

ATTACHMENT B:
SITE PLAN
and
TOPOGRAPHY SURVEY

GENERAL REQUIREMENTS:

1. Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates:
- a. Water Closets - 1.28 GPF
 - b. Urinals - 0.5 GPF
 - c. Wall-mounted urinal - 0.125 GPF
 - d. Single showerhead - 2.0 GPM at 80psi
 - e. Multiple showerheads - 2.0 GPM at 80psi for all combined showerheads
 - f. Lavatory faucets - 1.2 GPM at 60psi
 - g. Lavatory faucets in public use areas - 0.5 GPM at 60psi
 - h. Metering faucets - .25 gallons per cycle
 - i. Kitchen faucets - 1.8 GPM at 60psi. (4.303.1)

2. Annular spaces around pipes, electrical cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. (4.406.1)

3. Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1)

4. At the time of rough installation, during storage on the construction site, and until final startup of the heating cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust and debris which may enter the system. (4.504.1)

5. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry

6. prior to enclosure in wall or floor cavities. (4.505.3) All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:

- a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- b. Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system. Humidity control shall be capable of adjustment between a relative humidity range of 50% and 80%. (4.506.1)

7. Adhesives, sealants and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)

8. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)

9. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)

10. All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:

- a. Carpet and Rug Institute's Green Label Plus Program OR
- b. California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) OR
- c. NSF/ANSI 140 at the Gold Level OR
- d. Scientific Certifications Advantage Gold Systems Indoor (4.504.3)

11. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (4.504.3.1, 4.504.3.2)

12. A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following:

- a. Products certified as a Low-Emitting Material in the CHPS High Performance Products Database, OR
- b. Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program), OR
- c. RFL FloorScore program, OR
- d. Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) (4.504.4)

13. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

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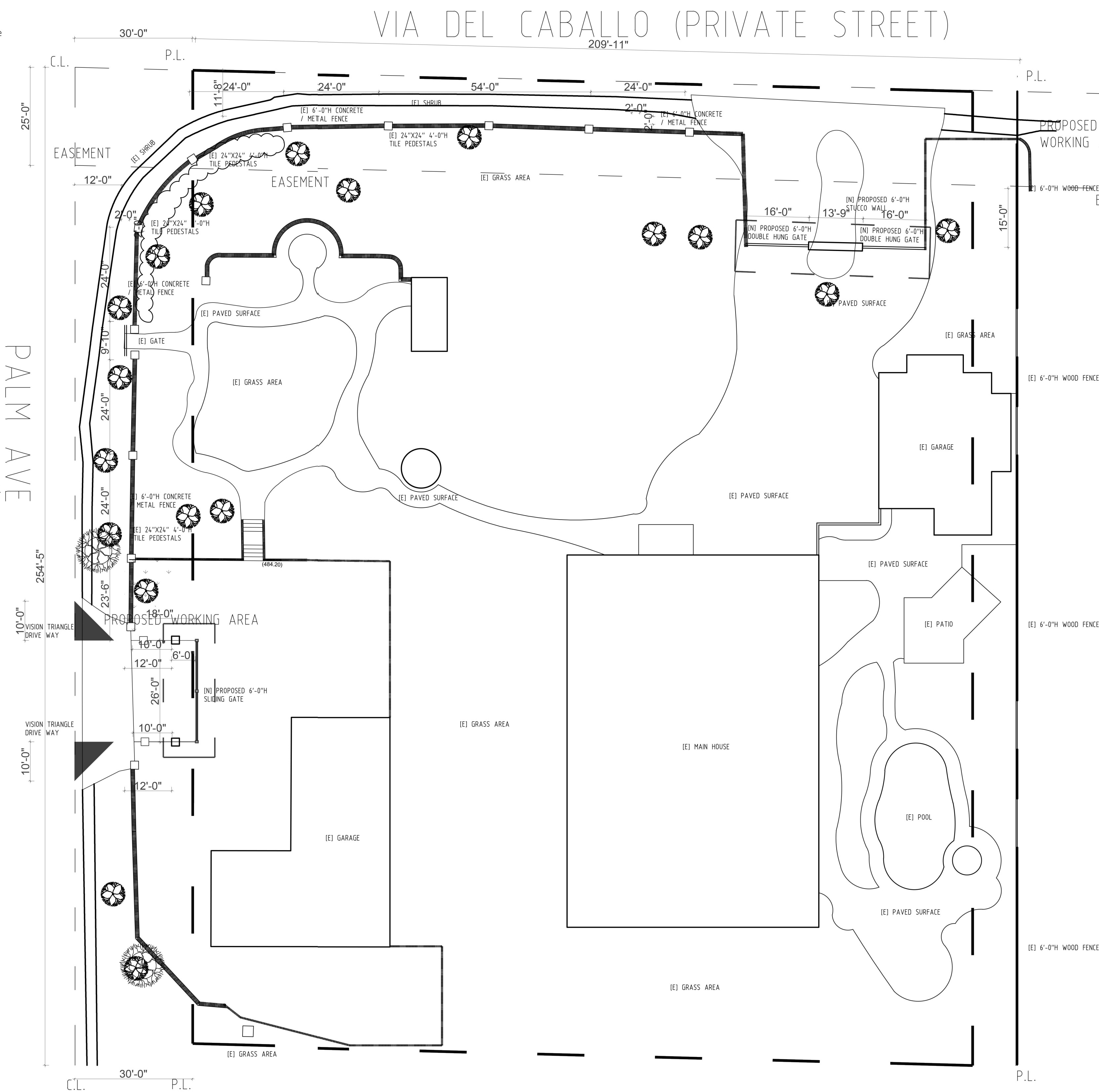
8. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)

9. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)

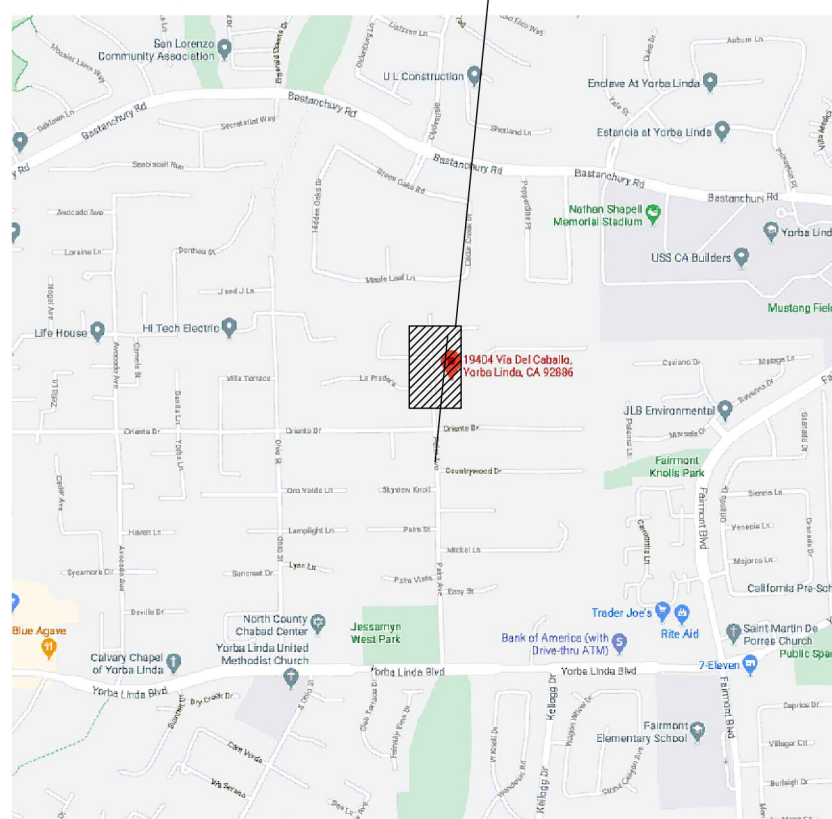
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VICINITY MAP



SITE PLAN

SCALE: 1/16" = 1'-0"

SHEET INDEX:

SHEET A-1 SITE PLAN AND PROJECT DATA
SHEET A-2 TOPOGRAPHIC SURVEY

SHEET S-1 ELEVATIONS AND DETAILS

CONSULTANT
CONTACT INFO:

DESIGNER:
MING ARC DESIGN
626-347-4525

STRUCTURAL ENGINEER:
GEORGE WONG
626-780-2199

APPLICABLE CODE:

2020 YORBA LINDA MUNICIPAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE

BUILDING CODE: 2019 CALIFORNIA BUILDING CODE
ELECTRICAL CODE: 2019 CALIFORNIA ELECTRIC CODE
MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE
PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE
ENERGY CODE: 2019 CALIFORNIA ENERGY CODE
GREEN BUILDING CODE: 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

SCOPE OF WORK:

- BUILDING [N] GATE AND STUCCO WALL IN NORTH AND WEST SIDE OF THE LOT.

PROJECT DATA:

OWNER: ZHANG
JOB ADDRESS: 19404 VIA DEL CABALLO,
YORBA LINDA, CA 92886
408-745-9253

APN: 323-401-01
OCCUPANCY GROUP: LOW DENSITY RESIDENTIAL
ZONING: R-1
CONSTRUCTION TYPE: V-B
SPRINKLER: NO; NOT REQUIRED.

AREA OF LOT: 52,143 S.F.
MAX. LOT COVERAGE: 50%
LANDSCAPE PERCENTAGE: 75%

EXISTING MAIN HOUSE: 7,200 S.F.
EXISTING GARAGE: 3,000 S.F.

NOTE:

THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND /OR REGULATIONS.

LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. (R401.3 CRC)

APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC) NOTE ON PLANS.

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. NOTE ON PLANS. (R105.5 CRC)

REVISIONS

DATE:



DESIGN BY:

MING
ARC
DESIGN

TEL:
626-347-4525

ZHANG RESIDENCE LANDSCAPE	323-401-01	2021-07-30
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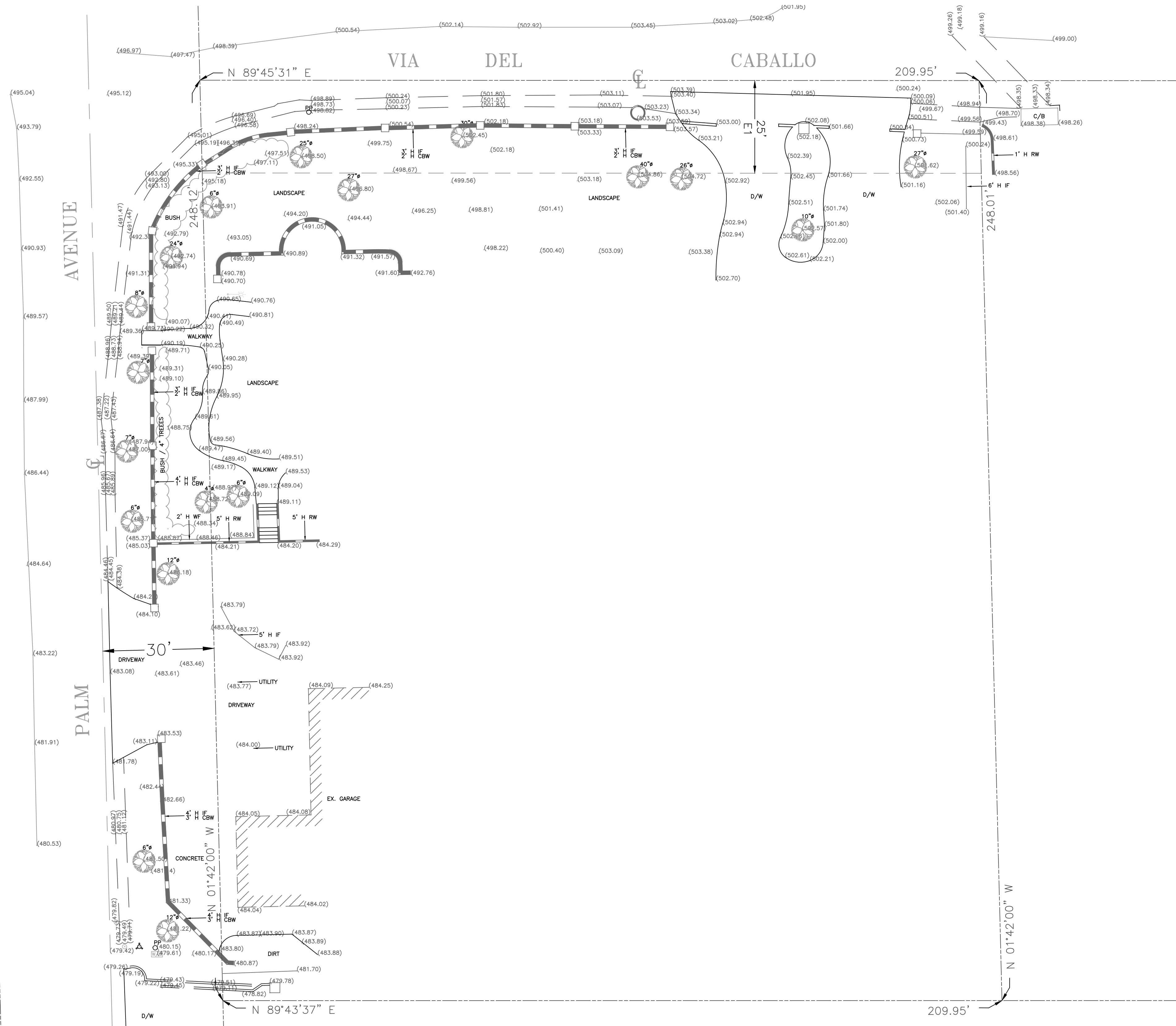
PROJECT TITLE:	APN:	DATE:
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SITE PLAN & PROJECT DATA	19404 VÍA DEL CABALLO, YORBA LINDA, CA 92886
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SHEET TITLE:	PROJECT ADDRESS:
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SHEET:
A-1

LIMITED TOPOGRAPHIC MAP



ABBREVIATIONS/LEGEND:

CATV	:	CABLE T.V. PULLBOX
C/B	:	CATCH BASIN
CBW/RW	:	CONC. BLOCK/RETAINING WALL
C&G	:	CURB AND GUTTER
CF	:	CHAIN LINK FENCE
DWY	:	DRIVEWAY
D/A	:	DRIVEWAY APPROACH
EX	:	EXISTING
FF	:	FINISH FLOOR
FS	:	FINISHED SURFACE
FL	:	FLOW LINE
GM	:	GAS METER
I/F	:	IRON FENCE
HP	:	HIGH POINT
PP	:	POWER POLE
P/L	:	PROPERTY LINE
RW	:	RETAINING WALL
S/W	:	SIDEWALK
S/D	:	STORM DRAIN
TC	:	TOP OF CURB
W/M	:	WATER METER
WF	:	WOODEN FENCE
⊙	:	STORM DRAIN MANHOLE
⊙	:	SEWER MANHOLE
⊙	:	WATER VALVE
⊙	:	FDC / FIRE DEPT. CONNECTION
⊙	:	FIRE HYDRANT
⊙	:	EDISION PULL BOX
⊙	:	STREET LIGHT PULL BOX
⊙	:	TRAFFIC SIGNAL PULL BOX
⊙	:	UTILITY PULL VOX
⊙	:	TV CABLE PULL BOX
⊙	:	HIGH VOLTAGE BOX
⊙	:	TELEPHONE PULL BOX
⊙	:	SEPTIC TANK
(532.00)	:	EXISTING ELEVATION 532.00'
--(532)--	:	EXISTING CONTOUR LINE
-W--W--	:	WATER LINE
-S--S--	:	SEWER LINE
⊙	:	STREET LIGHT
⊙	:	WF/ WOOD FENCE OR IF/ IRON FENCE
⊙	:	CF/ CHAIN LINK FENCE
⊙	:	EXISTING TREE
⊙	:	CONC. BLOCK WALL/ RETAINING WALL
⊙	:	WOOD POST
⊙	:	IRON POST
⊙	:	DRAIN HOLE
⊙	:	VENT

SURVEYOR'S NOTES:

- ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
- ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
- THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
- THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
- EASEMENTS MAY NOT BE SHOWN DUE TO UNAVAILABILITY OF AN EFFECTIVE PRELIMINARY TITLE REPORT AT THE TIME OF DRAFT COMPLETION.

LEGAL DESCRIPTION:

A PORTION OF LOT 1 IN BLOCK 8 OF YORBA LINDA TRACT, IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 17 AND 18, OF MISCELLANEOUS MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 323-401-01

PROPERTY SIZE: 52,064.52 S.F. (1.195 ACRES) (GROSS)
46,815.76 S.F. (1.075 ACRES) (NET)

EASEMENT NOTES:

E1 EASEMENT FOR ROAD AND UTILITIES PER RECORD OF SURVEY 2005-1164, R.S.B. 210-45-46.

BENCHMARK:

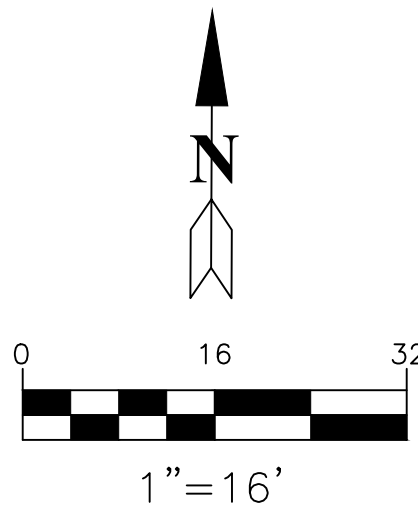
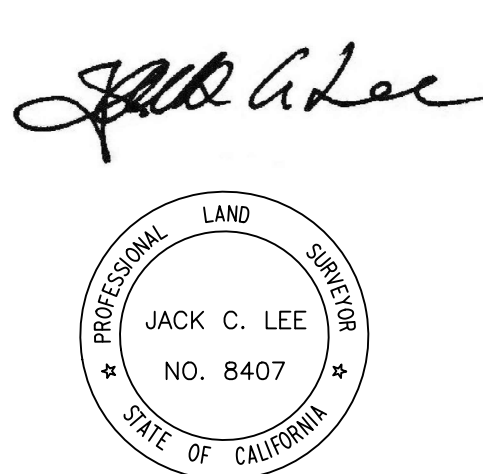
COUNTY B.M. NUMBER 2A-41-73

DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2A-41-73", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 4.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF YORBA LINDA BOULEVARD AND PALM STREET, 38 FT. SOUTHERLY OF THE CENTERLINE OF PALM AVENUE AND 165 FT. EASTERLY OF THE CENTERLINE OF PALM. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 617.112'

BASIS OF BEARING:

CENTERLINE OF PALM AVENUE N 01°42'00" W
AS PER RECORD OF SURVEY 2005-1164, R.S.B. 210-45-46



CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:

19404 VIA DEL CABALLO
YORBA LINDA, CA 92886

DRAWN: IH
CHECKED: JY
DATE:
JOB NO.: 21-010-063
SCALE: 1"=16'
FILE NAME: 19404 Via del caballo-Topo

T-1

SHEET 1 OF 1 SHT.