

"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" ABV. N.G. AT FRONT AND REAR BLDG. SETBACK CAISSONS BEYOND - SEE STRUCTURAL
- 6 MAX. BLDG. HEIGHT
- 7 STRUCTURAL BEAM / COLUMN - SEE STRUCTURAL
- 8 ROOF / DECK DRAIN AND OVERFLOW - PROVIDE TWO INDEPENDENT LINES THROUGH THE WALL BELOW DIRECTLY TO SUBSURFACE DRAIN SYSTEM
- 9 (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, 2' GYP. BD. BOTH SIDES, U.N.O.
- 12 2 X 6 STUD FRAMING, FULL HT. TO UNDERSIDE OF STRUCTURE, 2' GYP. BD. BOTH SIDES, U.N.O.
- 13 FAU - SEE MECHANICAL
- 14 CONCRETE WALL PER STRUCTURAL
- 15 EDGE OF FLOOR OR MATERIAL TRANSITION
- 16 EDGE OF FOOTING BELOW - SEE STRUCTURAL
- 17 LINE OF STRUCTURE (ABV BLW BYD AS OCCURS)
- 18 LINE OF AVG. LOT WIDTH DEPTH
- 19 FINISH
- 20 EDGE OF STAIRS (ABV BLW BYD AS OCCURS)
- 21 5' POOL SECURITY FENCE. SEE DTL. 9 & 1101
- 22 SITE / RETAINING WALL - MAX 4" IN FYSB, 6" IN SYSB. SEE STRUCTURAL AND SHORING
- 23 NOT USED
- 24 RECESSED WALL MOUNTED ELECTRICAL PANEL (200 AMP) - 12 W/16" H/6" D
- 25 FIREPLACE APPLIANCE - (E) 48" WIDE, THE MAGNUM 65072. ALL FUEL MODEL EQ. UL 127, UL/C S610
- 26 VENT FLUE ABOVE - PROVIDE 12" DIAMETER BORE IN CONC. SEE DTL. 403
- 27 THRESHOLD
- 28 TRASH STORAGE AREA
- 29 GUARDRAIL 42" AFF PER CRC R312.1
- 30 HANDRAIL 36" ABOVE TREAD NOSE PER CRC R311.7.8 - SEE DTL. 811
- 31 CASEWORK "CAB FAB" (ABV BLW BYD AS OCCURS)
- 32 WASH BASIN / VANITY
- 33 COUNTERTOP - CABINETS BELOW "CAB FAB"
- 34 BSO
- 35 COOK TOP - VERIFY REQUIREMENTS
- 36 LOUVERED OPENING - PROVIDE MIN. OF 1 SQ. IN. PER 1,000 BTU/Hr LOCATED WITHIN 12" TOP AND BOTTOM
- 37 WATER HEATER - SEE MECHANICAL. SEE DTL. 1104
- 38 AC CONDENSOR - SEE MECHANICAL
- 39 WASHER / DRYER - PROVIDE RECESSED HOT & COLD WATER RISERS & WASTE DRAIN
- 40 SHOWER
- 41 4" W/ITCH. SEE CIVIL
- 42 TEMPERED GLASS SHOWER ENCLOSURE
- 43 STAIR
- 44 CONCRETE FOUNDATION - SEE STRUCTURAL
- 45 POOL EQUIPMENT IN MECHANICAL SPACE - SEPARATE PERMIT
- 46 PROPOSED FINISH GRADE CONTOUR LINE. SEE CIVIL
- 47 SELF CLOSING GATE WITH SELF LATCHING MECHANISM. SEE DTL. 1101
- 48 WINDOW CLERESTORY ABOVE - SEE WINDOW SCHEDULE
- 49 (E) NATURAL GRADE
- 50 FINISH GRADE
- 51 SEWER CLEANOUT
- 52 (E) EDGE OF STREET PAVING
- 53 ANGLE PER DETAIL 803
- 54 CENTERLINE OF RIGHT OF WAY
- 55 BATT INSULATION - R-13, ROOF AIR-IMPERMEABLE INSULATION - R-30, FLOOR BATT INSULATION - R-19
- 56 DVEN - VERIFY REQUIREMENTS
- 57 REFRIGERATOR - VERIFY REQUIREMENTS
- 58 CENTERLINE OF DRIVEWAY - (E) AVG. SLOPE = 8.2%
- 59 UNDER COUNTER DISHWASHER
- 60 FIXED DATUM POINT / BENCHMARK - SEWER MANHOLE RIM
- 61 (H) PUBLIC PARKING SPACE - 8'-0" X 22'-0"
- 62 (E) PUBLIC SPACE ON ADJACENT PROPERTY
- 63 (E) NATURAL GRADE CONTOUR LINE
- 64 STAND ALONE TUB - VERIFY REQUIREMENTS
- 65 SEWER MAIN
- 66 (E) FIRE HYDRANT
- 67 NOT USED
- 68 NOT USED
- 69 CUT CURBS AS NECESSARY
- 70 NOT USED
- 71 STRUCTURAL COLUMN - SEE STRUCTURAL
- 72 OUTLINE OF (E) ADJACENT STRUCTURE
- 73 BUILT IN MAIL BOX & ADDRESS NUMBER
- 74 NOT USED
- 75 NOT USED
- 76 5' POOL SECURITY FENCE. SEE DTL. 9:01
- 77 POOL UNDER SEPARATE PERMIT
- 78 LINE OF BUILDING FOOTPRINT
- 79 SELF CLOSING GATE WITH SELF LATCHING MECHANISM. SEE DTL. 1101
- 80 NOT USED
- 81 NOT USED
- 82 OUTLINE OF 2 CAR GARAGE 22'-6" X 20'-0"
- 83 NOT USED
- 84 DECK
- 85 DECK/PATIO DRAIN - SEE CIVIL

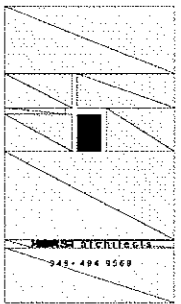
KEYNOTES	
	PROPOSED SHEAR
	PROPOSED STUD WALL
	PROPOSED CONCRETE WALL PER STRUCTURAL

MAGNETIC & PROJECT NORTH

LEVEL 1 FLOOR PLAN

LEGEND

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
A2.1