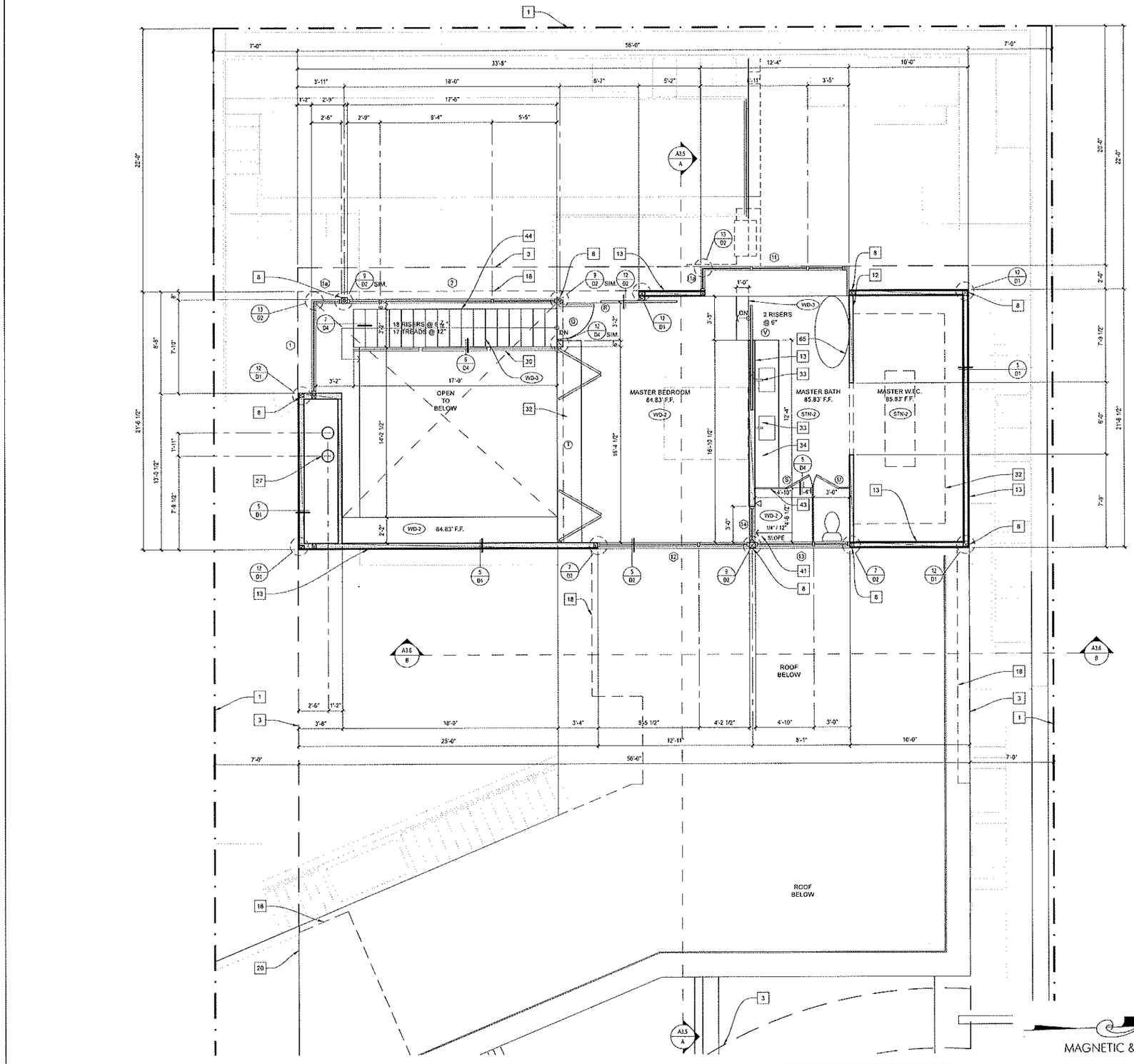

MAGNETIC & PROJECT NORTH

LEVEL 2 FLOOR PLAN

"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
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
10 (E) EDGE OF STREET PAVING
11 1 HOUR RATED WALL SEPARATION CONSTRUCTION - SEE DTL. 2/D4
12 2 X 4 STUD FRAMING, FULL-HT. TO UNDERSIDE OF STRUCTURE, ½" GYP. BD. BOTH SIDES. U.N.O.
13 2 X 6 STUD FRAMING, FULL-HT. TO UNDERSIDE OF STRUCTURE, ½" GYP. 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 (ABV/ BLW/ BYD AS OCCURS)
19 LINE OF AVG. LOT WIDTH/ DEPTH
20 BENCH
21 EDGE OF STAIRS (ABV/ BLW/ BYD AS OCCURS)
22 5' POOL SECURITY FENCE. SEE DTL. 9 & 11/D1
23 SITE/ RETAINING WALL - MAX 4' IN FYSB, 5' IN SYSB. SEE STRUCTURAL AND SHORING
24 NOT USED
25 RECESSED WALL MOUNTED ELECTRICAL PANEL (200 AMP) - 12"Wx18"Hx6"D
26 FIREPLACE APPLIANCE - Isokern, The Magnum 86072, ALL FUEL, MODEL 66, UL 127, ULC S610
27 VENT FLUE ABOVE - PROVIDE 12" DIAMETER BORE IN CONC.. SEE DTL. 4/D3
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" (ABV/ BLW/ BYD AS OCCURS)
33 WASH BASIN / VANITY
34 COUNTERTOP - CABINETRY BELOW "CAB FAB"
35 BBQ
36 COOK TOP - VERIFY REQUIREMENTS
37 LOUVERED OPENING - PROVIDE MIN. OF 1 SQ. IN. PER 1,000 STU/HR LOCATED WITHIN 12" TOP AND BOTTOM
38 WATER HEATER - SEE MECHANICAL. SEE DTL. 1/D4
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 CIVIL
48 SELF CLOSING GATE WITH SELF LATCHING MECHANISM, SEE DTL. 11/D1
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 RIM
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 11/D1
81 NOT USED
82 OUTLINE OF 2 CAR GARAGE 22'-5" 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

LEGEND

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DUNNING RESIDENCE

1414 DUNNING DRIVE . LAGUNA BEACH . CA . 92651

LICENSED ARCHITECT — GREG P. HOPPENWORTH — No. C20869 — REN 2-28-17 — STATE OF CALIFORNIA

HORST ARCHITECTS
949 . 494 . 9560

BPC #1 03.22.15

BPC #2 06.05.15

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

PLOT DATE: 05.28.15

SHEET NUMBER: A2.2