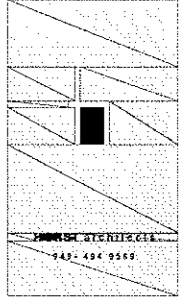


POINT TO POINT'S INTERESTS ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.

- "ARCH" = COLOR AND FINISH SELECTED BY ARCHITECT.
  - "SAMPLE" = SUBMIT SAMPLE TO ARCHITECT PRIOR TO ORDERING OR FABRICATION.
  - "CAB. FAB." = DETAIL DESIGN AND CONSTRUCTION BY CABINET FABRICATOR, CONCEPT DESIGN BY ARCHITECT.
  - "SHOP" = SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO ORDERING OR FABRICATION.
  - "OWNER" = SUBMIT SPECIFICATION TO ARCHITECT FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.
- 1 PROPERTY LINE
  - 2 EDGE OF PAVEMENT
  - 3 REQUIRED BUILDING SETBACK
  - 4 REQUIRED GARAGE SETBACK
  - 5 ADDITIONAL BUILDING SETBACK - 1:1 SLOPE 15'-0" AVY. M.G. AT FRONT AND REAR BLDG. SETBACK
  - 6 CAISSONS BEYOND - SEE STRUCTURAL
  - 7 MAX. BLDG. HEIGHT
  - 8 STRUCTURAL BEAM / COLUMN - SEE STRUCTURAL
  - 9 ROOF / DECK DRAIN AND OVERFLOW - PROVIDE TWO INDEPENDENT LINES THROUGH THE WALL BELOW DIRECTLY TO SUBSURFACE DRAIN SYSTEM (E) EDGE OF STREET PAVING
  - 10 1 HOUR RATED WALL SEPARATION CONSTRUCTION - SEE DTL. 204
  - 11 2 X 4 STUD FRAMING, FULL-HT. TO UNDERSIDE OF STRUCTURE, CYP. BD. BOTH SIDES, U.N.O.
  - 12 2 X 8 STUD FRAMING, FULL-HT. TO UNDERSIDE OF STRUCTURE, CYP. BD. BOTH SIDES, U.N.O.
  - 13 2 X 8 STUD FRAMING, FULL-HT. TO UNDERSIDE OF STRUCTURE, CYP. BD. BOTH SIDES, U.N.O.
  - 14 FAU - SEE MECHANICAL
  - 15 CONCRETE WALL PER STRUCTURAL
  - 16 EDGE OF FLOOR OR MATERIAL TRANSITION
  - 17 EDGE OF FOOTING BELOW - SEE STRUCTURAL
  - 18 LINE OF STRUCTURE (ABW/BLW BYD AS OCCURS)
  - 19 LINE OF AVG. LOT WIDTH/DEPTH
  - 20 BENCH
  - 21 EDGE OF STAIRS (ABW/BLW BYD AS OCCURS)
  - 22 5' POOL SECURITY FENCE - SEE DTL. 9 & 1101
  - 23 SITE RETAINING WALL - MAX 4" IN FYSB, 5' IN SYSB, SEE STRUCTURAL AND SHOWING
  - 24 NOT USED
  - 25 RECESSED WALL MOUNTED ELECTRICAL PANEL (200 AMP) - 12" W x 18" H x 6" D
  - 26 FIREPLACE APPLIANCE - *Isokern The Magnum 85072*, ALL FUEL, MODEL 80, UL 127, ULC 2610
  - 27 VENT FLUE ABOVE - PROVIDE 12" DIAMETER BORE IN CONC. - SEE DTL. 403
  - 28 THRESHOLD
  - 29 TRASH STORAGE AREA
  - 30 GUARDRAIL 42" AFF PER CRC R312.1
  - 31 HANDRAIL 36" ABOVE TREAD NOSE PER CRC R311.7.8 - SEE DTL. 9/D1
  - 32 CASEWORK "CAB FAB" (ABW/BLW BYD AS OCCURS)
  - 33 WASH BASIN / VANITY
  - 34 COUNTERTOP - CABINETS BELOW "CAB FAB"
  - 35 BBQ
  - 36 COOK TOP - VERIFY REQUIREMENTS
  - 37 COVISED OPENING - PROVIDE MIN. OF 1 SQ. IN. PER 1,000 BTU/HR LOCATED WITHIN 12" TOP AND BOTTOM
  - 38 WATER HEATER - SEE MECHANICAL, SEE DTL. 104
  - 39 AC CONDENSOR - SEE MECHANICAL
  - 40 WASHER / DRYER - PROVIDE RECESSED HOT & COLD WATER BIBS & WASTE DRAIN
  - 41 SHOWER
  - 42 2'-0" V-DITCH - SEE CIVIL
  - 43 TEMPERED GLASS SHOWER ENCLOSURE
  - 44 STAIR
  - 45 CONCRETE FOUNDATION - SEE STRUCTURAL
  - 46 POOL EQUIPMENT IN MECHANICAL SPACE - SEPARATE PERMIT
  - 47 PROPOSED FINISH GRADE CONTOUR LINE - SEE CAR.
  - 48 SELF CLOSING GATE WITH SELF LATCHING MECHANISM, SEE DTL. 1101
  - 49 WINDOW CLERESTORY ABOVE - SEE WINDOW SCHEDULE
  - 50 (E) NATURAL GRADE
  - 51 FINISH GRADE
  - 52 SEWER CLEANOUT
  - 53 (E) EDGE OF STREET PAVING
  - 54 ANGLE PER DETAIL 8/D3
  - 55 CENTERLINE OF RIGHT OF WAY
  - 56 BATT INSULATION - R-13; ROOF AIR-IMPERMEABLE INSULATION - R-30; FLOOR BATT INSULATION - R-19
  - 57 OVEN - VERIFY REQUIREMENTS
  - 58 REFRIGERATOR - VERIFY REQUIREMENTS
  - 59 CENTERLINE OF DRIVEWAY - (E) AVG. SLOPE = 8.2%
  - 60 UNDER COUNTER DISHWASHER
  - 61 FIXED DATUM POINT/BENCHMARK - SEWER MANHOLE RM
  - 62 (N) PUBLIC PARKING SPACE - 8'-0" X 22'-0"
  - 63 (E) PUBLIC SPACE ON ADJACENT PROPERTY
  - 64 (E) NATURAL GRADE CONTOUR LINE
  - 65 STAND ALONE TUB - VERIFY REQUIREMENTS
  - 66 SEWER MAIN
  - 67 (E) FIRE HYDRANT
  - 68 NOT USED
  - 69 NOT USED
  - 70 CUT CURB AS NECESSARY
  - 71 NOT USED
  - 72 STRUCTURAL COLUMN - SEE STRUCTURAL
  - 73 OUTLINE OF (E) ADJACENT STRUCTURE
  - 74 BUILT IN MAIL BOX & ADDRESS NUMBER
  - 75 NOT USED
  - 76 NOT USED
  - 77 5' POOL SECURITY FENCE, SEE DTL. 9/D1
  - 78 POOL UNDER SEPARATE PERMIT
  - 79 LINE OF BUILDING FOOTPRINT
  - 80 SELF CLOSING GATE WITH SELF LATCHING MECHANISM, SEE DTL. 1101
  - 81 NOT USED
  - 82 OUTLINE OF 2 CAR GARAGE 22'-0" X 20'-0"
  - 83 NOT USED
  - 84 DECK
  - 85 DECK/PATIO DRAIN - SEE CIVIL

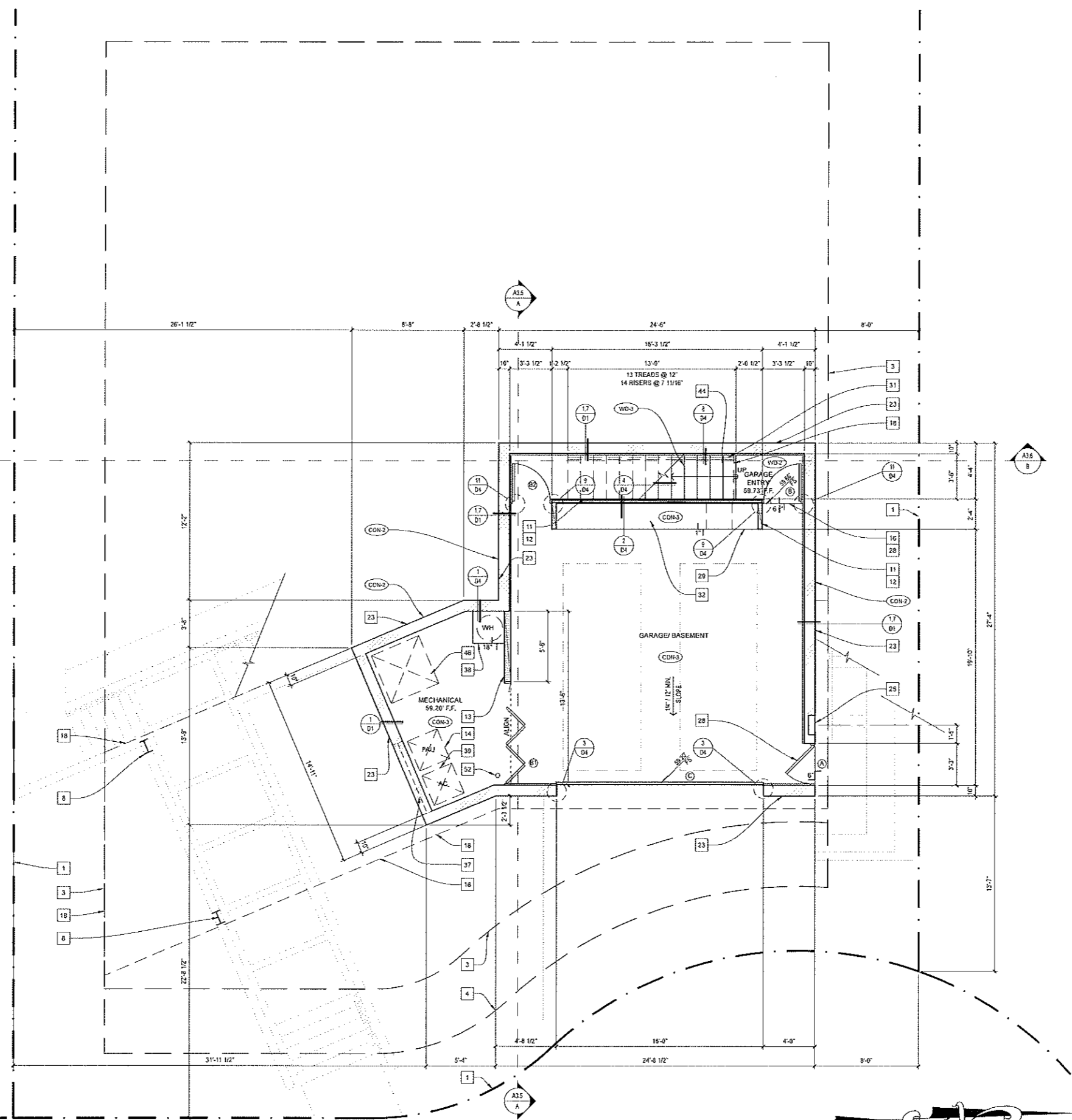
**DUNNING RESIDENCE**  
 1414 DUNNING DRIVE . LAGUNA BEACH . CA . 92651



BPC #1 03.22.15  
BPC #2 06.05.15

SCALE 1/4"=1'-0"  
DATE 05.28.15  
SHEET NUMBER

**A2.0**



**BASEMENT/ GARAGE FLOOR PLAN**

**LEGEND**