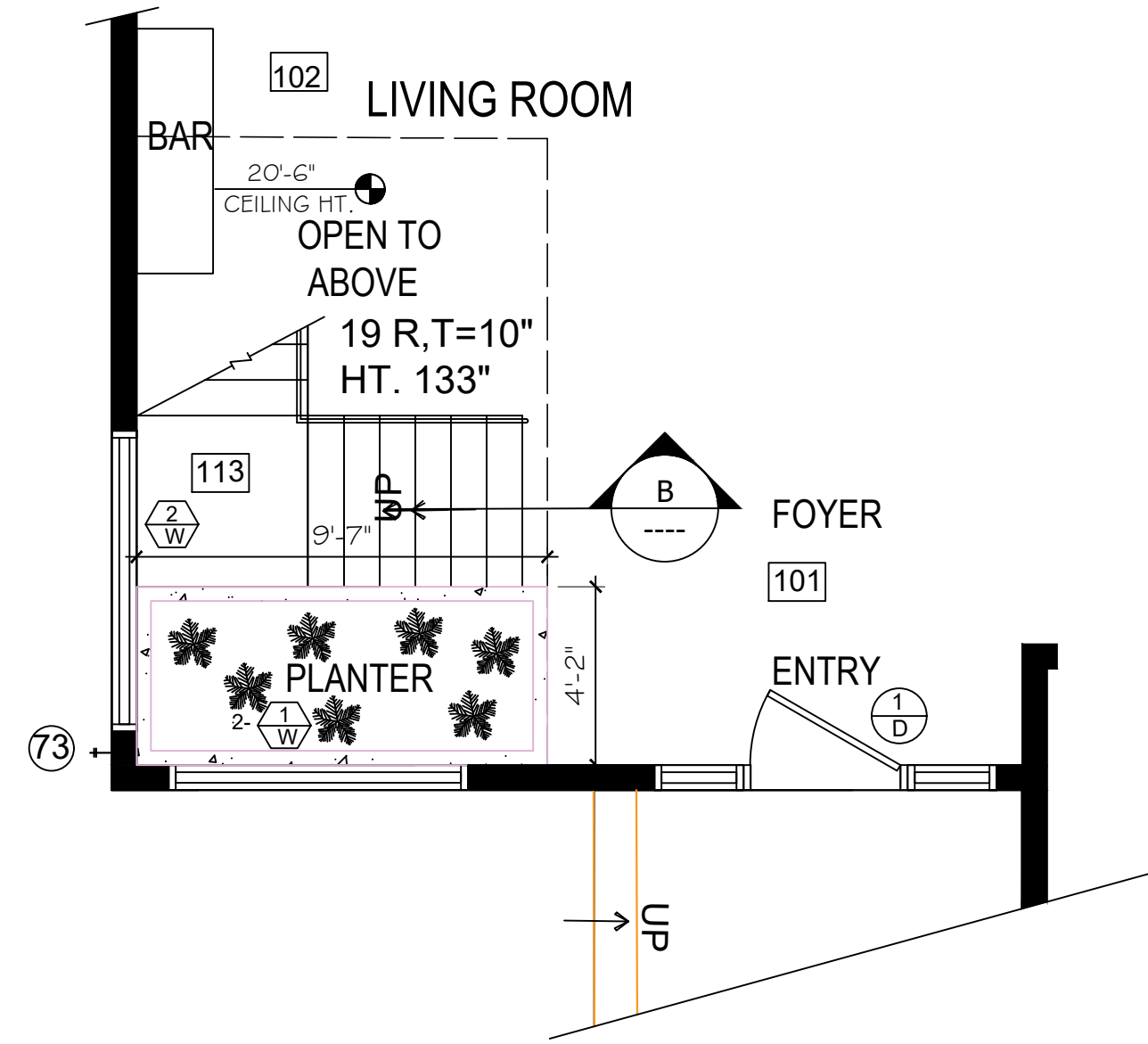
DATE: 4-20223

SHEET
A7.0



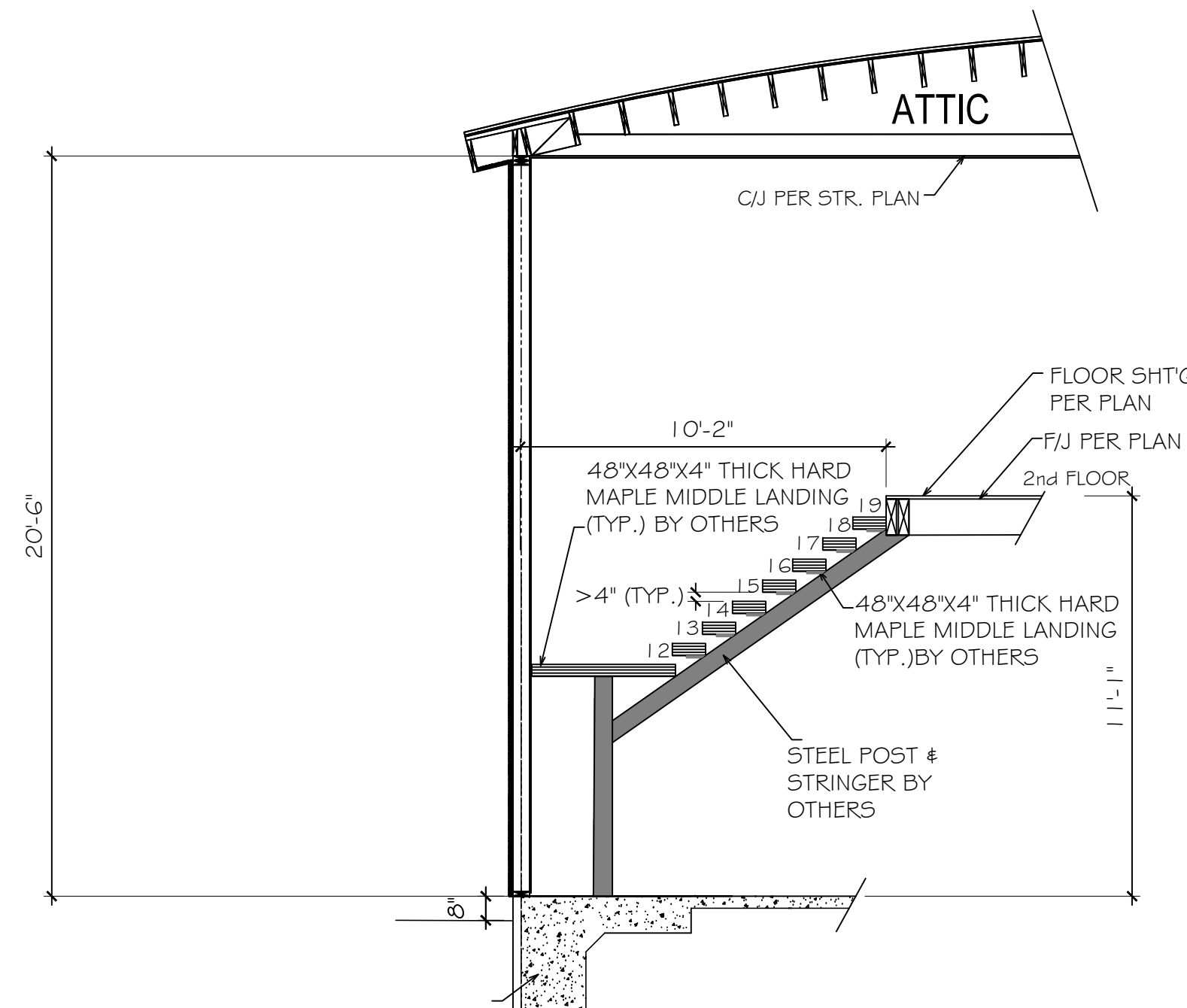
SECOND FLOOR STAIR PLAN

1/4" = 1'-0"



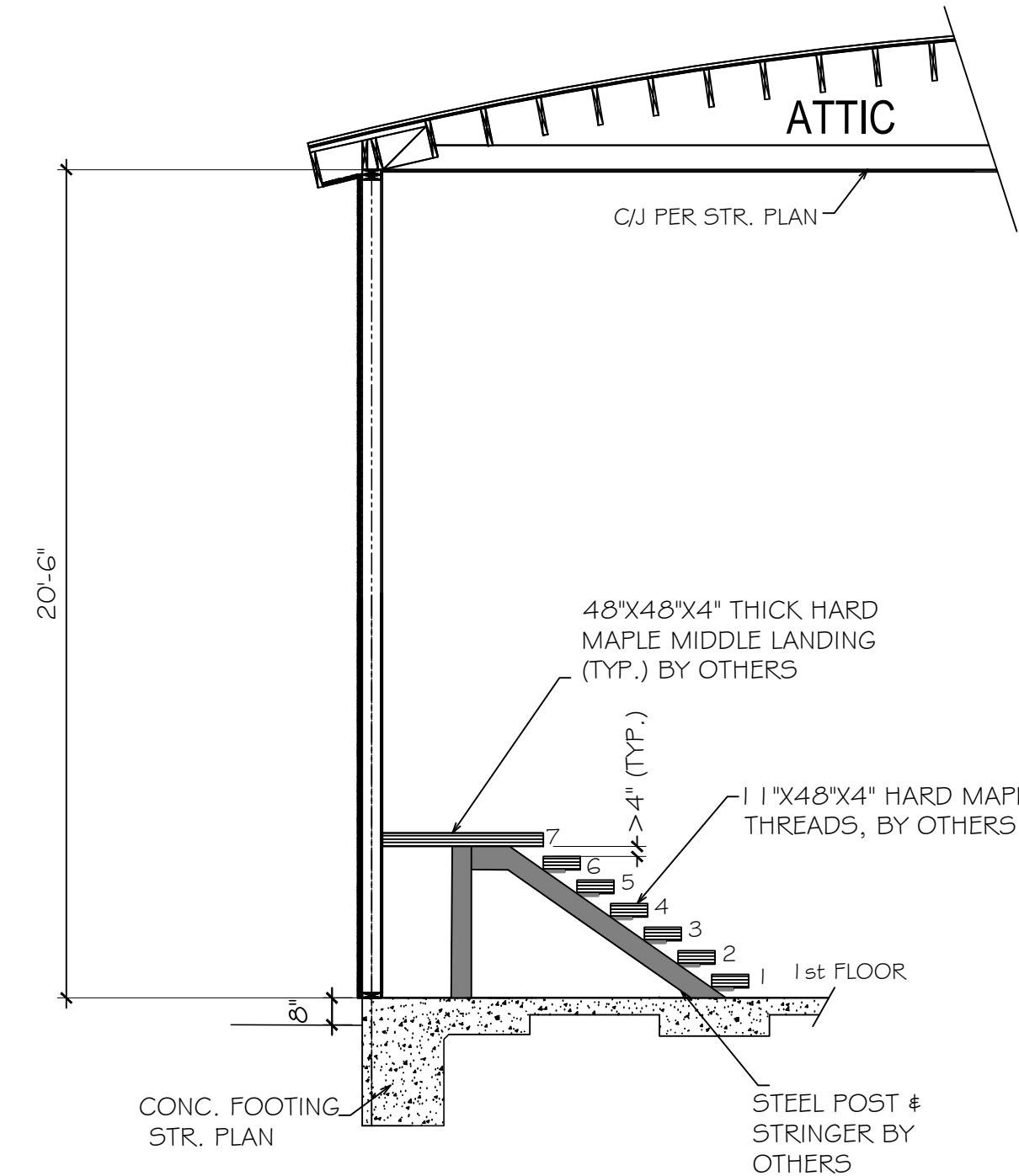
FIRST FLOOR STAIR PLAN

1/4" = 1'-0"



SECTION B-B

1/4" = 1'-0"



SECTION A-A

1/4" = 1'-0"

GUARDRAILS:

UNENCLOSED FLOOR AND ROOF OPENING, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW AND ROOF SHALL BE PROTECTED BY GUARDRAIL.

1. GUARDRAILS SHALL BE 42" INCHES IN HEIGHT, OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CAN NOT PASS THROUGH.

2. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF STAIRWAY MAY BE SUCH SIZE THAT A SPHERE 6 INCHES IN DIAMETER CAN NOT PASS THOUGH.

3. GUARDRAIL'S TYPE, MODEL AND DESIGN SUCH AS GLASS, METAL OR ANY OTHER TYPE OF MATERIAL SHALL BE SELECTED BY THE OWNER DURING CONSTRUCTION PHASE

STAIR HANDRAILS

THE TOP OF HANDRAILS SHALL BE NOT LESS THAN 34 INCHES OR MORE THAN 38 INCHES ABOVE THE NOSING OF TREADS OR LANDINGS:

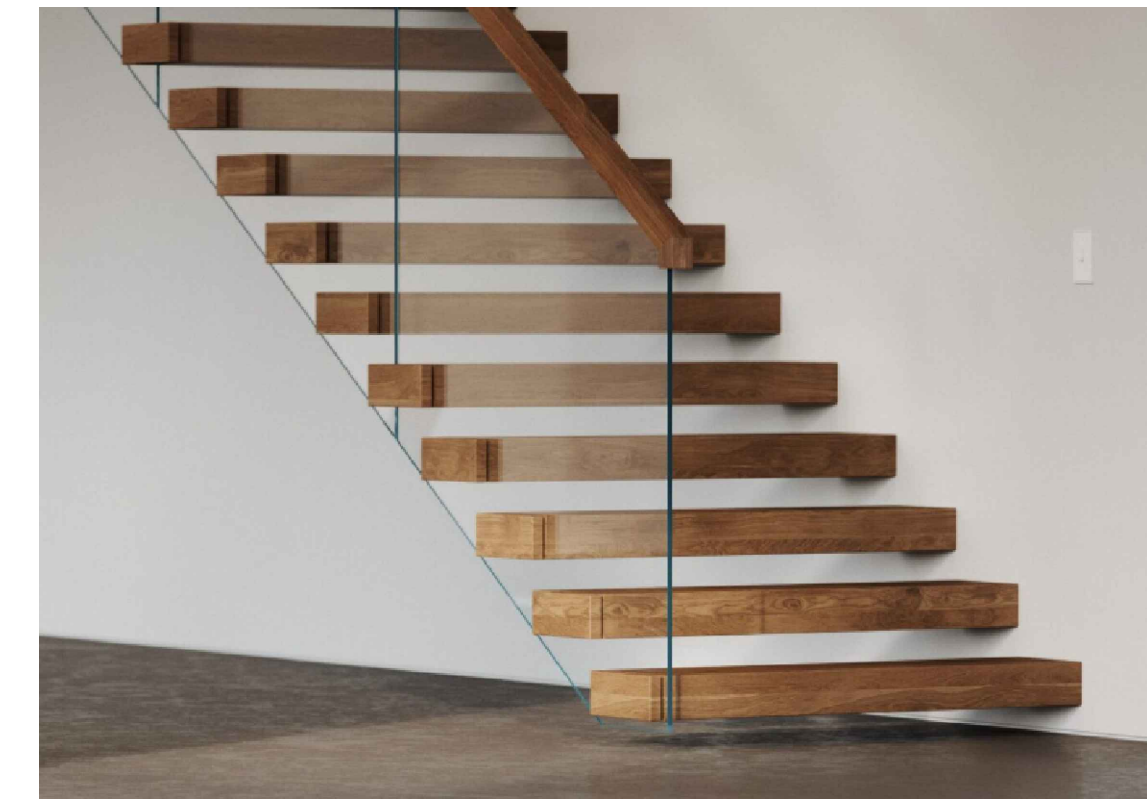
1. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.

2. THE HANDGRIP PORTION OF THE HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTION DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.

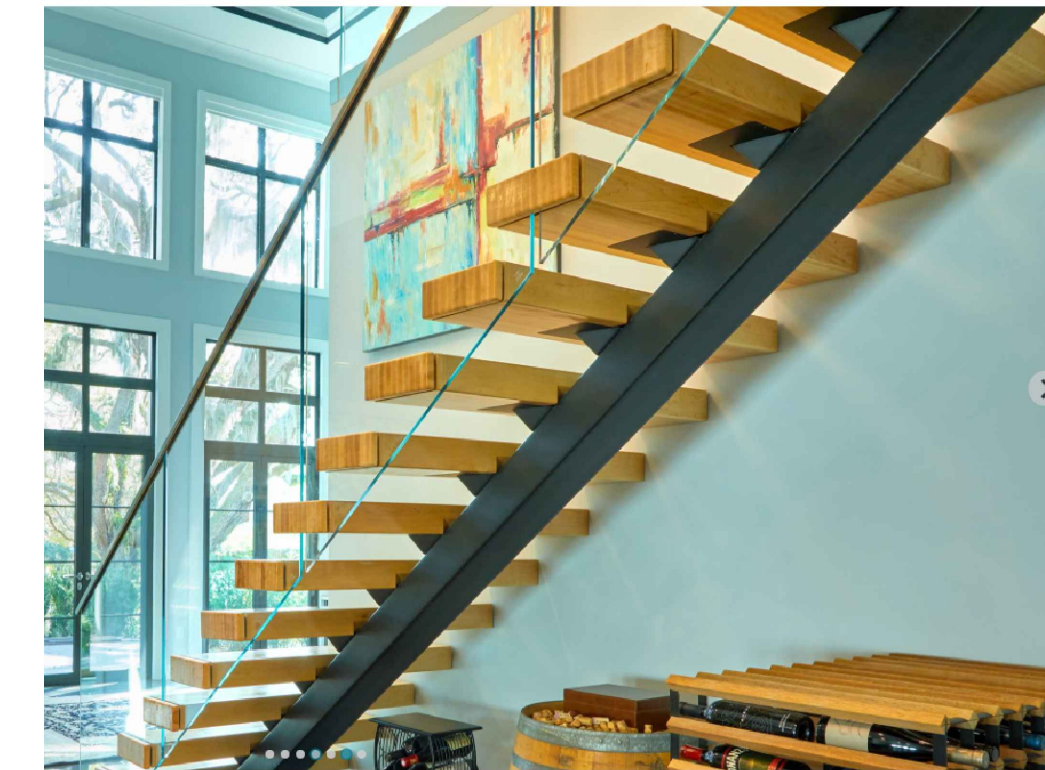
3. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.

4. HANDRAILS PROJECTING FROM A WALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.

5. STAIRWAYS OPEN ONE OR BOTH SIDES SHALL HAVE GUARDRAILS.



CANTILEVER STAIR SYSTEM

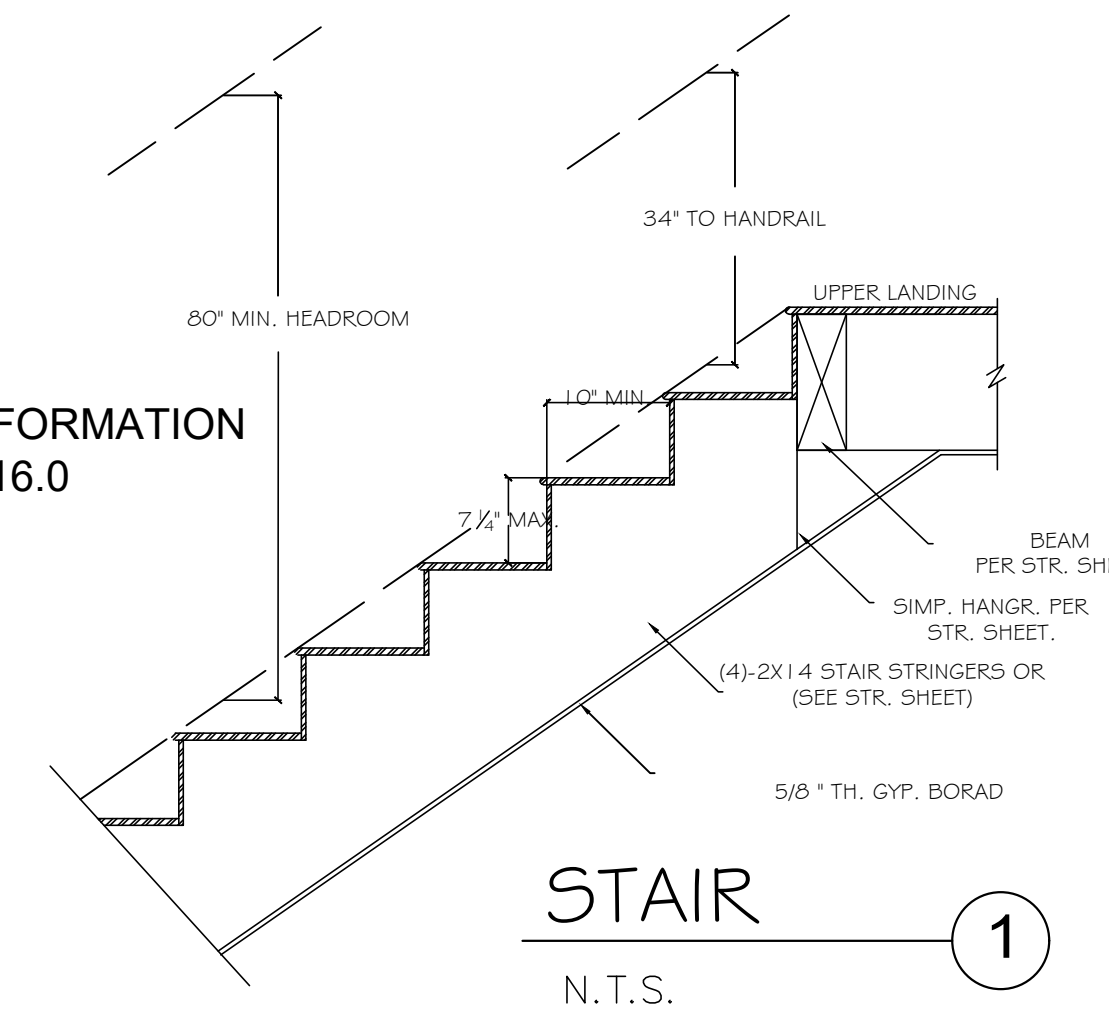


FLIGHT MONO STAIR SYSTEM

STAIRWAY SYSTEM

FLIGHT MONO/CANTILEVER SYSTEM AND GLASS RAILINGS SHALL BE DESIGNED AND INSTALLED BY OTHERS.

*
FOR MORE INFORMATION
SEE SHEET A16.0



HANDRAIL HEIGHT

MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES .(1012.2 CBC 2010)

STAIRWAY NOTES:

1- MAXIMUM RISE OF 7.5" AND MINIMUM RUN (TREAD) OF 10" AND SHALL BE PROVIDED WITH 0.75" TO 1.25" NOSING WHEN THE TREAD IS LESS THAN 11 INCHES

2- MINIMUM WIDTH OF STAIR IS 48.0"

3- HANDRAIL SHALL BE 34"-38" ABOVE NOSING OF TREADS

4- PRIOR TO INSTALL ANY STEP'S MEMBERS, ALL DIMENSIONS SHALL BE FIELD VERIFIED.

STEP DETAIL NOTES:

11"X48"X4" THICK HARD MAPLE THREAD

• PRIOR TO INSTALL ANY STEP'S MEMBERS, ALL DIMENSIONS SHALL BE FIELD VERIFIED.

• FOR GLASS GUARDRAIL & HANDRAIL SEE SHEETS GRC-1 & GRC-2 (ICC- ESR-3269)

• THREAD OVERHANG MIN.=3/4" & MAX. 1 1/4"

A8.0

County of Orange
Building and Safety
Division

601 N. Ross Street
Santa Ana, CA 92701

ocpCustomerCare@ocpw.com
ph: 714-667-8888

NEW HOUSE

13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE: STAIR SYSTEM

SCALE: 1/4"=1.0'

OWNER:

Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629



Architectural Plans Prepared By:

MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com



PROJECT NO.
AM-4-2623

DATE: 4-20223

SHEET
A8.0

WINDOW SCHEDULE (FIRST FLOOR)

WINDOW NO.	WIDTH INCH	HEIGHT INCH	SILL HT. INCH	MATERIAL		QUANTITY	OPERATION	U Factor	SHGC	LOCATION	MANUFACTURER
				GLASS	FRAME COLOR						
1W	84	108	12	TEMP. CLEAR	FIBERGLASS BLACK	1	PICTURE	0.28	0.22	FOYER/ENTRY	MILGARD C650 ULTRA SERIES
2W	84	96	133	TEMP. CLEAR	FIBERGLASS BLACK	2	PICTURE	0.28	0.22	FOYER/SECOND FLOOR	MILGARD C650 ULTRA SERIES
3W	36	36	72	TEMP. CLEAR	FIBERGLASS BLACK	2	AWING	0.28	0.22	LIVING /FAMILY ROOM	MILGARD C650 ULTRA SERIES
4W	96	68	40	TEMP. CLEAR	FIBERGLASS BLACK	1	DBL. SLIDING	0.28	0.22	KITCHEN	MILGARD C650 ULTRA SERIES
5W	72	68	40	TEMP. CLEAR	FIBERGLASS BLACK	1	SLIDING	0.28	0.22	KITCHEN	MILGARD C650 ULTRA SERIES
6W	60	76	32	TEMP. CLEAR	FIBERGLASS BLACK	1	SLIDING	0.28	0.22	BEDROOM #1	MILGARD C650 ULTRA SERIES
7W	48	36	72	TEMP. OBSECURED	FIBERGLASS BLACK	1	AWNING	0.28	0.22	BATHROOM #1	MILGARD C650 ULTRA SERIES

WINDOW SCHEDULE (SECOND FLOOR)

WINDOW NO.	WIDTH INCH	HEIGHT INCH	SILL HT. INCH	MATERIAL		QUANTITY	OPERATION	U Factor	SHGC	LOCATION	MANUFACTURER
				GLASS	FRAME COLOR						
10W	48	30	66	TEMP. OBSECURED	FIBERGLASS BLACK	2	AWNING	0.28	0.22	BATHROOM #3 & # 4	MILGARD C650 ULTRA SERIES
11W	60	30	66	TEMP. CLEAR	FIBERGLASS BLACK	2	AWNING	0.28	0.22	BEDROOM #3 & #4	MILGARD C650 ULTRA SERIES
12W	72	64	32	TEMP. CLEAR	FIBERGLASS BLACK	1	SLIDING	0.28	0.22	BEDROOM #4	MILGARD C650 ULTRA SERIES
13W	48	44	42	TEMP. CLEAR	FIBERGLASS BLACK	1	SLIDING	0.28	0.22	LAUNDRY ROOM	MILGARD C650 ULTRA SERIES
14W	48	60	36	TEMP. OBSECURED	FIBERGLASS BLACK	1	SINGLE HUNG	0.28	0.22	PRIMARY BATH	MILGARD C650 ULTRA SERIES
15W	36	64	32	TEMP. CLEAR	FIBERGLASS BLACK	2	SINGLE HUNG	0.28	0.22	PRIMARY ROOM	MILGARD C650 ULTRA SERIES
16W	48	64	32	TEMP. CLEAR	FIBERGLASS BLACK	1	SINGLE HUNG	0.28	0.22	PRIMARY ROOM	MILGARD C650 ULTRA SERIES

DOOR SCHEDULE (FIRST FLOOR)

DOOR NO.	WIDTH INCH	HEIGHT INCH	OPERATION	MATERIAL		THICKNESS	QUANTITY	MFR.	LOCATION	HARDWERE	REMARKS
				FRAME PANEL	COLOR						
1D	42	96	LEFT	WOOD	PAINT	1 3⁄4"	1	SELECTED BY CONTRACTOR	FOYER/ENTRY	SELECTED BY CONTRACTOR	42"X96" EXTERIOR DOOR WITH 2-24"X96" SIDELITES (W=8.0')
2D	144	108	3-PANELS STACKING AND SINGLE DOOR	FIBERGLASS TEMP. GLASS	BLAK	_____	1	MILGARD	FAMILY ROOM	SELECTED BY CONTRACTOR	EXTERIOR 3-FOLD GLASS WALL & SINGLE DOOR
3D	28	96	LEFT (OUTWARD)	MOVIDA MAHOGANY	STAIN	1 3⁄8"	1	ETO 213-267-3867	PANTRY	SELECTED BY CONTRACTOR	INTERIOR DOOR
4D	2-24	96	SLIDING	MOVIDA MAHOGANY	STAIN	1 3⁄8"	1	ETO 213-267-3867	COAT CLOSET	SELECTED BY CONTRACTOR	INTERIOR DOOR
5D	28	96	RIGHT & LEFT	MOVIDA MAHOGANY	STAIN	1 3⁄8"	2	ETO 213-267-3867	BATHROOM #1 & POWDER	SELECTED BY CONTRACTOR	INTERIOR DOOR
6D	30	96	LEFT	MOVIDA MAHOGANY	STAIN	1 3⁄8"	1	ETO 213-267-3867	BEDROOM #1	SELECTED BY CONTRACTOR	INTERIOR DOOR
7D	2-30	96	SLIDING	MOVIDA MAHOGANY	STAIN	1 3⁄8"	1	ETO 213-267-3867	CLOSET (BEDROOM #1)	SELECTED BY CONTRACTOR	INTERIOR DOOR
8D	32	96	LEFT	MOVIDA MAHOGANY	STAIN	1 3⁄4"	1	SELECTED BY CONTRACTOR	GARAGE (SEE NOTE "1e" ON THIS SHEET)	SELECTED BY CONTRACTOR	GARAGE DOOR
9D	32	80	LEFT	SOLID WOOD	PAINT	1 3⁄4"	1	SELECTED BY CONTRACTOR	GARAGE	SELECTED BY CONTRACTOR	EXTERIOR DOOR
10D	192	96	ROLL-UP	ALU. & GLASS	BLCK	_____	1	SELECTED BY CONTRACTOR	GARAGE	SELECTED BY CONTRACTOR	GARAGE DOOR

DOOR SCHEDULE (SECONF FLOOR)

DOOR NO.	WIDTH INCH	HEIGHT INCH	OPERATION	MATERIAL		THICKNESS	QUANTITY	MFR.	LOCATION	HARDWERE	REMARKS
				FRAME PANEL	COLOR						
20D	32	96	LEFT	MOVIDA MAHOGANY	STAIN	1 3⁄8"	3	ETO 213-267-3867	BEDROOM #3.4 & PRIMARY BATHROOM	SELECTED BY CONTRACTOR	INTERIOR DOOR
20aD	32	96	LEFT	MOVIDA MAHOGANY	STAIN	1 3⁄8"	1	ETO 213-267-3867	LAUNDRY ROOM	SELECTED BY CONTRACTOR	INTERIOR DOOR W/OUTLETERS SEE SHEET A12.0
21D	30	96	LEFT & RIGHT	MOVIDA MAHOGANY	STAIN	1 3⁄8"	2	ETO 213-267-3867	BATHROOM # 3 & 4	SELECTED BY CONTRACTOR	INTERIOR DOOR
22D	96	96	SLIDING	FIBERGLASS TEMP. GLASS	BLACK	_____	1	MILGARD	BEDROOM # 3	SELECTED BY CONTRACTOR	EXTERIOR DOOR
23D	30	96	BARN DOOR	MOVIDA MAHOGANY	STAIN	1 3⁄8"	1	ETO 213-267-3867	CLOSET (BEDROOM #3)	SELECTED BY CONTRACTOR	INTERIOR DOOR
24D	36	96	RIGHT	MOVIDA MAHOGANY	STAIN	1 3⁄8"	1	ETO 213-267-3867	PRIMARY ROOM	SELECTED BY CONTRACTOR	INTERIOR DOOR
25D	96	96	3-PANELS STACKING	MOVIDA MAHOGANY	BLACK	_____	1	MILGARD	LOUNGE	SELECTED BY CONTRACTOR	EXTERIOR DOOR
26D	120	96	3-PANELS STACKING	FIBERGLASS TEMP. GLASS	BLACK	_____	1	MILGARD	PRIMARY ROOM	SELECTED BY CONTRACTOR	EXTERIOR DOOR

NOTES 1:

- a. ALL DOORS & WINDOWS INCLUDING HANDLES, LOCKS SHALL BE PROVIDED BY CONTRACTOR PER PLAN SPECIFICATION
- b. MIN. OF 5.7 SF.OF OPENABLE AREA FOR ANY SLEEPING ROOM
- c. ALL GLAZING SHALL BE STANDARD CLEAR DUAL GLASS, U.O.N. ON PLAN
- d. ALL WINDOWS SHALL HAVE INSECT SCREENS.

- e. DOOR BETWEEN GARAGE AND DWELLING UNIT SHALL 1-3/8" THICK MIN., SOLID WOOD, SELF CLOSING, SELF LATCHING AND TIGHT FITTING- CBC SECT. 406.1.4.

COMMON DOOR: 32-IN X 80-IN; ACTUAL: 33.375-IN X 82.1875-IN

- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MIN. GLAZING AREA OF 3 SF, ONE-HALF OF WHICH IS OPERABLE. THE GLAZED AREAS ARE NOT REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION OF 50 CFM INTERMITTENT OR 25-CFM CONTINUOUS VENTILATION ARE PROVIDED.

WINDOW INSTALLATION

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE INSTALLED SHINGLE FASHION IN A MANOR TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR STRUCTURAL FRAMING COMPONENTS. ALL FLASHING SHALL BE INSTALLED FOLLOWING THE **WINDOW MANUFACTURER'S INSTRUCTIONS** AND **ASTM 2112** AND **AAMA** INSTALLATION GUIDELINES.

WHEN APPLYING BUILDING PAPER OVER WOOD SHEATHING (PLYWOOD) TWO (2) LAYERS OF GRADE D PAPER ARE REQUIRED.
WINDOW:

WINDOW SCHEDULES IS A GUIDELINE FOR ESTIMATING, FIELD VERIFY ALL OPENING BEFORE ORDERING ANY WINDOWS. ALL EXTERIOR WOOD WINDOWS TO BE FACTORY PAINTED OR PRIMED BEFORE INSTALLATION. ALL NEW WINDOWS TO BE DUAL GLAZED. ALL GLASS WITHIN 2" OF A DOOR OR 18" OF THE FLOOR TO BE TEMPERED

DOOR SCHEDULES IS A GUIDELINE FOR ESTIMATING FIELD VERIFY ALL OPENING BEFORE ORDERING ANY DOORS. ALL EXTERIOR DOORS SHALL HAVE WEATHER STRIPPING. ALL EXTERIOR DOORS SHALL HAVE DEAD BOLT LOCKSET. ALL GLASS IN DOORS SHALL BE TEMPERED

ROUGH IN HEIGHT AND WIDTH FOR DOOR AND WINDOW

- THE ROUGHED IN HEIGHT OF THE DOOR OR WINDOW (NOT INCLUDING FRAME) IS 2-INCHES LARGER THAN HEIGHT OF PROPOSED DOOR OR WINDOW.

- THE ROUGHED IN WIDTH OF DOOR OR WINDOW NOT INCLUDING FRAME) IS 2 INCHES LARGER THAN WIDTH OF DOOR OR WINDOW.

NOTE: THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

SAFETY GLAZING (TEMPERED GLAZING) IS REQUIRED FOR THE FOLLOWING:

1. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS

2. WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR. **(CRC R308.4.2 ITEM 1)**

3. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR. **(CRC R308.4.2 ITEM 2)**

4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WITH AN EXPOSED AREA IN THE INDIVIDUAL PANE LARGER THAN 9 SQ. FT., THE BOTTOM EDGE OF THE GLAZING IS 18 IN. ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS MORE THAN 36 IN. ABOVE THE FLOOR, AND HAS ONE OR MORE WALKING SURFACES WITHIN 36 IN. OF THE GLAZING. **(CRC R308.4.3, CBC 2406.4.3)**

5. GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR. **(CRC R308.4.5, CBC 2406.5)**

6. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE THE STAIRWAYS, LANDINGS, AND RAMPS. **(CRC R308.4.6, CBC 2406.4.6)**

GLAZING ADJACENT TO THE STAIRWAY BOTTOM LANDING WHERE THE GLAZING IS LESS THAN 36” ABOVE THE LANDING AND WITHIN 60” HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE SAFETY GLAZING. **(CRC R308.4.7, CBC**

NOTES TO CONTRACTOR :

- PRIOR TO ORDERING ANY DOOR OR WINDOW, THE CONTRACTOR IS REQUIRED TO VERIFY ALL DOORS AND WIDOWS OPENINGS

- THE CONTRACTOR IS REQUIRED TO CONFIRM DOOR AND WINDOW'S MATERIALS AND COLORS AND OBTAIN APPROVAL FROM THE OWNER.

BEDROOMS SHALL HAVE ONE OPERABLE ESCAPE WINDOW OR DOOR MEETING ALL OF THE FOLLOWING:

- AN OPERABLE AREA OF NOT LESS THAN 5.7 sq. ft. (5 sf. AT GRADE LEVEL

- A MINIM CLEAR 24 INCH HEIGHT AND 20 INCH WIDTH.

- NOT OVER 44 INCHES ABOVE THE FLOOR (CBC 1026.2.2)

DOOR & WINDOW SCHEDULES

A9.0

County of Orange
Building and Safety Division
601 N. Ross Street
Santa Ana, CA 92701
ocpCustomerCare@ocpw.com
ph: 714-667-8888

NEW HOUSE

13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE:

DOOR & WINDOW SCHEDULES

OWNER:
Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629

Architectural Plans
Prepared By:

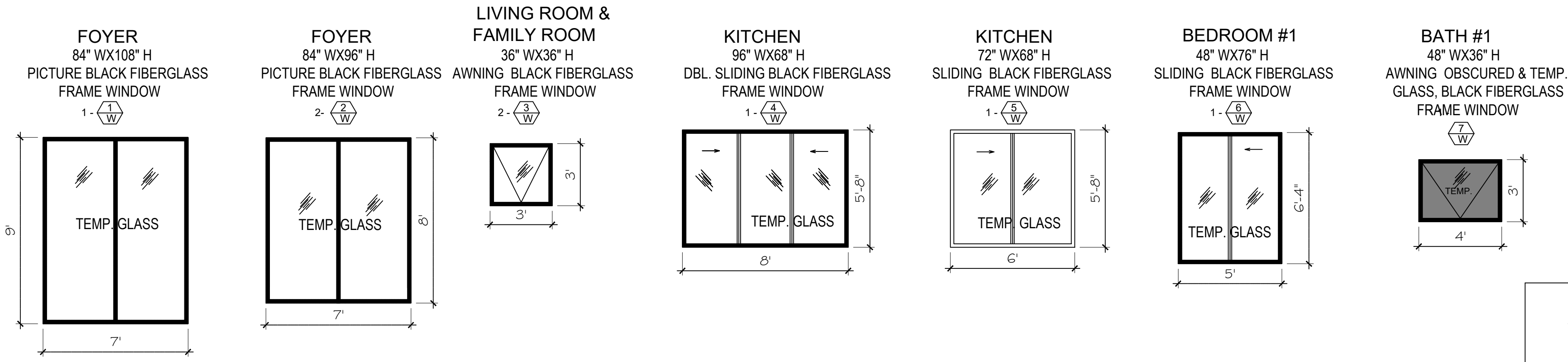
MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com

PROJECT NO.
AM-4-2623

DATE: 4-20223

SHEET
A9.0

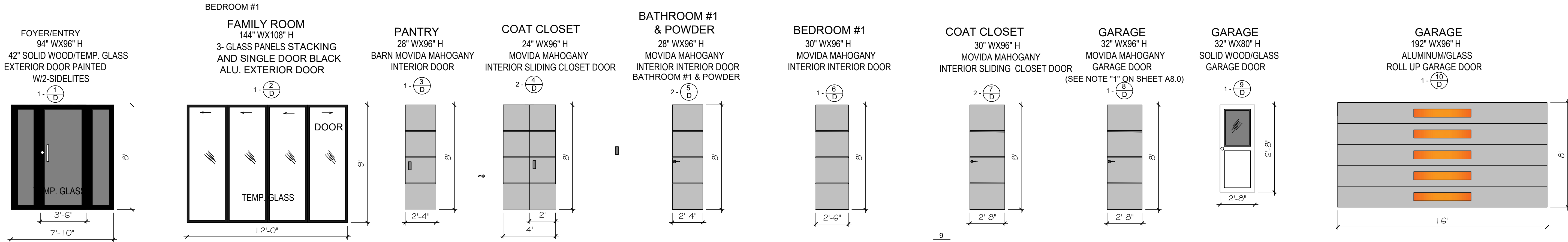
WINDOW DETAIL (FIRST FLOOR)



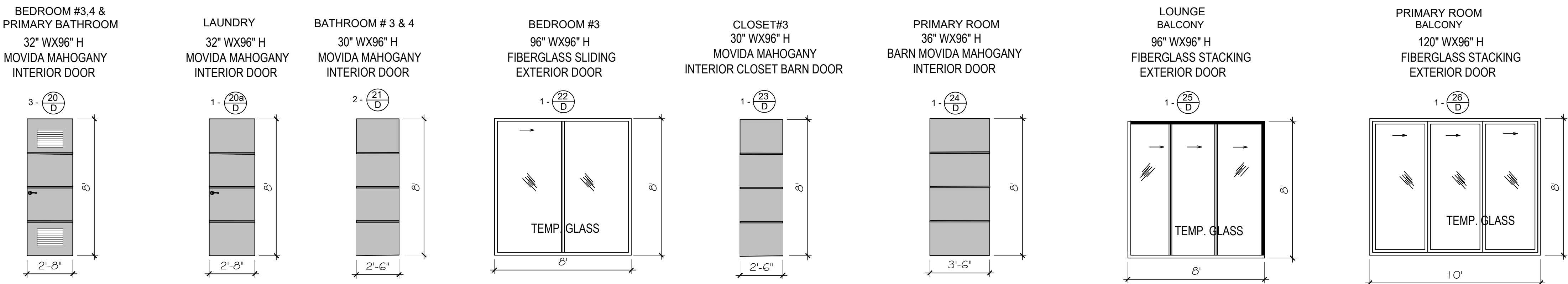
WINDOW DETAIL (SECOND FLOOR)



DOOR DETAIL (FIRST FLOOR)



DOOR DETAIL (SECOND FLOOR)



A10.0

County of Orange
Building and Safety
Division

601 N. Ross Street
Santa Ana, CA 92701

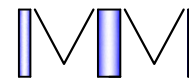
ocpCustomerCare@ocpw.com
ph: 714-667-8888

NEW HOUSE

13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE:
DOOR & WINDOW
DETAILS

OWNER:
Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629



Architectural Plans
Prepared By:

MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com



PROJECT NO.
AM-4-2623

DATE: 4-20223

SHEET
A10.0

ROOM FINISH SCHEDULE

RM NO.	ROOM NAME	FLOOR	WALLS								CELING		REMARKS
			N	MATL	W	MATL	S	MATL	E	MATL	FINISH HIGHT	MATL	
101	FOYER	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	20'-6"	GYB	
102	LIVING RM	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	10'-0"	GYB	
103	FAMILY RM	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	10'-0"	GYB	
104	DINIG RM	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	10'-0"	GYB	
105	KITCHEN	EHB	PT-1	GBX	PT-1	GBX	PT-1	GBX	PT-1	GBX	10'-0"	GYB	
106	PANTRY	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	8'-6"	GYB	
107	POWDER RM	LAM	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	8'-6"	GYB	
108	BD RM #1	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	10'-0"	GYB	
109	BATH #1	LAM	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	8'-6"	GYB	
110	COAT CLOSET	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	10'-0"	GYB	
111	HALL-WAY	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	8'-6"	GYB	
112	GARAGE	CONC./EPOXY	PT-1	GBX	PT-1	GBX	PT-1	GBX	PT-1	GBX	VARIES MIN.10'-0"	GBX	
113	STAIRWAYS	SOLID WOOD	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	20'-6"	GYB	

RM NO.	ROOM NAME	FLOOR	WALLS								CELING		REMARKS
			N	MATL	W	MATL	S	MATL	E	MATL	FINISH HIGHT	MATL	
201	GEM/TV RM	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
202	HALL-WAY	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
203	BD RM #3	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
204	W.I. CLOSET	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
205	BATH #3	LAM	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
206	PRI. RM	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
207	PRI. BATH	LAM	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
208	W.I. CLOSET	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
209	LAUNDRY	LAM	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
210	BD RM #4	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
211	BATH #4	LAM	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
212	W.I. CLOSET	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	
213	STAIR WAY	SEE SHT. A&O	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	20'-6"	GYB	
214	LOUNGE	EHB	PT-1	GB	PT-1	GB	PT-1	GB	PT-1	GB	9'-6"	GYB	

MATERIAL KEY FOR ROOM SCHEDULE

KEY	DEBCRIPTION	MANUFACTURE	REMARKS
PTN	PORCELANE TILE NON-SLIPPERY	————	TILES PROVIDED BY CONTRACTOR AND INSTALLED BY CONTRACTOR
GBX	5/8" GYP BOARD TYPE X	————	GBX PROVIDED BY CONTRACTOR AND INSTALLED BY CONTRACTOR
GYB	5/8" GYP BOARD	————	GYB PROVIDED BY CONTRACTOR AND INSTALLED BY CONTRACTOR
GB	1/2" GYP BOARD	————	GB PROVIDED BY CONTRACTOR AND INSTALLED BY CONTRACTOR
EHD	ENG. HARD WOOD FLOOR	————	FLOORING PROVIDED BY CONTRACTOR AND INSTALLED BY CONTRACTOR
LAM	LAMINATED FLOORING	————	FLOORING PROVIDED BY CONTRACTOR AND INSTALLED BY CONTRACTOR
PT-1	PRIME & PAINT	————	PAINT PROVIDED BY CONTRACTOR AND INSTALLED BY CONTRACTOR
PT-2	PRIME & EXTERIOR PAINT	————	PAINT PROVIDED BY CONTRACTOR AND INSTALLED BY CONTRACTOR

PLASTER ON ALL EXTERIOR WALLS

- FINAL SMOOTH STUCCO COLOR AND
FINISH AS INDICATED ON ELEVATIONS

- LA HABRA EXTERIOR STUCCO SHALL
BE USED ON THIS PROJECT

EXTERIOR MATERIAL

PRIOR TO PLACING ANY EXTERIOR STUCCO
AND STONE, THE COLOR OF STUCCO OR
STONE SHALL BE APPROVED BY THE OWNER

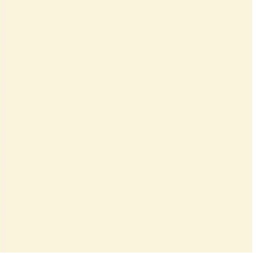
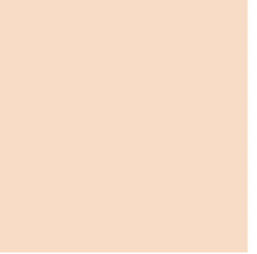
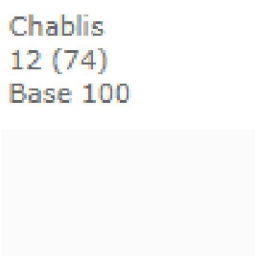
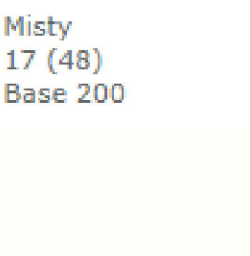
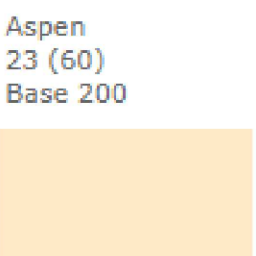
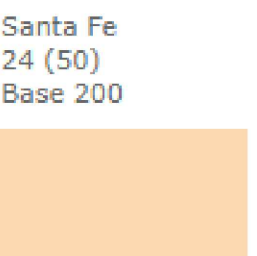
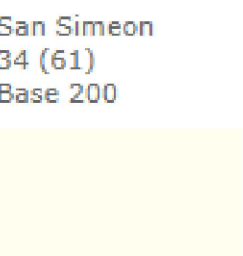
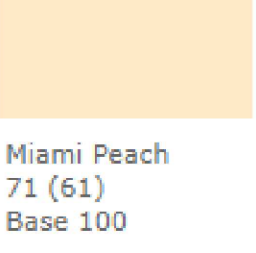
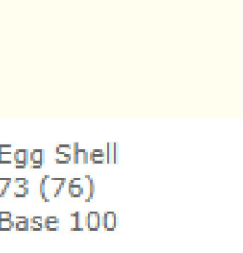
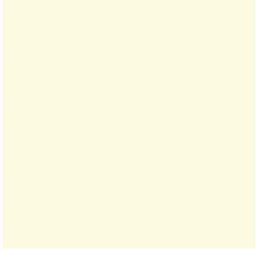
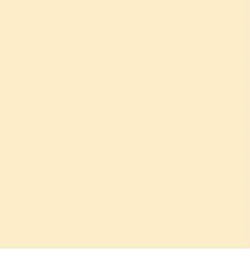
NOTE TO CONTRACTOR:

THE CONTRACTOR TO PROVIDE ALL MATERIAL,
INSTALLATION AND FINAL FINISHING AS SPECIFIED
HEREON AND ALSO LISTED ON OTHER SHEETS

PAINT SCHEDULE

APPLICATION	INTERIOR	EXTERIOR	DUNN EDWARDS CO. (PRIMER)	BRAND DUNN EDWARDS CO. (FINISH)	COLOR/FINISH
BEDROOMS	●		ULTRA-PREMIUM BLOCK-IT	PREMIUM- EVEREST	SELECTED BY OWNER
CEILINGS	●		ULTRA-PREMIUM BLOCK-IT	PREMIUM- EVEREST	SELECTED BY OWNER
FAMILY ROOM	●		ULTRA-PREMIUM BLOCK-IT	PREMIUM- EVEREST	SELECTED BY OWNER
LIVING ROOM	●		ULTRA-PREMIUM BLOCK-IT	PREMIUM- EVEREST	SELECTED BY OWNER
COATS	●		ULTRA-PREMIUM BLOCK-IT	PREMIUM- EVEREST	SELECTED BY OWNER
W.IN CLOSET&CLOSETS	●		ULTRA-PREMIUM BLOCK-IT	PREMIUM- EVEREST	SELECTED BY OWNER
STAIRWAY	●		ULTRA-PREMIUM BLOCK-IT	PREMIUM- EVEREST	SELECTED BY OWNER
HALL-WAYS	●		ULTRA-PREMIUM BLOCK-IT	PREMIUM- EVEREST	SELECTED BY OWNER
FACIAL BORAD		●	ULTRA-PREMIUM BLOCK-FIL	ULTRA-PREMIUM EVERSHIED	SELECTED BY OWNER
PANTRY		●	ULTRA-PREMIUM BLOCK-FIL	ULTRA-PREMIUM EVERSHIED	SELECTED BY OWNER
LAUNDRY ROOMS		●	ULTRA-PREMIUM BLOCK-FIL	ULTRA-PREMIUM EVERSHIED	SELECTED BY OWNER
KITCHEN		●	ULTRA-PREMIUM BLOCK-FIL	ULTRA-PREMIUM EVERSHIED	SELECTED BY OWNER
BATHROOMS		●	ULTRA-PREMIUM BLOCK-FIL	ULTRA-PREMIUM EVERSHIED	SELECTED BY OWNER
DOORS & WINDOWS		●	ULTRA-PREMIUM BLOCK-FIL	ULTRA-PREMIUM EVERSHIED	SELECTED BY OWNER
MOLDINGS		●	ULTRA-PREMIUM BLOCK-FIL	ULTRA-PREMIUM EVERSHIED	SELECTED BY OWNER
SIDING		●	ULTRA-PREMIUM BLOCK-FIL	ULTRA-PREMIUM EVERSHIED	SELECTED BY OWNER

LaHabra Platinum Plus

 Chablis 12 (74) Base 100	 Misty 17 (48) Base 200	 Aspen 23 (60) Base 200	 Santa Fe 24 (50) Base 200	 San Simeon 34 (61) Base 200
 Dove Grey 40 (66) Base 200	 Crystal White 50 (79) Base 100	 Miami Peach 71 (61) Base 100	 Adobe 72 (50) Base 200	 Egg Shell 73 (76) Base 100
 Oatmeal 81 (68) Base 200	 Hacienda 82 (59) Base 200	 Mesa Verde 215 (48) Base 200	 Trabuco 278 (42) Base 200	 Fallbrook 434 (42) Base 200
 Viejo 475 (47) Base 200	 Blue Grey 504 (47) Base 200	 Southern Moss 696 (42) Base 200	 Silverado 820 (48) Base 200	 Clay 830 (40) Base 200

A11.0

County of Orange
Building and Safety
Division

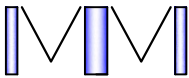
601 N. Ross Street
Santa Ana, CA 92701
ocpCustomerCare@ocpw.com
ph: 714-667-8888

NEW HOUSE

13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE:
ROOM FINISHING
SCHEDULE

OWNER:
Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629



Architectural Plans

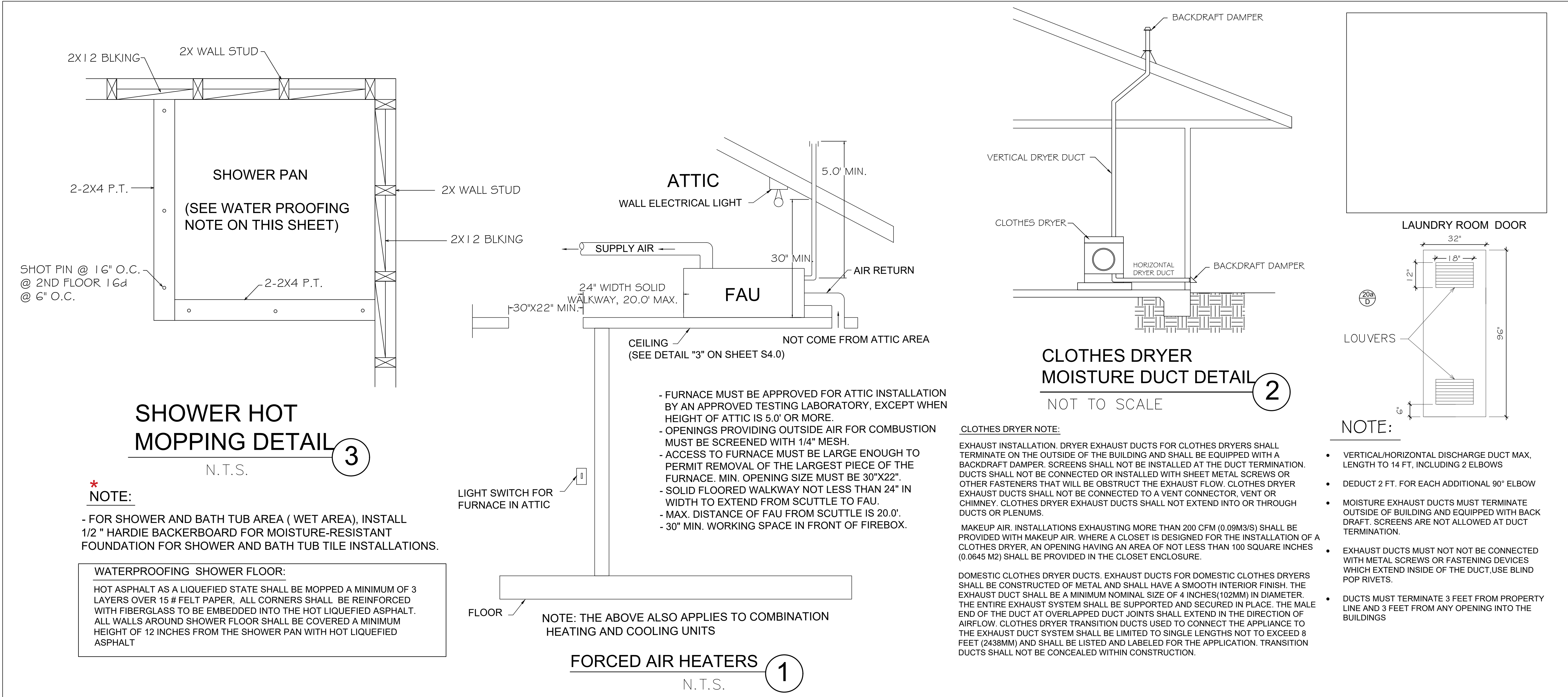
Prepared By:
MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com



PROJECT NO.
AM-4-2623

DATE: 4-20223

SHEET
A11.0



A12.0

County of Orange
Building and Safety
Division
601 N. Ross Street
Santa Ana, CA 92701
ocpCustomerCare@ocpw.com
ph: 714-667-8888

NEW HOUSE

13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE:
DETAILS

OWNER:
Massoud Ahmadi
10875 Colonel Rd.
Santa Ana, CA 92629

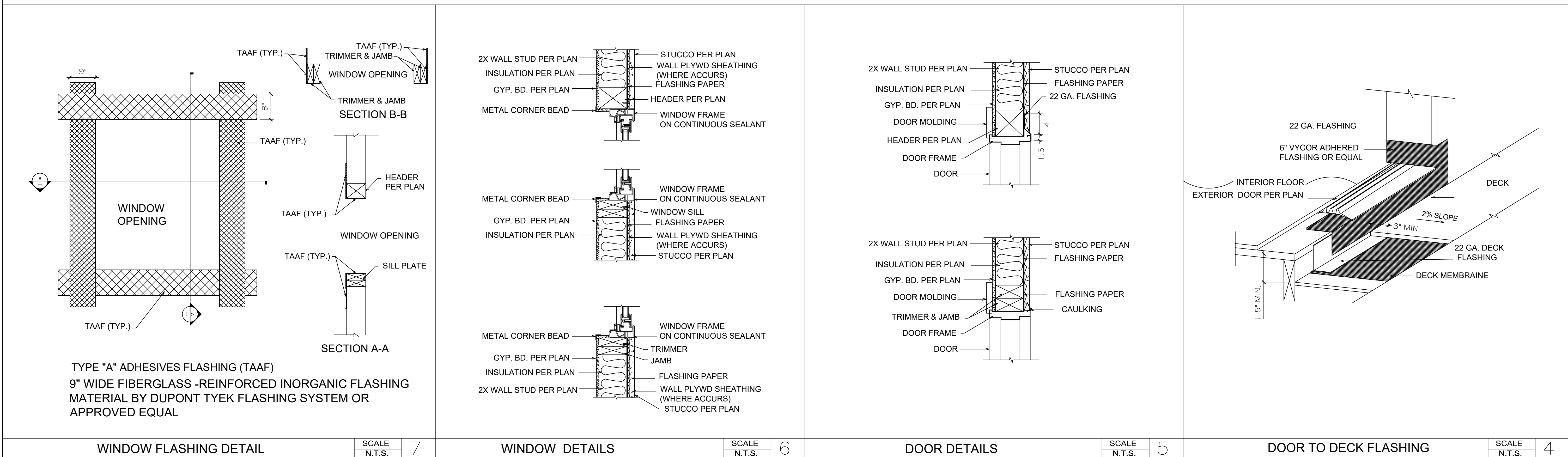
Architectural Plans
Prepared By:
MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com

REGISTERED PROFESSIONAL ENGINEER
MAJ MIRHOSSEINI
No. 60576
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

PROJECT NO.
AM-4-2623

DATE: 4-20223

SHEET
A12.0



BATHROOM LAYOUT:

The purpose of this Information Bulletin (IB) is to assist homeowners and contractors with some of the most common code requirements and frequently asked questions associated with bathroom remodels for one- and two-family dwellings. A construction permit is required for bathroom remodels that include the removal, replacement, and/or relocation of showers, tubs or lavatories (sinks) or replacement/alteration to the electrical and/or exhaust fan. A construction permit is not required for re-facing of the existing bathroom cabinets. If a construction permit is required, it must be obtained prior to the start of the remodel.



FOOTNOTE:
1. This figure is for information and reference only and should not solely be used or relied upon as a substitute for construction documents (i.e., plans and specifications) prepared for each project by a design professional (i.e., architects, engineers, etc.).
2. The requirements are based on the 2022 Edition of the California Electrical Code (CEC), California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Energy Code (CEC), and California Green Building Standards Code (CGBSC).

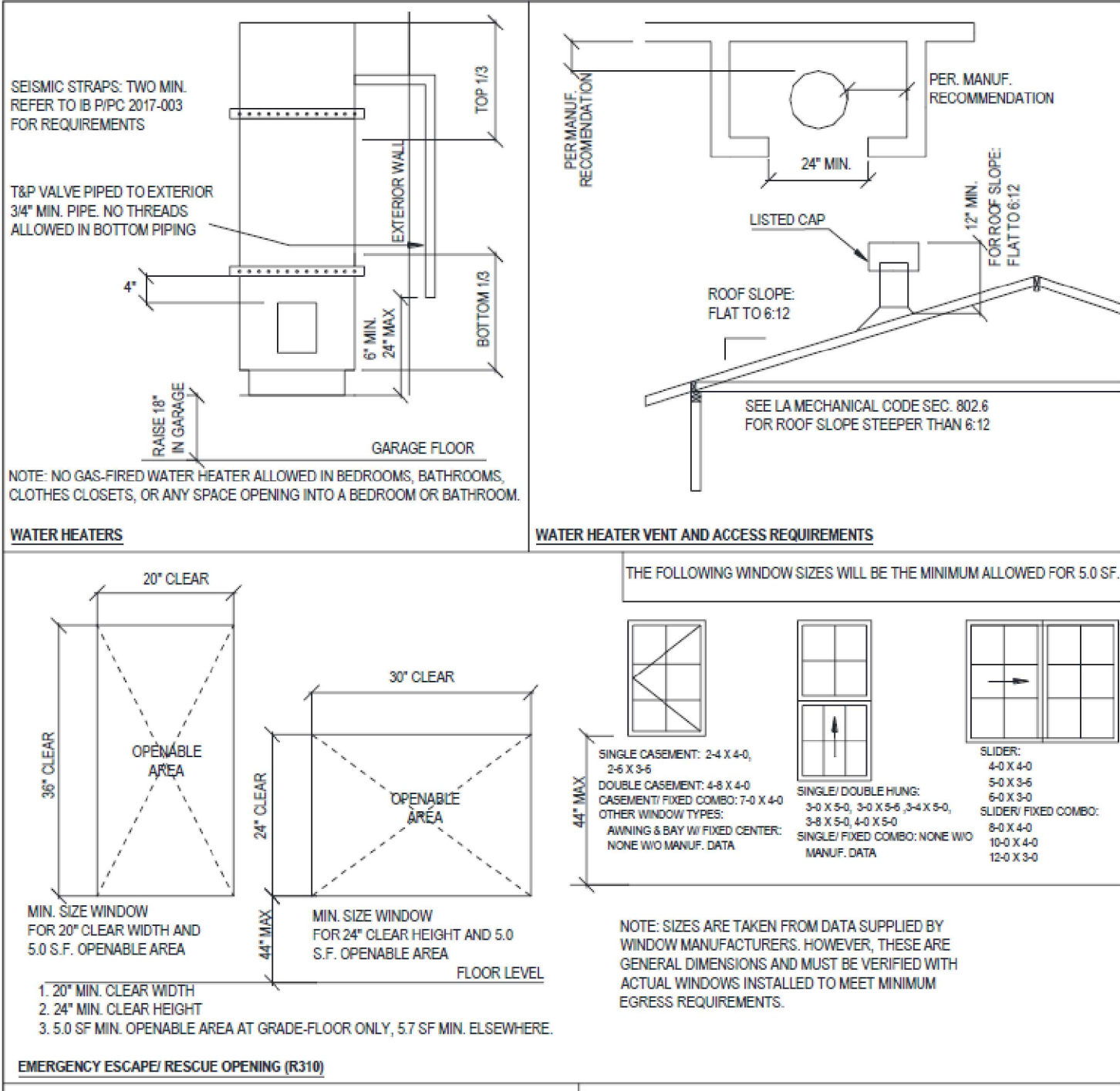
TYPICAL PLUMBING WASTE & VENT SYSTEM

- VERTICAL DRAINAGE LINES CONNECTING WITH HORIZONTAL DRAINAGE LINES SHALL ENTER THROUGH 45-DEGREE WYE BRANCHES, COMBINATION WYE AND 1/8 BEND BRANCHES, OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
- HORIZONTAL DRAINAGE LINES CONNECTING WITH OTHER HORIZONTAL DRAINAGE LINES SHALL ENTER THROUGH 45-DEGREE WYE BRANCHES, COMBINATION WYE AND 1/8 BEND BRANCHES, OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
- HORIZONTAL DRAINAGE LINES, CONNECTING WITH A VERTICAL STACK, SHALL ENTER THROUGH 45-DEGREE WYE BRANCHES, 60-DEGREE WYE BRANCHES, COMBINATION WYE AND 1/8 BEND BRANCHES, SANITARY TEE BRANCHES, OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
- HORIZONTAL TRAP ARMS, CONNECTING WITH A VERTICAL STACK OR WASTE, SHALL ENTER THROUGH SANITARY TEE BRANCHES. A TRAP ARM IS THAT PORTION OF A FIXTURE DRAIN BETWEEN A TRAP AND A VENT.
- THE SIZE OF VENT PIPING SHALL BE DETERMINED FROM ITS LENGTH AND THE TOTAL NUMBER OF FIXTURE UNITS CONNECTED THERETO. IN ADDITION, THE DRAINAGE PIPING OF EACH BUILDING AND EACH CONNECTION TO A PUBLIC SEWER SHALL BE VENTED BY MEANS OF ONE OR MORE VENT PIPES, THE AGGREGATE CROSS-SECTIONAL AREA OF WHICH SHALL NOT BE LESS THAN THAT OF THE LARGEST BUILDING

Type of Fixture	Non-Compliant Fixture	Water-Conserving Fixture [CalGreen 4.303]
Water Closet (Toilet)	More than 1.6 gallons/ flush	Required 1.28 gallons/ flush
Showerhead	More than 2.5 gallons/ minute	Required 1.8 gallons/ minute at 80 psi
Faucet-Bathroom	More than 2.2 gallons/ minute	Required 1.2 gallons/ minute at 60 psi

- LIGHTING:**
- No electrical fixtures within 3' horizontally and 8' above bathtub/shower. Recessed lighting at bathtub/shower shall be suitable for damp locations and provided with a cover. CEC 410.10(D)
 - Bathroom lighting shall have at least one high efficacy luminarie or controlled by an occupancy sensor or vacancy sensor; it shall have a manual "On" switch. CEC 150.0(k)2.1
 - Recessed luminaires shall be high efficacy and not be screw based. Luminaires installed in an insulated ceiling shall be I.C. (insulation contact) rated, AT (airtight), and sealed and/or gasketed between ceiling and housing. CEC 150.0(k)1.C
- MECHANICAL:**
- Each bathroom shall be mechanically vented, be ENERGY STAR compliant, terminate outside the building, controlled by a humidity control, and capable of manual or automatically adjustment of relative humidity between ≤ 50% to a max of 80%. Exhaust fans shall be capable of providing a min of 50 cfm intermittently or 25 cfm continuous ventilation. CMC 402.5 & Table 403.7, CGBSC 4.506.1, CRC 303.3
 - Back draft dampers are required on bathroom ventilation fan. Fan must vent through an approved duct and terminate 3' from an opening, 3' of property line, or 10' from a forced air inlet. CMC 502.2.1
- PLUMBING:**
- Where two separate handles control the hot and cold water, the left-handed handle, when facing the fixture shall control the hot water. CPC 417.5
 - Min shower dimensions 1024 square inches and 30-inch circle. CPC 408.6
 - Bathtubs and shower floors and walls w/shower heads shall be finished with a nonabsorbent surface to a min height of 6' above the floor. CRC 307.2
 - Shower stall door shall be a min 22" wide. CPC 408.5
 - Shower head shall not discharge directly at the entrance of the shower. CPC 408.9
 - Shower drain outlet shall be not less than 2" in diameter. CPC 408.4
 - Water closets are required to be a min 15" from center to wall, 24" clear in front of water closet (toilet). CPC 402.5
 - Max 3 water closets on a 3" main sewer drain. CPC Table 703.2
 - Min 12"x12" access to slip joint tub trap. CPC 402.10
- ELECTRICAL:**
- A min of one 20-amp GFCI circuit is required for bathroom receptacles. CEC 210.11(C)3
 - This circuit shall not contain other outlets, except where the 20-amp circuit supplies a single bathroom. Outlets for other equipment within the same bathroom shall be permitted to be supplied in accordance with CEC 210.23 (A).
 - At least one GFCI electrical outlet shall be installed within 3' of the outside edge of each bathroom sink basin and be located on wall or partition adjacent to the sink. In no case shall the receptacle be more than 12" below the countertop or sink basin. CEC 210.52(D)
 - All bathroom outlets must be GFCI protected. CEC 210.8 (A)(1)
- GLAZING IN HIGH HAZARD AREAS:**
- Glazing in walls or enclosures containing bathtubs or showers where the bottom of the glazing is less than 60" above the walking surface shall be tempered and identification of tempered glazing shall be acid etched, laser etched or embossed. CRC 308.1, 308.4.5

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.



A13.0

APPLICATION OF SINGLE LAYER GYPSUM BOARD

In general apply gypsum board to ceilings first, then to walls.To minimize end joints, use panels of maximum practical lengths.Gypsum board at openings shall be located so that no joint will align with edges of opening unless control joints will be installed at these locations.Stagger end joints in successive courses with joints on opposite sides of a partition placed on different studs.All cut edges and ends of the gypsum board shall be smoothed to make a neat joining.

FASTENERS

The size and spacing of fasteners shall be conform to the table below.Space the fasteners when used at edges of boards not more than one inch from the edges and not less than 3/8 inch from the edges and ends of gypsum board.Fasteners should be driven so that the heads are slightly below the plane of the face paper.Avoid fracturing the face paper or damaging the core.Hold the panel in firm contact with the framing while driving the fasteners.Install fasteners in the field on the board, first working towards ends and edges.

THICKNESS OF DRYWALL	PLANE OF FRAMING SURFACE	SPACING OF MEMBERS	SPACING OF NAILS	SPACING OF SCROWS	FASTENERS
NOTE: Wallboard may be applied parallel or perpendicular to the direction of the framing members except for wallboard applied over studs spaced 24" o.c. which shall be applied perpendicular to framing members only.					
1/2"	HORIZONTAL	16"	7"	12"	1.Nails: No. 13 gage, 1-3/8" long, 19/64" head
		24"			2.0.098" diameter, 1-1/4" long, annular ringed
	VERTICAL	16"	8"	12"	3.5d cooler 0.086 dia.,1-5/8" long,15/64" head
		24"			4.Wallboard 0.086"dia.,1/-5/8" long 9/32" head
1/2"	HORIZONTAL	16"	7"	12"	1.Nails: No. 13 gage, 1-5/8" long, 19/64" head
		24"			2.0.098" diameter, 1-3/8", annular ringed
	VERTICAL	16"	8"	12"	3.6d cooler 0.092" dia., 1-7/8" long, 1/4" head
		24"			4.Wallboard 0.0915"dia.,1-7/8"long,19/64"head
5.Screws shall be long enough to penetrate into wood framing not less than 5/8".					

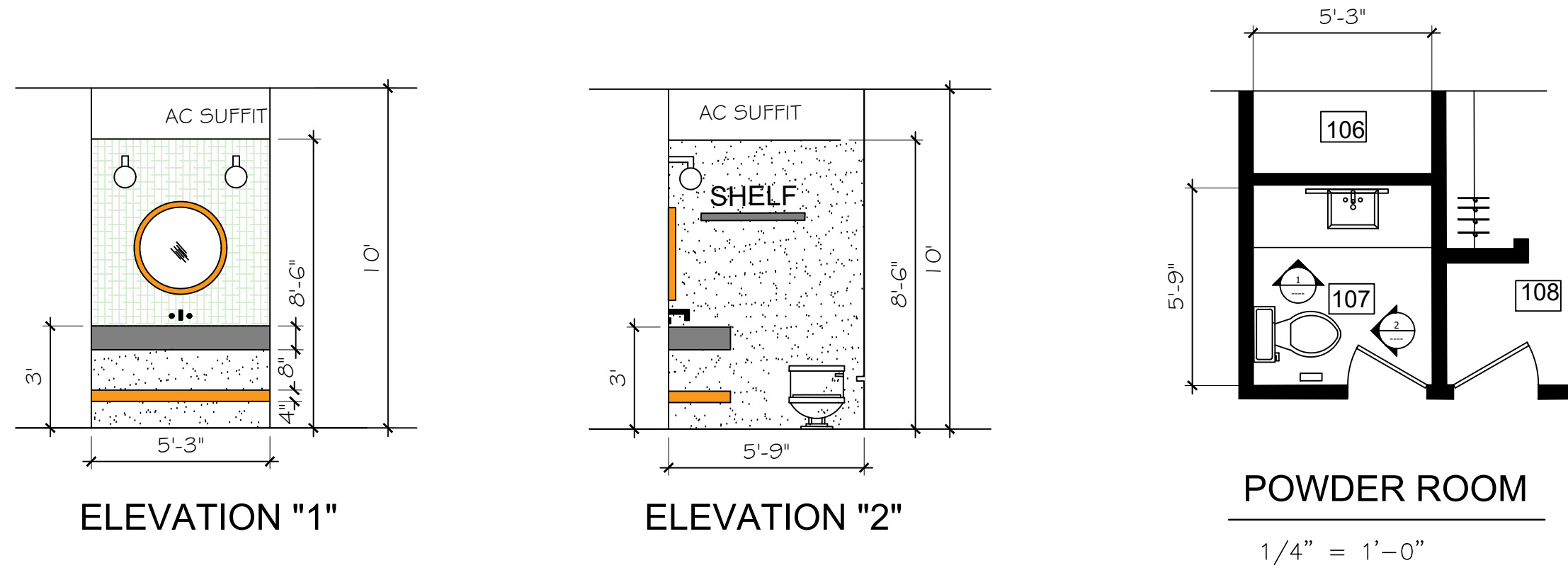


NOTES AND DETAILS
NEW HOUSE

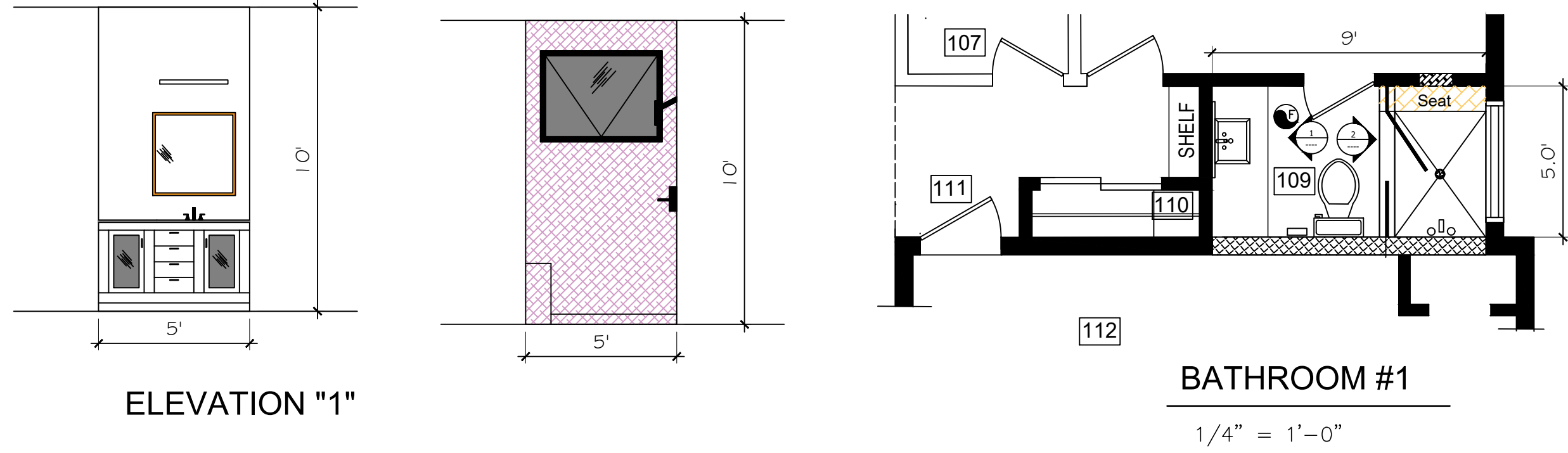
13121 Lemon Leaf Lane
North Tustin ,CA 92705

SHEET

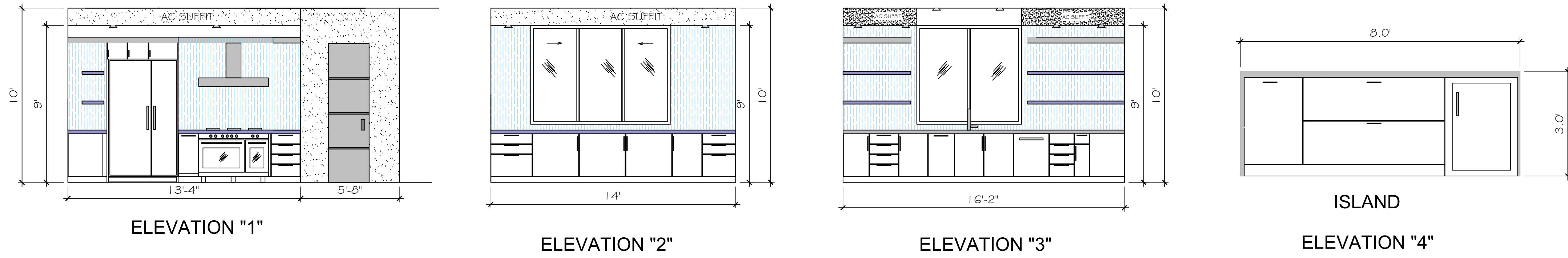
A13.0



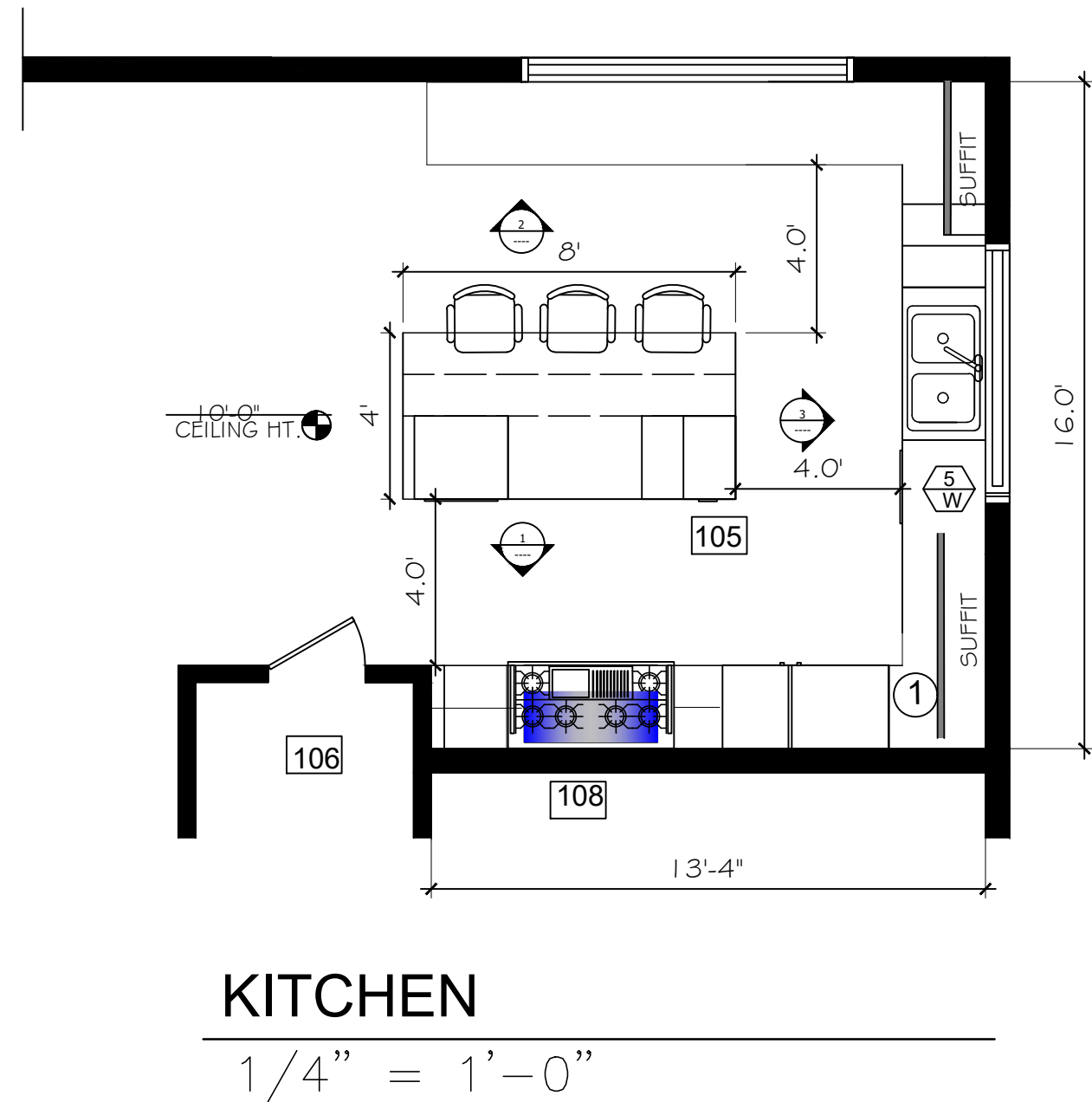
POWDER ROOM ELEVATION
1/4" = 1'-0"



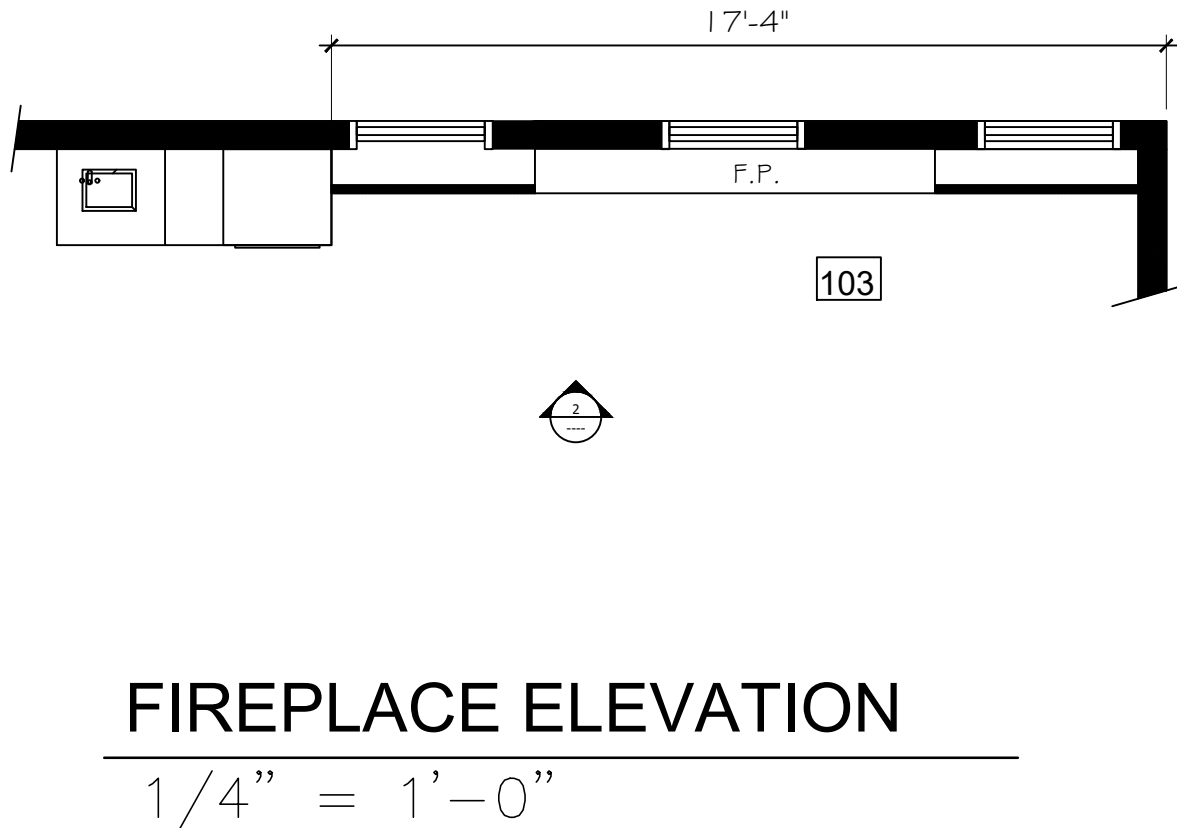
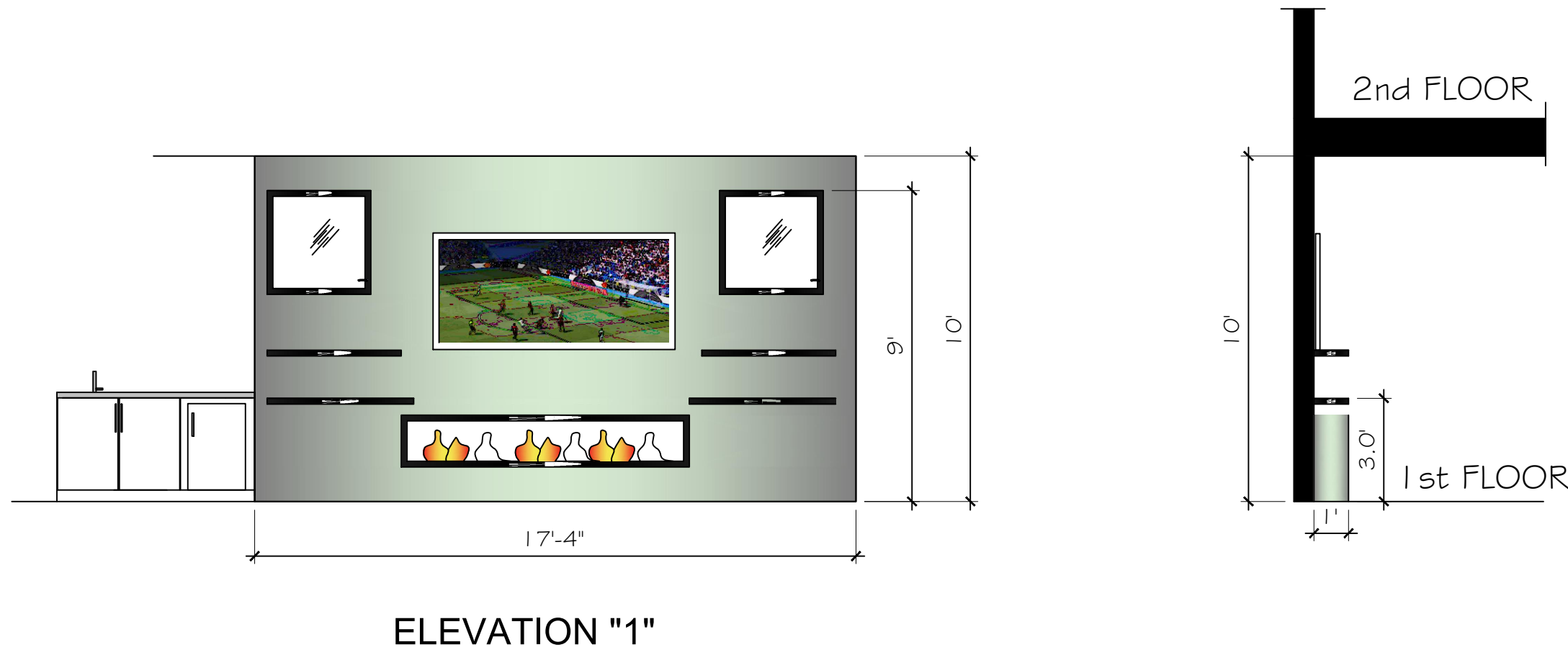
BATHROOM # 1 ELEVATION
1/4" = 1'-0"



KITCHEN ELEVATION
1/4" = 1'-0"



KITCHEN
1/4" = 1'-0"



FIREPLACE ELEVATION
1/4" = 1'-0"

A14.0

County of Orange
Building and Safety
Division

601 N. Ross Street
Santa Ana, CA 92701
ocpCustomerCare@ocpw.com
ph: 714-667-8888

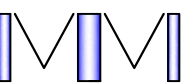
NEW HOUSE

13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE:

FIRST FLOOR
ROOM
ELEVATIONS

OWNER:
Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629



Architectural Plans
Prepared By:

MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com

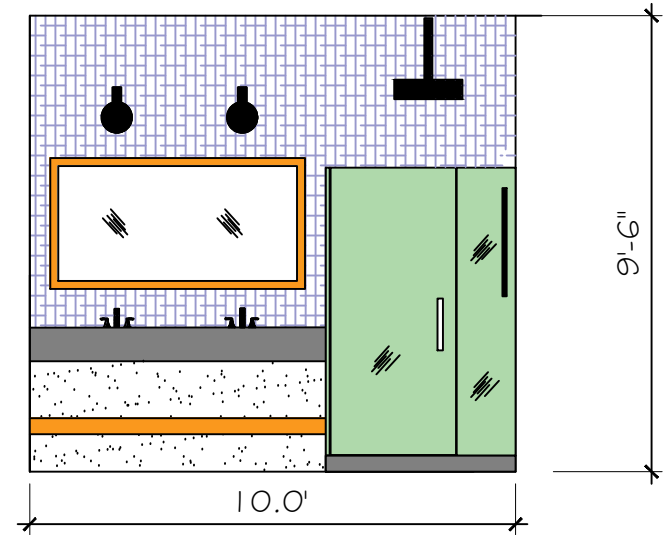


PROJECT NO.
AM-4-2623

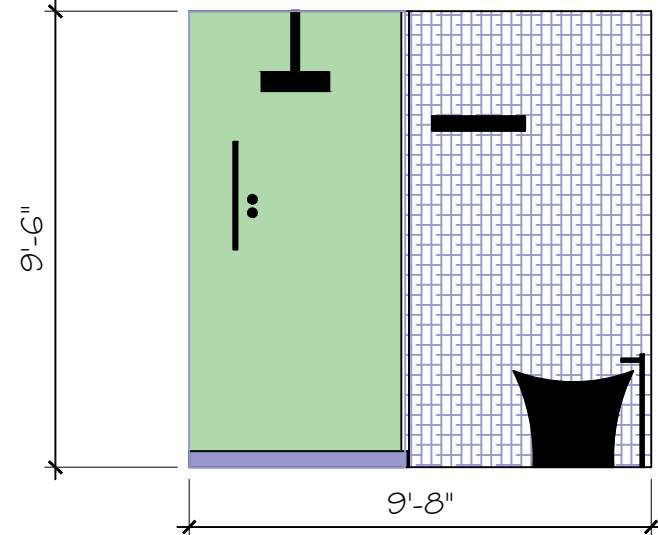
DATE: 4-20223

SHEET

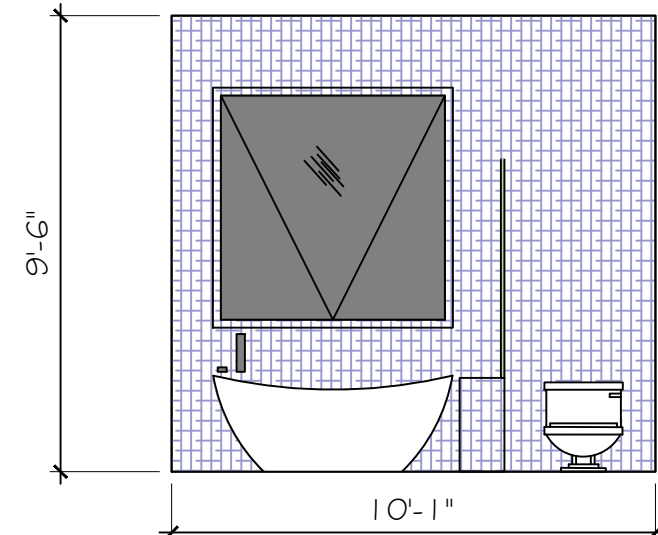
A14.0



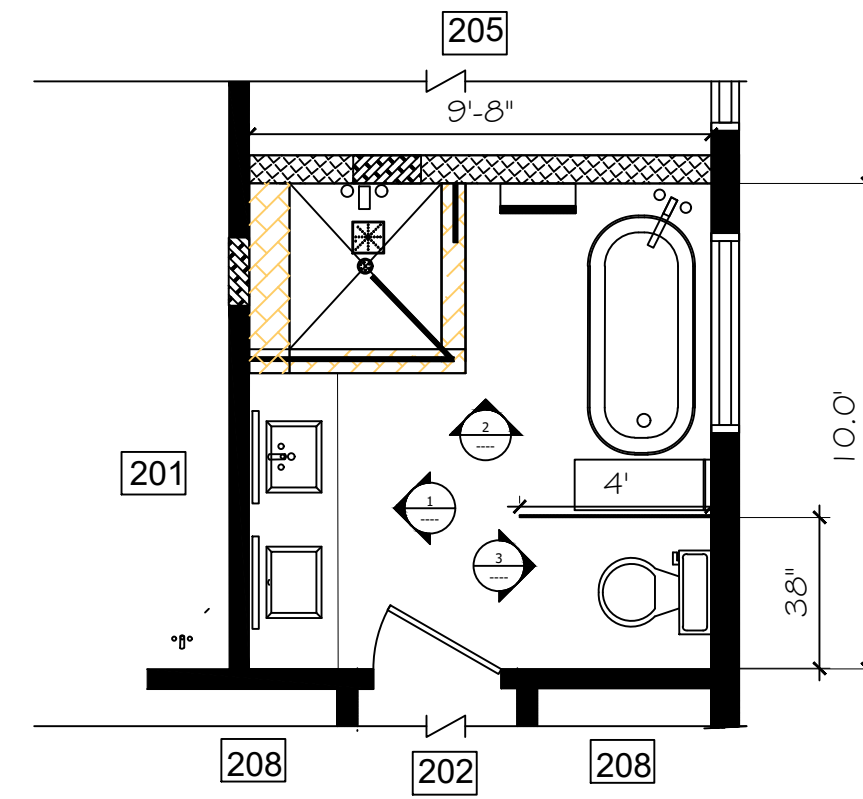
ELEVATION "1"



ELEVATION "2"



ELEVATION "3"



PRIMARY BATH ELEVATION

1/4" = 1'-0"

A15.0

County of Orange
Building and Safety
Division

601 N. Ross Street
Santa Ana, CA 92701
ocpCustomerCare@ocpw.com
ph: 714-667-8888

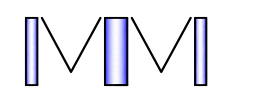
NEW HOUSE

13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE:

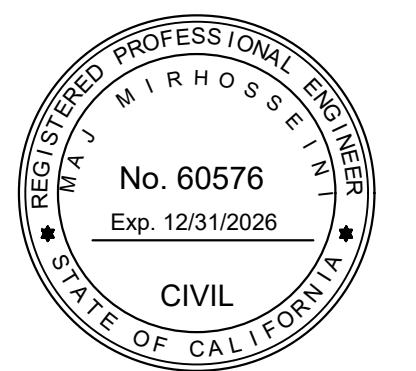
SECOND FLOOR
ROOM
ELEVATIONS

OWNER:
Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629



Architectural Plans
Prepared By:

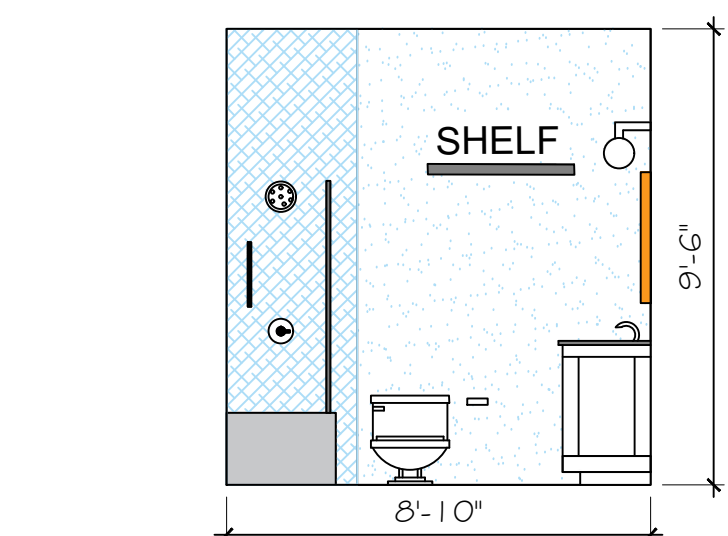
MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com



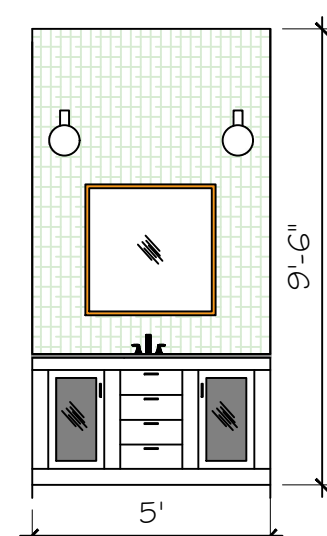
PROJECT NO.
AM-4-2623

DATE: 4-20223

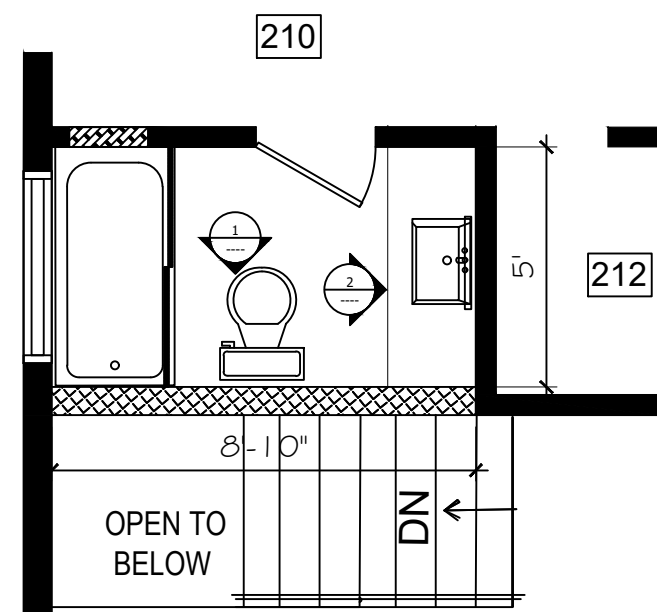
SHEET
A15.0



ELEVATION "1"
ELEVATION "1"



ELEVATION "2"

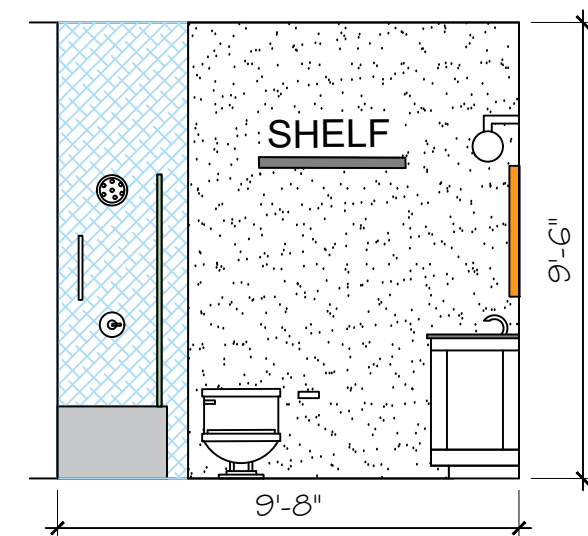


BATHROOM # 4

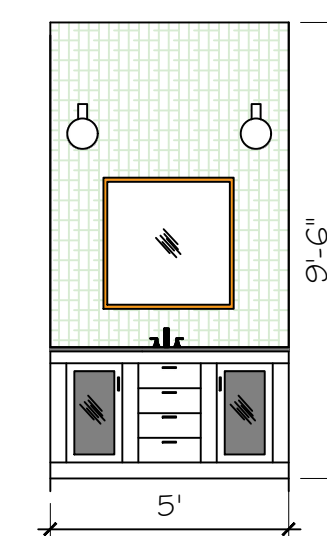
1/4" = 1'-0"

BATHROOM # 4 ELEVATION

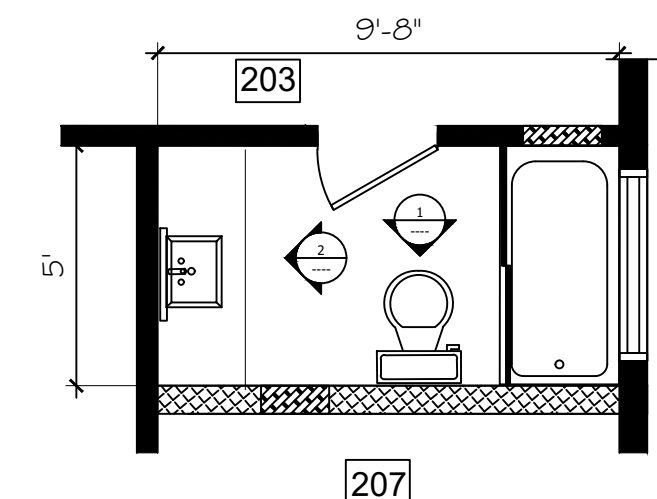
1/4" = 1'-0"



ELEVATION "1"



ELEVATION "2"

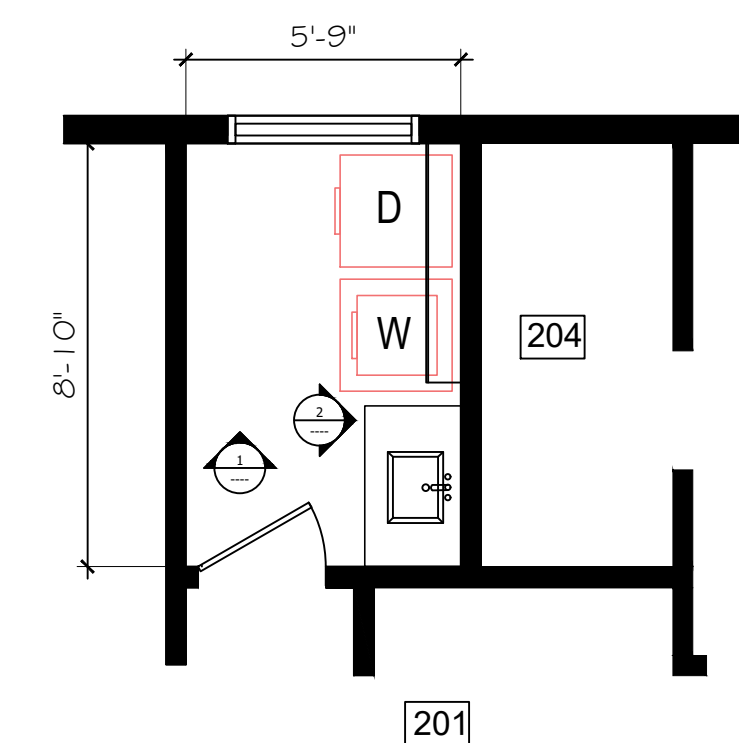
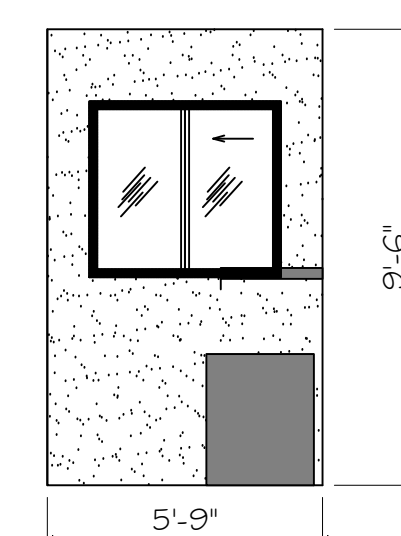
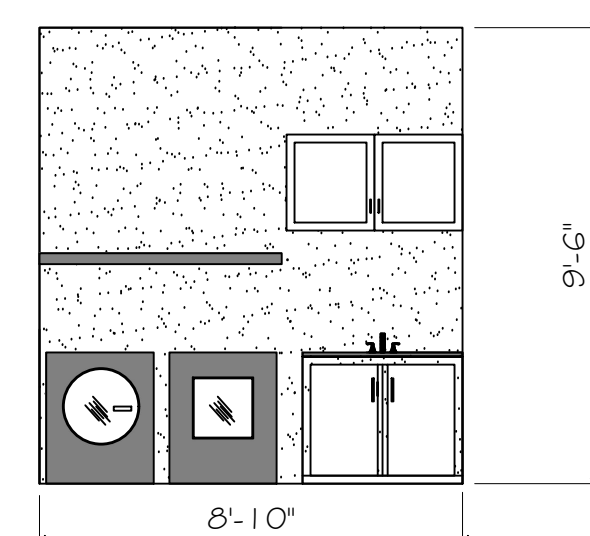


BATHROOM # 3

1/4" = 1'-0"

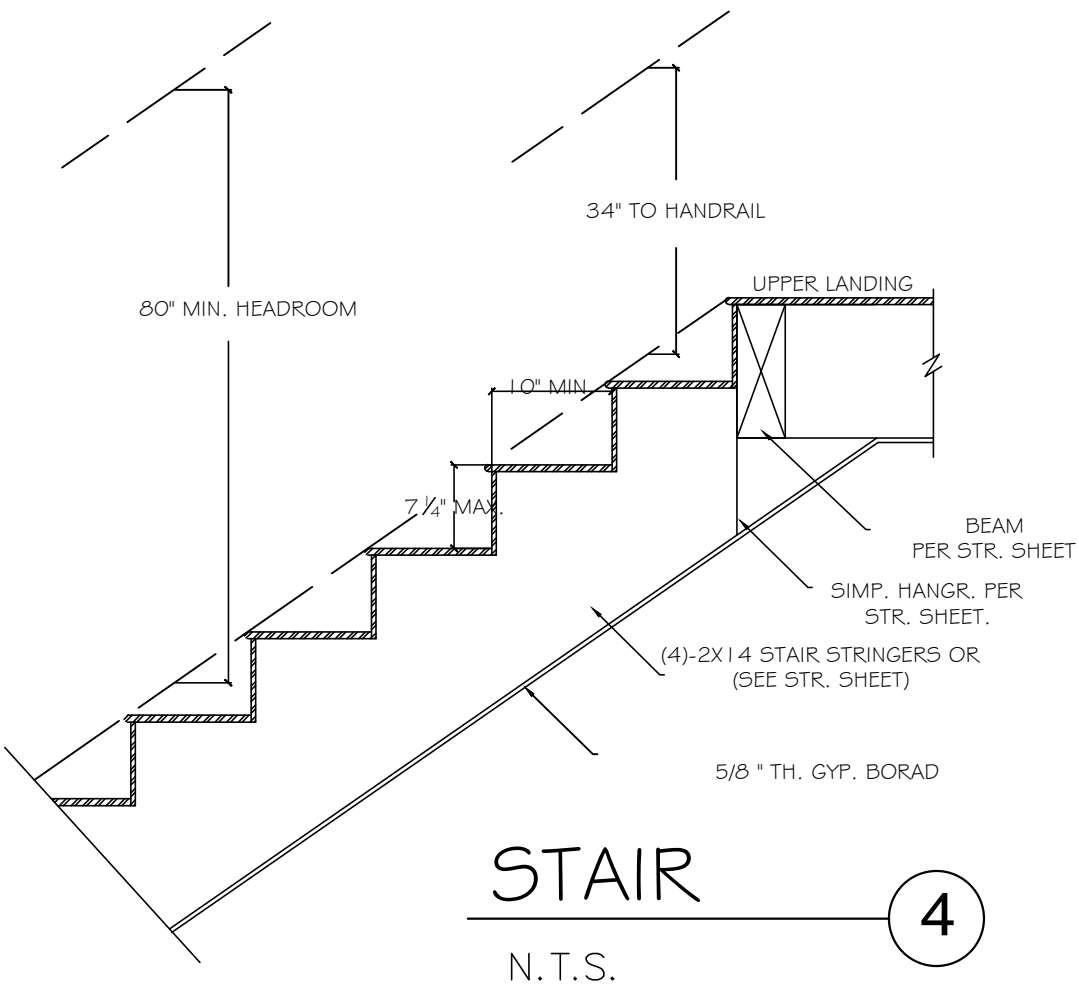
BATHROOM # 3 ELEVATION

1/4" = 1'-0"



LAUNDRY ROOM ELEVATION

1/4" = 1'-0"



STEP DETAIL NOTES:

- PRIOR TO INSTALL ANY STEP'S MEMBERS, ALL DIMENSIONS SHALL BE FIELD VERIFIED.
- FOR GUARDRAIL & HANDRAIL CONNECTION SEE THIS SHEET AND STR. SHEET
- ALL WALLS AND SOFFIT OF ENCLOSED USABLE SPACE OF INTERIOR STAIR TO BE PROTECTED ON THE ENCLOSED SIDE WITH ONE-HOUR FIRE-RESISTIVE (5/8" GYPX) CONSTRUCTION
- TREAD OVERHANG MIN.=3/4" AND MAX.=1 1/4" (SEE DETAIL BELOW)

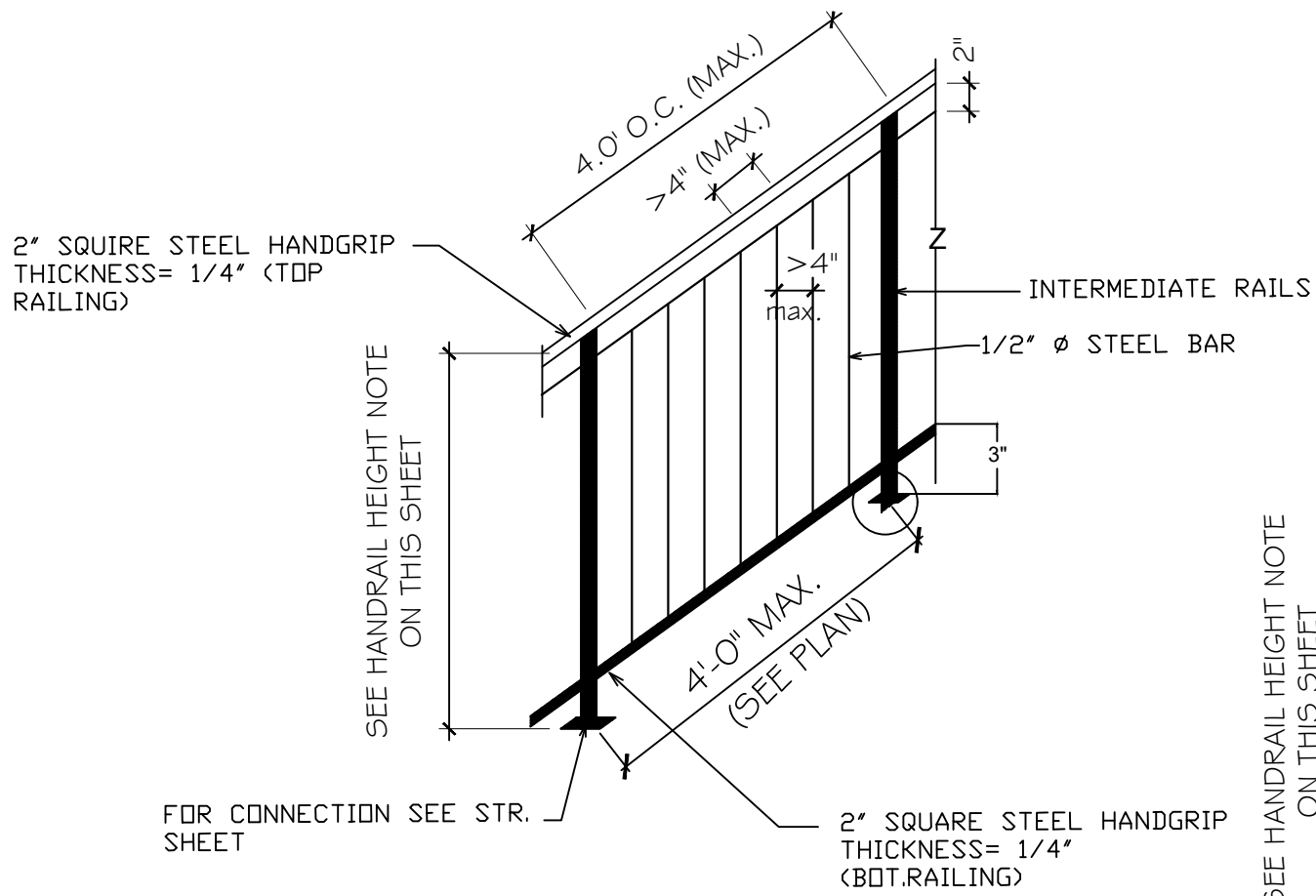
STAIR HANDRAILS

THE TOP OF HANDRAILS SHALL BE NOT LESS THAN 34 INCHES OR MORE THAN 38 INCHES ABOVE THE NOSING OF TREADS OR LANDINGS:

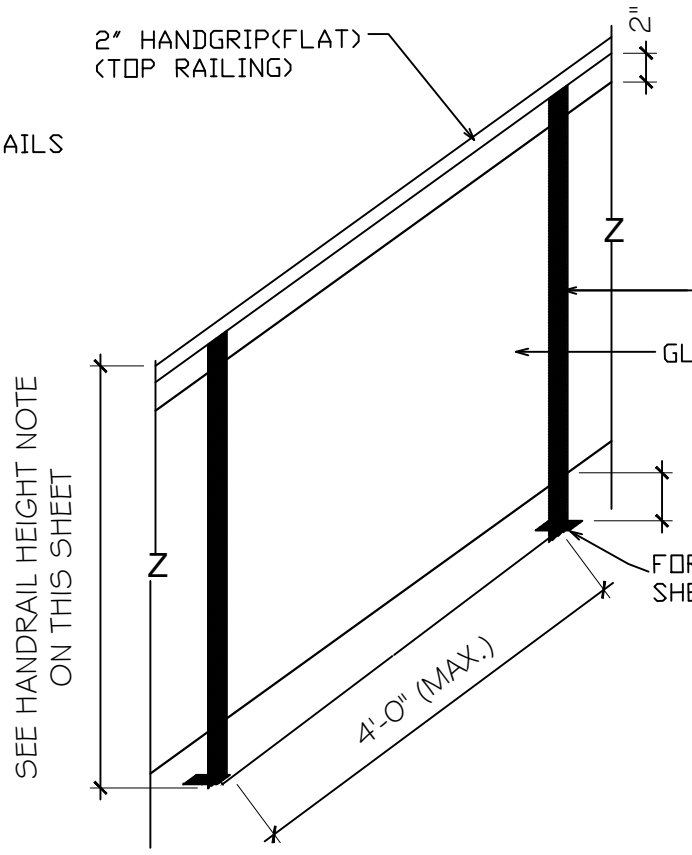
- HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
- THE HANDGRIP PORTION OF THE HANDRAILS SHALL NOT BE LESS THAN 1-3/4" NOR MORE THAN 2" IN CROSS-SECTION DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
- THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.
- HANDRAILS PROJECTING FROM A WALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
- STAIRWAYS OPEN ONE OR BOTH SIDES SHALL HAVE GUARDRAILS.
- STAIR RAIL OPENING SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CAN NOT PASS THROUGH.

HANDRAIL HEIGHT

MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES .(1012.2 CBC 2010)



TYPICAL STAIR HANDRAILS & GUARDRAIL
NOT TO SCALE



WROUGHT IRON DETAIL
NOT TO SCALE

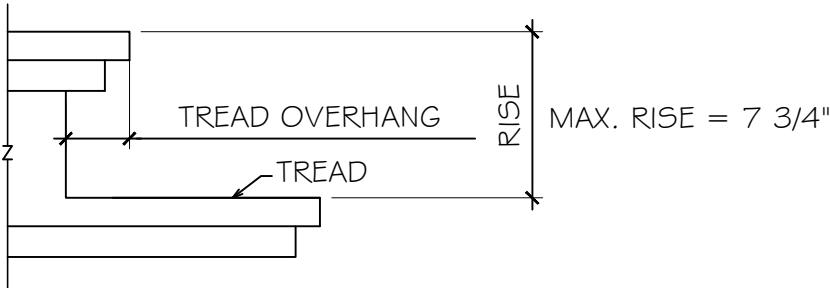
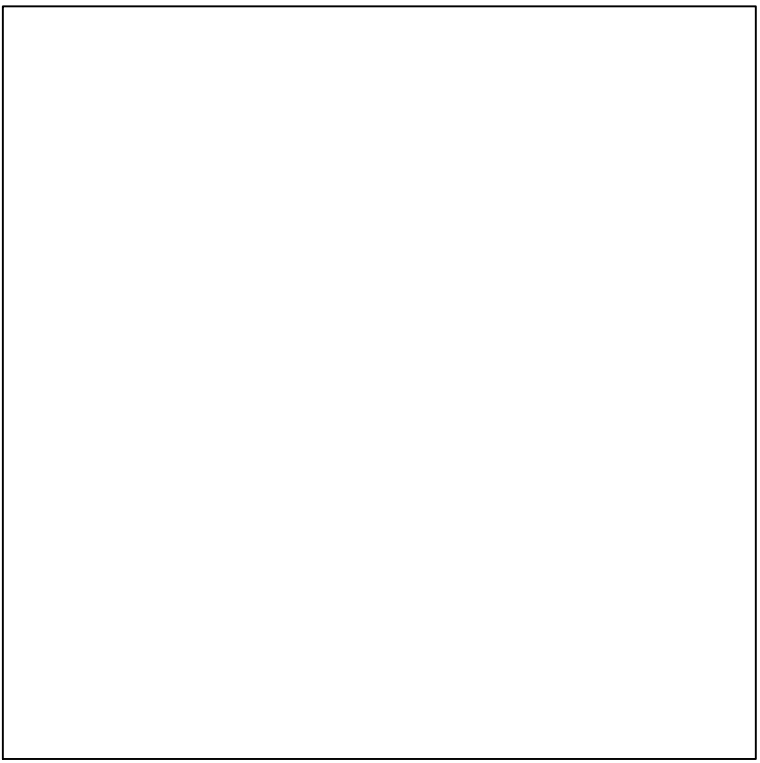


HANDRAIL DETAIL
NOT TO SCALE

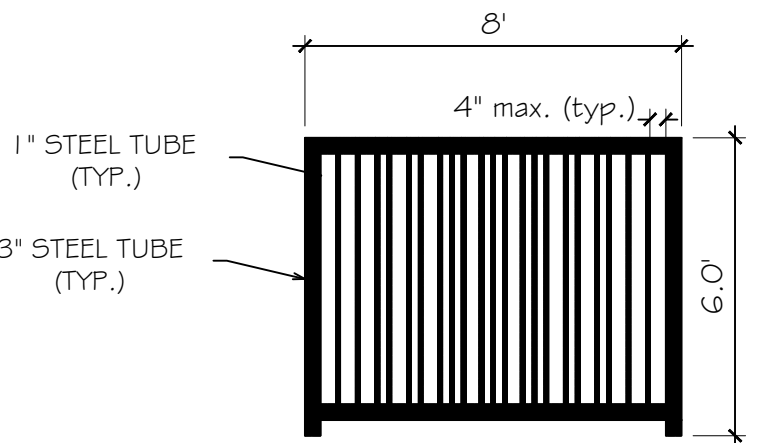
GUARDRAILS:

UNENCLOSED FLOOR AND ROOF OPENING, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW AND ROOF SHALL BE PROTECTED BY GUARDRAIL.

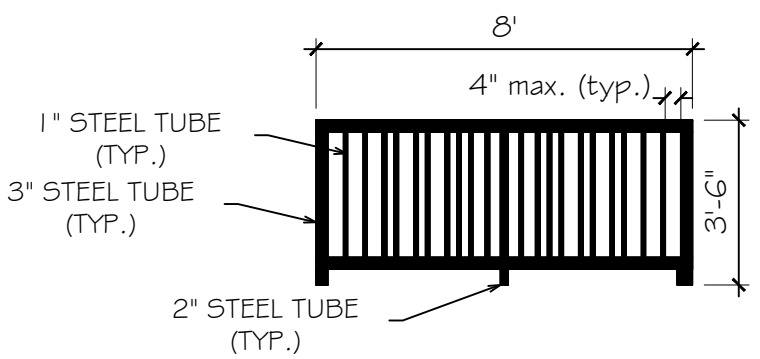
- GUARDRAILS SHALL BE 42" INCHES IN HEIGHT, OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CAN NOT PASS THROUGH.
- THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF STAIRWAY MAY BE SUCH SIZE THAT A SPHERE 6 INCHES IN DIAMETER CAN NOT PASS THOUGH.
- GUARDRAIL'S TYPE, MODEL AND DESIGN SUCH AS GLASS, METAL OR ANY OTHER TYPE OF MATERIAL SHALL BE SELECTED BY THE OWNER DURING CONSTRUCTION PHASE



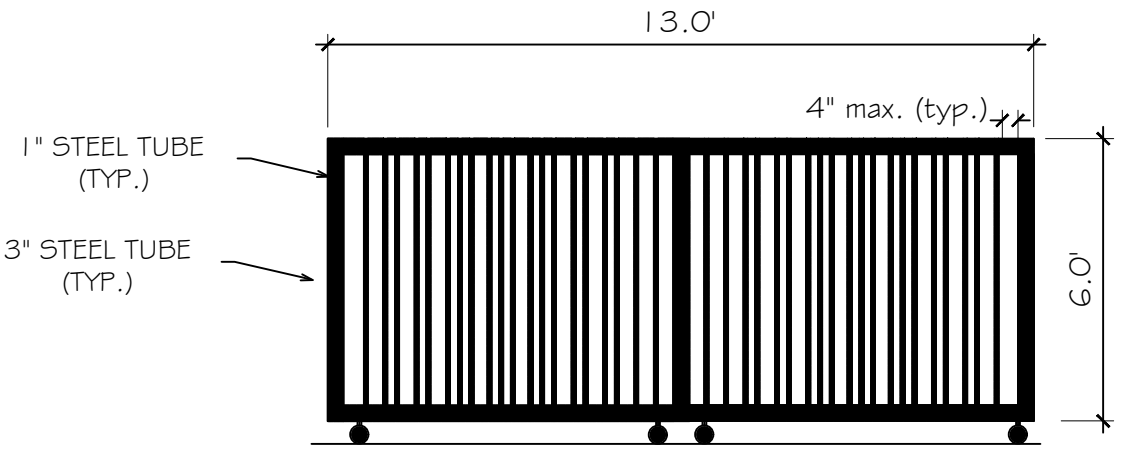
TYP. STEP DETAIL
NOT TO SCALE



METAL FENCE



FRONT YARD METAL FENCE



13.0' DRIVEWAY ENTRY
SLIDING METAL GATE

A16.0

County of Orange
Building and Safety
Division

601 N. Ross Street
Santa Ana, CA 92701

ocpCustomerCare@ocpw.com
ph: 714-667-8888

NEW HOUSE

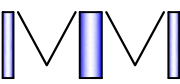
13121Lemon Leaf Lane
North Tustin ,CA 92705

DRAWING TITLE:

GENERAL
GUARDRAIL &
HANDRAIL
DETAILS

OWNER:

Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629



Architectural Plans
Prepared By:

MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com



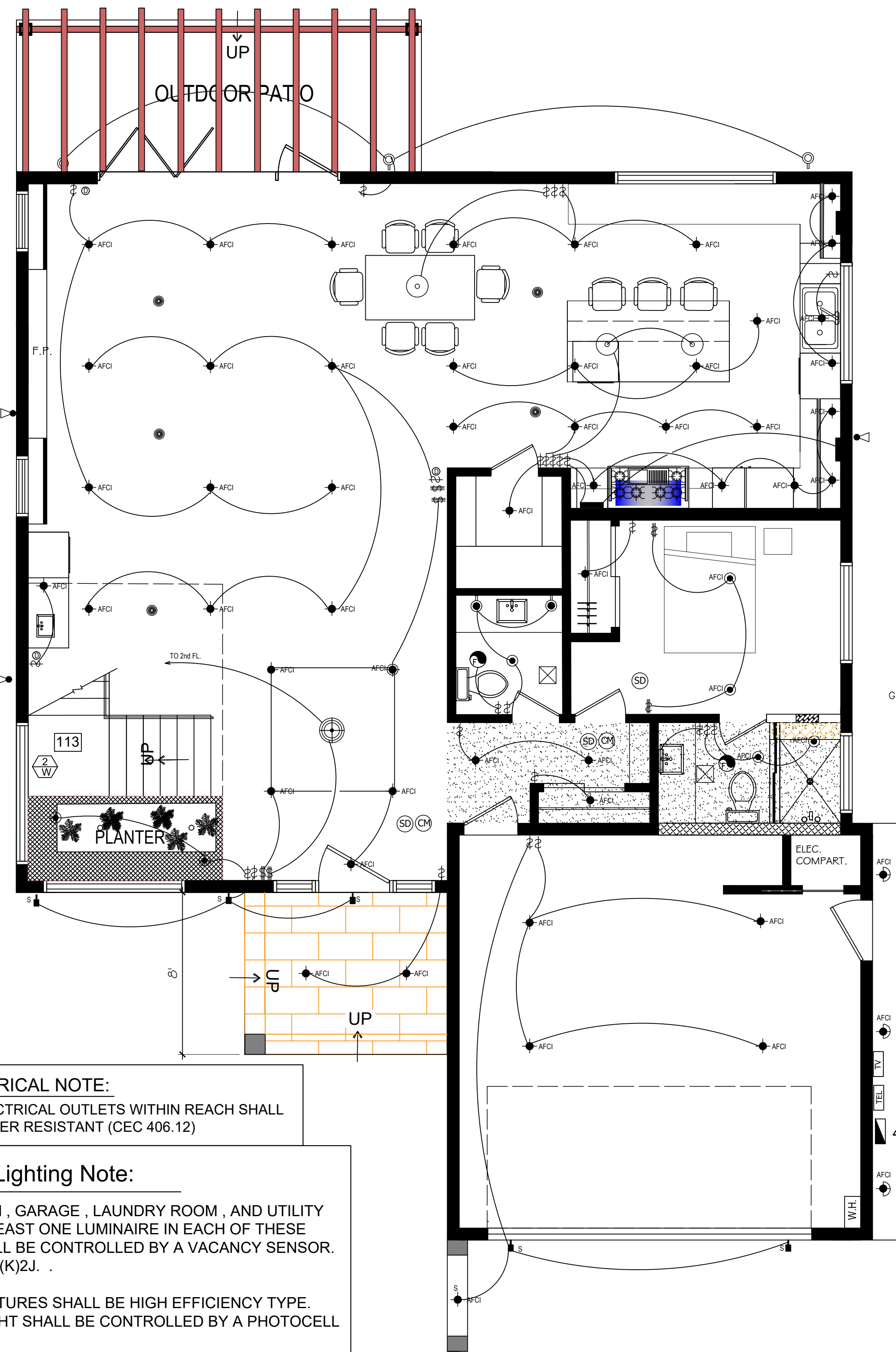
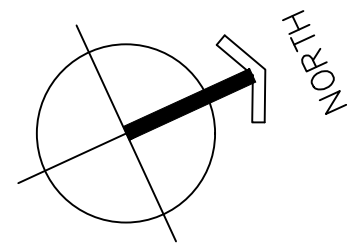
PROJECT NO.
AM-4-2623

DATE: 4-20223

SHEET

A16.0

SHEET 23 OF 23



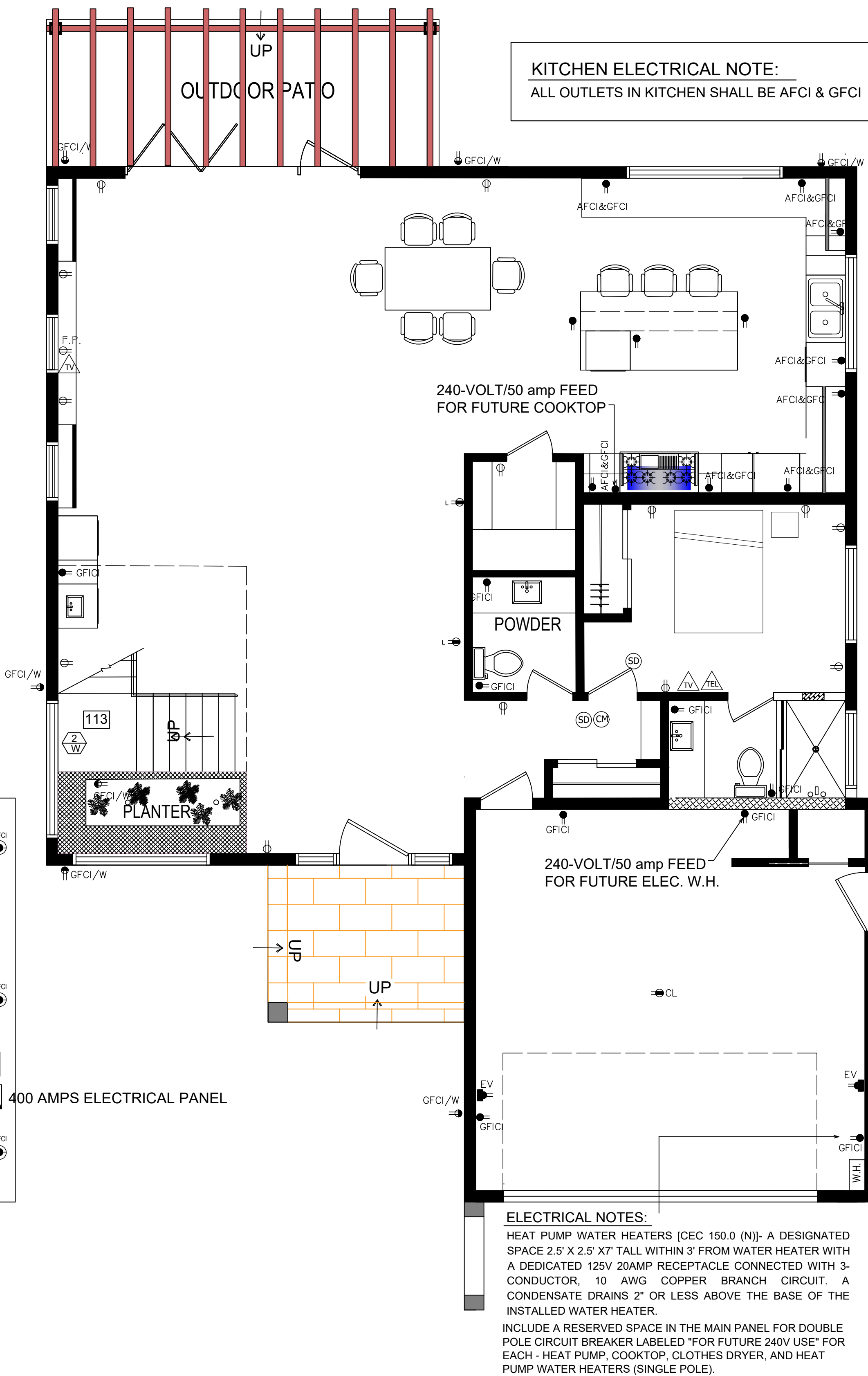
ELECTRICAL NOTE:
ALL ELECTRICAL OUTLETS WITHIN REACH SHALL
BE TAMPER RESISTANT (CEC 406.12)

Electrical-Lighting Note:
IN BATHROOM , GARAGE , LAUNDRY ROOM , AND UTILITY
ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE
SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
CENC 150.150(K)2J. .
ALL LIGHT FIXTURES SHALL BE HIGH EFFICIENCY TYPE.
EXTERIOR LIGHT SHALL BE CONTROLLED BY A PHOTOCELL
SYSTEM

APPLIANCE NOTE:
ALL APPLIANCES SHALL HAVE OPTIONAL GAS
AND ELECTRIC. (WATER HEATER, STOVE AND
COOK TOPS

FIRST FLOOR LIGHTING PLAN

1/4" = 1'-0"



KITCHEN ELECTRICAL NOTE:
ALL OUTLETS IN KITCHEN SHALL BE AFCI & GFCI

240-VOLT/50 amp FEED
FOR FUTURE COOKTOP

240-VOLT/50 amp FEED
FOR FUTURE ELEC. W.H.

ELECTRICAL NOTES:
HEAT PUMP WATER HEATERS [CEC 150.0 (N)]- A DESIGNATED
SPACE 2.5' X 2.5' X7' TALL WITHIN 3' FROM WATER HEATER WITH
A DEDICATED 125V 20AMP RECEPTACLE CONNECTED WITH 3-
CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT. A
CONDENSATE DRAINS 2" OR LESS ABOVE THE BASE OF THE
INSTALLED WATER HEATER.
INCLUDE A RESERVED SPACE IN THE MAIN PANEL FOR DOUBLE
POLE CIRCUIT BREAKER LABELED "FOR FUTURE 240V USE" FOR
EACH - HEAT PUMP, COOKTOP, CLOTHES DRYER, AND HEAT
PUMP WATER HEATERS (SINGLE POLE).

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	BATHROOM LIGHT
	4" LOW VOLTAGE RECESSED LIGHT (LED)
	4" LOW VOLTAGE RECESSED CAT EYE LIGHT (LED)
	BEDROOM/BATHROOM LIGHT-AFCI (TYP.) (FLUSH MOUNT, 1-60 WATTS BULBS.
	UNDER CABINET LIGHT
	BATHROOM LIGHT
	OUTDOOR LIGHT WITH SENSOR
	LANDSCAPE LIGHT
	DECORATIVE LIGHT WITH DIMMER
	110V GFI WEATHERED PROOF RECEPTACLE (20 AMPS)
	110V GFI RECEPTACLE (20 AMPS)
	110V RECEPTACLE (20 AMPS ARC FAULT PROTECTED)
	110V RECEPTACLE (20 AMPS ARC FAULT PROTECTED) UNDER CABINET MOUNT
	110V RECEPTACLE (20 AMPS ARC FAULT PROTECTED) CEILING MOUNT
	110V RECEPTACLE (20 AMPS ARC FAULT PROTECTED) FLOOR MOUNT
	50 AMP 125/250V ARC FAULT PROTECTED)
	220V RECEPTACLE (20 AMPS ARC FAULT PROTECTED)
	VENTILATING BATHROOM FAN 50 CFM(MIN.)W/HUMIDISTAT
	SMOKE DETECTOR W/HARD-WIRED AND BATTERY BACKUP (SEE NOTE ON R2.0)
	CARBON MONOXIDE DETECTOR W/HARD-WIRED AND BATTERY BACKUP (SEE NOTE ON R2.0)
	TV OUTLET CABLE
	TEL./DATA OUTLET
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	DIMMER
	OUTDOOR LIGHT WITH SENSOR
	INDOOR FAN WITH 30 cfm
	LAMINAIRE WITH CONTROLLED VACANCY SENSOR
	TV AND TELEPHONE CONNECTION BOXES
	ENTRY DECORATIVE LIGHT
	SPEAKER

* Electrical-Lighting Note:

IN BATHROOM , GARAGE , LAUNDRY ROOM , AND UTILITY
ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE
SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
CENC 150.150(K)2J. .

BATHROOM EXHAUST FAN

THE BATH SHOULD BE VENTED BY A 50 CFM
CONTINUOUS VENT FAN THAT IS INTERMITTENT
(OR SWITCHED). EXHAUSTING OF THE BATH VENT
FAN MUST INDEED BE TO THE BUILDING EXTERIOR.

EXHAUST AIR FROM TOILET ROOMS AND
BATHROOMS SHALL NOT DISCHARGE INTO ATTIC,
CRAWL SPACE OR OTHER AREAS INSIDE BUILDING.

EXHAUST FANS IN BATHROOMS CONTAINING TUB
OR SHOWER SHALL BE EQUIPPED WITH
HUMIDISTAT.

FIRST FLOOR RECEPTACLE PLAN

1/4" = 1'-0"

ELECTRICAL PLAN

NEW HOUSE

13121Lemon Leaf Lane
North Tustin ,CA 92705

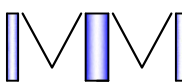
DRAWING TITLE:

ELECTRICAL
PLANS

SCALE: 1/4"=1.0'

OWNER:

Massoud Ahmadi
10875 Coronel Rd.
Santa Ana, CA 92629



Architectural Plans
Prepared By:

MAJ MIRHOSSEINI P.E.
430 Santiago Ave.
Long Beach, CA 90814
Tel.: 562-212-8434
mmirhoss@yahoo.com



PROJECT NO.
AM-4-2623

DATE: 4-20223

SHEET
EL3.0
SHEET 3 OF 3

Electrical-Lighting Note:

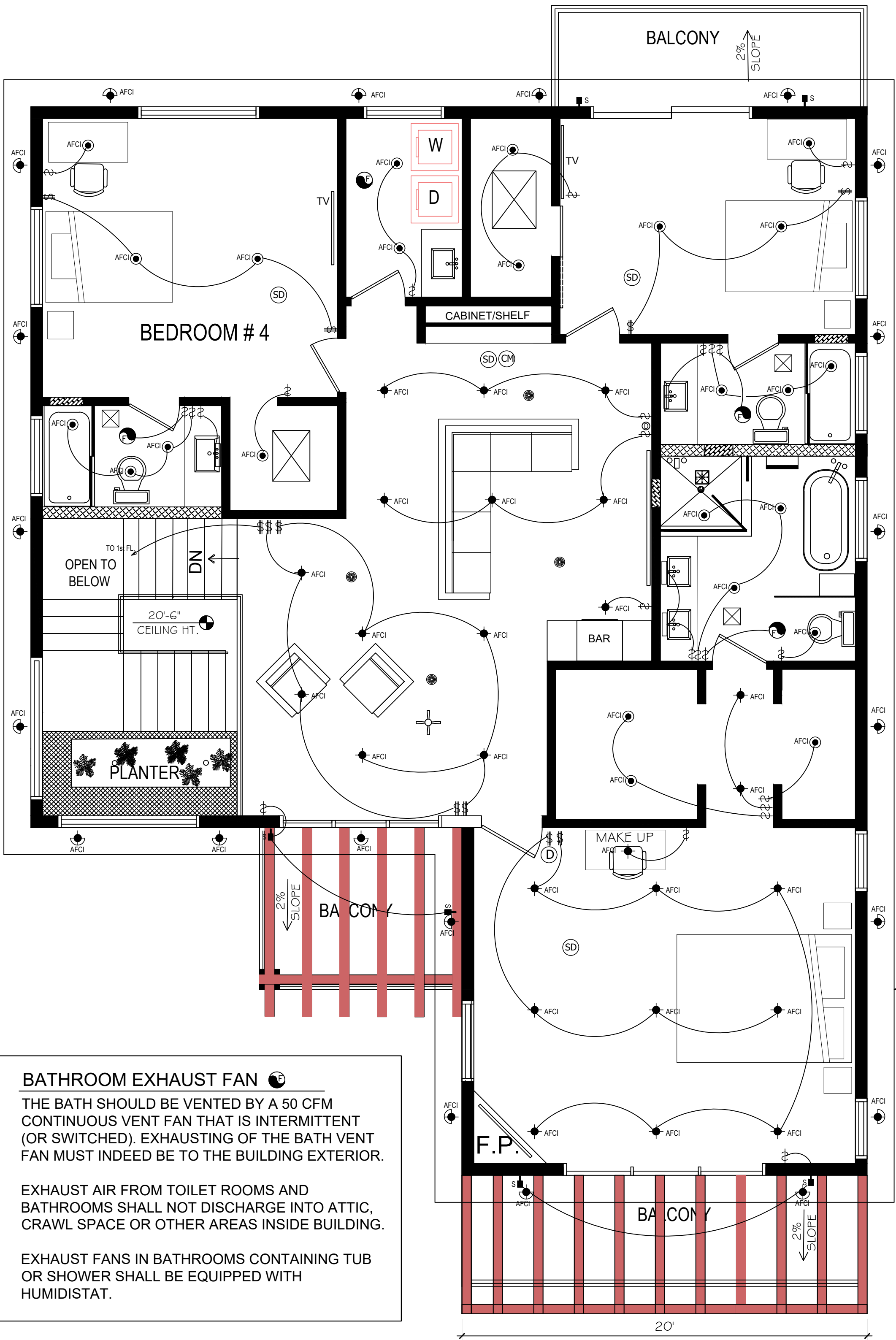
IN BATHROOM , GARAGE , LAUNDRY ROOM , AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. CENC 150.150(K)2J. .

ALL LIGHT FIXTURES SHALL BE HIGH EFFICIENCY TYPE. EXTERIOR LIGHT SHALL BE CONTROLLED BY A PHOTOCELL SYSTEM

ELECTRICAL NOTE:

ALL ELECTRICAL OUTLETS WITHIN REACH SHALL BE TAMPER RESISANT

ELECTRIC CLOTHES DRYER (240V CIRCUIT WIRING AND 30AMP CONDUCTOR WITHIN 3' OF CLOTHES DRYER).



SECOND FLOOR LIGHTING PLAN

1/4" = 1'-0"

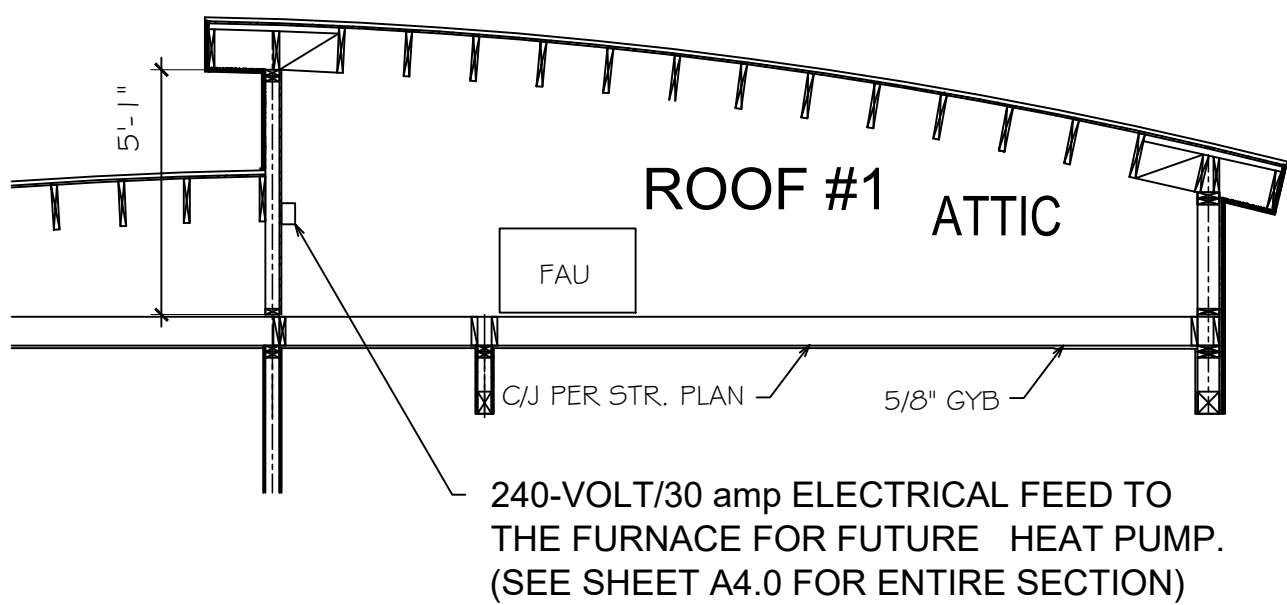


SECOND FLOOR RECEPTACLE PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	BATHROOM LIGHT
	4" LOW VOLTAGE RECESSED LIGHT (LED)
	4" LOW VOLTAGE RECESSED CAT EYE LIGHT (LED)
	BEDROOM/BATHROOM LIGHT AFCL (TYP.) (FLUSH MOUNT, 1-60 WATTS BULBS.
	UNDER CABINET LIGHT
	BATHROOM LIGHT
	OUTDOOR LIGHT
	LANDSCAPE LIGHT
	DECORATIVE LIGHT WITH DIMMER
	110V GFI WEATHERED PROOF RECEPTACLE (20 AMPS)
	110V GFI RECEPTACLE (20 AMPS)
	110V RECEPTACLE (20 AMPS ARC FAULT PROTECTED)
	110V RECEPTACLE (20 AMPS ARC FAULT PROTECTED) UNDER CABINET MOUNT
	110V RECEPTACLE (20 AMPS ARC FAULT PROTECTED) CEILING MOUNT
	110V RECEPTACLE (20 AMPS ARC FAULT PROTECTED) CEILING MOUNT
	50 AMP 125/250V ARC FAULT PROTECTED)
	220V RECEPTACLE (20 AMPS ARC FAULT PROTECTED)
	VENTILATING BATHROOM FAN 50 CFM(MIN.)W/HUMIDISTAT
	SMOKE DETECTOR W/HARD-WIRED AND BATTERY BACKUP (SEE NOTE ON R2.0)
	CARBON MONOXIDE DETECTOR W/HARD-WIRED AND BATTERY BACKUP (SEE NOTE ON R2.0)
	TV OUTLET CABLE
	TEL./DATA OUTLET
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	DIMMER
	OUTDOOR LIGHT WITH SENSOR
	INDOOR FAN WITH 30 cfm
	LAMINAIRE WITH CONTROLLED VACANCY SENSOR
	TV AND TELEPHONE CONNECTION BOXES
	ENTRY DECORATIVE LIGHT
	SPEAKER



ELECTRICAL
PLAN