



06/03/2025

GENERAL INFORMATION

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO ALL PERTINENT CODES, REGULATIONS, LAWS, ORDINANCES AND CONDITIONS AS REQUIRED BY THE CITY OF HUNTINGTON BEACH AND THE STATE OF CALIFORNIA. ALL WORK SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING AND RESIDENTIAL CODES.
- OBTAIN AND PAY FOR DEMOLITION PERMIT, IF REQUIRED.
- HAND WRECKING REQUIRED THROUGHOUT.
- DO NOT START DEMOLITION WORK WITHOUT OBTAINING OWNERS APPROVAL. COORDINATE DEMOLITION WITH OWNER, SO AS TO CAUSE THE LEAST DISTURBANCE POSSIBLE.
- LEAVE BUILDING IN LOCKABLE CONDITION DURING PERIOD OF THIS WORK WHILE WORKMEN ARE NOT ON THE PROJECT.
- DEACTIVATE UTILITY AND PLUMBING LINES, AS REQUIRED IN CONTRACT AREA BEFORE STARTING WORK. SECURE OWNERS PERMISSION PRIOR TO REMOVAL OF REROUTING.
- NOTIFY OWNER OF UTILITIES, PIPES, CONDUITS, ETC. FOUND WITHIN THE CONTRACT AREA THAT ARE NOT SHOWN ON THE CONTRACT DRAWINGS. OBTAIN PERMISSION FROM OWNER PRIOR TO REMOVAL OF REROUTING.
- DO NOT DEMOLISH OR REMOVE STRUCTURAL MEMBERS, EXCEPT AS NOTED ON DRAWINGS. PROVIDE SHORING OR INSTALL NEW STRUCTURAL MEMBERS PRIOR TO DEMOLITION OR REMOVAL OF EXISTING STRUCTURAL MEMBERS PROPER SHORING THE RESPONSIBILITY OF CONTRACTOR.
- PROTECT ALL EXCAVATION AND EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE, BREAKAGE AND EXPOSURE TO THE ELEMENTS.
- REMOVE AND DISPOSE OF ALL HAZARDOUS MATERIALS, IF ANY, INCLUDING ASBESTOS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS. ANY AND ALL NOTICES OF GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PLAN DIMENSIONS INDICATED ARE TO FACE OF STUD, TO FACE OF CONCRETE PROPERTY. NUMBERS SHOWN ON CONTRACT DRAWINGS BE ALPHABETICAL OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF 1/2" (R319.1)
- CEILING FINISHES SHALL BE INSTALLED WITH GALVANIZED NAILS OR APPROPRIATE SCREWS.
- FIELD VERIFICATION FOR ALL DIMENSIONS AND CONDITIONS SHALL BE DONE BY THE GENERAL CONTRACTOR PRIOR TO COMMENCING THE WORK AND BEFORE ANY INCONSISTENCIES (IF ANY) TO DESIGN AND DRAFTING (DD) OR ENGINEER FOR APPROPRIATE ACTION.
- THE PLAN WAS PREPARED AS A GUIDE AND INTENT OF THE PROPOSED ADDITION, WHETHER SHOWN OR NOT, THE CONTRACTOR SHALL BE RESPONSIBLE TO FOLLOW THE PERTINENT CODES AND MUNICIPAL REGULATIONS GOVERNED BY ITS JURISDICTION.
- FIELD CUTTING AND DRILLED HOLES SHALL PRESERVATIVE LIGHTENED TREATED WOOD IN THE FIELD IN ACCORDANCE WITH AWP4 M4.
- WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND SHALL BE PRESERVE TREATED OR NATURALLY DURABLE TO DECAY.
- WELDED, FULLY RESTRAINED CONNECTIONS BETWEEN MEMBERS OF ORDINARY MOMENT RESISTING STEEL FRAMING SHALL HAVE SPECIAL CONT. INSPECTION AND CONNECTIONS TESTED BY NONDESTRUCTIVE METHODS PER SECTION 1703.
- STUCCO LATH AND DRYWALL SHALL BE NAILED TO ALL STUDS AND TO TOP AND BOTTOM PLATES.
- PROVIDE STAKES PRIOR TO FORMING TO VERIFY DIMENSIONS WITH ACCORDANCE TO PLAN.
- ALL HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOUNDATION INSPECTION.
- ALL STEEL MEMBERS SHALL BE MADE IN AN APPROVED FABRICATOR'S SHOP. THE FABRICATOR SHALL SUBMIT THE CERTIFICATE OF COMPLIANCE TO THE BUILDING INSPECTION PRIOR TO ERECTION.
- HOLDOWN ANCHORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- MECHANICAL, ELECTRICAL AND PLUMBING PLANS ARE NOT REVIEWED AND ARE SUBJECT TO FIELD INSPECTION.
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR 90 DAYS. A SUBSEQUENT 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 EXPIRATION OF PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE (1) EXTENSION MAY BE GRANTED. PERMITS THAT HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATE 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO SIX (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE (R109.5).
- CONCRETE SLAB AND UNDER-FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUITS, PIPING OR OTHER ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR.
- ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. (R109.1.2)
- ALL WINDOWS AND DOORS SHALL MEET CITY OF HUNTINGTON BEACH SECURITY ORDINANCE.

PROPERTY INFORMATION:

HOME-OWNER: BERKMAN HONG
 JOB ADDRESS: 16252 & 16246 TISBURY CIRCLE HUNTINGTON BEACH, CA 92649
 MAILING ADDRESS: 16252 & 16246 TISBURY CIRCLE HUNTINGTON BEACH, CA 92649
 ASSESSOR'S PARCEL: 118-094-031/18-034-11
 LOT NUMBER: 45 / 46
 TRACT NUMBER: 5481

PROJECT INFORMATION:

CONTACT: BERKMAN HONG (102)-214-9181
 R-1
 YEAR BUILT: 1931
 USE: 0FD
 OCCUPANCY: R3/U
 TYPE OF CONST: V-B
 OCCUPANCY GROUP: R3
 TOTAL NO. OF BEDROOM: 5
 TOTAL NO. OF BATHROOM: 5
 NUMBER OF STORY: 2
 SPRINKLERED: -

AREA CALCULATION:
 16252 TISBURY EXISTING 0FD FOOTPRINT 3,169.00 SF
 16246 TISBURY PROPOSED POOL HOUSE 1,138.00 SF
 TOTAL FOOTPRINT AREA 4,307.00 SF

1252 & 1246 TISBURY COMBINED
 TOTAL LOT AREA 12,611.00 SF
 BUILDING COVERAGE 34.63 %

SCOPE OF WORK:

- PROPOSED (1) STOREY POOL HOUSE W/ POOL DECK.

CONSTRUCTION HOURS:

1 A.M. - 8 P.M. MONDAY THRU FRIDAY
 9 A.M. - 8 P.M. SATURDAY (NO SUNDAY OR LEGAL HOLIDAYS)

POLLUTANT NOTES:

- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY-PRODUCTS, SOIL OR CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- (E) DENOTES EXISTING.

DEMOLITION NOTES:

- SECURE ALL WIRINGS, PROTECT/CAAP-OFF (E) WATER AND SEWER PIPING AND OTHER COMPONENTS AFFECTED BY ADDITION ESPECIALLY IN CONCEALED AREAS OR SPACES.

SITE & PLUMBING NOTES:

- MAINTAIN DIRT SLOPE WITHIN 5' AWAY FROM THE BLDG. AND SLOPE TOWARD FRONT AND BACK.
- PROVIDE CONC. SLOPE PER PLOT PLAN.
- GRADE TO SLOPE MINIMUM 1% FOR DIRT, 2% FOR CEMENTED SURFACE.
- CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER STEEL AND BUILDING SERVICE EQUIPMENT, CONDUITS, PIPING OR OTHER ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR.
- ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION.

FIRE DEPARTMENT NOTES:

- A SEPARATE SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED WHEN SQUARE FOOTAGE IS ADDED TO A SINGLE FAMILY HOME AND THE TOTAL EXCEEDS 1,500 AS PER PERMITS SECTIONS 1156.300 & 1156.450. AS PER CITY SPECIFICATION #420, A FIRE SPRINKLER PLAN WILL NEED TO BE SUBMITTED TO THE HPD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINANCIAL INSURANCE REQUIRED. SYSTEM SHALL BE DESIGNED AS PER 2019 CFC, NFPA 13D & HMC REQUIREMENTS. NOTE: THE STRUCTURE IS ON PROPERTY IMMEDIATELY ADJACENT TO THE WATER. AS SUCH, THE PUBLIC WORKS DEPARTMENT WILL REQUIRE A REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) ON THE WATER SERVICE. IT MUST BE DESIGNED AND CALCULATED INTO THE FIRE SPRINKLER SYSTEM.
 NOTE: FIRE CONTRACTOR SHALL SUBMIT TO THE CITY FOR APPROVAL (DEFERRED SUBMITAL).
- MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2019 CALIFORNIA FIRE CODE.
- ADDRESS NUMBERS MUST BE PLACED OVER THE EXTERIOR OF THE MAIN ENTRANCE AND TO BE 4" MINIMUM SIZE OF NUMBERS 1/4" AND THEY MUST CONTRAST WITH BACKGROUND.
- FOR FIRE DEPARTMENT INSPECTIONS, CALL (714) 536-5411 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE INSPECTIONS.

SMOKE ALARM/CARBON MONOXIDE:

- ALL NEW CONSTRUCTION, INTERIOR AND EXTERIOR ALTERATIONS, REPAIRS, OR ADDITION REQUIRING A PERMIT AND HAVING A VALUATION IN EXCESS OF \$1,000, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED, THE ENTIRE DWELLING SHALL BE PROVIDED WITH DETECTORS LOCATED AS REQUIRED FOR A NEW DWELLING. THIS APPLIES TO SLEEPING ROOMS AND TO SLEEPING ROOMS IN THE VICINITY OF SLEEPING ROOMS. WHEN ONE OR MORE SMOKE ALARM IS REQUIRED, THE ALARM DEVICE SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. EXCEPTION: INTERCONNECTION IS NOT REQUIRED IN EXISTING WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, OR ADDITION OF NEW SLEEPING UNITS OR SLEEPING UNITS OR SLEEPING UNITS FOR WHICH THE PERMITS WERE OBTAINED. WHEN ONE OR MORE SMOKE ALARM IS REQUIRED, THE ALARM DEVICE SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- ALL NEW CONSTRUCTION INTERIOR AND EXTERIOR ALTERATIONS, REPAIRS, OR ADDITION REQUIRING A PERMIT AND HAVING A VALUATION IN EXCESS OF \$1,000, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH SLEEPING UNIT. IN DWELLING UNITS WITH SINGLE-FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES IN ACCORDANCE WITH R315.1. CARBON MONOXIDE SHALL ONLY BE REQUIRED IN SLEEPING UNITS OR SLEEPING UNITS FOR WHICH THE PERMITS WERE OBTAINED. WHEN ONE OR MORE SMOKE ALARM IS REQUIRED, THE ALARM DEVICE SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- EXCEPTION: INTERCONNECTION IS NOT REQUIRED IN EXISTING WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.

ADDITIONAL NOTES:

- INTERIOR COVERINGS AND WALL FINISHES SHALL COMPLY WITH SECTION RESIDENTIAL CODE R103.1.
- THERE SHALL BE NO TRENCH OR EXCAVATION 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA) THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTOR TO COMPLY WITH CITY OF HUNTINGTON BEACH SURFACE WATER QUALITY CONTROL, INFORMATION NOT AVAILABLE ONLINE.

DEFERRED ITEM TO BE SUBMITTED:

- IF DEMANDED:
- FIRE SPRINKLER SYSTEM PLAN.
 - PLUMBING SINGLE LINE DIAGRAM.
 - PHOTOVOLTAIC SYSTEM (MINIMUM OF 4.03 KWDC).

CODE COMPLIANCE:

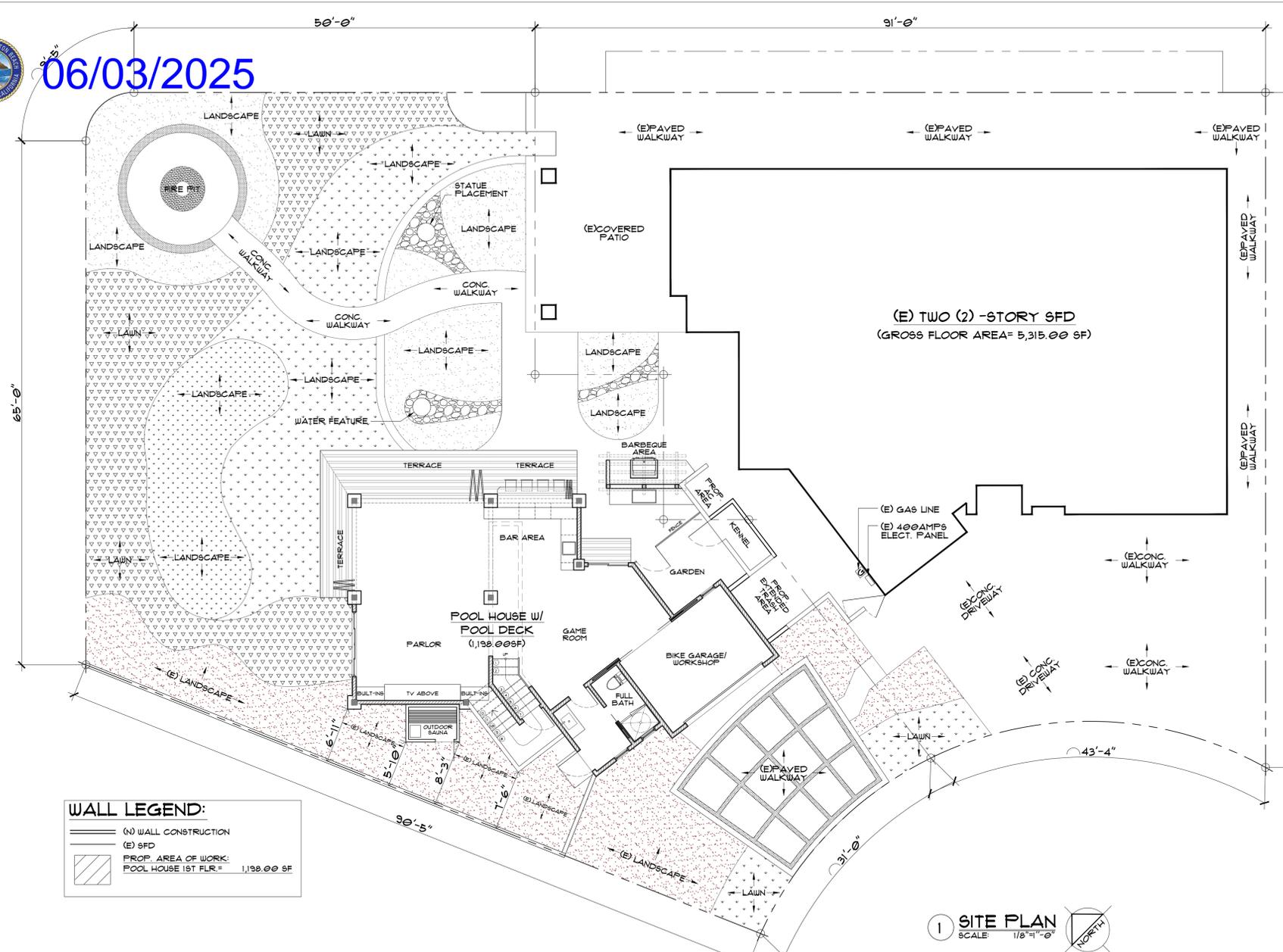
ALL DESIGN & PLANS BASED ON THE FOLLOWING:
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 CITY OF HUNTINGTON BEACH MUNICIPAL CODE
 HB280 SECTION 230.16

SHEET INDEX (A):

SHEET	DESCRIPTION
SHEET 1 OF 3	SITE PLAN, VICINITY MAP, GENERAL NOTES, PROJECT & PROPERTY INFORMATION, SCOPE OF WORK, POLLUTANT/FIRE DEPARTMENT/DEMOLITION/SITE & PLUMBING/ADDITIONAL NOTES, GROUND FLOOR PLAN, ABBREVIATIONS, PLAN KEYNOTES, LEGEND & WALL LEGEND, REQUIRED EGRESS EXIT ON BEDROOM, STUCCO DETAIL, WEATHER BARRIER DETAIL, STAIR DETAIL, FIRE RATED EAVES/OVERHANG, SCHED. OF FINISHES
SHEET 2 OF 3	DECK & ROOF PLAN, SCHED. OF DOORS AND WINDOWS, MIN. EGRESS & NATURAL LIGHTING, DOORS & WINDOW NOTATIONS, 1-HR WALL, FLOOR-CEILING DETAIL, ELEVATION NOTES, ROOF VENT INSTALLATION
SHEET 3 OF 3	GROUND FLOOR DETAIL, HVAC LAYOUT, ELECTRICAL NOTES, CROSS SECTIONAL VIEW, ELEC. SYMBOLS
SHEET 4 OF 3	DECK FLR. ELEC./HVAC LAYOUT, PLUMBING/MECHANICAL NOTE, ELEC. SYMBOLS
SHEET 5 OF 3	BEST MANAGEMENT PRACTICES, SANDBAG VELOCITY REDUCER, TEMPORARY DRAINAGE OUTLET, EROSION CONTROL
SHEET 6 OF 3	CALGREEN 2
SHEET 7 OF 3	GENERAL NOTES & STRUCTURAL SPECIFICATIONS
SHEET 8 OF 3	GENERAL NOTES & STRUCTURAL SPECIFICATIONS, DESIGN CRITERIA & DESIGN LOADS
SHEET 9 OF 3	FOUNDATION PLAN
SHEET 10 OF 3	ROOF FRAMING PLAN, DECK FRAMING PLAN, STRUCTURAL DETAILS
SHEET 11 OF 3	STEEL CONNECTION DETAILS, BASE PLATE DETAILS, STRUCTURAL DETAILS
SHEET 12 OF 3	STEEL CONNECTION DETAILS, BASE PLATE DETAILS, STRUCTURAL DETAILS

TITLE - 24 :

SHEET 1 OF 3 RESIDENTIAL TITLE 24 SHEET
 SHEET 2 OF 3 RESIDENTIAL TITLE 24 SHEET
 SHEET 3 OF 3 RESIDENTIAL TITLE 24 SHEET



WALL LEGEND:

(N) WALL CONSTRUCTION	(E) 0FD
PROF. AREA OF WORK:	POOL HOUSE 1ST FLR. 1,138.00 SF

1 SITE PLAN
 SCALE 1/8"=1'-0"
 NORTH

DISCLAIMER:

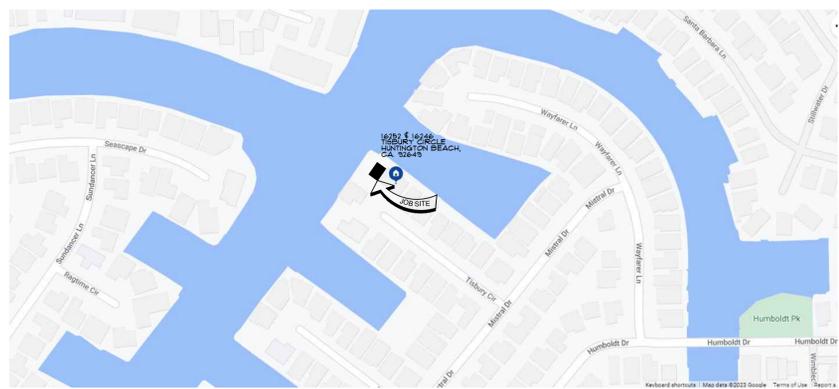
THESE CONTRACT DOCUMENTS, PREPARED BY DESIGN & DRAFTING REFERRED TO AS DD ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE DD SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF DD DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO, HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.

THE OWNER UNDERSTANDS THAT PLANS MAY BE MODIFIED, AS REQUIRED OR NECESSARY, TO CORRECT DISCREPANCIES OR INCONSISTENCIES. IN THE EVENT OF SUCH ERRORS AND/OR OMISSIONS, THE OWNER OR CONTRACTOR UNDERSTANDS THAT IF IT IS FOUND THAT THE DD OR ENGINEER IS AT FAULT, THE DD, ENGINEER OR THE AUTHOR OF THESE DOCUMENTS SHALL NOT BE RESPONSIBLE FOR THE COST THAT MAY BE REQUIRED TO RECTIFY OR CORRECT SUCH WORK. IN SUCH EVENT, THE PLANS AND/OR CALCULATIONS WILL BE CORRECTED AT NO COST TO THE OWNER.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL BECOME FAMILIAR, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND/OR CONDITIONS IN THE FIELD PRIOR TO COMMENCING OF WORK. IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL REPORT THE DISCREPANCY TO DD PRIOR TO COMMENCING OF WORK. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN WITHIN THE CONTRACT DOCUMENTS. ELEVATIONS OF THE BUILDING EXTERIOR AND/OR CABINET ELEVATIONS ARE TO BE USED AS A GUIDELINE ONLY AND DO NOT REPRESENT AN EXACT SCALED DRAWING. OWNER TO SELECT TYPE, MATERIAL, CABINET AND OTHER FINISHES.

IT IS UNDERSTOOD THAT THESE CONTRACT DOCUMENTS DO NOT HAVE EVERY CONSTRUCTION DETAIL AND/OR SPECIFICATION THAT COULD BE DRAWN AND/OR DESCRIBED. THE CONTRACT DOCUMENTS ARE FOR THE EXCLUSIVE USE OF REPUTABLE, EXPERIENCED, WELL-BEHEAVEN, WELL-VERSED AND LICENSED CONTRACTORS AND THEIR TRADESMEN. IT MAY BE NECESSARY THAT SHOP DRAWINGS TO INCLUDE SPECIAL MANUFACTURED ORDER ARE TO BE PROVIDED, AND SO, SHALL BE PREPARED BY THE ABOVE CONTRACTORS FOR THEIR OWN USE.

THESE CONTRACT DOCUMENTS ARE DEEMED UNACCEPTABLE FOR CONSTRUCTION AND/OR COST-ESTIMATING PURPOSES UNLESS THE ARCHITECT HAS WET STAMPED AND SIGNED EACH DRAWING. THE PLOT PLAN ON THESE DRAWINGS MAY NOT BE ACCURATE UNLESS THEY HAVE BEEN STAMPED AND SEALED BY A LICENSED CIVIL ENGINEER AND/OR SURVEYOR.



2 VICINITY MAP
 NOT TO SCALE

CONTRACTOR: ORR CONSTRUCTION
 JACQ-LOUARD, BE # 92583
 GREEN VALLEY, AZ 85627

ENGINEERING ASSOCIATE: ROBERT HONG
 JACQ-LOUARD, BE # 92583
 GREEN VALLEY, AZ 85627

CONTRACT: 145-193-CEL
 EDY-AN2020R-HAL-COT

PREPARED BY: JOHN ENRIANERO, ASSOCIATE
 ORR CONSTRUCTION
 1977 ORION BLVD
 SIGNAL HILLS, CA 90755
 562-498-0224
 Robert.Hong@orrconstruction.com

DRAWING CONTENTS:
 SITE PLAN, VICINITY MAP, GENERAL NOTES, PROJECT & PROPERTY INFORMATION, SCOPE OF WORK, POLLUTANT/FIRE DEPARTMENT/DEMOLITION/SITE & PLUMBING/ADDITIONAL NOTES, GROUND FLOOR PLAN, ABBREVIATIONS, PLAN KEYNOTES, LEGEND & WALL LEGEND

PROJECT OWNER/CONTACT: BERKMAN HONG
 MAILING ADDRESS: 16252 TISBURY CIR. HUNTINGTON BEACH, CA 92649
 JOB ADDRESS: 16252 TISBURY CIR. HUNTINGTON BEACH, CA 92649
 CONTACT: BERKMAN HONG 107-714-9181

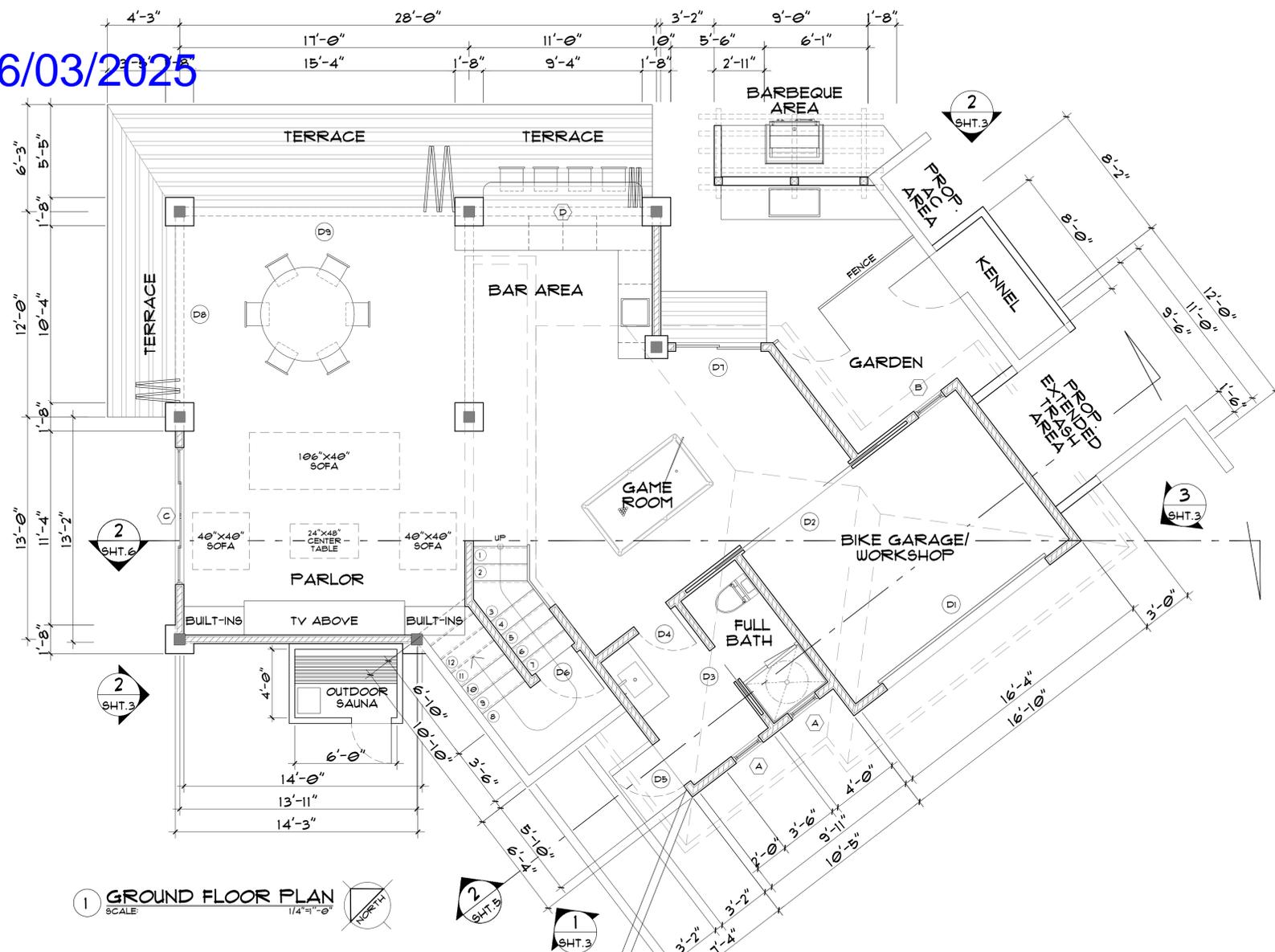
PROJECT: PROPOSED (1) STOREY POOL HOUSE W/ POOL DECK

DATE: MAY 28, 2025

SHEET: 1

OF: 9

06/03/2025



1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

PLAN KEY NOTES:

- 1 WATER CLOSET 1.20 GPF MAX.
- 2 LAVATORY SINK 1.2 GPF
- 3 BATH TUB SHALL BE A MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR. WHERE A BATHTUB IS INSTALLED WITH SURROUNDING WALLS, GRAB BAR REINFORCEMENT SHALL BE LOCATED ON EACH END OF THE BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FLOOR. EXTENDING A MINIMUM OF 24 INCHES FROM THE FRONT EDGE OF THE BATHTUB TOWARD THE BACK WALL OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT.
- 4 9/8 KITCHEN SINK 1.8 GPF
- 5 SHOWER STALL W/ SHOWER HEAD AND SHATTER-PROOF DOOR. TILE FINISH FLOOR AND WALLS W/ FIBER CEMENT BOARD BACKING. DOORS & PANELS MUST BE LABELED CATEGORY II CLASSIFICATION PER SECTION R308.3.1. CRC. THE NET AREA OF SHOWER SHALL BE NO LESS THAN 824 SQ IN OF FLOOR AREA & ENCOMPASS A 36" DIA. CIRCLE TILE ON WALLS MIN. 12" ABEV. DRAIN CONTROL VALVE FOR SHOWER SHALL BE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. SHOWERHEAD W/ MAX 2.2 GPM @ 80 PSI.
- 6 BARBEQUE GRILLE

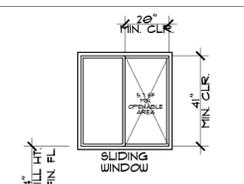
LEGEND:

- ⊙ ELEVATION REFERENCE NUMBER
- Ⓢ SHEET REFERENCE NUMBER
- Ⓧ DETAIL REFERENCE NUMBER
- Ⓝ SHEET REFERENCE NUMBER
- Ⓚ KEY NOTE REFERENCE NUMBER

WALL LEGEND:

- WALL TO BE CONSTRUCT
- 2X STUDS @ 16" O.C. W/ DBL TOP PL. & PTDF SILL, INSULATION. WALL- R15
- LOW WALL TO BE CONSTRUCT

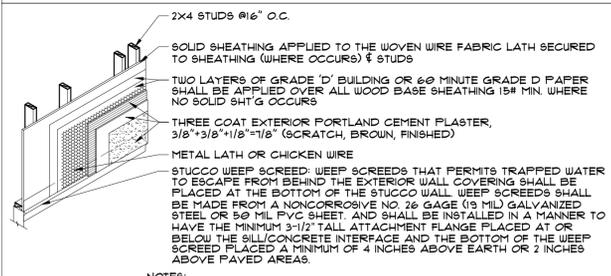
REQUIRED EMERGENCY EXIT IN BEDROOM:



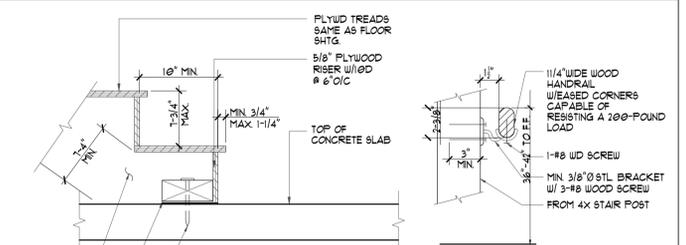
NOTE: ALL SLEEPING ROOMS IN DWELLING UNITS BELOW THE FOURTH SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. THE EMERGENCY WINDOW OR DOOR SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS, ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 ABOVE THE FLOOR.

CONSTRUCTION NOTES:

1. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (R102.4.2)
2. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. (R102.3.1)
3. LANDING WITH A WIDTH NOT LESS THAN THE WIDTH OF DOOR AND LENGTH IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36 INCHES, WILL BE PROVIDED ON EACH SIDE OF DOORS. THE ELEVATION OF LANDING SHALL NOT EXCEED 1 1/2 INCH DIFFERENCE THAN THE THRESHOLD OF THE DOORWAY (1 3/4 INCH IF DOOR DOES NOT SWING OVER THE LANDING OR STEPS) IN EACH DIRECTION. REVISE PLANS AT DOOR FROM EXTERIOR DOORS TO SHOW CONFLUENCE. (IRC R 311.3.4) (AMP: R311.3.1)
4. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (IRC R501.2)
5. NEW CONSTRUCTION COLOR TO MATCH EXISTING HOUSE.
6. ALL ROOF MATERIALS TO MATCH EXISTING HOUSE TO MAINTAIN ARCHITECTURAL CONSISTENCY.

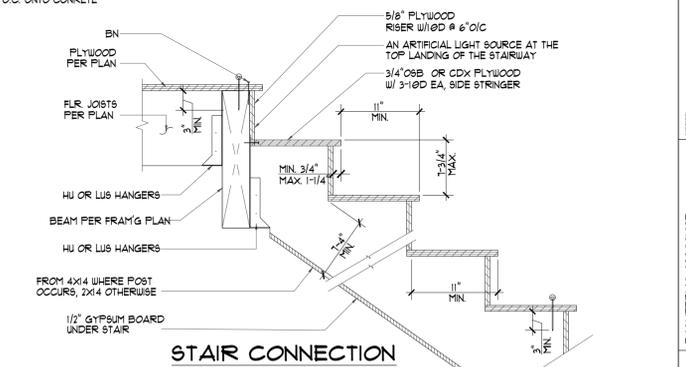


2 STUCCO WALL DETAIL
NOT TO SCALE



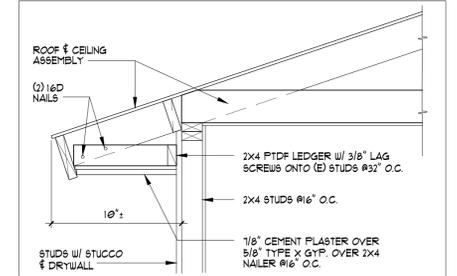
STAIR CONNECTION

TYPICAL RAILING CONNECTION



STAIR CONNECTION

4 STAIR DETAIL
NOT TO SCALE



5 FIRE RATED EAVES/OVERHANG DETAIL
NOT TO SCALE

SCHEDULE OF FINISHES

ROOM NAME	FLOOR	BASE	WALL	CEILING
TERRACE	TREX COMPOSITE PLANKS ESR-3168, 3/16 GAP	CONC.	GYP. BD.	GYP. BD.
LIVING	VNYL	CONC.	GYP. BD.	GYP. BD.
KITCHEN	VNYL	CONC.	GYP. BD.	GYP. BD.
BATH (ALL)	TILE	CONC.	GYP. BD.	GYP. BD.
CLOSET (ALL)	VNYL	CONC.	GYP. BD.	GYP. BD.
DINING ROOM	VNYL	CONC.	GYP. BD.	GYP. BD.
STAIR	VNYL	WOOD	GYP. BD.	GYP. BD.
BEDROOM	VNYL	CONC.	GYP. BD.	GYP. BD.
OPEN DECK	TREX COMPOSITE PLANKS ESR-3168, 3/16 GAP	WOOD	GYP. BD.	GYP. BD.

FINISHES NOTES:

1. ALL DRYWALL TO RECEIVE A FINISH PER OWNER'S SELECTION.
2. ALL INTERIOR EDGES & CORNERS TO RECEIVE ROUGH EDGES.
3. ALL DRYWALL TO BE 5/8" TYPE X GYP OVER 2X4 NALER @ 16" O.C.
4. ALL WALLS WHICH RECEIVE TILE TO BE SCRATCHED COAT WITH PLASTER.
5. ALL NEW CARPET & TILE PER OWNER SELECTION.

ABBREVIATIONS:

ABV	ABOVE	GDO	GARAGE DOOR OPENER (JACK SHAFT)	ST	"SOLA-TUBE" SKYLIGHT
AFF	ABOVE FINISH FLOOR	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	STK W/D	STACKABLE WASHER/DRYER
ARMO	ABOVE THE RANGE	GFF	GARAGE FINISH FLOOR	SUB FLR	SUB FLOOR
ACCU	AIR CONDITIONING CONDENSER UNIT	GV	GARAGE VENT	SYSB	SIDE YARD SETBACK
BA	BATH	HB	HOSE BIBB	T	TOILET
BCR	BELOW COUNTER REFRIGERATOR	HD	HOOD	T/R	TRASH / RECYCLE CAB
BS	BAR SINK	HDR	HEADER	TB	TOUCEL BAR
BM	BEAM	HT	HEIGHT	TBD	TO BE DETERMINED
CAB	BUILT-IN CABINERY	HTB	HEATED TOWEL BAR	TC	TRASH COMPACTOR
CF	CURB FACE	HW	HAND WAND	TH	TOUCEL HOOK
CNTR	COUNTERTOP	HTB	HEATED TOWEL BAR	TOC	TOP OF CURB
CT	COOKTOP	IH	INSTANT HOT	TN	TOE NICHE
DA	DOWN ACTIVATED LIGHT	LS	LAZY SUSAN	TPM	TOILET PAPER HOLDER
DDV	DOWN DRAFT VENT	MC	MEDICINE CABINET (PREFAB)	TP	TOILET PAPER / MAGAZINE RACK
DET	DETAIL	MCC	MEDICINE CABINET (CUSTOM BUILT)	TUB	SOAKING TUB
DN	DOWN	MIR	MIRROR	TUH	TANKLESS WATER HEATER
DO	DOUBLE OVEN	MISC	MISCELLANEOUS	U.A.O.	UNLESS NOTED OTHERWISE
DO/M	DOUBLE OVEN W/MICRO COMBO	MW	MICROWAVE	UR	URINAL
DR	DOOR	MFW	MULTI-FAMILY DWELLING UNIT	V.F.	VERIFY IN FIELD
DS	DISH SINK	NEW	NEW	WD	WARMING DRAWER
DV	DRYER VENT	PAN	PANTRY	W/D	WASHER / DRYER
DW	DISHWASHER	PKT	POCKET DOOR	WH	WATER HEATER
(E)	EXISTING	PL	PROPERTY LINE	TUH	TANKLESS WATER HEATER
ELEV	ELEVATION	PLT HT	PLATE HEIGHT	W.I.C.	WALK IN CLOSET
EV	ELECTRIC VEHICLE CHARGER	RAG	RETURN AIR GRILL	WM	WINDOW
EXT	EXTERIOR	REF	REFRIGERATOR	WRB	WEATHER RESISTIVE BARRIER
FAU	FORCED AIR UNIT	RHG	RECESSED HOSE BIBB	U.F.A	UNDER FLOOR ACCESS
FD	FLOOR DRAIN	RNG	RANGE	CLG	CEILING
FG	FIELD GAS SUPPLY OUTLET	RSB	REAR YARD SETBACK	FF	FINISH FLOOR
FIN	GR FINISHED GRADE	S&P	DOUBLE SHELF AND POLE IN CLOSET	IM	ICE MAKER
FRZ	FREEZER	SC	SHOWER CONTROLS	INT	INTERIOR
FV	FOUNDATION VENT	SHR	SHAMPOO RECESS	L	LAVATORY / SINK
FT&B	FRONT YARD SETBACK	SK	SKYLIGHT	ME	MATCH EXISTING
GB	GREY BOX	SR	SOAP RECESS	SL	SLOPE
GD	GARBAGE DISPOSER	SS	SERVICE SINK	T&G	TONGUE AND GROOVE
				TD	TRENCH / TROUGH DRAIN
				W	WIDTH

ENGINEERING ASSOCIATE:
JACK HOWARD, P.E. # 87583
GREEN VALLEY, AZ 85622

CONTRACTOR:
ORR CONSTRUCTION
1977 ORANGE AVE
SIGNAL HILLS, CA 90755
562-988-0224
robert@orrcnstruction.com

PROPERTY OWNER/CONTACT:
BERKMAN HONG
1625 TIBBURY CIR.
HUNTINGTON BEACH, CA 92649
101-714-9871

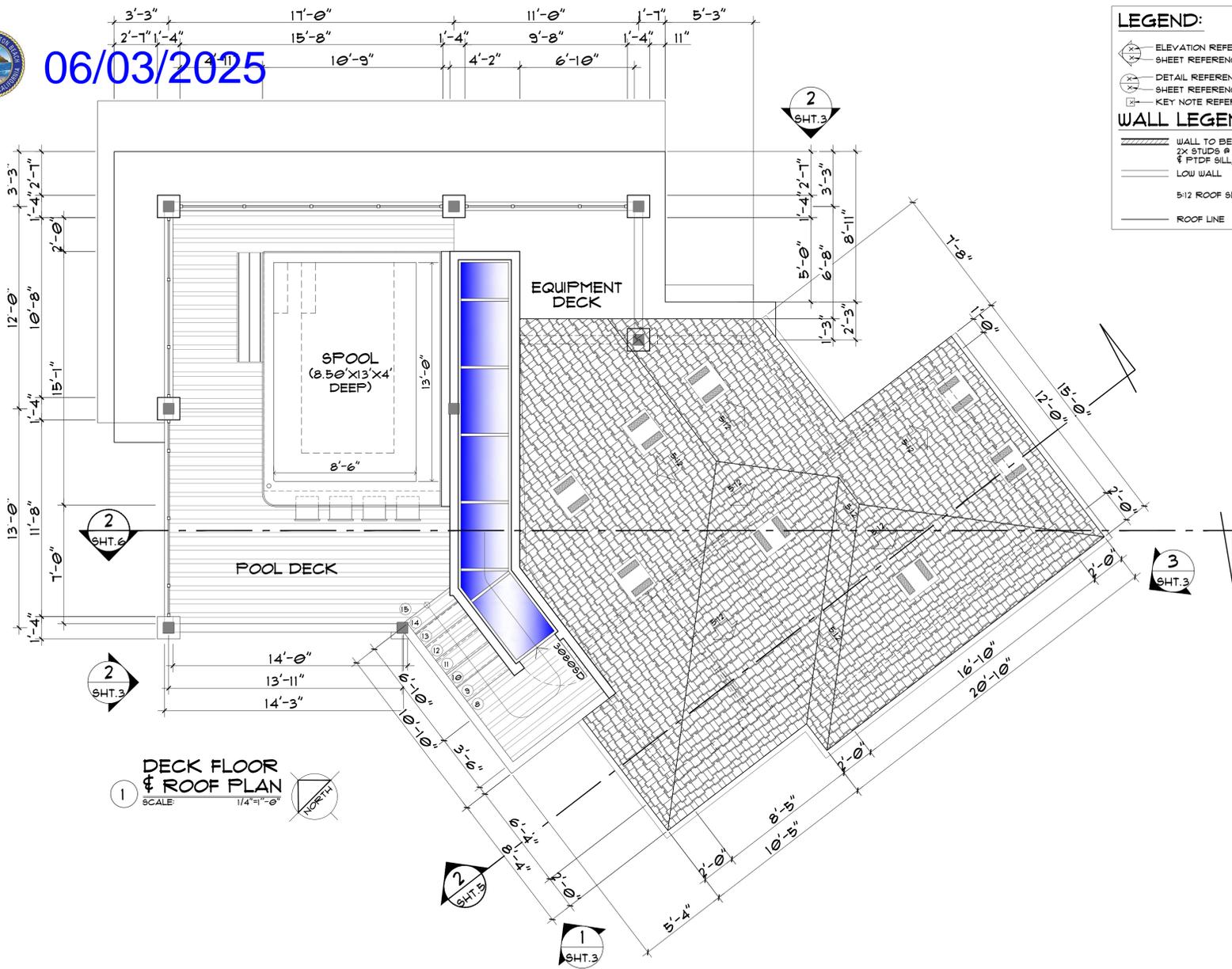
PROJECT:
PROPOSED 01 ONE STORY FLOOR HOSE W/ FLOOR DECK

JOB ADDRESS:
1625 TIBBURY CIR.
HUNTINGTON BEACH, CA 92649

SHEET: 2
OF: 9
MAY 28, 2025



06/03/2025



LEGEND:

- ELEVATION REFERENCE NUMBER
- SHEET REFERENCE NUMBER
- DETAIL REFERENCE NUMBER
- SHEET REFERENCE NUMBER
- KEY NOTE REFERENCE NUMBER

WALL LEGEND:

- WALL TO BE CONSTRUCT
- 2x4 STUDS @ 16" O.C. W/ DBL TOP PL & PTDF SILL, INSULATION WALL= R15
- LOW WALL
- 5:12 ROOF SLOPE
- ROOF LINE

- PLAN KEY NOTES:**
- WATER CLOSET 1.20 GPF MAX.
 - LAVATORY SINK 1.2 GPM.
 - BATH TUB SHALL BE A MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR. WHERE A BATH TUB IS INSTALLED WITH SURROUNDING WALLS, GRAB BAR REINFORCEMENT SHALL BE LOCATED ON EACH END OF THE BATH TUB, 32 INCHES TO 38 INCHES ABOVE THE FLOOR, EXTENDING A MINIMUM OF 24 INCHES FROM THE FRONT EDGE OF THE BATH TUB TOWARD THE BACK WALL OF THE BATH TUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT.
 - 5/8 KITCHEN SINK 1.8 GPM.
 - SHOWER STALL W/ SHOWER HEAD AND SHATTER-PROOF DOOR. TILE FINISH FLOOR AND WALLS W/ FIBER CEMENT BOARD BACKING. DOORS & PANELS MUST BE LABELED CATEGORY II CLASSIFICATION PER SECTION R308.3.1 CRC. THE NET AREA OF SHOWER SHALL BE NO LESS THAN 1024 SQ IN OF FLOOR AREA, & ENCOMPASS A 30" DIA. CIRCLE TILE ON WALLS MIN. 12" ABV. DRAIN CONTROL VALVE FOR SHOWER SHALL BE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. SHOWERHEAD W/ MAX 2 GPM @ 80 PSI.
 - BARBEQUE GRILLE
 - FIREPLACE
 - WINE COOLER
 - SKYLIGHT

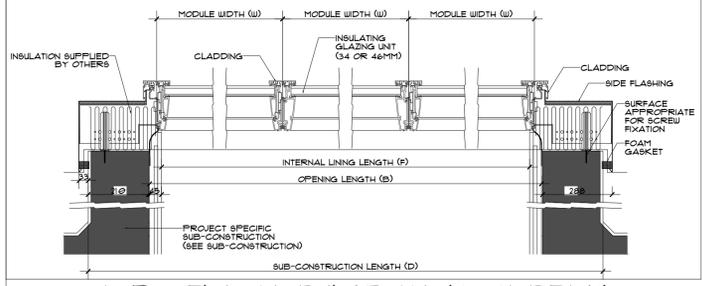
ATTIC ROOF VENTILATION CALCULATION:

TOTAL ATTIC AREA = 536.00 SF
 VENT REQUIRED = 156 (156.23) = 3.51 SF

"FLAT" STYLE (HIGH AND LOW)
 A = 0.68 x 10 (%)
 A = 0.48 SF
 PCS = 3.51 SF / 0.48 SF
 PCS = 1.44 PCS.

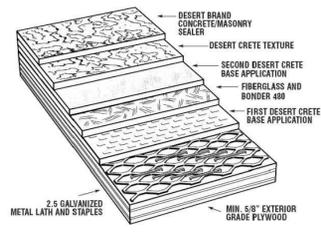
PROVIDED = 8 x 0.48 = 3.84 SF >> 3.51- OK
 LOCATION = 8 PCS. AT ROOF

MANUFACTURER: O'HAGIN (SUPERIOR ATTIC VENTILATION PRODUCTS)
 DETAILS:
 ALL VENTS IN O'HAGIN STANDARD LINE ARE AVAILABLE IN MIL FINISH 26 GAUGE G90 GALVANIZED STEEL, Ø 32 ALUMINUM OR 16 OZ COPPER - WITH SELECT VENTS AVAILABLE IN A NUMBER OF PRE-PAINTED COLORS.



2 TYP. VELUX MODULAR SKYLIGHT DETAIL NOT TO SCALE

DESERT CRETE DECKING SYSTEM



3 SUBFLOOR DETAIL NOT TO SCALE

MIN. REQ'D. EGRESS AND NATURAL LIGHTING TO COMPLY:

- PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM ALL SLEEPING ROOMS. NET CLEAR WINDOW OPENING AREA SHALL NOT BE LESS THAN 5.7 SQ. FT. (671 SQ. IN.)
 NOTES:
 MINIMUM NET WINDOW OPENING- HEIGHT DIMENSION 24" CLEAR
 MINIMUM NET WINDOW OPENING- WIDTH DIMENSION 20" CLEAR
 FINISH SILL HEIGHT MAX. 44" ABOVE FLOOR.
- SEE EXTERIOR ELEVATIONS FOR ALL WINDOW AND LITE CONFIGURATIONS.
- ALL WINDOWS WITHIN 48" OF DOOR EDGE TO BE TEMPERED GLASS.
- MIRRORS OR GLASS DOORS SHALL BE TEMPERED GLASS
- GLAZING IN HAZARDOUS AREAS SHALL BE TEMPERED.
- ALL DOORS & WINDOWS SHALL COMPLY WITH BUILDING SECURITY STANDARD, ORDINANCE #1-19.
- GLASS DOORS UP TO 18" ABOVE WALKING AREA SHALL BE TEMPERED GLASS, TYPICAL.
- FOR NATURAL LIGHT, THE GLAZING SHALL BE A MINIMUM OF 10% OF THE TOTAL AREA OF THE HABITABLE ROOM.
- FOR NATURAL VENTILATION, THE OPENABLE PORTION OF THE WINDOW SHALL BE A MINIMUM OF 5% THE TOTAL ROOM AREA.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE CLEAR OF ANY OBSTRUCTION AND OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE (R310.1.1).

DOOR NOTES:

- ALL SWING DOORS SHALL HAVE MIN. 3 HINGES. PROVIDE RAIN DRIP, RAIN GUARD ON EXTERIOR SIDE
- PROVIDE WEATHER-STRIPPING AND INSECT SCREEN FOR DOOR MARK DI & D2.
- ALL EXTERIOR DOORS SHALL COMPLY WITH BUENA PARK SECURITY ORDINANCE.
- IN DOOR 1: SOLID WOOD DOOR, 1-1/2" THICK COMPLETE HARDWARE WITH DEAD BOLT & RAIN-GUARD & SWEEP THAT IS READILY OPENABLE FROM THE INSIDE WITHOUT REQUIRING A KEY, SPECIAL EFFORT OR SPECIAL KNOWLEDGE.
- CONTRACTOR TO VERIFY ALL OPENING SIZES BEFORE ORDERING DOORS.
- EGRESS DOORS: THE LANDING AT IN-SWINGING DOORS SHALL NOT BE MORE THAN 1'15" BELOW THE TOP OF THE THRESHOLD.
- FLOOR ELEVATION FOR OTHER THAN EGRESS DOOR SHALL BE PROVIDED WITH LANDING OR FLOORS NOT MORE THAN 1'15" INCHES BELOW TOP OF THRESHOLD.

WINDOW NOTES:

- ALL WINDOWS TO BE DUAL GLAZED.
- FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS.
- ALL WINDOWS AND WITH GLAZING SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGC.
- CONTRACTOR TO VERIFY ALL OPENING SIZES BEFORE ORDERING WINDOWS.
- WINDOWS TO COMPLY WITH CITY OF BUENA PARK APPROVAL.

SCHEDULE OF DOORS:

MARK	SIZE (W x H)	QTY.	DESCRIPTION	FRAME	OPERATION	ORIENTATION	U-FACTOR	SHGC	REMARKS
D1	156" x 81"	1	CLASSIC STEEL LONG PANEL 12 FT INSULATED 18.4 R-VALUE WHITE GARAGE DOOR WITH WINDOWS	STEEL	DRIVE MECHANISM	N/A	N/A	N/A	COMPLETE GARAGE DOOR MECHANISM W/ AUTO REVERSE SAFETY FEATURE, HARDWARE & SWEEP & RAIN GUARD.
D2	96" x 80"	1	1-3/8" THK. HOLLOW CORE TWO PANEL POCKET DOOR	WOOD	SLIDING	N/A	N/A	N/A	1" UNDERCUT, COMPLETE HARDWARE WITH CHANNEL & TRACKS
D3	28" x 80"	1	1-3/8" THK. HOLLOW CORE TWO PANEL POCKET DOOR	WOOD	SLIDING	N/A	N/A	N/A	1" UNDERCUT, COMPLETE HARDWARE WITH CHANNEL & TRACKS
D4	28" x 80"	1	1-3/8" THK. HOLLOW CORE PANEL POCKET DOOR	WOOD	SWING	N/A	N/A	N/A	1" UNDERCUT, COMPLETE HARDWARE
D5	36" x 80"	1	1-3/8" THK. HOLLOW CORE PANEL DOOR	WOOD	SWING	N/A	N/A	N/A	COMPLETE HARDWARE & RAIN-GUARD & SWEEP
D6	32" x 80"	1	1-3/8" THK. HOLLOW CORE PANEL DOOR	WOOD	SWING	N/A	N/A	N/A	COMPLETE HARDWARE & RAIN-GUARD & SWEEP
D7	60" x 96"	1	MILGARD V300 TWO PANEL GLASS SLIDING DOOR	ALUM.	SLIDING	N/A	0.30	0.23	COMPLETE HARDWARE WITH CHANNEL AND TRACKS & RAIN GUARD
D8	124" x 96"	1	4 PANEL ALUMINUM BI-FOLD DOORS	ALUM.	SLIDE & FOLD	N/A	0.30	0.23	COMPLETE HARDWARE WITH CHANNEL AND TRACKS & RAIN GUARD
D9	184" x 96"	1	4 PANEL ALUMINUM BI-FOLD DOORS	ALUM.	SLIDE & FOLD	N/A	0.30	0.23	COMPLETE HARDWARE WITH CHANNEL AND TRACKS & RAIN GUARD
D	-	-	-	-	-	-	-	-	-

SCHEDULE OF WINDOWS:

MARK	SIZE (W x H)	QTY.	DESCRIPTION	FRAME	OPERATION	ORIENTATION	U-FACTOR	SHGC	REMARKS
A	24" x 18"	2	CLEAR DUAL GLAZED VINYL WINDOW	VINYL	AWNING	N/A	0.30	0.23	XO VINYL WINDOW WITH WEATHER STRIPPING AND INSECT SCREEN
B	24" x 24"	1	CLEAR DUAL GLAZED VINYL WINDOW	VINYL	AWNING	N/A	0.30	0.23	XO VINYL WINDOW WITH WEATHER STRIPPING AND INSECT SCREEN
C	96" x 12"	1	4 PANEL CLEAR DUAL GLAZED VINYL WINDOW	VINYL	SLIDING	N/A	0.30	0.23	XO VINYL WINDOW WITH WEATHER STRIPPING AND INSECT SCREEN
D	112" x 54"	1	4 PANEL ALUMINUM BI-FOLD DOORS	ALUM	SWING & FOLD	N/A	0.30	0.23	BI-FOLD ALUM WINDOW WITH WEATHER STRIPPING, CHANNEL AND TRACKS.

ENGINEERING ASSOCIATE:
 JACK HOWARD, P.E. # 82583
 GREEN VALLEY, AZ 85622

CONTRACTOR:
 ORR CONSTRUCTION
 1977 ORISBO AVE
 SIGNAL HILLS, CA 90755
 562-988-0224
 145-983-CEL
 EDY-AN2@ORR-MAIL.COM

PREPARED BY:
 SIGIFRED JOHN ESTRANERO, ASSOCIATE
 ORR CONSTRUCTION
 1977 ORISBO AVE
 SIGNAL HILLS, CA 90755
 562-988-0224
 RobertJ@orrcorps.com

DRAWING CONTENTS:
 DECK & ROOF PLAN, SCHED. OF DOORS AND WINDOWS, MIN. REQ'D. EGRESS & LIGHTING TO COMPLY, NOTES, TYP. VELUX SKYLIGHT DETAIL

PROPERTY OWNER/CONTACT:
 BERKMAN HONG
 MAILING ADDRESS:
 1625 TRIBUNY CIR.
 HUNTINGTON BEACH, CA 92649

PROJECT:
 PROPOSED (1) ONE STORY POOL HOUSE W/ POOL DECK

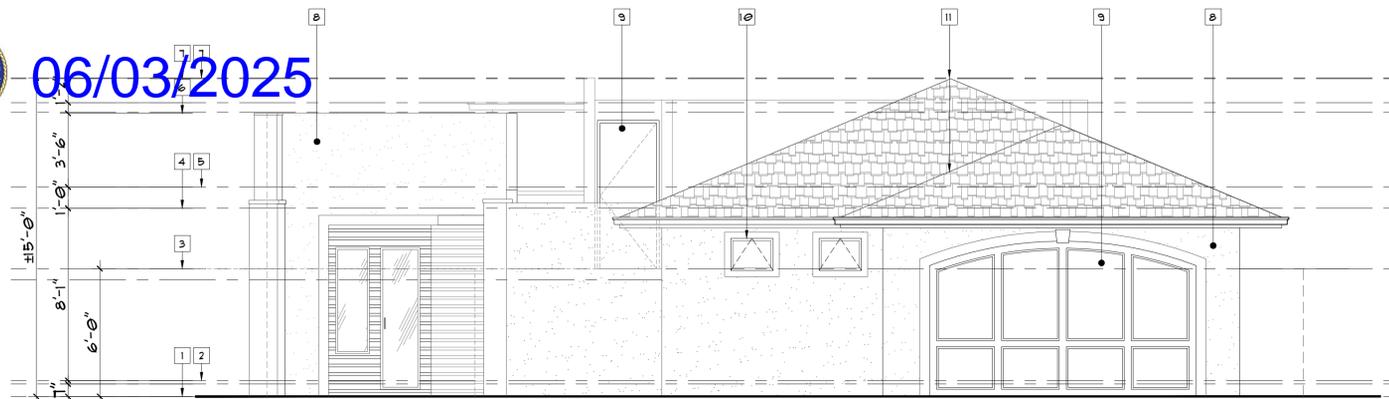
JOB ADDRESS:
 1625 TRIBUNY CIR.
 HUNTINGTON BEACH, CA 92649

CONTACT: BERKMAN HONG
 707-714-9817

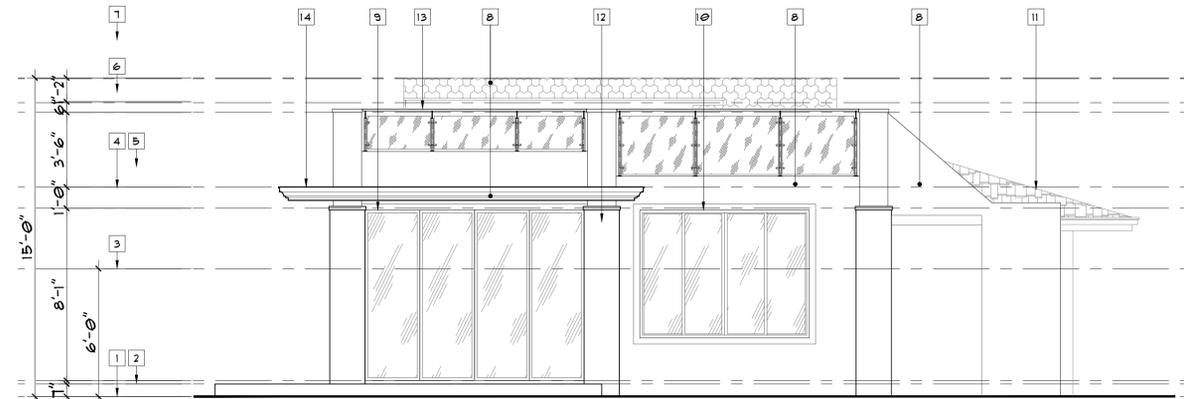
SHEET: 3
 OF: 9
 MAY 28, 2025



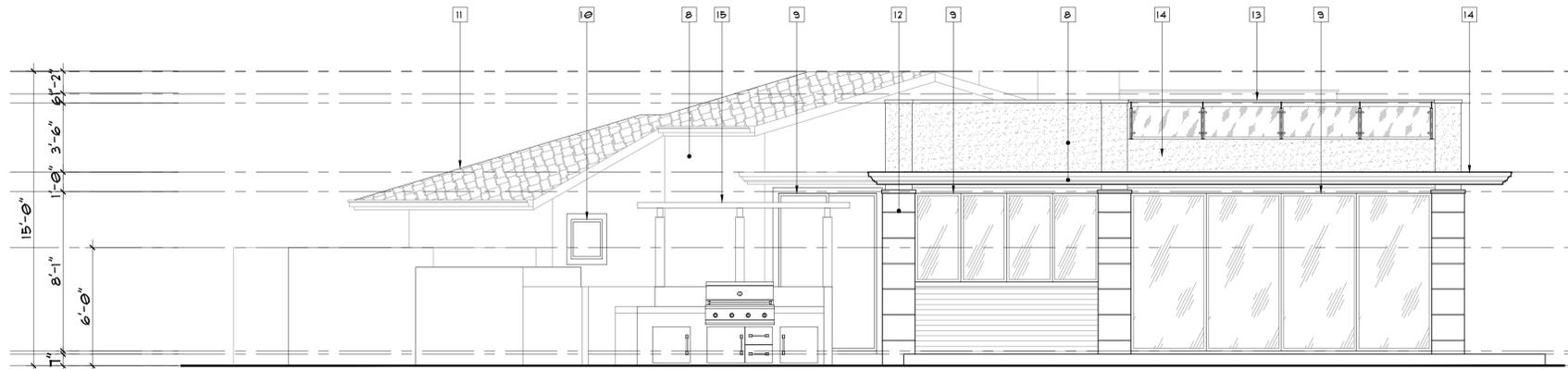
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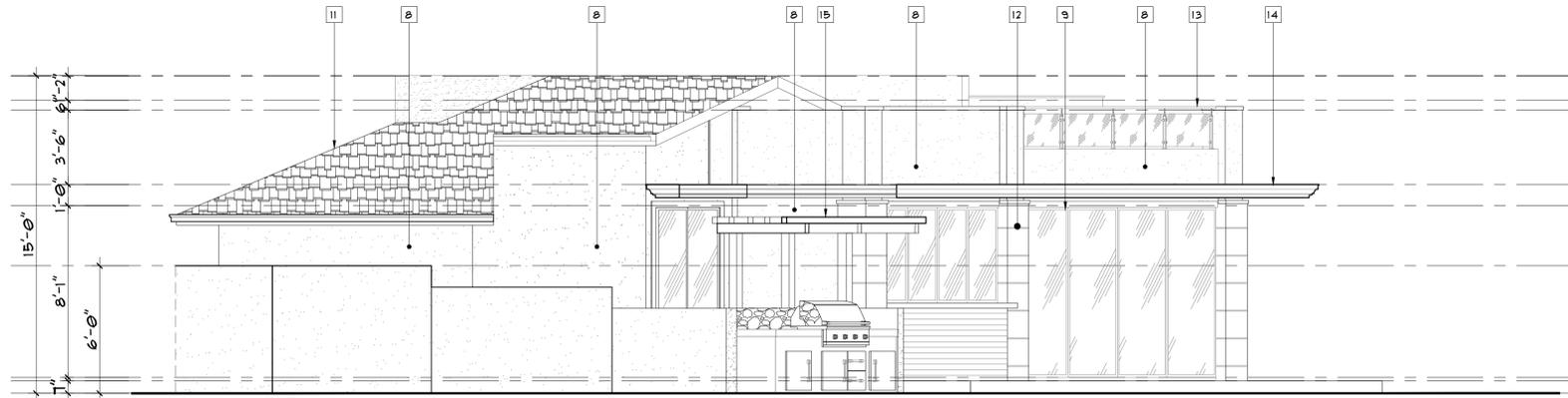
1 SOUTH SIDE ELEVATION
SCALE: 1/4"=1'-0"



4 NORTH WEST SIDE ELEVATION
SCALE: 1/4"=1'-0"



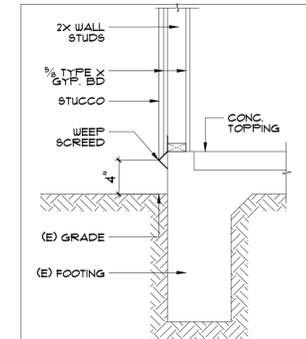
2 NORTH EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"

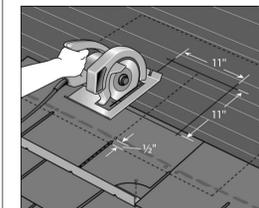
ELEVATION KEY NOTES:

- 1 NATURAL GRADE LINE
- 2 1ST FLOOR FIN. FLOOR LINE
- 3 STAIR LANDING
- 4 1ST FLOOR FIN. CEILING LINE
- 5 ROOF DECK FIN FLOOR LINE
- 6 TOP OF DECK RAILING
- 7 APEX OF ROOF/TOP OF SPOOL WALL/TOP OF PARAPET WALL
- 8 SMOOTH STUCCO FINISH
- 9 SEE DOOR SCHEDULE ON PLANS
- 10 SEE WINDOW SCHEDULE ON PLANS
- 11 ROOF SLOPE 5:12
ROOF SLATE TILE TO MATCH EXISTING 8FD
- 12 20X20 COLUMN COPY (E) TILE FIN. FROM (E) COVERED PORCH OF THE (E) MAIN HOUSE
- 13 24" HIGH 8/8 W/ GLASS BALCONY RAILING DESIGN
- 14 CANTILEVERED FLAT ROOF
- 15 WOOD TRELLIS FOR OUTDOOR BARBEQUE AREA AT SINK

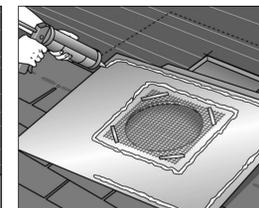


5 1HR FIRE RATED WALL DETAIL
NOT TO SCALE

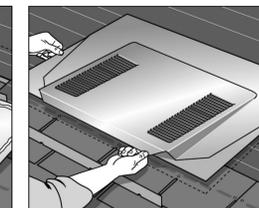
INSTALLATION INSTRUCTIONS FOR COMPOSITION SHINGLE, SLATE AND SHAKE ROOF APPLICATIONS
O'HAGIN STANDARD, O'HAGIN WEATHERMASTER™, AND O'HAGIN FIRE & ICE® ATTIC VENTS



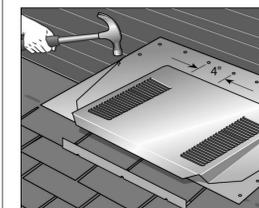
1. MARK & CUT* Align front of vent 1/2-inch below nail line and mark outline of vent for placement later. Mark outline of 11-inch by 11-inch hole. With blade set to thickness of sheathing, cut hole in roof deck.



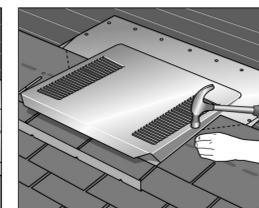
2. SEAL using sufficient amount of locally-approved sealant (Class A where required by code for flame resistance) around inner and outer flange.



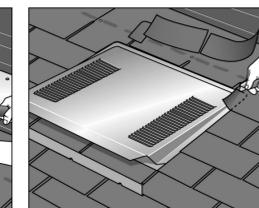
3. PLACE vent directly over 11-inch x 11-inch hole using previously marked outline as a guide.



4. SECURE at 4-inch centers using roofing nails of sufficient length to penetrate sheathing. SEAL all penetrations using locally-approved sealant (Class A where required by code for flame resistance).



5. COVER with roofing material around vent. Based upon local best practices, a 45-degree angle cut must be made on the material terminating at the vent. See Step 5a. if installing shingle-over finish method.



6. TRIM roofing material back 1-inch on top and sides of vent cover to allow for proper drainage.



1. TRIM two shingle strips to lengths shown for Courses 1 and 2. Using a full length of shingle strip, trim to pattern dimensions shown for Course 3.



2. BEGINNING WITH COURSE 1, align and attach to top of vent as shown using locally-approved peel and stick, two-sided tape, or sealant (Class A where required by code for flame resistance). Repeat with Courses 2 and 3 to complete shingle-over finish method.

*Optional Wind Diverter (wind speeds between 70-110 mph) installation should occur before securing lower course of shingles at vent placement. Mark diverter location (centered in alignment with vent location) one course below lower edge of vent. Apply bead of sealant to underside of diverter; install on mark so that next shingle course can be installed over base of diverter, leaving 1/4-inch to 1/2 inch channel between edge of shingle course above diverter and inside diverter wall. Secure with four evenly-spaced roofing nails of sufficient length to penetrate sheathing. Continue with Step 1.



GENERAL INSTALLATION NOTES:

- 1. Do not install vents below or adjacent to valleys or other areas of concentrated water runoff.
- 2. Standard installation at 3:12 pitch or greater.
- 3. All low vents (intake) shall be uniformly installed a minimum of 12 inches above the attic insulation. The width of any cave over hang shall be taken into consideration so, for example, the insulation does not block the attic vent opening.
- 4. All high vents (exhaust) shall be uniformly installed two (2) to three (3) courses below the ridge assembly, unless prevented by structural framing or other design limitations.
- 5. O'Hagin vents are designed to be part of a complete roofing system. Failure to properly install all components will negatively impact overall performance and will void warranty protection.
- 6. For specific information regarding snow and high velocity wind applications, contact O'Hagin.

GA-600 FIRE RESISTANCE DESIGN MANUAL 61

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3241	PROPRIETARY	1 HOUR FIRE	50 to 54 STC SOUND
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GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backtoched with resilient channels. 3" mineral fiber insulation. 2.0 or 2.3 pcf. in stud space.
OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1/4" Type W drywall screws 12" o.c. Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)

PROPRIETARY GYPSUM BOARD
American Gypsum Company LLC - 5/8" FireBloc® Type C
CertainTeed Gypsum Inc. - 5/8" ProRock® Type C Gypsum Panels
CertainTeed Gypsum Canada Inc. - 5/8" ProRock® Type C Gypsum Panels
Georgia-Pacific Gypsum LLC - 5/8" ToughRock® Fireguard CTM
Lafarge North America Inc. - 5/8" Firecheck® Type C
National Gypsum Company - 5/8" Gold Bond® Brand FIRE-SHIELD CTM Gypsum Board
PABCO Gypsum 5/8" FLAME CURB® Super CTM
Temple-Inland 5/8" TG-C

Thickness: 5 3/8"
Approx. Weight: 7 pcf
Fire Test: Based on UL R3660-7, 11-12-87; UL R2717-61, 8-18-87.
UL Design U311
Sound Test: Estimated

*Contact the manufacturer for more detailed information on proprietary products.

GA-600 FIRE RESISTANCE DESIGN MANUAL 139

FLOOR-CEILING SYSTEMS, WOOD FRAMED

GA FILE NO. FC 5116	PROPRIETARY	1 HOUR FIRE	50 to 54 STC SOUND
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WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION
One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 5/8" long with screws at 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 1 5/8" perlite/steel concrete reinforced with No. 19 SWG galvanized hexagonal wire mesh. 3" glass fiber insulation 0.90 pcf in joist space stapled to subfloor.

PROPRIETARY GYPSUM BOARD
American Gypsum Company LLC 5/8" FireBloc® Type C
CertainTeed Gypsum Inc. - 5/8" ProRock® Type C Gypsum Panels
CertainTeed Gypsum Canada Inc. - 5/8" ProRock® Type C Gypsum Panels
Georgia-Pacific Gypsum LLC - 5/8" ToughRock® Fireguard CTM
Lafarge North America Inc. - 5/8" Firecheck® Type C
National Gypsum Company - 5/8" Gold Bond® Brand FIRE-SHIELD CTM Gypsum Board
PABCO Gypsum - 5/8" FLAME CURB® Super CTM
Temple-Inland - 5/8" TG-C

Approx. Ceiling Weight: 2 psf
Fire Test: UL R3453-7, 5-1-70; Based on UL R3660-7, -8, 11-12-87; R2717-61, 8-18-87; 90NK10635; 10-24-90; Based on UL R8742, 88NK22591, 10-6-88; UL Design L516
Sound Test: KAL L 224-28-65, 3-30-65
IIC & Test: (74 C & P)
KAL L 224-27-65, 3-30-65

*Contact the manufacturer for more detailed information on proprietary products.

6 1 HR FLOOR-CEILING SYSTEMS, WOOD FRAMED FC5116
NOT TO SCALE

5 1 HR FIRE RATED WALLS WOOD FRAMED WP3241
NOT TO SCALE

8 ROOF VENT INSTALLATION GUIDE
NOT TO SCALE

ENGINEERING ASSOCIATE
JACQUES HOUBARD, P.E. # 82583
GREEN VALLEY, AZ 85622
CONTACT: 14579, CEL
EDY-AN20@GMAIL.COM

CONTRACTOR
ORR CONSTRUCTION
1977 OAKS BLVD
SIGNAL HILLS, CA 90755
562-988-0224
Robert@orrmidwestinc.com

PREPARED BY:
SIGNED JOHN ESTRADERO, ASSOCIATE
ORR CONSTRUCTION
1977 OAKS BLVD
SIGNAL HILLS, CA 90755
562-988-0224
Robert@orrmidwestinc.com

DRAWING CONTENTS:
ELEVATIONS: 1-HR WALL, ELEVATION NOTES, ROOF VENT INSTALLATION

PROPERTY OWNER/CONTACT:
BERKMAN HONG
MAILING ADDRESS:
1625 TIBBURY CIR
HUNTINGTON BEACH, CA 92649

PROJECT:
PROPOSED 1-1 HR STORE FLOOR HOSE W/ FLOOR DECK

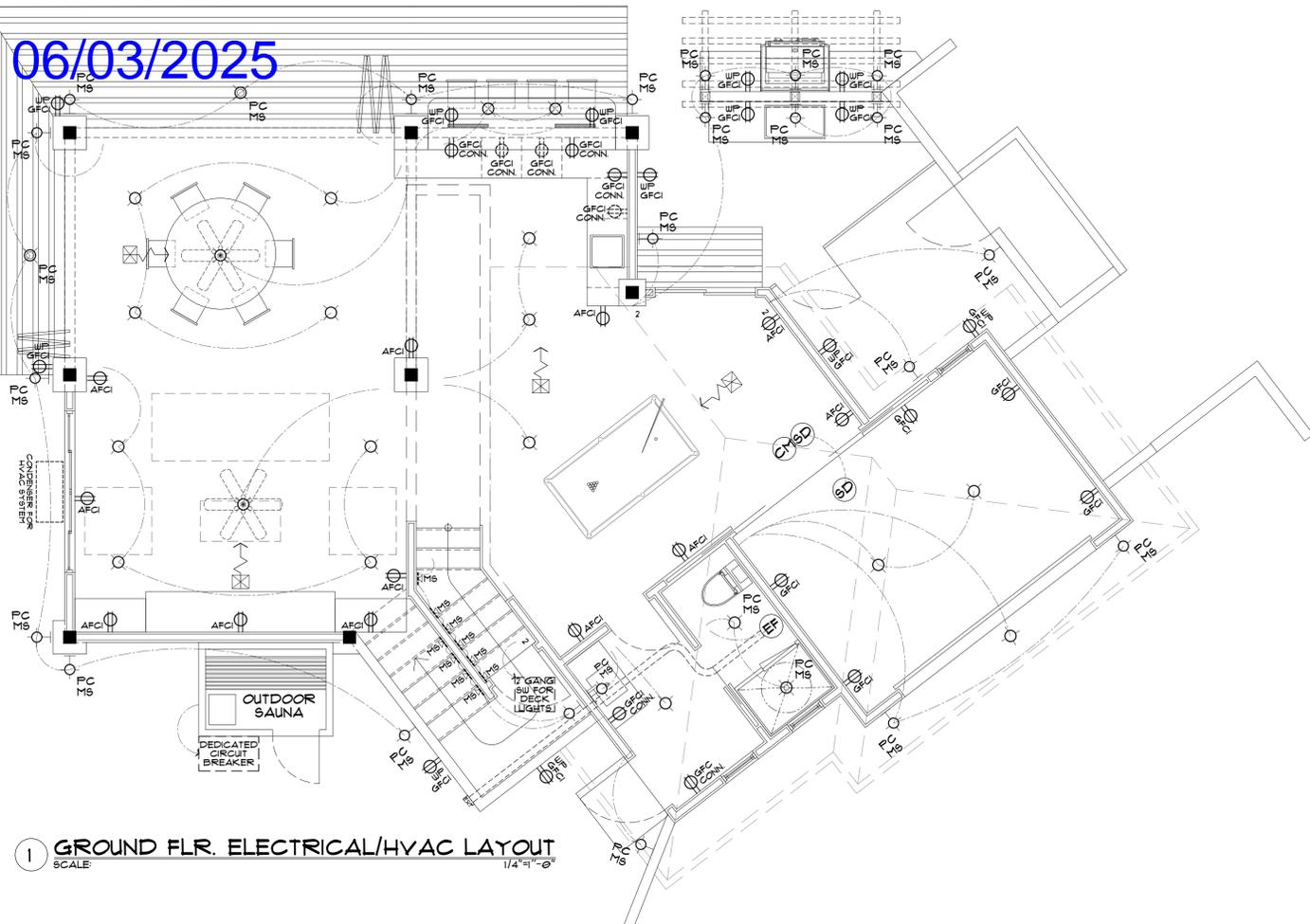
JOB ADDRESS:
1625 TIBBURY CIR
HUNTINGTON BEACH, CA 92649

CONTACT: BERKMAN HONG
107-714-5817

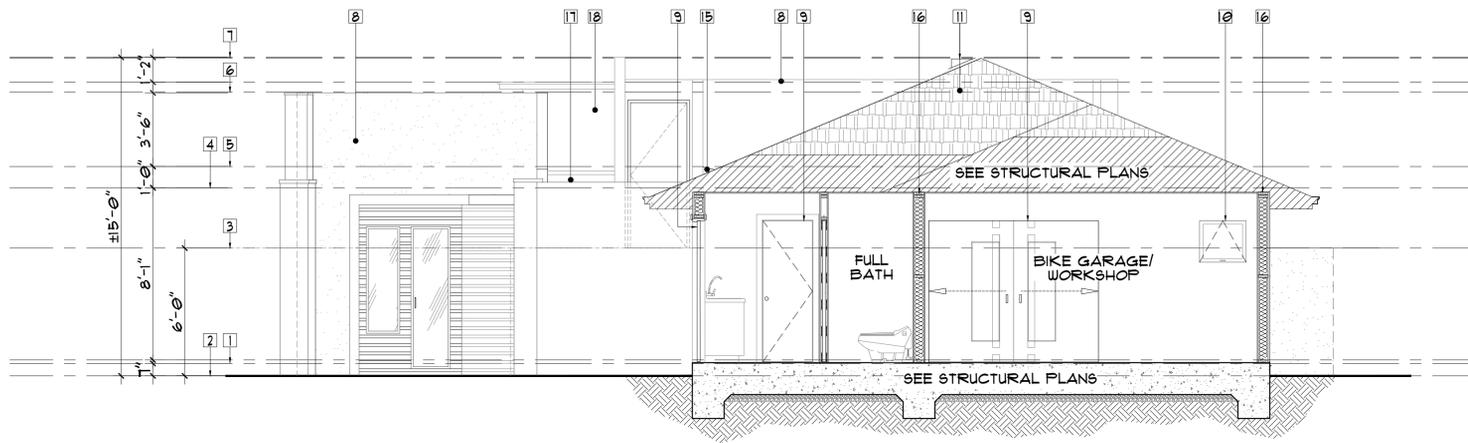
SHEET: 4
OF: 9
MAY 28, 2025



06/03/2025



1 GROUND FLR. ELECTRICAL/HVAC LAYOUT SCALE: 1/4" = 1'-0"



2 CROSS SECTIONAL VIEW SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS:

Table of electrical symbols and their descriptions, including switches, fixtures, outlets, and HVAC components.

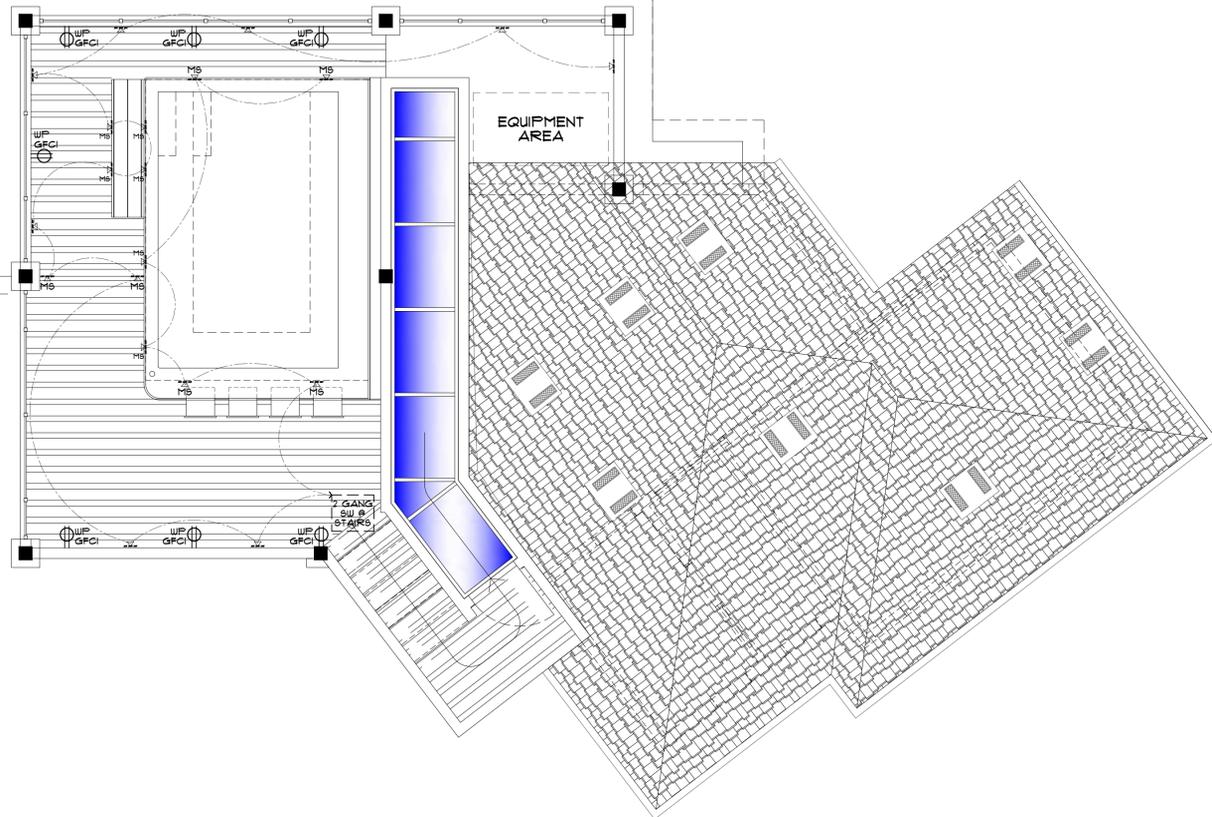
ELECTRICAL NOTES:

- List of 34 electrical notes detailing requirements for receptacles, lighting, wiring, and safety.

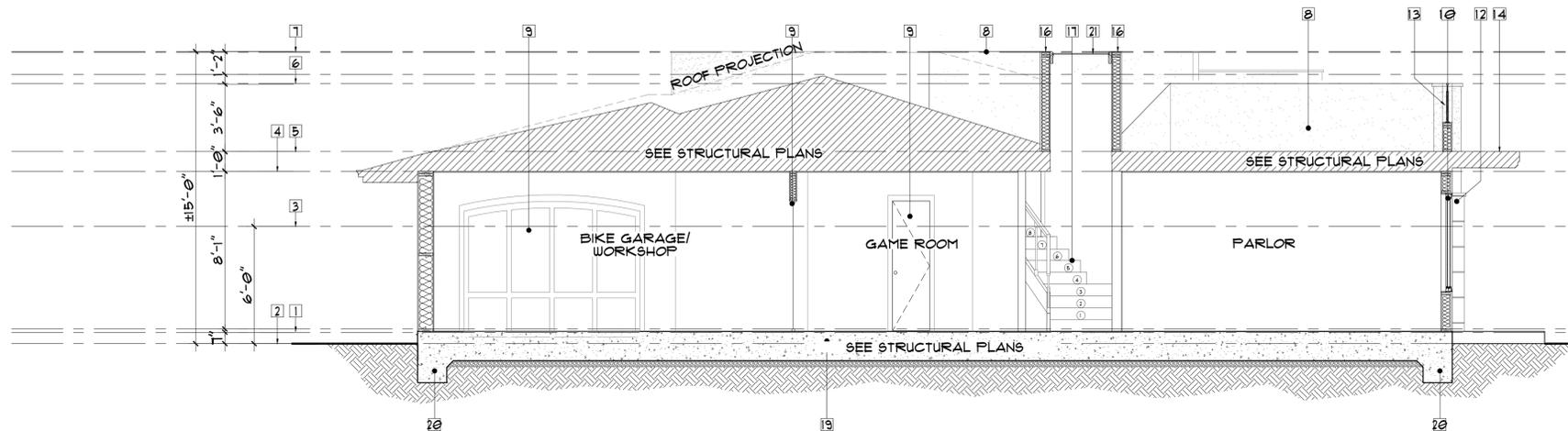
Vertical sidebar containing project information, contractor details, and sheet numbering.



06/03/2025



1 DECK FLR. ELECTRICAL/HVAC LAYOUT SCALE 1/4"=1'-0"



2 LONGITUDINAL SECTIONAL VIEW SCALE 1/4"=1'-0"

MECHANICAL NOTES:

- 1. SMOKE ALARMS ARE INTERCONNECTED BY THE BUILDING ELECTRICAL AND EQUIPPED WITH BATTERY SMOKE ALARM SHALL BE INTERCONNECTED SO THAT THE OPERATION OF ONE SMOKE ALARM WILL CAUSE ALL ALARMS TO SOUND.
2. CARBON MONOXIDE INSTALLED AT HALLWAY LEADING BEDROOM, MUST BE POWERED BY BUILDING ELECTRICAL AND EQUIPPED WITH BATTERY BACKUP. ALL ARE SUBJECT FOR VERIFICATION BY FIELD INSPECTOR.
3. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED FAN. CFC 901.2.10.8.
4. SMOKE DETECTORS SHALL BE ON A PERMANENT WIRING WITHOUT ANY DISCONNECTING SWITCH OTHER THAN THOSE FOR OVERCURRENT PROTECTION, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP.
5. ENVIRONMENTAL KITCHEN, BATHROOM AND DRYER EXHAUST DUCTS SHALL BE EXHAUSTED TO THE OUTSIDE AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER WHERE DEMAND-CONTROLLED (INTERMITTENTLY OPERATED).
6. EXCEPT FOR EXHAUST HOOD/FANS WITH A MINIMUM EXHAUST RATE GREATER THAN 400 CFM OR WHERE THERE IS MINIMUM OF 4 FEET OF DUCT WORK BETWEEN THE REGISTER AND REMOTELY LOCATED EXHAUST FAN, THE KITCHEN EXHAUST HOOD AND BATHROOM FANS SHALL BE SHOWN WITH A MAXIMUM EXHAUST RATING OF ONE SONE WHERE CONTINUOUSLY OPERATED OR IS A PART OF THE WHOLE HOUSE VENTILATION SYSTEM, AND A MAXIMUM OF 3-SONES WHERE THE EXHAUST HOOD/FAN IS DEMAND-CONTROLLED.
A. PROVIDE FANS WITH A MAXIMUM SOUND RATING OF ONE SONE FOR CONTINUOUS FANS OR FANS FOR WHOLE-HOUSE VENTILATION.
B. DEMAND-CONTROLLED (INTERMITTENT) FANS ARE TO HAVE A MAXIMUM 3-SONE SOUND RATING.
C. REMOTE LOCATED FANS IN COMPLIANCE WITH THE EXCEPTION IN ASHRAE 62.2, 1.7 AND FANS WITH A MINIMUM EXHAUST RATE GREATER THAN 400 CFM ARE EXEMPT FROM THE SOUND RATINGS.
D. BESIDES THE OTHER GENERAL REQUIREMENTS FOR ENVIRONMENTAL EXHAUST DUCTS AND SOUND RATING, BATHROOM FANS SHALL BE SHOWN ENERGY STAR COMPLIANT, CONTROLLED BY A HUMIDITY SENSOR THAT CAN BE ADJUSTED FROM BETWEEN LESS THAN OR EQUAL TO 50-PERCENT TO 80-PERCENT (C909.4.5.0.6.1); AND BATHROOM FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTS, UNLESS THE FAN IS ALLOWED TO OPERATE WHEN THE FAN IS SWITCHED OFF (C909.4.5.0.6.2).
7. EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2:
A. 3 FEET FROM A PROPERTY LINE.
B. 10 FEET FROM A FORCED AIR INLET, AND
C. 3 FEET FROM OPENINGS INTO THE BUILDING.
8. EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2
9. UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. CMC 504.4.2.

SMOKE DETECTOR REQUIREMENTS IN CALIFORNIA

TAKEN FROM CA HEALTH AND SAFETY CODE (13113.8A) ON AND AFTER JANUARY 1, 1996, EVERY SINGLE-FAMILY DWELLING AND FACTORY-BUILT HOUSING, AS DEFINED IN SECTION 19971, WHICH IS SOLD SHALL HAVE AN OPERABLE SMOKE DETECTOR FROM CALIFORNIA BUILDING CODE R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THERE ARE EXCEPTIONS IN MOST COMMUNITIES IF INTER-CONNECTING THE DEVICES WOULD RESULT IN DAMAGE TO PROPERTY, UNLESS CONSTRUCTION IS TAKING PLACE.

SUMMARY TABLE OF ELECTRICAL OUTLET MINIMUM & MAXIMUM HORIZONTAL & VERTICAL DISTANCES TO BUILDING FEATURES

- 8" MIN RECEPTACLE HEIGHT ABOVE FLOORS INDOORS
• MIN 6-1/2" ABOVE GRADE OUTDOORS
• 3" LOW SIDE REACH MINIMUM HEIGHT ABOVE FLOOR FOR ADA
• 14" TO CENTER OF RECEPTACLE, ABOVE FLOOR, IN CANADA, HIGHER ALLOWED.
• 15" MINIMUM RECEPTACLE HEIGHT TO BOTTOM OF OUTLET BOX - CALIFORNIA
• 15" MINIMUM RECEPTACLE HEIGHT TO BOTTOM OF OUTLET BOX - CALIFORNIA
• 15" MINIMUM HEIGHT ABOVE A KITCHEN COUNTERTOP
• 16" TO TOP OF BOX - COMMON INSTALL HEIGHT ABOVE FLOOR BUT SEE 18" BELOW.
• 18" (MAX?) ABOVE COUNTERTOPS (IN SOME JURISDICTIONS)
• 18" ABOVE FLOOR TO TOP OF OUTLET BOX - STANDARD PRACTICE AMONG MANY ELECTRICIANS
• 18" ABOVE FINISHED FLOOR IN A GARAGE
• 48" DOOR BELL MAXIMUM HT FROM EXTERIOR FLOOR FIN.
• 20" OR LESS ABOVE THE WORKING SURFACE OF A (KITCHEN) COUNTERTOP
• 40" MAXIMUM HEIGHT ABOVE FINISHED FLOOR TO SWITCH FOR HUD SECTION 8 HOUSING
• 42" FLOOR TO BOTTOM OF LIGHT SWITCH BOX - SOME INSTALLERS USE 48" TO THE TOP OF
• 44" TO TOP OF BOX FOR BATH VANITY RECEPTACLES
• 44" TO 46" - MOST ELECTRICAL SWITCHES ABOVE FLOOR TO BOTTOM OF BOX
• 48" FLOOR TO CENTER OF LIGHT SWITCH (MAX PER NFPA)
• 48" MAXIMUM HIGH SIDE REACH FOR ADA (AMERICANS WITH DISABILITIES ACT)
• 48" MAXIMUM HEIGHT TO TOP OF OUTLET BOX - CALIFORNIA
• 54" MAXIMUM HIGH SIDE REACH (ADA)
• 5'6" MAXIMUM ABOVE FLOOR LEVEL FOR RECEPTACLES MEETING THE 6' HORIZONTAL SPACING RULE (NEC 210-52)
[4] EXAMPLE CA CODE ON LAYOUT AND HEIGHTS IS GIVEN ALSO IN

PLUMBING NOTES:

- 1. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SECTIONS 4.303.1.1, 4.303.1.2, 4.303.1.3, AND 4.303.1.4 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.
2. WHERE A FIXTURE COMES IN CONTACT WITH THE WALL OR FLOOR, THE JOINT BETWEEN THE FIXTURE AND THE WALL OR FLOOR SHALL BE MADE WATER TIGHT.
3. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120°F (49°C) BY A DEVICE THAT COMPLIES WITH ASSE 1010/ASME A112.1010/CSA B125.10. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
4. WATER CLOSETS SHALL BE "ULTRA LOW FLUSH" TYPE WITH 1.28 GALLONS MAX. PER FLUSH.
5. ALL WATER HEATERS SHALL BE PROVIDED WITH SEISMIC STRAPS AND SHALL BE VENTED OUTSIDE. ALSO, PROVIDE COMBUSTION AIR VENTS PER UPC.
6. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 1.8 GALLONS PER MINUTE.
7. LAVATORY FAUCETS SHALL HAVE A WATER FLOW NOT TO EXCEED 1.2 GALLONS PER MINUTE.
8. FAUCETS IN KITCHEN, WETBARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 1.8 GALLONS PER MINUTE.
9. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CFC. INSTALLATION STANDARDS OF APPENDIX I OF THE CFC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC. 604.1.1 OF THE CFC PRIOR TO PERMIT ISSUANCE.
10. BATHTUBS OR WHIRLPOOL BATHTUBS SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIECE NOT LESS THAN 1 1/2 INCHES (40 MM) IN DIAMETER. FIXTURE TAILPIECES SHALL BE CONSTRUCTED FROM THE MATERIALS SPECIFIED IN SECTION 101.2 FOR DRAINAGE PIPING. WASTE OUTLETS SHALL BE PROVIDED WITH AN APPROVED STOPPER OR STRAINER.
11. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CFC. INSTALLATION STANDARDS OF APPENDIX I OF THE CFC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC. 604.1.1 OF THE CFC PRIOR TO PERMIT ISSUANCE.
12. PLUMBING MATERIAL WILL BE CAST IRON FOR VENT AND DRAINS, WATER LINES WILL BE PEX.

ELECTRICAL SYMBOLS:

- 2,3,3U, MS & VS TAMPER RESISTANT LIGHT SWITCHES, 2 DENOTES 2 GANG, 3 DENOTES 3 GANG, SU DENOTES 3 WAY SWITCH, MS DENOTES MOTION SENSOR, VS DENOTES VACANCY SENSOR
NOTE: FOR HALLS, STAIRS, LIVING, DINING ROOM AND BEDROOM PROVIDE LUMINAIRES TO BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.
PC, MS FIN BASED SECURITY LIGHT FIXTURE, PC DENOTES PHOTOCELL, MS DENOTES MOTION SENSOR LED HIGH EFFICACY LUMINAIRES
PC, MS RECESSED LIGHT FIXTURE /LED OR HIGH EFFICACY LUMINAIRES, PC DENOTES PHOTOCELL, MS DENOTES MOTION SENSOR
CEILING MOUNTED LIGHT FIXTURE /LED OR HIGH EFFICACY LUMINAIRES
PENDANT LIGHT FIXTURE/LED OR HIGH EFFICACY LUMINAIRES
HOSE BIBB ANTI-SIPHON CFC 603 WITH VACUUM BREAKER
HEATING SUPPLY CONNECT TO HEATING DUCT (OPTIONAL)
ADDED FAN LIGHT
LOW VOLTAGE DECK LIGHTS
CEILING MOUNTED HEATING LAMP
120V SINGLE PHASE 15 AND 20 AMPERE DUPLEX CONVENIENCE OUTLET, AGR DENOTES ARC-FAULT CIRCUIT INTERRUPTER, GFI DENOTES GROUND FAULT INTERRUPTER, GFCI DENOTES GROUND FAULT CIRCUIT INTERRUPTER, UF DENOTES WEATHER PROOF AND GFI/GFI CONNECTED
WALL CONVENIENCE OUTLET BELOW BASE CABINET
SMOKE ALARMS (UL 217) SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. CFC 901.2.10.6.
CARBON MONOXIDE ALARMS (UL2034/2015) SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP IN ACCORDANCE WITH THE PROVISION SET FORTH IN BUILDING CODE 915.4 FOR GROUP R OCCUPANCIES.
EXHAUST FAN (UL) MIN 5 AIR CHANGES/HOUR 50 CFM INTERMITTENT OR 20 CONTINUOUS ENERGY STAR HUMIDITY CONTROL.
EXHAUST HOOD DIRECT VENT TO OUTSIDE MIN EXHAUST RATE 160 CFM
G DENOTES GAS SUPPLY
ELECTRICAL SERVICE PANEL LOCATION 200 AMPERES
PROVIDE MIN. 4" FLEXIBLE HOIST DUCT DIRECT VENT TO OUTSIDE
TOILET/RANGE HOOD EXHAUST DUCT 3' AWAY FROM BOTH OPENING AND PROPERTY LINE
MULTI-SPLIT HVAC SYSTEM
DOOR BELL

Vertical sidebar containing project information, contractor details, and sheet identification. Includes 'ENGINEERING ASSOCIATE', 'CONTRACTOR', 'PREPARED BY', 'DRAWING CONTENTS', 'PROPERTY OWNER/CONTACT', 'PROJECT', 'PROPOSED', 'JOB ADDRESS', 'CONTACT', 'SHEET: 6 OF 9', and 'MAY 28, 2025'.

EROSION CONTROL BMPs

SCHEDULING
 CALTRANS / SECTION 3 / 99-01
 PURPOSE: TO PREVENT THE ESCAPE OF POLLUTANTS FROM CONSTRUCTION SITES BY MAINTAINING THE CONSTRUCTION PROJECT TO REDUCE THE AMOUNT OF EROSION AND TO PREVENT SOIL LOSS.

- PRACTICE EROSION & SEDIMENT CONTROL YEAR ROUND
- CLOSE & STABILIZE OPEN TRENCHES AS SOON AS POSSIBLE.

STREET SWEEPING
 CALTRANS / SECTION 4 / 9C-01
 PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY USING DUST CONTROL MEASURES TO STABILIZE SOIL FROM WIND EROSION, AND REDUCE DUST GENERATED BY CONSTRUCTION ACTIVITIES.

- STREET SWEEPING OF ADJACENT PUBLIC RIGHT-OF-WAY.

SAND BAG BARRIER
 CALTRANS / SECTION 4 / 9C-08
 PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY STACKING SAND BAGS ALONG A LEVEL CONTOUR CREATING A BARRIER WHICH DIAPHSY SEDIMENT LADEN WATER PROMOTING SEDIMENTATION. USE ALONG THE PERIMETER OF THE SITE AND AROUND CATCH BASIN INLETS TO STORM DRAINS TO CREATE A TEMPORARY SEDIMENT TRAP.

- USE SAND BAGS LARGE ENOUGH TO WITHSTAND FLOODING.
- INSPECT SAND BAGS AFTER EACH RAIN.
- REMOVE SEDIMENT BEHIND SAND BAGS.
- RESHAPE OR REPLACE DAMAGED SAND BAGS.

CONSTRUCTION ACTIVITY BMPs

CLEAN SITE MEASURES STANDARDS:

- EATING ON SITE SHALL TAKE PLACE OUTSIDE THE BUILDING. ANY FOOD OR DRINK WITHIN THE BUILDING SHALL BE CLEANED UP AND DISPOSED OF IMMEDIATELY.
- NO SMOKING WITHIN THE HOME.
- SWEEP UP JOB SITE DAILY.
- VACUUM ALL STUB BAYS AND SUB FLOOR BEFORE INSULATING, THEN AGAIN BEFORE INSTALLING DRYWALL.

WATER CONSERVATION
 CALTRANS / SECTION 7 / NS-01
 PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY USING CONSTRUCTION WATER THAT DOES NOT CAUSE EROSION OR WASH MATERIALS OFF-SITE.

- DISCOURAGE WASHING OF EQUIPMENT ON SITE. AVOID USING WATER TO CLEAN CONSTRUCTION AREAS.
- SWEEP PAVED AREAS WHERE PRACTICAL.
- DIRECT CONSTRUCTION WATER RUN-OFF TO AREAS WHERE IT CAN SOAK INTO THE GROUND.
- APPLY WATER FOR DUST CONTROL MODERATELY SO RUN-OFF DOES NOT OCCUR.

MATERIAL DELIVERY AND STORAGE
 CALTRANS / SECTION 8 / WM-01
 PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS DURING THE DELIVERY AND STORAGE PROCESS BY MINIMIZING THE CONTACT OF MATERIALS WITH RUN-OFF.

- DESIGNATED STORAGE AREAS AT THE PROJECT SITE. PREVENT SPILLS OR LEAKAGE OF LIQUID MATERIALS FROM CONTAMINATING SOIL OR SOAKING INTO THE GROUND BY PLACING STORAGE AREAS ON IMPERVIOUS SURFACES. DO NOT STORE HAZARDOUS CHEMICALS, DRUMS, OR BAGGED MATERIALS DIRECTLY ON THE GROUND.
- PROVIDE CURBS OR DIKES AROUND THE PERIMETER OF MATERIAL STORAGE AREAS.
- MINIMIZE HAZARDOUS MATERIAL STORAGE ON SITE.
- KEEP HAZARDOUS MATERIALS IN THEIR ORIGINAL CONTAINERS AND KEEP THEM WELL LABELED.
- KEEP ADEQUATE SUPPLY OF APPROPRIATE SPILL CLEAN UP MATERIAL NEAR STORAGE AREAS.
- CONTAIN AND CLEAN UP ANY SPILL IMMEDIATELY.

ADDITIONAL STANDARDS:

- SOURCE PRODUCTS CLOSE TO PROJECT SITE TO MINIMIZE TRAVEL/ DELIVERY IMPACT.

MATERIAL USE
 CALTRANS / SECTION 8 / WM-02
 PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS BY PROPERLY STORING AND UTILIZING MATERIALS.

- USE MATERIALS ONLY WHERE AND WHEN NEEDED TO COMPLETE THE CONSTRUCTION ACTIVITY. LAYOUT AND CUTTING PROCEDURES SHOULD BE EXECUTED TO MINIMIZE WASTE MATERIALS.
- FOLLOW MANUFACTURER'S INSTRUCTIONS REGARDING THE PREPARATION, USE, AND DISPOSAL OF MATERIALS.
- AVOID EXPOSING APPLIED MATERIALS TO RAINFALL AND RUN-OFF UNLESS SUFFICIENT TIME HAS BEEN ALLOWED FOR THEM TO DRY.
- DON'T PURCHASE MORE MATERIAL THAN WILL BE USED ON SITE.

ADDITIONAL STANDARDS:

- LOOK FOR MATERIALS & FINISHES WITH POST-CONSUMER & POST-INDUSTRIAL RECYCLED CONTENT.
- USE STANDARD HEIGHT CEILINGS (8' OR 9') & STANDARD LENGTH / WIDTH MATERIAL MODULES TO SAVE ON CUT-OFF WASTE.

SPILL PREVENTION AND CONTROL
 CALTRANS / SECTION 8 / WM-04
 PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM SPILLS BY PREVENTING, CONTAINING AND CLEANUP SPILLS.

- HOLD REGULAR MEETINGS TO DISCUSS AND REINFORCE APPROPRIATE DISPOSAL PROCEDURES.
- USE ABSORBENT MATERIALS ON SMALL SPILLS RATHER THEN HOSING DOWN OR BURYING THE SPILL.
- FOR SIGNIFICANT OR HAZARDOUS SPILLS THAT CANNOT BE CONTROLLED BY PERSONNEL IN THE IMMEDIATE VICINITY NOTIFY THE LOCAL EMERGENCY RESPONSE BY CALLING 911.

SOLID WASTE MANAGEMENT
 CALTRANS / SECTION 8 / WM-05
 PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS AS A RESULT OF THE CREATION, STOCKPILING AND REMOVAL OF LITTER AND OTHER CONSTRUCTION WASTE.

- COLLECT SITE TRASH REGULARLY, DAILY DURING RAINY AND WINDY CONDITIONS.
- KEEP SOLID MATERIALS SHIELDED BY EITHER A COVERED DUMPSTER OR OTHER ENCLOSED TRASH CONTAINER THAT LIMITS CONTACT WITH RAIN, RUN-OFF, AND SCATTERING DUE TO WINDS.
- RECYCLE EVERY POSSIBLE MATERIAL. CONTRACTOR TO FURNISH RECYCLING BIN FOR SUCH USE AND NOTIFY ALL PERSONS WORKING ON SITE THAT RECYCLING IS MANDATORY FOR THIS PROJECT SITE.
- MAKE SURE THAT TOXIC WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS DESIGNED FOR CONSTRUCTION DEBRIS.

HAZARDOUS WASTE MANAGEMENT
 CALTRANS / SECTION 8 / WM-06
 PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS BY THE PROPER STORAGE AND DISPOSAL OF WASTE.

- SITES WITH EXISTING STRUCTURES MAY CONTAIN WASTE WHICH MUST BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS WHICH INCLUDE SANDBLASTING GRIT MIXED WITH LEAD, CADMIUM, OR CHROMIUM BASED PAINTS AND ASBESTOS.
- MAJOR CONTAMINATION, LARGE SPILLS, AND OTHER SERIOUS HAZARDOUS WASTE INCIDENTS REQUIRE IMMEDIATE RESPONSE FROM SPECIALISTS.
- KEEP LIQUID OR SEMI-LIQUID HAZARDOUS WASTE IN APPROPRIATE CONTAINERS AND UNDER COVER.
- CLEARLY MARK ON ALL HAZARDOUS WASTE CONTAINERS WHICH MATERIALS ARE ACCEPTABLE FOR THE CONTAINER.
- PLACE HAZARDOUS WASTE CONTAINERS IN SECONDARY CONTAINMENT.
- MAKE SURE THAT TOXIC WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS DESIGNED FOR CONSTRUCTION DEBRIS.

- ADDITIONAL STANDARDS:**
- THE SITE AND BUILDING SHALL BE TESTED FOR HAZARDOUS MATERIALS INCLUDING, BUT NOT LIMITED TO LEAD PAINT, ASBESTOS, MERCURY (FLUORESCENT LIGHT BULBS, THERMOSTATS, ELECTRONIC SWITCHES, AND OTHER PRODUCTS), BATTERIES, OR ELECTRONICS OF ANY KIND AND ABATED, REMOVED, AND DISPOSED OF PROPERLY. CONTACT THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR ADDITIONAL INFORMATION.
 - DISPOSE TREATED WOOD (PDTF, WOLMANIZED & OTHER TREATED WOOD) SEPARATELY. NOTIFY THE REFUSE CENTER FOR DIVERSION OF SUCH MATERIAL TO ARRANGE FOR THE DELIVERY TO A REGULATED TREATED WOOD LANDFILL.
 - THE SITE SHALL BE TESTED FOR RADON. PROPER VENTING BELOW THE FOUNDATION SHALL BE PROVIDED TO DIVERT RADON FROM THE INTERIOR ENVIRONMENT OF THE FINISHED PRODUCT PER DIVISION 1.

CONCRETE WASTE MANAGEMENT
 CALTRANS / SECTION 8 / WM-08
 PURPOSE: TO REDUCE THE DISCHARGE OF PORTLAND CEMENT, CONCRETE SLURRIES AND ASPHALT BY IMPLEMENTING APPROPRIATE WASH-OUT PROCEDURES, SLURRY CONTAINMENT, HOUSEKEEPING AND DISPOSAL PRACTICES.

- DO NOT ALLOW SLURRY RESIDUE FROM WET CORING OR SAW-CUTTING TO ENTER STORM DRAINS.
- SHOVEL OR VACUUM SLURRY RESIDUE AND DISPOSE IN A TEMPORARY PIT.
- DESIGNATE AREAS TO BE USED FOR WASHOUT OF VEHICLES TRANSPORTING CONCRETE.
- WASHOUT AREAS SHALL HAVE A TEMPORARY PIT OR BERMED AREA OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE.
- ONCE THE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREAS AND ALLOWED TO HARDEN, THE CONCRETE CAN BE PROPERLY DISPOSED.

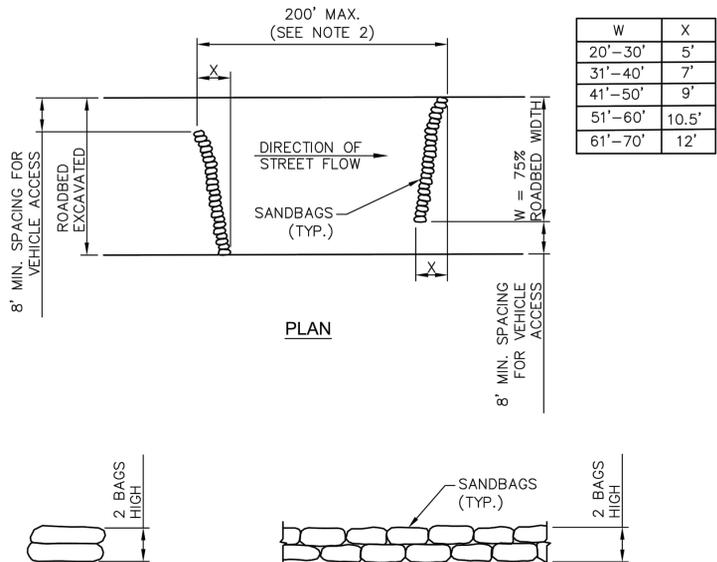
VEHICLE AND EQUIPMENT MAINTENANCE
 CALTRANS / SECTION 7 / NS-10
 PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS AS A RESULT OF VEHICLE AND EQUIPMENT MAINTENANCE BY CONDUCTING THESE ACTIVITIES OFF-SITE OR IN A DESIGNATED AREA.

- LOCATE ON PAVED SURFACES WHERE PRACTICAL.
- USE BERMS TO PROTECT MAINTENANCE AREAS FROM RUN-ON.
- DO NOT DUMP FUELS AND LUBRICANTS ONTO THE GROUND.
- DO NOT PLACE USED OIL IN A DUMPSTER OR POUR INTO A STORM DRAIN.

BEST MANAGEMENT PRACTICES

"AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT SELECTED BMPs MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES."

SEE STAMP FOR SIGNATURE, LICENSE#, & EXPIRATION



- NOTES:**
1. GRAVEL BAGS ARE ENCOURAGED OVER THE USE OF SANDBAGS AND MAY BE REQUIRED IN AREAS WHICH ARE PARTICULARLY SENSITIVE TO SEDIMENT DEPOSITION.
 2. REQUIREMENTS AND SPACING OF VELOCITY REDUCERS FOR STREETS WITH GRADES OF LESS THAN 4 PERCENT SHALL BE AS SHOWN ON THE APPROVED EROSION CONTROL PLAN.
 3. THIS STANDARD DETAIL SHALL BE USED AS SHOWN ON THE APPROVED EROSION CONTROL PLAN.

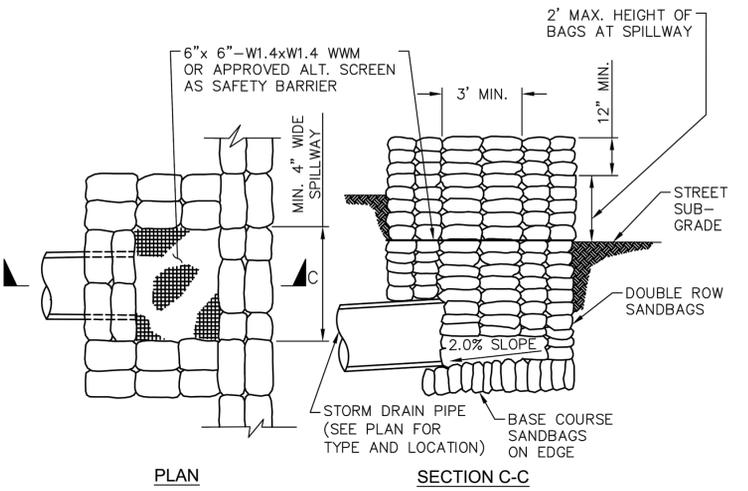
EROSION CONTROL

1. EROSION AND SEDIMENT CONTROL - SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTRACTED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES.
2. WASTE AND MATERIALS MANAGEMENT CONTROL - APPROPRIATE BMP'S FOR CONSTRUCTION RELATED MATERIALS, WASTES SPILLS, OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES NOTES)

IN CASE OF EMERGENCY, CALL _____ AT WORK
 PHONE# _____ OR HOME PHONE# _____

1. EROSION CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
2. SEDIMENT FROM AREAS DISTRIBUTED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM PRACTICABILITY.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUN OFF, VEHICLE TRACKING OR WIND.
4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR LOCAL STORM DRAIN SYSTEM.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE FOR THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FORM THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION AND STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF THE SITE. DISCHARGES OR MATERIAL OTHER THAN STORM WATER ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT OR THE STATEWIDE GENERAL PERMIT-CONSTRUCTION. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.



- NOTES:**
1. GRAVEL BAGS ARE ENCOURAGED OVER THE USE OF SANDBAGS AND MAY BE REQUIRED IN AREAS WHICH ARE PARTICULARLY SENSITIVE TO SEDIMENT DEPOSITION.
 2. A PORTION OF CATCH BASIN MAY BE CONSTRUCTED IN PLACE OF SANDBAGS.
 3. THIS STANDARD DETAIL SHALL BE USED AS SHOWN ON THE APPROVED EROSION CONTROL PLAN.

9. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY WATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON- CONTAMINATED GROUNDWATER PRODUCED BY WATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ISSUED BY THE REGIONAL BOARD.
10. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESIGNATING FACILITIES.
11. THE PERMIT AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
12. THE PERMIT AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLAN.
13. THE PERMIT SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS MATERIAL SUPPLIERS, LESSEES, PROPERTY OWNERS; THAT DUMPING OF CHEMICALS IN THE STORM DRAIN SYSTEM OR WATERSHED IS PROHIBITED.
14. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS EMINENT.
15. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECASTS EXCEED 40%.
16. SEDIMENTS FROM AREAS DISTRIBUTED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORTED FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

RESPONSIBILITY TO ENSURE FULL COMPLIANCE AND IMPLEMENTATION AND ALL OF ITS ELEMENTS, INCLUDING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES, RESTS WITH:

NAME _____ TELEPHONE# _____

ENGINEERING ASSOCIATE:
 JACK V. HOWARD, B.E. # 87583
 GREEN VALLEY, AZ 85627

CONTRACTOR:
 CONSTRUCTION
 19377 ORCHARD AVE
 SIGNAL HILLS, CA 90755
 562-488-0274
 145-983 CEL
 EDY-AN20@GMAIL.COM

CONTRACTOR:
 SHIPPED JOHN ESTRANERO, ASSOCIATE
 CONSTRUCTION
 19377 ORCHARD AVE
 SIGNAL HILLS, CA 90755
 562-488-0274
 145-983 CEL
 EDY-AN20@GMAIL.COM

PROPERTY OWNER/CONTACT:
 BERKMAN HONG
 16294 TIBBURY CIR.
 HUNTINGTON BEACH, CA 92649

PROJECT: PROPOSED (1) ONE STORY POOL HOUSE W/ POOL DECK
JOB ADDRESS: 16294 TIBBURY CIR. HUNTINGTON BEACH, CA 92649
CONTACT: BERKMAN HONG 707-774-9831

DRAWING CONTENTS: BEST MANAGEMENT PRACTICES, PERMITS, EROSION CONTROL, EROSION CONTROL

SHEET: 1
OF: 9
 MAY 28, 2025

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



06/03/2025
AIA California

Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON. PARTY	4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.	Y	N/A	RESPON. PARTY	Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.	Y	N/A	RESPON. PARTY	4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.								
<input type="checkbox"/>	<input type="checkbox"/>		301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.	<input type="checkbox"/>	<input type="checkbox"/>		4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1. EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Exceptions: 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. Notes: a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. 2. EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1. EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required. Notes: a. Construction documents shall show locations of future EV spaces. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. 2. EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 3. EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVCS shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces. 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements. 4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options: 1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space, Chapter 2, to the building. 2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3. 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. 4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. 4.106.4.2.3 EV space requirements. 1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".	<input type="checkbox"/>	<input type="checkbox"/>		4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff. FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A). TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019 <table border="1"><thead><tr><th>PRODUCT CLASS [spray force in ounce force (ozf)]</th><th>MAXIMUM FLOW RATE (gpm)</th></tr></thead><tbody><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (> 8.0 ozf)</td><td>1.28</td></tr></tbody></table> <p>Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)/113 grams-force(gf)</p>	PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (≤ 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28	<input type="checkbox"/>	<input type="checkbox"/>		4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/
PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)																						
Product Class 1 (≤ 5.0 ozf)	1.00																						
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20																						
Product Class 3 (> 8.0 ozf)	1.28																						
<input type="checkbox"/>	<input type="checkbox"/>		SECTION 302 MIXED OCCUPANCY BUILDINGS	<input type="checkbox"/>	<input type="checkbox"/>		4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.	<input type="checkbox"/>	<input type="checkbox"/>		DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.	<input type="checkbox"/>	<input type="checkbox"/>		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in solebottom 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. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or sale for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. NOTES: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).								
<input type="checkbox"/>	<input type="checkbox"/>		DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHDP Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations NA New	<input type="checkbox"/>	<input type="checkbox"/>		4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1. EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required. Notes: a. Construction documents shall show locations of future EV spaces. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. 2. EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 3. EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVCS shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces. 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements. 4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options: 1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space, Chapter 2, to the building. 2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3. 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. 4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. 4.106.4.2.3 EV space requirements. 1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".	<input type="checkbox"/>	<input type="checkbox"/>		SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1. Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2. 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