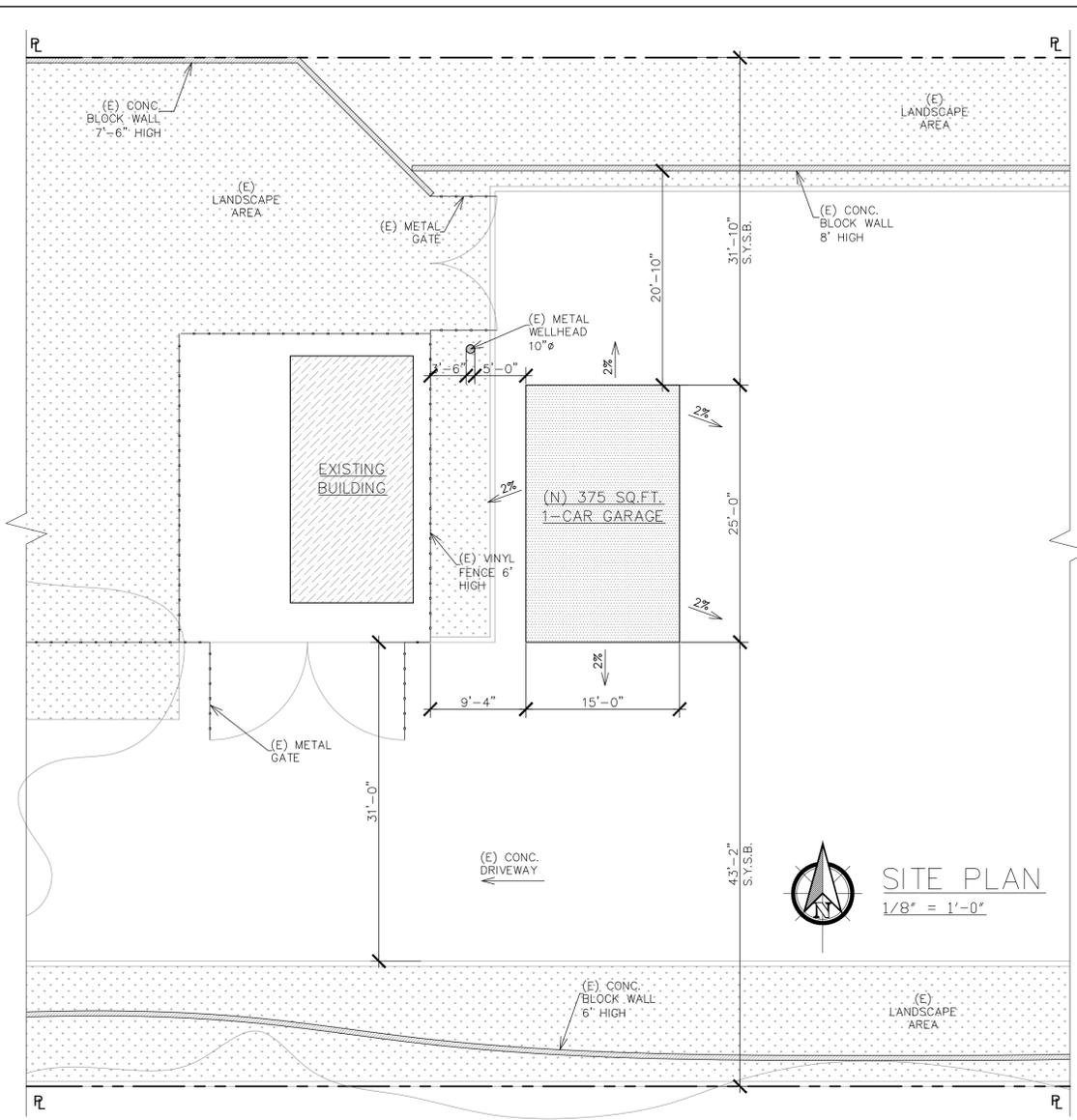


ABBREVIATIONS	
F.Y.S.B.	FRONT YARD SETBACK
R.Y.S.B.	REAR YARD SETBACK
S.Y.S.B.	SIDE YARD SETBACK
PL	PROPERTY LINE
CL	CENTER LINE
(E)	EXISTING
(N)	NEW
TYP.	TYPICAL
SIM.	SIMILAR
F.F.	FINISHED FLOOR ELEVATION
P.A.	PLANTING AREA
M.H.	MAN HOLE
P.P.	POWER POLE

LEGEND	
	EXISTING BUILDING
	PROPOSED 1-CAR GARAGE
	(E) LANDSCAPE AREA
	SLOPE DIRECTION

THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.



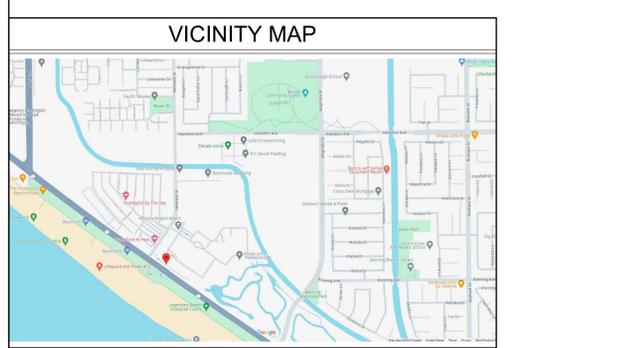
SHEET INDEX	
A-1.0	TITLE SHEET/SITE PLAN
A-1.1	GENERAL NOTES
A-2.0	FLOOR AND ROOF PLAN
A-3.0	ELEVATIONS AND SECTIONS
GR-1	GREEN BUILDING NOTES
GR-2	GREEN BUILDING NOTES
GR-3	GREEN BUILDING NOTES
S-1	NOTES
S-2	FOUNDATION PLAN, FRAMING PLAN, DETAILS
S-3	GENERAL DETAILS

**WWECP NOTE**

A WET WEATHER EROSION CONTROL PLAN (WWECP), UTILIZING SEDIMENT AND EROSION CONTROL BMPs FOR PROJECTS THAT LEAVE DISTURBED SOIL DURING THE RAINY SEASON (OCT. 1 TO APRIL 15) IS REQUIRED. THE WWECP MUST BE PREPARED FOR PROJECTS THAT HAVE BROKEN GROUND NOT LESS THAN 30 DAYS PRIOR TO THE BEGINNING OF THE RAINY SEASON DURING WHICH THE SOIL WILL BE DESTURBED, AND IMPLEMENTED THROUGHOUT THE ENTIRE RAINY SEASON. A COPY OF THE WWECP SHALL BE KEPT ON THE SITE AT ALL TIMES BEGINNING 30 DAYS PRIOR TO THE START OF THE RAINY SEASON AND THROUGH THE END OF THE RAINY SEASON. THE WWECP MUST BE AVAILABLE 30 DAYS BEFORE CONSTRUCTION COMMENCES. THE WWECP MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL.

**NOTE**

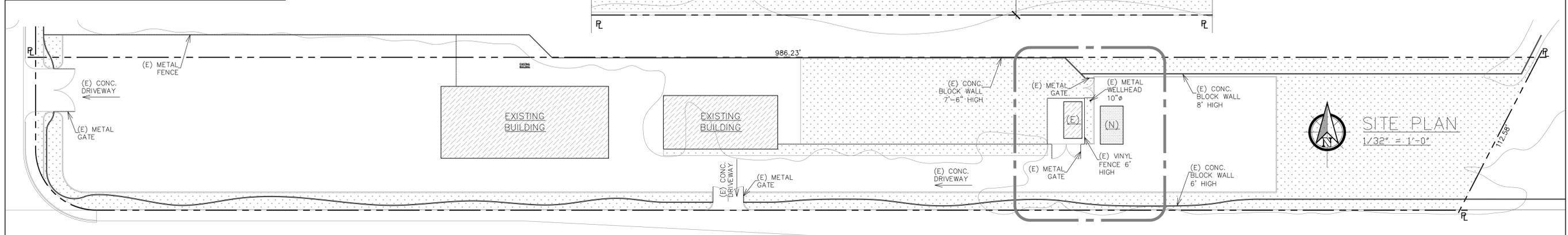
EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.



PROJECT LEGEND	
ZONING INFORMATION:	PROJECT ADDRESS:
ZONING: INDUSTRIAL GENERAL	21900 PACIFIC COAST HWY,
ASSESSMENT NO. 114-152-16	HUNTINGTON BEACH, CA
	92646
LEGAL DESCRIPTION:	
Legal Desc. T6S R11W SEC 13 POR OF S1/2 & T6S R11W SEC 24 POR OF N1/2 POSSESSION HELD 100% FOR THE STATE OF CALIFORNIA	
LOT: 2	
DOC NO. 199700628491	
MAP NO. LL 97-3	
LOT AREA: 96,106 SQ.FT.	

PROJECT DATA	
BUILDING AREA:	
LOT AREA: 96,106 SQ.FT.	
PROPOSED 1-CAR GARAGE: 375 SQ.FT.	
STORIES: 1-STORY GARAGE	
BUILDING HEIGHT: 14'-1"	

DESCRIPTION OF WORK	
1. NEW 375 SQ.FT. 1-CAR GARAGE	



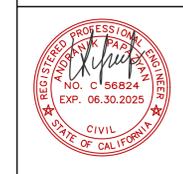
GENERAL NOTES	
1. CODE: CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE.	PLASTER IS APPLIED.
2. CONTRACTOR AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE BEFORE COMMENCING ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCING SUCH WORK.	20. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLAN OR DETAILS. FIGURES ON DRAWINGS GOVERN SCALED MEASUREMENTS. LARGER SCALE DRAWINGS GOVERN SMALLER SCALE DRAWINGS.
3. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWING.	21. PROVIDE SMOKE DETECTORS CONFORMING TO U.B.C. STANDARD NO. 43-6. DETECTORS SHALL BE MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO ROOMS USED FOR SLEEPING PURPOSES. ALL DETECTORS SHALL BE LOCATED IN ACCORDANCE WITH APPROVED MANUFACTURERS INSTRUCTIONS. WHEN ACTUATED, THE DETECTOR SHALL PROVIDE AN ALARM IN THE DWELLING. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING.
4. VERIFY LOCATION AND SIZE OF ALL OPENINGS WITH APPLICABLE DRAWINGS BEFORE POURING CONCRETE.	22. ALL EXHAUST FANS SHALL BE SILENT RUNNING AND SHALL HAVE A MINIMUM 8'-0" LONG DUCT BETWEEN THE RETURN AIR GRILLE AND THE FAN MOTOR. DUCT SHALL BE LINED WITH 1" THICK FIBERGLASS LINER, AND EQUIVALENT LENGTH OF GLASS FIBER FLEXIBLE DUCT IS ACCEPTABLE. DO NOT LOCATE FAN MOTOR ABOVE CEILING OF ROOM SERVED BY FAN; LOCATE MOTORS ABOVE HALL OR OPEN AREA CEILING.
5. VERIFY INSERTS AND EMBEDDED ITEMS WITH ALL APPLICABLE DRAWINGS BEFORE POURING CONCRETE.	
6. GLASS AND GLAZING SHALL CONFORM WITH THE CODE. GLAZED OPENINGS WITHIN 18 INCHES OF ADJACENT FLOOR, FRENCH DOOR LIGHTS GLAZING, OPERABLE OR INOPERABLE ADJACENT TO A DOOR AND WITHIN THE SAME WALL PLANE AS THE DOOR WHOSE NEAREST VERTICAL EDGE IS WITHIN 12 INCHES OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.	
7. LATHING, PLASTERING AND GYPSUM DRYWALL SHALL CONFORM WITH THE CODE. IN PLACE LATH AND GYPSUM DRYWALL FASTENERS SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT BEFORE JOINTS ARE TAPED AND/OR	

GRADING NOTES	
1. IF ADVERSE CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED	
2. ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL PER CODE	
3. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER, SHALL BE CONDUCTED VIA GRAVITY, TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM SLOPE	
4. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.	
5. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.	
6. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES	
7. MAN MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%. COHESIONLESS SOILS WITH LESS THAN 15% FINER THAN .005 MM REQUIRE 95% COMPACTION.	
8. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTORS AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.	

PROJECT CONSULTANTS	
ARCHITECTURAL:	STRUCTURAL ENGINEER:
NADIA DOKSHINA	ANDRANIK PAPAZYAN
TEL: (213) 453-1897	TEL: (818) 500-0333
n.dokshina@gmail.com	apexstructuralengineering@gmail.com

APPLICABLE CODES	
ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS	
2022 CALIFORNIA BUILDING CODE (CBC)	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA ELECTRICAL CODE (CEC)	
2022 CALIFORNIA MECHANICAL CODE (CMC)	
2022 CALIFORNIA PLUMBING CODE (CPC)	
2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)	
2022 CALIFORNIA HISTORICAL BUILDING CODE	
2022 CALIFORNIA FIRE CODE (CFC)	
2022 CALIFORNIA EXISTING BUILDING CODE	
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)	

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS FROM THE JOB AND THIS OFFICE MUST BE NOTICED OF ANY VARIATIONS FROM THE ABOVE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DIMENSIONS AND SPECIFICATIONS AND DETAILS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



DATE:	JUL. 12, 2024
JOB NO.:	
DESIGNED BY:	NADIA DOKSHINA
REVISIONS	BY

NEW 1-CAR GARAGE

21900 PACIFIC COAST HWY,  
HUNTINGTON BEACH, CA 92646

SITE PLAN
SHEET NUMBER:
<b>A-1.0</b>
SHEET 1 OF 7

**NOTES**

1. FIELD WELDING TO BE DONE BY WELDERS MUST BE CERTIFIED BY THE L. A. CITY BUILDING DEPARTMENT. FOR STRUCTURAL STEEL, CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
2. LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL.
3. SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
4. PLATE WASHERS ARE REQUIRED FOR ALL HOLD DOWNS.
5. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET OR ALLEY.
6. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
7. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
8. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON OR GALVANIZED BOX NAILS.
9. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER SEC. 1706.1
10. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR.
11. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2306.5 OF THE LA BUILDING CODE
12. ROOF NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM TO TABLE 2304.7
13. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
14. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
15. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE OVER 2500 PSI, HIGH STRENGTH BOLTING, SPRAY ON FIREPROOFING, ENGINEERED MASONRY, HIGH LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT RESISTING CONCRETE FRAMES.
16. GLUE LAM BEAMS MUST BE FABRICATED IN A LADBS LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER T 5-A, 2005 NDS SUPP.
17. PROVIDE LEAD HOLE 40% TO 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION.
18. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.
19. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
20. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE SUPPLIED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
21. PROVIDE (70) (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4)
22. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR(R307.2).
23. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000) EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WITH THE PERMIT WAS OBTAINED.
24. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF STRUCTURE.
25. SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.
26. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122)
27. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC.420.6, R315)
28. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.4

**SECURITY NOTES**

- ALL OPENINGS MARKED \* ARE SECURITY OPENINGS AND THE FOLLOWING NOTES SHALL APPLY:
1. SWINGING DOORS
    - a. DOOR STOPS OF IN-SWINGING DOOR SHALL BE ON ONE PIECE CONSTRUCTIONS WITH THE JAMB OR JOINED BY RABBIT TO JAMB. WOOD PLUSH TYPE DOORS SHALL BE 1-3/8" THICK MIN. W/SOLID CORE CONSTRUCTION.
    - b. THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO HE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2-1/2 IN LENGTH.
    - c. DEAD BOLTS ON EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT BY MEANS OF A LEVER OR LARGE THUMB TURN.
    - d. MANUALLY OPERATED DEAD BOLTS, SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
    - e. DEAD BOLTS SHALL BE MOUNTED WITHIN 48" ABOVE THE FINISH DOOR.
    - f. DEAD BOLTS SHALL CONTAIN HARDENED INSERTS.
    - g. DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
    - h. WHERE HINGE PINS ARE OUTSIDE THE SECURED AREA USE NON-REMOVABLE PINS AND 1/4" DIA.STL. JAMB STUDS WITH 1/4" PROJECTION.
  2. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHEREVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
  3. SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SECTION 6706.
  4. SLIDING DOOR AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
  5. ALL OTHER WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 6707.
  6. GLAZED OPENINGS WITHIN 40 INCHES OF THE REQUIRED LOCKING DEVICES OF SWINGING DOOR, WHEN SAID DOOR IS IN THE CLOSED AND LOCKED POSITION SHALL BE FULLY TEMPERED GLASS, CONFORMING TO THE PROVISIONS OF CHAPTER 54 OF THE CODE.

**STRUCTURAL GENERAL NOTES**

- A. GENERAL
  1. ALL CONSTRUCTIONS SHALL CONFORM TO THE CURRENT UNIFORM BUILDING CODE UNLESS MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PLANS AND SPECIFICATIONS.
  2. THE CONTRACTORS SHALL VERIFY IN THE FIELD ALL CONDITIONS, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
  3. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS, OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED, AND WORK SHALL BE PERFORMED IN A MANNER AS DIRECTED BY THE ENGINEER. ANY SUCH DISCREPANCY, OMISSION OR VARIATION NOT REPORTED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY BRACES, SHORES AND GUYS, WHEREVER NECESSARY TO SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION, INCLUDING ERECTION EQUIPMENT AND ITS OPERATION. THIS TEMPORARY SUPPORT SYSTEM SHALL HOLD ALL ELEMENTS AND PERMANENT BRACING ELEMENTS.
  5. THE TYPICAL NOTES AND DETAILS SHALL APPLY IN ALL CASES UNLESS SPECIFIC DETAILS OCCUR ELSEWHERE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS FOR SIMILAR WORK.
  6. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS OF LOCATION OF OPENINGS OR SUPPORTS FOR THEIR RESPECTIVE ITEMS. NOTIFY ARCHITECT PRIOR TO CONSTRUCTION OF ANY INTERFERENCE OR INCOMPATIBILITY.
- B. CONCRETE
  1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS EQUAL TO: 2500 P.S.I. FOR SLAB AND FOOTINGS AND 3000 P.S.I. FOR GRADE BEAMS. CONTINUOUS INSPECTION REQUIRED FOR ALL CONCRETE DESIGNED W/ F'C GREATER THAN 2500 P.S.I.
  2. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF)
  3. PORTLAND CEMENT: ASTM C150
  - C. REINFORCING STEEL FOR CONCRETE
    1. REINFORCING BARS ASTM A615 GRADE 40.
    2. WELDED WIRE FABRIC: ASTM A285
    3. MINIMUM SPLICE LENGTHS, UNLESS DETAILED OTHERWISE.
      - a. CONCRETE - 36 DIAMETERS
      - b. WELDED WIRE FABRIC SHALL BE SPLICED WITH A MINIMUM LAP OF 12 INCHES.
    - D. LUMBER
      1. ALL LUMBER SHALL BE DOUGLAS FIR, NORTH REGIONS, UNLESS NOTED OTHERWISE.
      2. ALL FRAMING LUMBER SHALL BE S4S AND STRESS GRADED AS SHOWN BELOW UNLESS NOTED OTHERWISE.
        - a. JOISTS AND RAFTERS #2 GRADE
        - b. 4 X BEAMS #1 GRADE
        - c. 4 X BEAMS (WHERE NOTED ON PLANS) SEL. STR
        - d. 6 X BEAMS #1 GRADE
        - e. 6 X BEAMS (WHERE NOTED ON PLANS) SEL. STR
        - f. STUDS STANDARD OR BETTER.
      3. PLYWOOD SHEATHING (U.S. PS 1-95) WITH EXTERIOR GLUE AND APA RATED.
      4. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED
      5. ALL NAILING SHALL BE IN ACCORDANCE WITH UNIFORM BUILDING CODE REQUIREMENTS UNLESS OTHERWISE NOTED ON THE DRAWINGS. USE COMMON WIRE NAILS. NAILING OF ROOF AND FLOOR SHEATHING SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT BEFORE COVERING.
      6. MACHINE APPLIED NAILING SHALL NOT BE USED UNLESS SATISFACTORY INSTALLATION IS DEMONSTRATED ON THE JOB AND ITS USE IS APPROVED BY THE GOVERNING CODE INSPECTORS. APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.
      7. BOLT HOLES IN WOOD SHALL BE 1/32" TO 1/16". LARGER SHALL REQUIRE REPLACEMENT OF LUMBER PIECE.
      8. ALL BOLTS BEARING ON WOOD SHALL HAVE WASHERS.
      9. a.) ALL SILL PLATE BOLTS SHALL BE 5/8" IN DIAMETER, MINIMUM EMBEDMENT 9" LOCATED AT 4'-0" ON CENTER MAXIMUM, UNLESS OTHERWISE NOTED.
        - b.) SECURE WOOD LEDGER WITH 1/2" DIAMETER BOLTS AT 2'-0" ON CENTER UNLESS NOTED OTHERWISE.
        - c.) THE END STUD OF ALL PARTITIONS ABUTTING MASONRY OR CONCRETE SHALL BE ANCHORED WITH 1/2" DIAMETER BOLTS AT TOP, BOTTOM AND 4'-0" ON CENTER.
        - d.) ALL WOOD MEMBERS SHALL HAVE AN ANCHOR BOLT BETWEEN 6 TO 9 INCHES FROM EACH END. LENGTH OF ANCHOR BOLTS SHALL BE SUFFICIENT TO GRIP FULL NUT AND BE ANCHORED AT LEAST 6" PLUS HOOK INTO MASONRY AND CONCRETE.
      10. CONNECTOR DESIGNATIONS REFER TO STRONG-TIE CONNECTORS BY SIMPSON COMPANY, BREA, CALIFORNIA, UNLESS NOTED OTHERWISE. SPECIAL NAILS OF THE SAME DIAMETER AND PENETRATING INTO THE SUPPORT ONE HALF OF THE LENGTH CALLED FOR, MAY BE USED WITH SIMPSON METAL CONNECTORS.
      11. NAIL ALL 2X DOUBLE JOISTS WITH 16D NAILS @ 9" ON CENTER.
      12. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS.
      13. PROVIDE 2" FIRE BLOCKING IN STUD WALLS AT MAXIMUM VERTICAL SPACING PERMITTED BY GOVERNING CODE AT ALL CEILING LINES.
      14. FOR SIZE AND LOCATION OF ROOF, FLOOR AND WALL OPENING, SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. FRAME ALL FOUR SIDES OF OPENINGS WITH ADEQUATE MEMBERS AND CONNECTORS.
      15. NON-BEARING WOOD STUD WALLS SHALL BE BRACED ALONG THEIR LENGTH AT LEAST ONCE IN EVERY 25 FEET. THE BRACING SHALL BE A 1 X 4 CONTINUOUS LET-IN BOARD, NAILED TO EVERY STUD AND TO TOP AND BOTTOM PLATES OR SIMPSON 16 GAUGE WEB STRAPS IN EACH DIRECTION (X-BRACING). RUN BRACE DIAGONALLY FROM BOTTOM PLATE TO UPPER TOP PLATE AT AN ANGLE SUFFICIENT TO INCLUDE FOUR NORMAL STUD SPACES FOR EVERY 12 FOOT INCREMENT OF HEIGHT.
      16. PROVIDE DOUBLE STUDS UNDER ALL BEAM ENDS UNLESS NOTED OTHERWISE.
      17. LICENSED FABRICATOR REQUIRED FOR GLU-LAM BEAMS, PARALLEL LAM BEAMS, AND STEEL POSTS, LICENSED BY THE CITY OF L.A.
      18. SOIL TYPE IS SILTY SAND ALLOWABLE SOIL BEARING VALUE IS 1000 P.S.F. @ 24" BELOW GRADE.

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND DEAS. DESIGNS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THESE DRAWINGS WITH CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



DATE: JUL 11, 2024

JOB NO. \_\_\_\_\_

DESIGNED BY: NADIA DOKSHINA

REVISIONS	BY

NEW 1-CAR GARAGE  
 21900 PACIFIC COAST HWY,  
 HUNTINGTON BEACH, CA 92646

**GENERAL NOTES**

SHEET NUMBER:

**A-1.1**

SHEET 2 OF 7

CIRC. PROD. ID	MANUFACTURER, BRAND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		MORE INFO
				INITIAL	5 year	INITIAL	5 year	INITIAL	5 year	
0676-0043a	GAF: Timberline® Cool Series® Cool Antique Slate	Steep Slope: Asphalt Shingles	Grey	0.28	0.26	0.92	0.91	30	27	+

COOL ROOF RATING COUNCIL 3519 NE 15th Ave, #205 TEL (866) 465-2523 EMAIL: info@coolroofs.org  
Portland, OR 97212



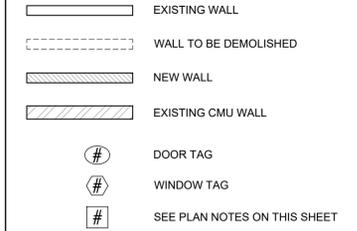
### ROOF VENTILATION CALCULATIONS

UNDER ROOF AREA (ATTIC SPACE) = 375 SQ.FT.  
TOTAL REQUIRED OPENING  $375/150=2.5$  SQ.FT.  
PROVIDE 4x12"x12" (GALV., NFVA=0.68 SQ.FT.) = 2.72 SQ.FT.  
COPPER GABLE VENTS W/SCREEN BY "FAMCO".  
\*\*\*TOTAL PROVIDED 2.72 SQ. FT.

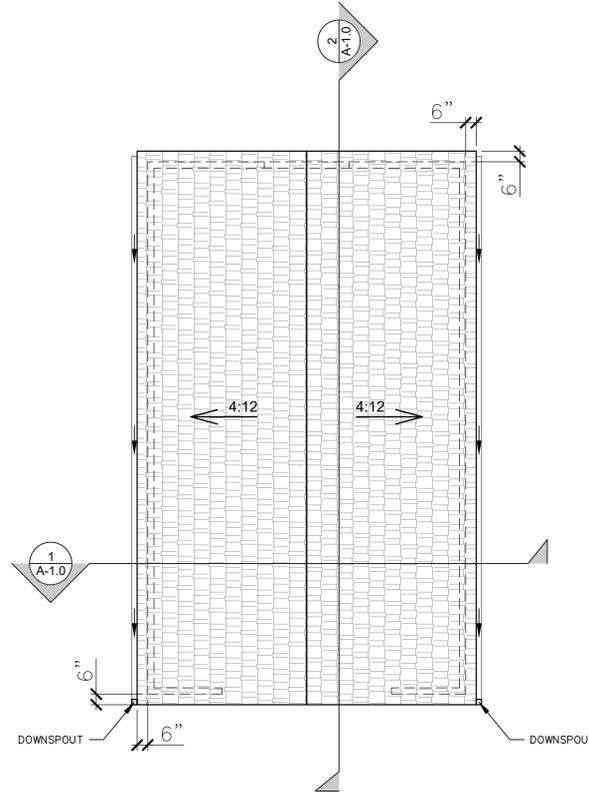
### ROOF PLAN LEGEND



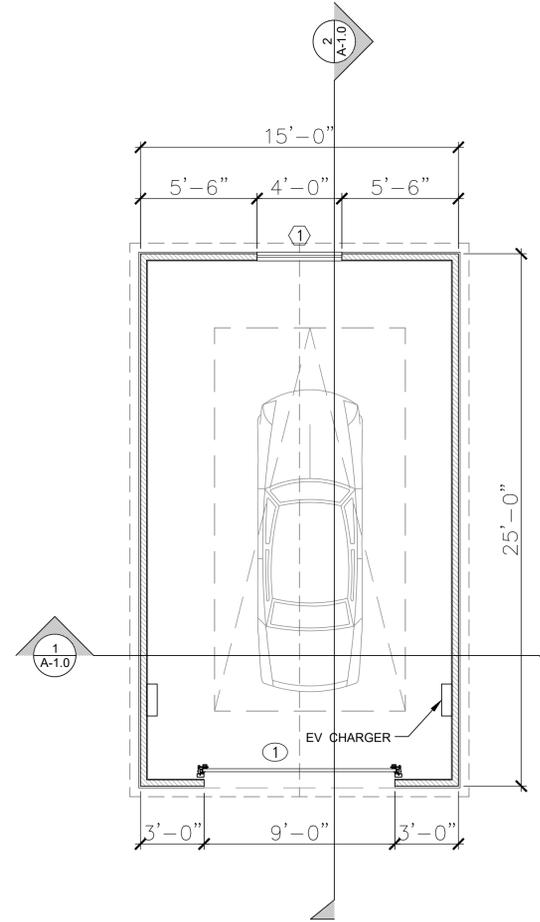
### FLOOR PLAN LEGEND



WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, THE ABOVE DRAWINGS AND SPECIFICATIONS AND DEAS. DESIGNS THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN PERMISSION OF PARTNER CONSTRUCTION, INC. THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



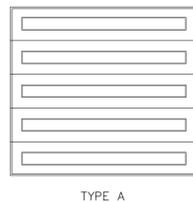
PROPOSED ROOF PLAN  
1/4" = 1'-0"



PROPOSED FLOOR PLAN  
1/4" = 1'-0"

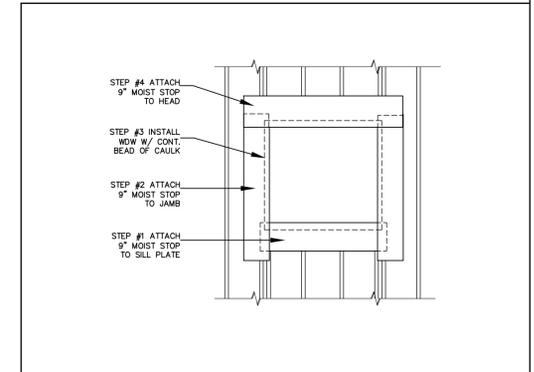
### DOOR SCHEDULE

DOOR NO. (1)	TYPE	QUANTITY	WIDE X HEIGHT	THICKNESS	COLOR & MATERIAL	TYPE OF OPERATION	ENERGY EFFICIENT ? Y / N	TEMPERED GLASS ? Y / N	REMARKS
1	A	01	108"x96"	1 3/4"	VINYL/GLASS	ROLL-UP	YES	YES	GARAGE DORR WITH TEMPERED GLASS

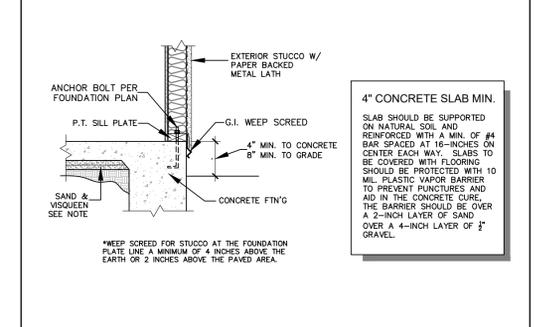


### WINDOW SCHEDULE

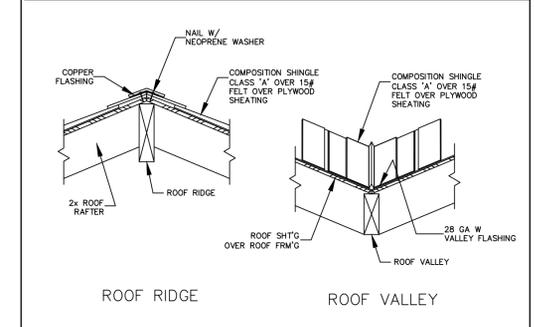
WINDOW NO. (1)	TYPE	QUANTITY	WIDE x HEIGHT	COLOR & MATERIAL	TYPE OF OPERATION	VISIBLE FROM STREET ? Y / N	BEDROOM ? Y / N	ENERGY EFFICIENT ? Y / N	TEMPERED GLASS ? Y / N	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR ? Y / N
1	A	01	48"x24"	VINYL	SLIDER	NO	NO	NO	YES	NO



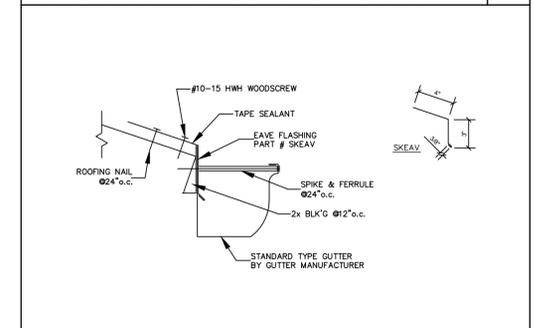
WINDOW FLASHING DETAIL 1



SLAB ON GRADE DETAIL 2



ROOF RIDGE / VALLEY DETAIL TYP. 3



GUTTER FLASHING DETAIL 4



DATE: JUL. 12, 2024  
JOB NO.:  
DESIGNED BY: NADIA DOKSHINA  
REVISIONS BY:

NEW 1-CAR GARAGE  
21900 PACIFIC COAST HWY,  
HUNTINGTON BEACH, CA 92646

FLOOR & ROOF PLANS  
SHEET NUMBER:  
**A-2.0**  
SHEET 3 OF 7

**ROOF NOTES**

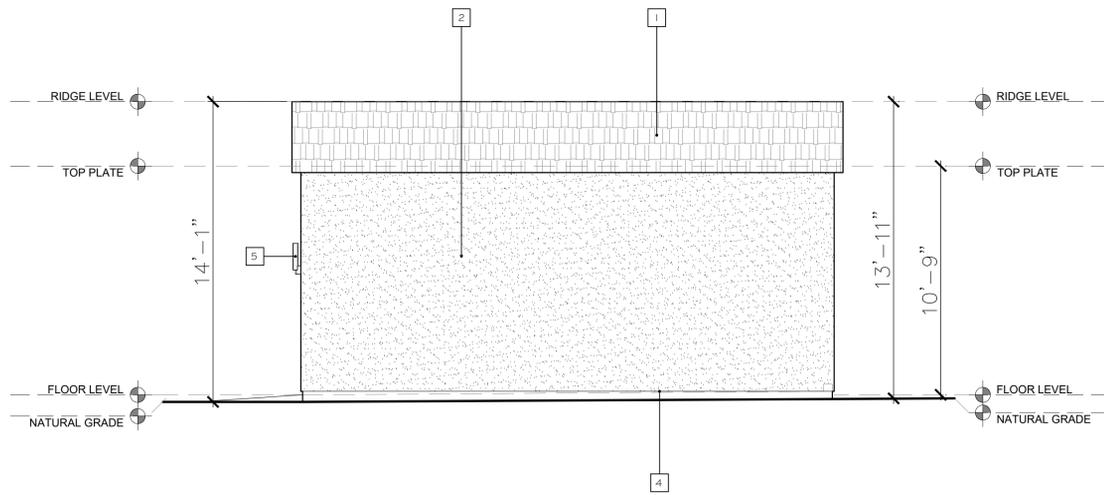
INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

**ELEVATION NOTES**

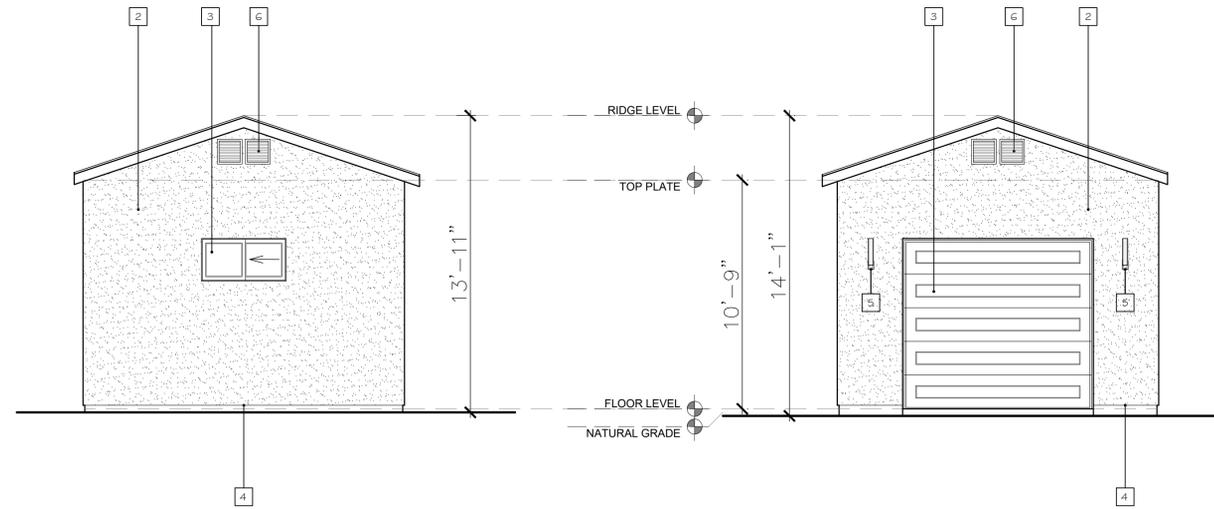
PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306).

**ELEVATIONS KEYNOTES**

- 1 COMPOSITION SHINGLE CLASS 'A'
- 2 STUCCO FINISH (TO MATCH EXISTING) 7/8" THK. 3-COAT PLASTER W/METAL MESH OVER LAPPED 2-LAYERS OF GRADE "D" BUILDING PAPER.
- 3 DOORS AND WINDOWS PER SCHEDULE
- 4 A CORROSION WEEP SCREED, MIN. 26 GA. GALV. SHEET, IS REQUIRED BELOW THE STUCCO AT THE FOUNDATION PLATE LINE A MIN. 4" ABOVE EARTH OR 2" ABOVE PAVED AREA WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO EXTERIOR TO THE BUILDING.
- 5 LIGHT FIXTURE
- 6 12x12" COPPER GABLE VENTS W/SCREEN BY "FAMCO".

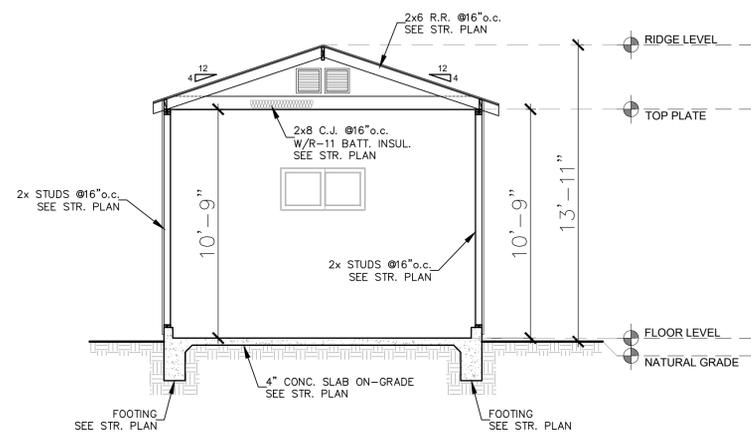


**SOUTH-EAST ELEVATION / NORTH-WEST**  
1/4" = 1'-0"

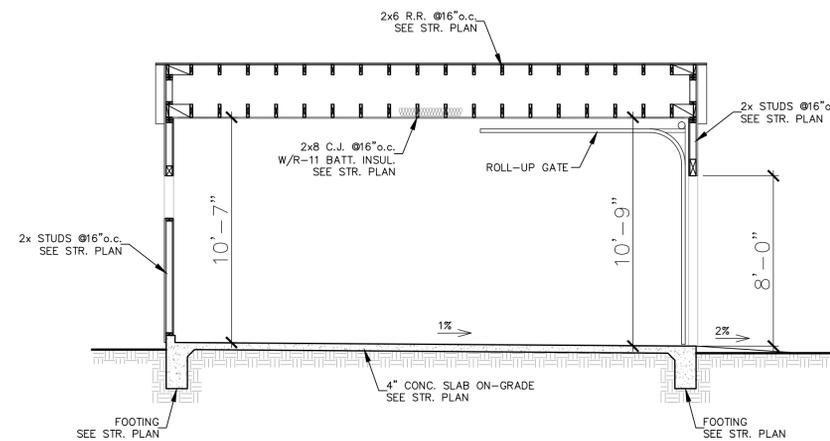


**NORTH-EAST ELEVATION**  
1/4" = 1'-0"

**SOUTH-WEST ELEVATION**  
1/4" = 1'-0"



**SECTION 1-1**  
1/4" = 1'-0"



**SECTION 2-2**  
1/4" = 1'-0"

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. THE ABOVE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**PARTNER**  
CONSTRUCTION, Inc.



DATE: JUL. 12, 2024

JOB NO. \_\_\_\_\_

DESIGNED BY: NADIA DOKSHINA

REVISIONS BY

NEW 1-CAR GARAGE  
21900 PACIFIC COAST HWY,  
HUNTINGTON BEACH, CA 92646

ELEVATIONS & SECTIONS

SHEET NUMBER:

**A-3.0**

SHEET 4 OF 7



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

SECTION 5.303 INDOOR WATER USE
5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.
5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:
1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

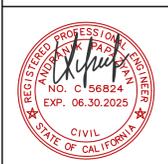
SECTION 5.402 DEFINITIONS
5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)
ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.
BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.
BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.
ORGANIC WASTE. Food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements.
Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For occupancies that are not regulated by OSHPD or for occupancies and L-occupancies that are not regulated by the California Energy Code Section 120.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.
Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements.
Commissioning requirements shall include:
1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

DIVISION 5.5 ENVIRONMENTAL QUALITY
SECTION 5.501 GENERAL
5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.
SECTION 5.502 DEFINITIONS
5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)
ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.
A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.
1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.
COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, THE ACCURACY OF ALL DIMENSIONS FROM THIS OFFICE. ANY DISCREPANCIES MUST BE NOTICED AND REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND DEAS, DESIGNS, SPECIFICATIONS, AND CONDITIONS SHALL BE THE BASIS FOR THE CONTRACT. THE ARCHITECT SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE THE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



DATE: JUL 12, 2024
JOB NO.
DESIGNED BY: NADIA DOKSHINA
REVISIONS BY

NEW 1-CAR GARAGE
21900 PACIFIC COAST HWY,
HUNTINGTON BEACH, CA 92646

GREEN BUILDING NOTES
SHEET NUMBER:

GR-2
SHEET 6 OF 7



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y N/A RESPON PARTY
RESPON PARTY

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

Table 5.504.4.1 - Adhesive VOC Limit. Columns: Architectural Applications, Current VOC Limit. Rows: Indoor Carpet Adhesives, Carpets, Outdoor Carpet Adhesives, Wood Flooring Adhesives, Rubber Floor Adhesives, Subfloor Adhesives, Ceramic Tile Adhesives, VCT & Asphalt Tile Adhesives, Drywall & Panel Adhesives, Cove Base Adhesives, Multipurpose Construction Adhesives, Structural Glazing Adhesives, Single-Ply Roof Membrane Adhesives, Other Adhesives Not Specifically Listed, Specialty Applications (PVC, CPVC, ABS, Plastic Cement, Adhesive Primer, Contact Adhesive, Special Purpose Contact Adhesive, Structural Wood Member Adhesive, Top & Trim Adhesive, Substrate Specific Applications).

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SCICURHTMLR1168.PDF

Table 5.504.4.2 - Sealant VOC Limit. Columns: Sealants, Current VOC Limit. Rows: Architectural, Marine Deck, Nonmembrane Roof, Roadway, Single-Ply Roof Membrane, Other, Sealant Primers (Architectural, Nonporous, Modified Bituminous, Marine Deck, Other).

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for VOC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - CONT.

Table 5.504.4.3 - CONT. Columns: Coating Category, Current VOC Limit. Rows: Specialty Coatings (Aluminum Roof, Basement, Bituminous Roof, Bond Breakers, Concrete Curing Compounds, Concrete/Masonry Sealers, Driveaway Sealers, Dry Fog Coatings, False Finishing Coatings, Fire Resistive Coatings, Floor Coatings, Form-Release Compounds, Graphic Arts Coatings, High-Temperature Coatings, Industrial Maintenance Coatings, Low Solids Coatings, Magnesite Cement Coatings, Mastic Texture Coatings, Metallic Pigmented Coatings, Multicolor Coatings, Pretreatment Wash Primers, Primers, Sealers, & Undercoaters, Reactive Penetrating Sealers, Recycled Coatings, Roof Coatings, Rust Preventative Coatings, Shellacs (Clear, Opaque), Specialty Primers, Sealers & Undercoaters, Stains, Stone Consolidants, Swimming Pool Coatings, Traffic Marking Coatings, Tub & Tile Refinish Coatings, Waterproofing Membranes, Wood Coatings, Wood Preservatives, Zinc-Rich Primers).

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CDC/DCDC/ELH/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CDC/DCDC/ELH/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as required by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

Table 5.504.4.5 - FORMALDEHYDE LIMITS. Columns: Product, Current Limit. Rows: Hardwood Plywood Veneer Core, Hardwood Plywood Composite Core, Particle Board, Medium Density Fiberboard, Thin Medium Density Fiberboard.

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350). See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CDC/DCDC/ELH/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation. Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CDC/DCDC/ELH/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL
5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY
5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO2) MONITORING. For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms. Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

- 1. The monitor or sensor shall be permanently affixed in a lamp-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification through a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15-minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT
5.507.4 ACOUSTICAL CONTROL. Environmental sound levels shall be determined in accordance with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcing authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or altered envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of not less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

- 1. Within the 65 CNEL noise contour of an airport.
Exceptions:
1. L50 or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICL) plan.
2. L50 or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.
2. Within the 65 CNEL or L50 noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L50-1hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1hr) of 50 dBA in occupied areas during any hour of operation, standards.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior soundlevels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toiabase.org/PDF/CaseStudies/stc\_icc\_ratings.pdf

SECTION 5.508 OUTDOOR AIR QUALITY
5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO2), and polarity-type refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigeration systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps. Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installation when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- 1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- 1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Note:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial compliance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

WRITTEN DIMENSIONS ON THESE SHALL BE THE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, THE ACCURACY OF ALL DIMENSIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND DETAILS, DESIGNS, REVISED DRAWINGS, AND SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE THE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



Table with columns: DATE, JOB NO., DESIGNED BY, REVISIONS, BY. Values: JUL 12, 2024, , NADIA DOKSHINA, ,

NEW 1-CAR GARAGE
21900 PACIFIC COAST HWY,
HUNTINGTON BEACH, CA 92646

GREEN BUILDING NOTES

SHEET NUMBER:

GR-3