

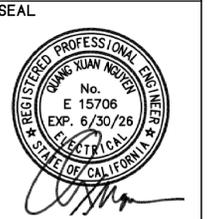
NOTES: (NOT ALL NOTES MAY APPLY)

- 1 PROVIDE 5/8" TYPE 'X' GYP BRD AT WALLS AND CEILING THROUGHOUT GARAGE (ONE HOUR FIRE RATING).
- 2 PROVIDE TEMPERED SAFETY GLASS OR LAMINATED GLASS AT DOOR OR WINDOW INDICATED.
- 3 PROVIDE HARDWIRED AND INTERCONNECTED SMOKE DETECTOR WITH AN ALARM THAT IS AUDIBLE IN ALL BEDROOMS & SLEEPING AREAS. PROVIDE BATTERY BACKUP. PROVIDE CARBON MONOXIDE DETECTOR IN HALLWAY OUTSIDE BEDROOMS DENOTED WITH CO.
- 4 PER CBC 15.21 EXHAUST FAN: MINIMUM 5 AIR CHANGES PER HOUR / 50 CFM. NUTONE ULTRA SERIES ZNCO SONE (0.30 RESIDENTIAL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROL BY A HURDSTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGRES 150L EXCEPTION: CONTROL BY A HURDSTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION. FANS SHALL BE ENERGY STAR COMPLIANT. FANS SHALL BE DUCTED TO EXTERIOR OF BUILDING. FANS SHALL BE ON A SEPARATE SWITCH.
- 5 VANITY SINK: PROVIDE HOT/COLD WATER SUPPLY. SEE FINISH SCHEDULE FOR TYPE.
- 6 MAX FAUCET FLOW LESS THAN 1.2 GPM @ 60 PSI
- 7 WATER CLOSET: PROVIDE 30" WIDTH AND 24" CLEAR IN FRONT. MAX FLUSH: LESS THAN 128 GAL/FLUSH. SEE FINISH SCHEDULE FOR TYPE.
- 8 PROVIDE CEMENT PLASTER AT WALLS IN TUB/SHOWER AREA TO 12" ABOVE DRAIN MIN.
- 9 GLASS ENCLOSURE TO BE TEMPERED. DOOR SHALL SLIDE OPEN OR SWING OUTWARD.
- 10 SPA TUB; SEE FINISH SCHEDULE FOR TYPE. SIZE:
- 11 BATH TUB; SEE FINISH SCHEDULE FOR TYPE. SIZE: 32 X 60
- 12 KITCHEN SINK: DOUBLE SINK WITH GARBAGE DISPOSAL. PROVIDE POWER AND WATER HOOK UP. SEE FINISH SCHEDULE FOR TYPE.
- 13 DISHWASHER, 24" OPENING. PROVIDE POWER AND WATER HOOK UP FOR SUPPLY/DRAIN. SEE FINISH SCHEDULE FOR TYPE.
- 14 OVEN; PROVIDE POWER & 220V POWER TYPE;
- 15 HOOD VENT TO OUTSIDE. PROVIDE POWER AND VENTING TYPE; TBD. MIN 100 CFM REQUIRED
- 16 OVEN/RANGE; PROVIDE POWER & GAS. TYPE;
- 17 MICROWAVE; PROVIDE POWER. TYPE;
- 18 REFRIGERATOR/FREEZER SPACE; PROVIDE POWER & WATERLINE. SIZE; TYPE;
- 19
- 20
- 21 (N) BUILT-IN MILLWORK /CABINETS
- 22 WASHER & DRYER. PROVIDE WATER HOOKUP. PROVIDE RECEPTACLE AND FIELD GAS.
- 23 PROVIDE DRYER VENT TO OUTSIDE. MAX LENGTH: 14'-0" WITH (0) 90 DEG ANGLE
- 24 UTILITY SINK; PROVIDE WATER HOOK UP & DRAIN.
- 25 APPLIANCES SUCH AS KITCHEN SINK FOOD GRINDERS, DISHWASHERS, MICROWAVE OVENS, TRASH COMPACTORS, WASHING MACHINES, DRYERS, REFRIGERATORS, FREEZERS, AIR CONDITIONERS, FANS, BUILT-IN HEATERS OR ANY FIXED APPLIANCE WITH MOTOR LARGER THAN 1/4 HP SHALL BE ON A SEPARATE BRANCH CIRCUIT SUPPLIED BY A MINIMUM NUMBER 12 AWG WIRE.
- 26 RECEPTACLES SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT PER CEC ARTICLE 210-21(B)
- 27 BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT. CEC 201-32(0)
- 28 ALL RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT PER CEC 404.1
- 29 AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- 30 CONTROL VALVES FOR SHOWERS AND TUB-SHOWERS SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC-MIXING VALVE TYPE.
- 31
- 32 LIGHTS IN BATHROOMS, GARAGES, AND UTILITY ROOMS SHALL BE HIGH EFFICACY & MIN (0) CONTROLLED BY VACANCY SENSOR.
- 33 LED LIGHT SHALL HAVE COVER AND SHALL BE LOCATED MIN 4" CLEAR AWAY FROM SHELVING.
- 34 200 AMP ELECTRICAL PANEL
- 35 IN BATHROOMS AND LAUNDRY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY VACANCY SENSORS.
- 36 IN HABITABLE ROOMS, ALL LIGHTING SHALL BE CONTROLLED BY EITHER VACANCY SENSORS OR DIMMER SWITCH.
- 37 ALL PLUMBING FIXTURES SHALL CONFORM TO SB401 WATER CONSERVATION. PROVIDE:
 Δ SHOWERHEAD (1.8 GPM)
 Δ LAVATORY FAUCETS (1.2 GPM)
 KITCHEN FAUCETS (1.8 GPM)
 WATER CLOSETS (1.28 GAL/FLUSH)
- 38 ALL RECESSED DOWN LIGHTING SHALL BE PIN BASED. THEY SHALL ALSO BE CONTROLLED BY A VACANCY SENSOR OR DIMMER EXCEPT IN HALLWAYS AND CLOSETS (LESS THAN 10 SF).
- 39 SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND EITHER A PHOTOCELL/MOTION SENSOR OR PHOTO CONTROL/AUTOMATIC THE SWITCH CONTROL OR ASTRONOMICAL THE CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM
- 40
- 41 EXHAUST OR INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES WITH OPENINGS OF 1/4" TO 1/2" IN ANY DIMENSION.
- 42
- 43 LANDINGS AT EGRESS SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THRESHOLD. DOORS THAT DO NOT SWING OVER THE LANDING
- 44 LANDINGS AT DOORS OTHER THAN EGRESS SHALL NOT BE MORE THAN 1 3/4" BELOW TOP OF THRESHOLD
- 45 DEX-O-TEX DECK SEALANT
 DEX FLEX COATING ICC ESR 5034
 SLOPE DECK 2% TO DRAIN
- 46 WHOLE HOUSE FAN: QUIETCOOL QC ES-2850
 2850 CFM
 SONE LESS 3.0 (INTERMITTANT USE)
 HVAC CONTRACTOR SHALL VERIFY SIZING PER CFI-TECH REQUIREMENTS.

PLANS PROVIDED BY:
P H D

1621 Alabama Street
Huntington Beach, CA 92648
TEL: (714) 330-8744
EMAIL: peternhaddad@outlook.com

OWNER:
2020 Jurupa Valley, LLC
13871 West Street
Garden Grove, California 92843
TEL: 714-606-4023



PROJECT:
RIVER ROAD CONDOMINIUMS
449 RIVER ROAD
CORONA, CA 92880

NO.	DESCRIPTION	DATE

REVISION:

MARK	DATE	DESCRIPTION
1	11/26/24	CORRECTIONS TO COMMENTS
2	01/08/2025	CORRECTIONS TO COMMENTS
3	02/18/2025	CORRECTIONS TO COMMENTS
4	04/08/2025	CORRECTIONS TO COMMENTS
5	04/29/2025	CORRECTIONS TO COMMENTS

DRAWING BY:

DRAWING TITLE
SECOND FLOOR PLAN

DRAWING NO.
A-1.2