

**PROJECT DATA**

APN/PARCEL NUMBER : 139-193-14  
 ZONING : R1  
 CONSTRUCTION TYPE : VB  
 SPRINKLER SYSTEM : NO  
 NUMBER OF STORIES : 1  
 LOT SIZE : 7,384 SQFT  
 RESIDENCE : 2,500 SFT  
 FLOOR AREA RATIO : .034

**PLAN SHEETS**

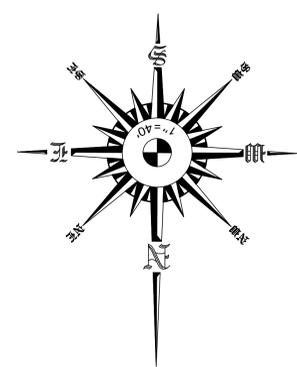
- A0 VICINITY MAP/COVER SHEET
- A1 SITE PLAN
- A2 ELEVATIONS
- A3 ELEVATIONS
- A4 ROOF PLAN
- A5 SECTIONS



PROJECT SITE

**BUILDING CODE INFORMATION**

**CURRENT CODE:**  
 2022 CRC  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA FIRE CODE  
 2022 CALIFORNIA GREEN CODE  
 2022 CITY OF COSTA MESA MUNICIPAL CODE



BATHROOMS

ALL GLASS ENCLOSURES AY SHOWERS SHALL UTILIZE TEMPERED GLAZING.

SHOWER FLOORS, AND SHOWER WALLS SHALL BE FINISHED WITH NONABSORBENT SURFACE WITH A HEIGHT OF AT LEAST 6 FEET ABOVE THE FLOOR.

SMOKE ALARMS

SMOKE ALARMS SHALL BE LABELED AND LISTED IN ACCORDANCE WITH UL217. (CRC R314.1,1)

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK UP. (CRC R314.6)

SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE DWELLING UNIT.

CARBON MONOXIDE ALARMS

CARBON MONOXIDE ALARMS SHALL BE LABELED AND LISTED IN ACCORDANCE WITH UL217. (CRC R314.1,1)

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK UP. (CRC R314.6)

CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE DWELLING UNIT.

REVISIONS	BY



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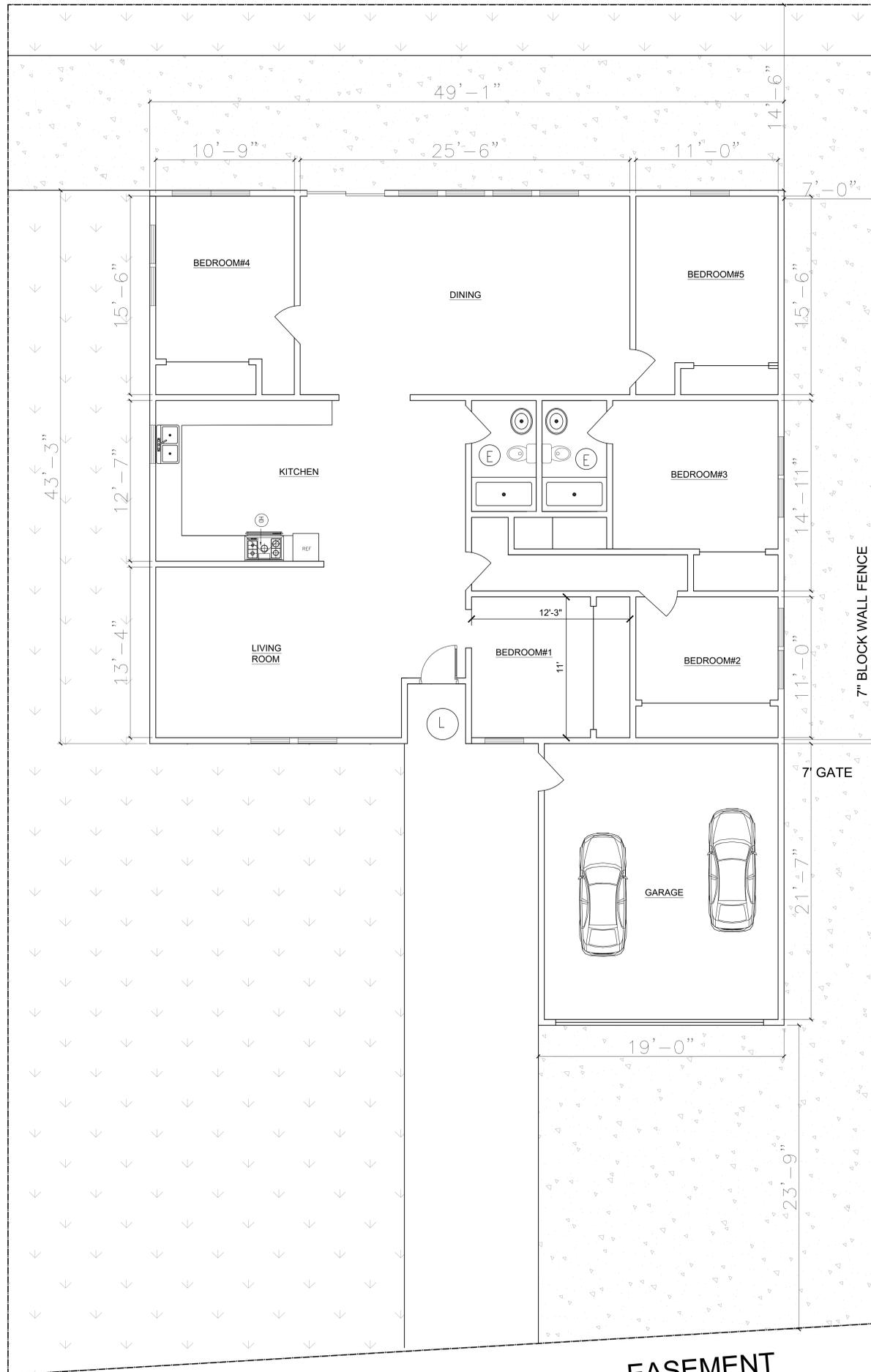
THE STEPHOUSE RECOVERY INC  
 1601 Baker St  
 Costa Mesa CA 92626

COVER SHEET

DATE	11/6/2024
SCALE	
DRAWN	AMMAR DAAIR
JOB	-

SHEET **A0**

PROPERTY LINE = 67'

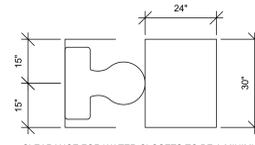


PCC CITY SIDEWALK

EASEMENT

PROPERTY LINE = 103'

TYPICAL TOILET MINIMUM CLEARANCE REQUIREMENTS



CLEARANCE FOR WATER CLOSETS TO BE A MINIMUM OF 24" IN FRONT AND 15" FROM CENTER TO ANY SIDE WALL OR OBSTRUCTION.

(SH) BATHTUB AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS WITH SHOWER AND SHOWER COMPARTMENTS, SHALL BE FINISHED WITH NONABSORBENT SURFACE TO A HEIGHT OF 6 FEET ABOVE THE FLOOR ALSO CEMENT BACKERS, SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.

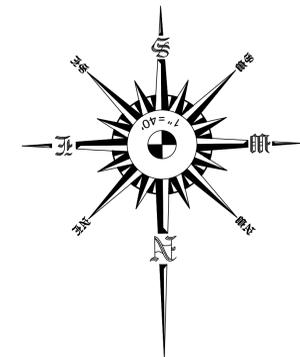
(NS) GLASS ENCLOSURE DOORS AND PANELS IN TUBS AND SHOWERS MUST BE 3/16" FULLY TEMPERED OR 1/4" LAMINATED. DOOR IS TO SWING OUTWARD. DOORS 22" MINIMUM WIDTH. IN THE SHOWER AND TUB SHOWER COMBINATION CONTROL VALVES MUST BE PRESSURE OR THERMOSTATIC MIXING VALVES. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFELY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN.

(HD) 30" COOK TOP WITH METAL HOOD & FAN TO OUTSIDE AIR MIN. EXHAUSTS RATE 100CFM BUT IF CONTINUOUS USE 50CFM

(F) FAN

(E) EXHAUST

(L) CONCRETE LANDING 36" IN WITH MINIMUM SLOPE OF 1/4" PER FOOT FOR DRAINAGE. THE LANDING SHALL NOT BE MORE THAN 0.5" LOWER THAN THE THRESHOLD OF THE DOORWAY AND MAY BE 7.75" MAXIMUM LOWER THAN THE THRESHOLD WHEN THE DOOR DOES NOT SWING OVER THE LANDING. LANDING AND THRESHOLD DROP AT DOORS.  
 1- USE COPPER FOR COLD AND HOT WATER  
 2- USE PVC FOR WASTE AND VENT PIPES  
 3- USE STEEL FOR GAS PIPES



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SITE PLAN/ FLOOR PLAN

DATE	11/6/2024
SCALE	1/4" = 1'-0"
DRAWN	AMMAR DAAIR
JOB	-
SHEET	<b>A1</b>

REVISIONS	BY



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ELEVATIONS

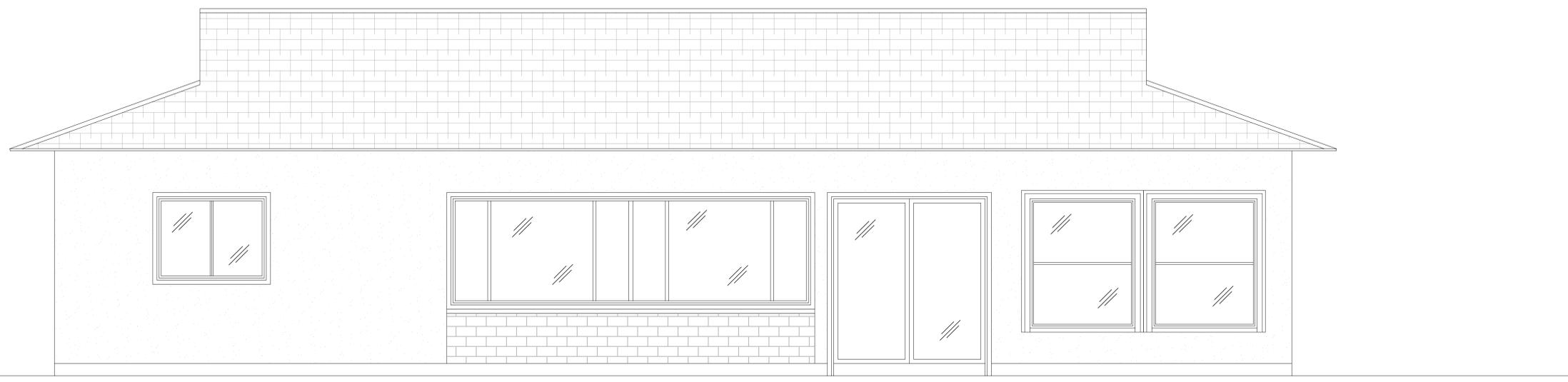
DATE	11/6/2024
SCALE	1/4" - 1'-0"
DRAWN	AMMAR DAAIR
JOB	-

SHEET **A2**



AR  
A  
**NORTH ELEVATION**  
SCALE

1/2"=1'-0"



AR  
A  
**SOUTH ELEVATION**  
SCALE

1/2"=1'-0"

REVISIONS	BY



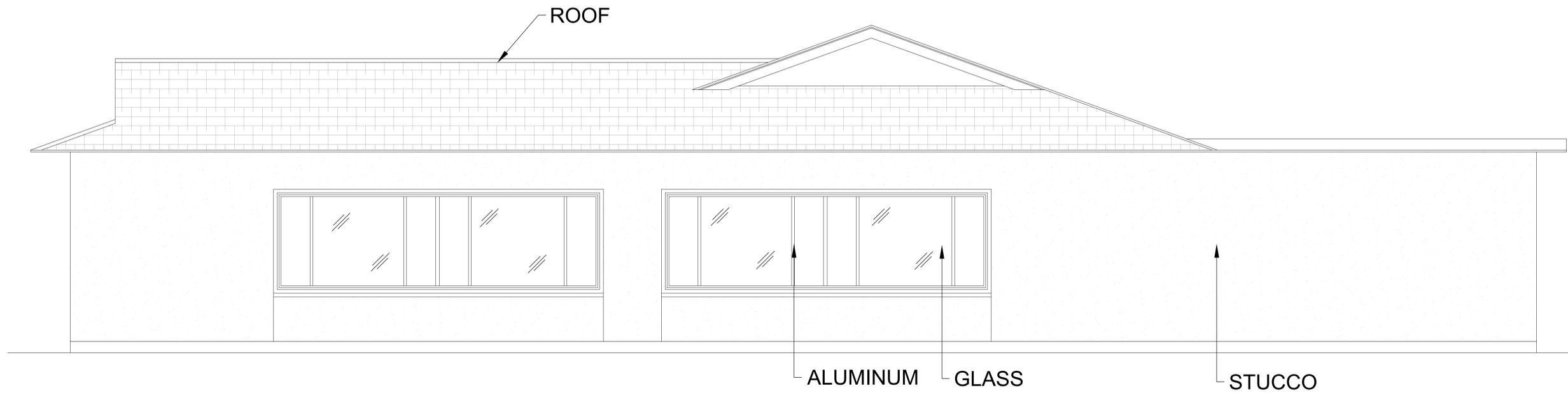
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ELEVATIONS

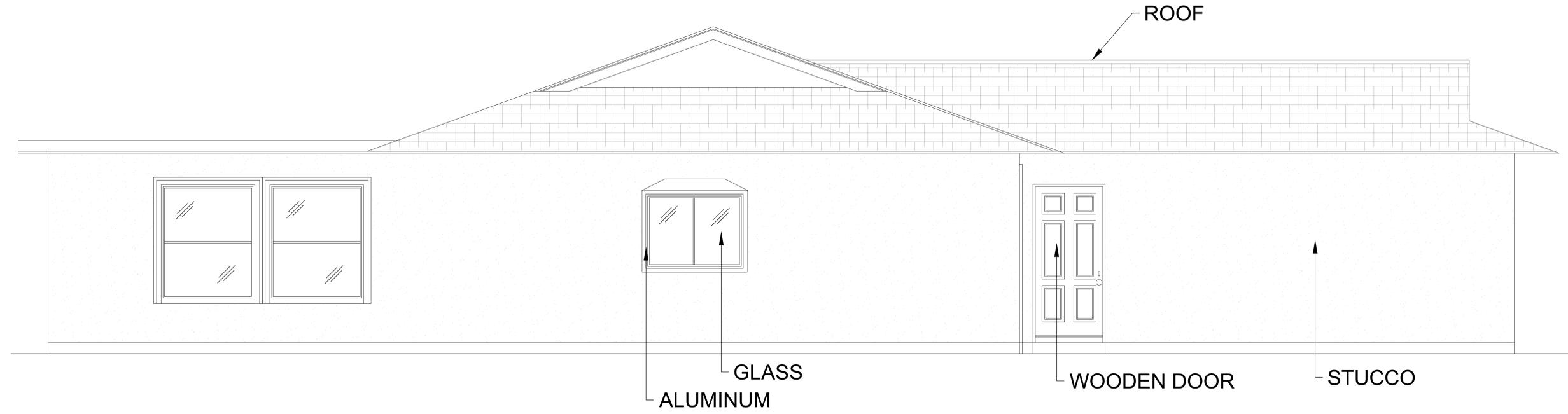
DATE	11/6/2024
SCALE	1/4" = 1'-0"
DRAWN	AMMAR DAAIR
JOB	-

SHEET **A3**



**EAST ELEVATION**  
 SCALE

1/2" = 1'-0"



**WEST ELEVATION**  
 SCALE

1/2" = 1'-0"

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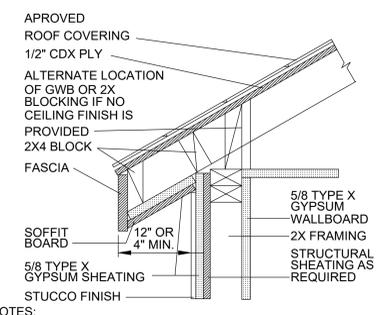
ROOF PLANS

DATE	11/6/2024
SCALE	1/2" = 1'-0"
DRAWN	AMMAR DAAIR
JOB	-

SHEET **A4**

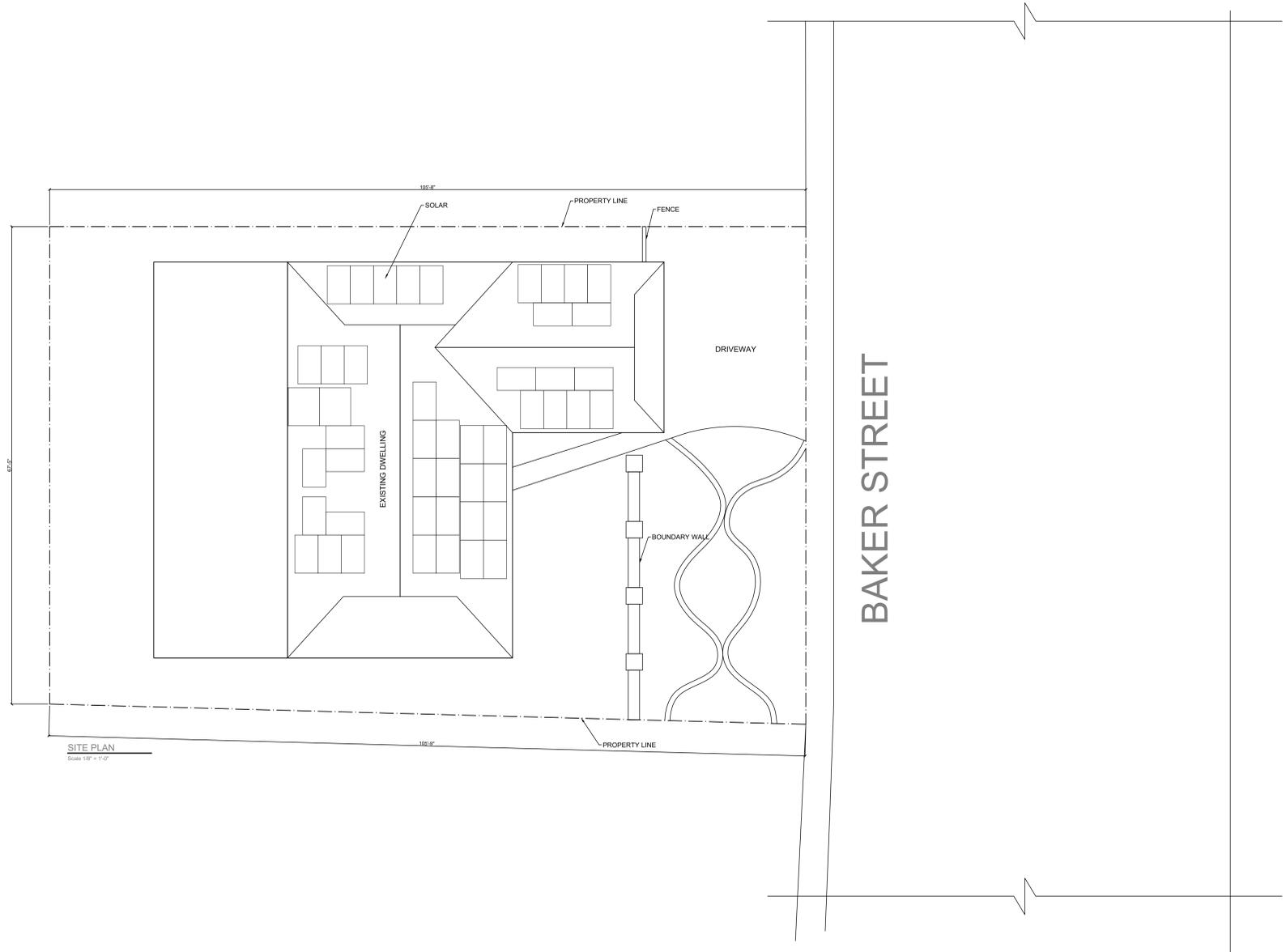
### GENERAL NOTES

- INSULATION HAS 1" MIN. AIR SPACE ABOVE IN VAULTED CEILING.
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
- COMPOSITION SHINGLE ROOF OVER LAPPED 30# A.S. FELT (TYP. THRU OUT)
- COORDINATE INSTALLATION OF NEW ROOFING WITH OTHER TRADES. REPORT ANY CONFLICTS WITH ITEMS INSTALLED BY OTHER TRADES TO DESIGNER.
- ALL ROOF CURBS FOR NEW ROOFTOP EXHAUST FANS , HVAC UNITS AND CONDENSING UNITS SHALL HAVE CURB HEIGHTS THAT WILL ALLOW FOR A MINIMUM OF 8" BASE FLASHING HEIGHTS FOR THE ROOF SYSTEM.
- ALL PLUMBING VENTS SHALL EXTEND ABOVE THE FINISHED SURFACE OF THE ROOF SYSTEM AS REQUIRED TO PROVIDE FOR A MINIMUM OF 8" BASE FLASHING.
- PROVIDE 36" WIDE WALK PADS @ SERVICE SIDE OF ALL MECH. EQUIPMENT.
- ALL EXPOSED METAL FLASHING/ TRIM PIECES TO BE PRE-FINISHED 24 GA. STL. U.N.O.. PROVIDE PRE-FINISHED OR FIELD PAINT FLASHING ONLY AS NOTED.
- R903.4.1 OVERFLOW DRAINS AND SCUPPERS. WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2 INCHES (51 MM) ABOVE THE LOW POINT OF THE ROOF, OR OVERFLOW SCUPPERS HAVING THREE TIMES THE SIZE OF THE ROOF DRAINS AND HAVING A MINIMUM OPENING HEIGHT OF 4 INCHES (102 MM) SHALL BE INSTALLED IN THE ADJACENT PARAPET WALLS WITH THE INLET FLOW LOCATED 2 INCHES (51 MM) ABOVE THE LOW POINT OF THE ROOF SERVED. THE INSTALLATION AND SIZING OF OVERFLOW DRAINS, LEADERS AND CONDUCTORS SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.
- PROVIDE ICE BREAKS AT ALL PERIMETER AREAS OF STANDING SEAM ROOFING.
- PROVIDE 36" WIDE WALK PADS @ SERVICE SIDE OF ALL MECH. EQUIPMENT. & PROVIDE 36" WIDE WALK PADS AROUND ALL ROOF HATCHES & 72"X72" PADS AT LADDERS.
- ALL EXPOSED METAL FLASHING/ TRIM PIECES TO BE PRE-FINISHED 24 GA. STL. U.N.O.. PROVIDE PRE-FINISHED OR FIELD PAINT FLASHING ONLY AS NOTED.
- GUTTERS - ALL GUTTERS TO BE PRE-FINISHED 24 GA. STL. . PROVIDE PRE-FINISHED GALV. STL. BENT PLATE BRACKETS AND 14GAX1" GALV. STL. SPACERS @ 36" O.C. MAX. - STAGGER W/ EACH OTHER @ 18" O.C.. PROVIDE PRE-FORMED
- GUTTER E.J.'S PER SMACNA FIG. 1-7, TYP. @ 30'-0" MAX.. PROVIDE S.S. SCREENS @ ALL GUTTERS PER SMACNA FIG 1-24.
- ALL DOWNSPOUTS TO BE PRE-FINISHED 24 GA. GALV. STL., PER SMACNA FIG 1-32B. DOWNSPOUTS ARE 6"X6" U.N.O., LOCATED AS NOTED ON ROOF PLAN. 15GA.X2" GALV. STL. HANGERS @ 48" O.C. MAX. PER SMACNA FIG 1-35B.
- PROVIDE PAINTED 4' TALL CAST ALUM. DOWNSPOUT BOOTS @ ALL DOWN SPOUTS, TIE INTO SUB-GRADE DRAINAGE, RE: CIVIL.
- TAPERED INSULATION TO BE 1/4" PER FOOT MIN. SLOPE TO DRAIN. ROOF PLAN SHOWS TAPERED INSULATION FOR GRAPHIC REPRESENTATION ONLY. CONTRACTOR TO VERIFY INSULATION REQUIRED TO SLOPE PRIOR TO MEMBRANE INSULATION.
- PROVIDE TAPERED INSULATION CRICKETS 1/4" PER FOOT MIN. SLOPE @ HIGH SIDE OF ALL MECHANICAL UNITS AND ROOF HATCHES, TO SHED WATER AROUND AND MAINTAIN POSITIVE ROOF DRAINAGE.
- ALL WOOD BLOCKING AT ROOF EDGES, RIDGES, ETC. TO BE 2X FR-WD BLOCKING.
- VERIFY ELEVATION OF ROOF DRAIN RELATIVE TO OVERFLOW SCUPPER PRIOR TO INSTALLATION OF SCUPPERS



NOTES:  
- THE ROOF OVERHANG CANNOT EXCEED 12" AND MUST BE ONE-HOUR PROTECTED OR EQUAL ON UNDERSIDE IF ADU IS LOCATED UNDER 5' FROM PROPERTY LINE OVERHANG SHALL BE ADJUSTED TO MIN. REQUIRED. AS PER CODE SECTION R302

**4** 1 HOUR RATED WALL AND PROTECTED EAVE OVERHANG SCALE: NTS

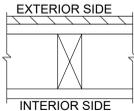


# AR ROOF PLANS

A SCALE

1/2" = 1'-0"

THICKNESS: VARIES  
 APPROX. WEIGHT: 7 PSF  
 FIRE TEST: SEE WP 3510  
 (UL R3501-47, -48, 9-17-65  
 UL DESIGN U309,  
 UL R1319-129, 7-22-70,  
 UL DESIGN U314)



GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS  
 EXTERIOR SIDE: ONE LAYER 48" WIDE 5/8" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO 2X4 WOOD STUDS 24" O.C. WITH 1-3/4" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.  
 INTERIOR SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VANNER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6d COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. (LOAD-BEARING)

5 1 HOUR FIRE - GENERIC EXTERIOR WALLS SCALE: NTS

**LEGEND:**

- 1 7/8" THICK STUCCO OVER 2 LAYERS OF GRADE D PAPER OVER PLYWOOD/OSB SHEATHING PER R703.7.3
- 2 R-15 INSULATION
- 3 26 GA MET. WEEPSCREED
- 4 28 GAGE GALVANIZED SHEET METAL FLASHING

**ROOF:**

USE EAGLE ROOF COMPANY IAPMO ER-1900  
 ALL TILE ROOF SHALL BE INSTALLED PER MANUFACTURE SPECIFICATION.  
 NOTE: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUULATION OF LEAVES AND DEBRIS.

PROVIDE 1 LAYER OF 72 POUND MINERAL-SURFACED NON PERFORATED CAP SHEET MEETING ASTM D3909.  
 ANY VENT AT EXTERIOR WALLS SHALL BE PROTECTED BY CORROSION RESISTANT NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCHES OPENING AND SHALL NOT EXCEED 1/8 INCH.

NOTE: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

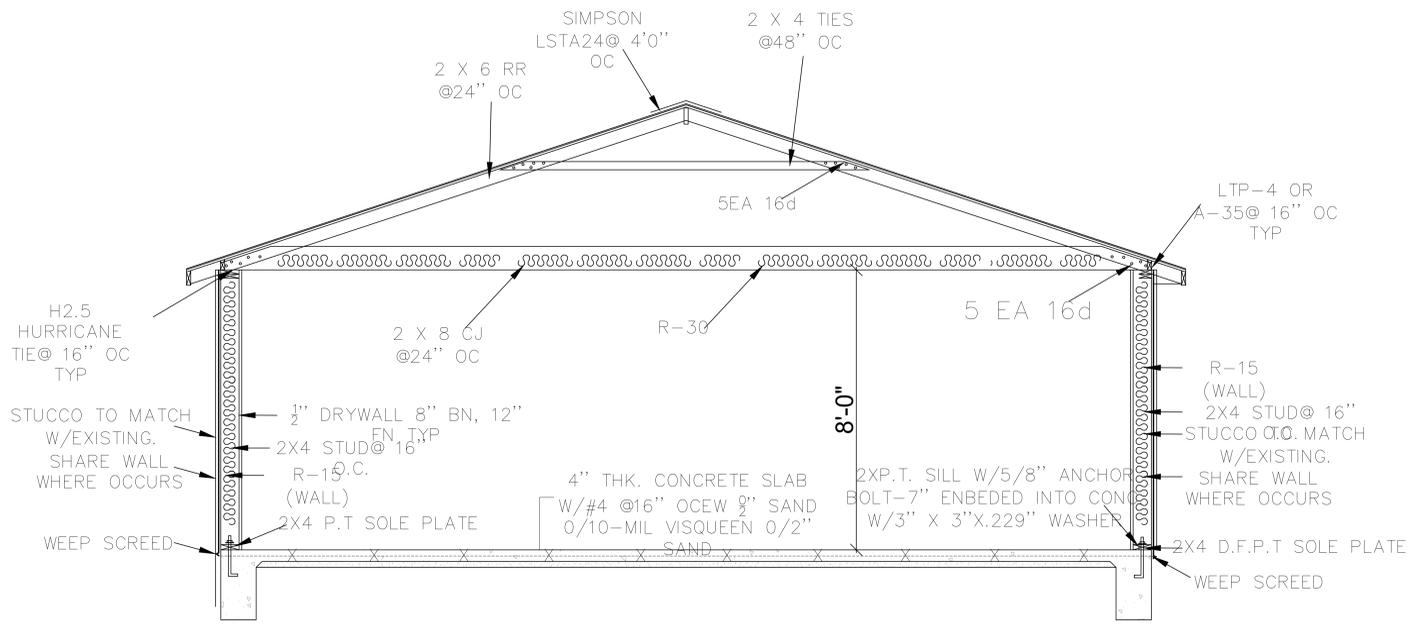
RADIANT BARRIERS SHALL BE INSTALLED DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING PERFORMED BY THE MANUFACTURE TO ALLOW MOISTER/VAPOR TRANSFER THROUGH THE ROOF DECKING MATERIAL.

THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLES END AND WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.

FASTENERS FOR ROOF COVERING SHALL BE CORROSION RESISTANT SUCH AS COPPER ,BRASS ,STAINLESS STEEL OR GALVANIZED

FASTENERS FOR ROOF COVERING SHALL BE CORROSION RESISTANT SUCH AS COPPER ,BRASS ,STAINLESS STEEL OR GALVANIZED

A MIN. 1" OF SPACE SHALL BR PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND THE LOCATION OF VENTS



**A-A (NTS)**

AR SECTION A-A SCALE

1/2" = 1'-0"

REVISIONS	BY



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 Costa Mesa CA 92626

SECTIONS

DATE	11/6/2024
SCALE	
DRAWN	AMMAR DAIR
JOB	-
SHEET	

**A5**