2 UNIT HOUSE & 2 UNIT ATTACHED ADU anha 16733 SOUTH PACIFIC AVE, SUNSET BEACH, CA 90742 13472 JESSICA DR

16733 SOUTH PACIFIC AVE A. THE TROSS SYSTEM SHALL BE A DEFERRED SUBMITTAL. A. THE TROSS SYSTEM SHALL BE A DEFERRED SUBMITTAL. A. THE TROSS SYSTEM SHALL BE A DEFERRED SUBMITTAL. A. THE TROSS SYSTEM SHALL BE A DEFERRED SUBMITTAL. A. THE TROSS SYSTEM SHALL BE A DEFERRED SUBMITTAL. A. THE TROSS SYSTEM SHALL BE A DEFERRED SUBMITTAL. A. THE TROSS SYSTEM SHALL BE A DEFERRED SUBMITTAL.	GENERAL INFORMATION	NC		DIRECTORY	DEFERRED SUBMITTAL	PROJECT DATA		DRAWIN	G IN	IDEX
March Marc	PROPOSED: 2UNIT HOUSE AN	D 2 UNIT A	ATTACHED ADU		A. THE TRUSS SYSTEM SHALL BE A DEFERRED SUBMITTAL.			ARCHITECTURAL		STRUCTURAL
Procession Company C	ZONE: RM TYPE OF CONSTRUCTION: V-B APN: 178 526 05 TR: 757 LOT: 16			SUNSET BEACH, CA 92742 Tel: (626) 838 9981 Email: kevin@1lgroup.com DESIGNER - ANHA studio 13472 JESSICA DR GARDEN GROVE, CA 92843	 C. THE ALL-EXTERIOR WALLS AND FENCE TO BE UNDER A SEPARATE PERMIT. D. THE PV SYSTEM TO BE UNDER A SEPARATE PERMIT. E. SOLAR PV SYSTEM WILL BE UNDER A SEPARATE PERMIT 	COUNTY NAME: COUNTY OF ORANGE ASSESSOR PARCEL NUMBER: 178 526 05 ZONE: R-M BUILDING CLASSIFICATION: 2 UNITS SINGLE FAMILY OCCUPANCY GROUPS: R-3/U NUMBER OF STORIES: 3 STORY TYPE OF CONSTRUCTION: TYPE V-B FIRE SPRINKLER: "YES" FIRE SPRINKLER	CV.1 A0.1 A1.0 A1.1 A1.2	COVER SHEET PROPOSED SITE AND ROOF PLAN 1ST FLOOR PLAN, 2ND FLOOR PLAN 3RD FLOOR PLAN, ROOF PLAN ELEVATIONS	SHEET	DESCRIPTION
INFRIGUENT MOUSE IN INT T HOUSE IN INT	(E)LOT COVERAGE (2,667 SF) EXISTING LIVING AREA (E) GARAGE (4 CAR GARAGE) (E) BEDROOM (E) BATHROOM GENERAL INFORMATION FRONT SET BACK REAR SET BACK	REQUIRED 3'-0"	2,048 SF 1,800 SF 4 4 PROVIDED	TRUONG DONG 7661 GARDEN GROVE BLVD GARDEN GROVE, CA 92841	F. GRADING PLAN WILL BE UNDER A SEPARATE PERMIT	CODES COMPLY: 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING	A2.0 A2.1 A2.2 A2.3 G.1	3RD FLOOR PLAN, ROOF PLAN ELEVATIONS SECTIONS AND DETAILS CAL GREEN BUILDING		
BEBIS SHITIS+1 POWDER SBEDS SBATHS + 1 POWDER SBATHS + 1		35'	34'-8"	SCOPE OF V	WORK					
TOTAL LIVING AREA BUS STOP ID:5186 NEW 1UNIT BUILDING FOOTAGE (902 SF) NEW 2UNITS BUILDING FOOTAGE (1,916 SF)	(N) BEDROOM (N) BATHROOM (N) 2 CAR GARAGE (N) 1ST FLOOR LIVING AREA (N) 2ND FLOOR LIVING AREA (N) 3RD FLOOR LIVING AREA TOTAL LIVING AREA UNIT 1 ADU (N) BEDROOM (N) BATHROOM TOTAL LIVING AREA UNIT 2 HOUSE (N) BEDROOM (N) BATHROOM (N) 2 CAR GARAGE (N) 2 BALCONY (N) 1ST FLOOR LIVING AREA (N) 2ND FLOOR LIVING AREA UNIT 2 ADU (N) BEDROOM (N) 3RD FLOOR LIVING AREA UNIT 2 ADU (N) BEDROOM		3 BATHS + 1 POWDER 366 SF 108 SF 1,076 SF 1,076 SF 2,260 SF 1 BED 1 BATH 432 SF 4 BEDS 5 BATHS + 1 POWDER 357 SF 218 SF 1,197 SF 1,898 SF 1,898 SF 4,993 SF	- NEW 1ST UNIT HOUSE 3 S (N) 2 CAR GARAGE (N) 1ST FLOOR LIVING AREA (N) 2ND FLOOR LIVING AREA (N) 3RD FLOOR LIVING AREA TOTAL LIVING AREA - NEW 1ST UNIT ADU 1 STO (N) 1ST FLOOR LIVING AREA TOTAL LIVING AREA NEW 2ND UNIT HOUSE 3 S (N) 2 CAR GARAGE (N) 2 BALCONY (N) 1ST FLOOR LIVING AREA (N) 2ND FLOOR LIVING AREA (N) 3RD FLOOR LIVING AREA TOTAL LIVING AREA - NEW 2ND UNIT ADU 1 STO (N) 1ST FLOOR LIVING AREA	366 SF 108 SF 1,076 SF 1,076 SF 2,260 SF DRY: 1 BED, 1 BATH 541 SF 541 SF 541 SF 541 SF 1,197 SF 1,197 SF 1,898 SF 1,898 SF 1,898 SF 4,993 SF DRY: 1 BED, 1 BATH 398 SF 398 SF			VICINITY	/IAP	
CONSTRUCTION WORK HOURS ARE 7 AM-8 PM, M-F; 9 AM-8 PM, SATURDAY; NO SUNDAY OR LEGAL HOLIDAYS. 0.1 MILE TO BUS STOP AT PACIFIC COAST TO PACIFIC AVE SUNSET BEACH, CA 90742	NEW 1UNIT BUILDING FOOTAGE (902 SF) NEW 2UNITS BUILDING FOOTAGE (1,916 SF) NEW LOT COVERAGE (1,916+902=2,818 SF) CONSTRUCTION WORK HOURS ARE 7		398 SF 2,818/3,599 00.78% I-F; 9 AM-8			0.1 MILE TO BUS STOP AT PACIFIC COAST TO				
• • • • • • • • • • • • • • • • • • •				Δ.	ENCY REQUIREMENTS					

- FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DATS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. . EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS . A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE
- PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS IF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.5 CRC) FIRE SPRINKLER PLANS STAMPED AND APPROVED BY THE CITY OF HUNTINGTON BEACH FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF
- FRAMING INSPECTION. · WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH, 1.28 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)
- URINALS SHALL HAVE AN AVERAÇE WATER CONSUMPTION OF NOT MORE THAN 1.0 GALLONS OF WATER PER FLUSH, 0.5 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC) SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.5 GALLONS PER MINUTE. (402.1.1 CPC) FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE.
- AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF Sec. 604 OF THE CPC, INSTALLATION STANDARDS OF APPENDIX 1 OF THE CPC AND THE MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN Sec. 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE. I. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2022 CALIFORNIA ENERGY CODE. J. TWO SEPARATE SITE VISITS AND REPORTS PREPARED BY THE ENGINEEROF RECORD FOR THE NEW HOME DESIGN ARE REQUIRED; (109.3.8 CBC) ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2022 CALIFORNIA ENERGY CODE. 1. THE ENGINEER OF RECORD SHALL INSPECT THE SLAB AND FOUNDATION SYSTEM INSTALLATION JUST PRIOR TO CONCRETE POUR TO VERIFY
 THAT THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ENGINEER OF RECORD SHALL THEN
 PREPARE A REPORT STATING THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE FOUNDATION
 INSPECTION AND APPROVAL TO POUR CONCRETE WILL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF
 RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF HUNTINGTON BEACH BUILDING DIVISION.
- 2. THE ENGINEER OF RECORD SHALL ALSO INSPECT THE COMPLETED FRAMING SYSTEM OF THE HOME AFTER THE INSTALLATION OF THE ROUGH PLUMBING, MECHANICAL, ELECTRICAL SYSTEMS AND THE EXTERIOR OF THE HOMES HAS BEEN WEATHER WRAPPED. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THAT TEH FRAMING SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ROUGH FRAMING, PLUMBING, MECHANICAL, ELECTRICAL AND EXTERIOR WEATHER BARRIER INSPECTION SHALL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF HUNTINGTON BEACH BUILDING DIVISION.
- K. A PRE—CONSTRUCTION MEETING IS REQUIRED IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION. THIS MEETING SHALL TAKE PLACE AT THE
 SITE OF THE NEW HOME. THE MEETING MUST INCLUDE A REPRESENTATIVE OF THE BUILDING DIVISION, THE GENERAL CONTRACTOR, A REPRESENTATIVE
 OF EACH OF THE SUBCONTRACTORS (ELECTRICAL, PLUMBING, MECHANICAL, GRADING, OFF—SITE CONTRACTOR, ETC.) DEPENDANT UPON WHAT SUB—
 CONTRACTORS ARE TO BE INVOLVED IN THE NEW CONSTRUCTION AND A REPRESENTATIVE OF THE OWNER MAY BE PRESENT. THE MEETING WILL
 REVIEW REQUIRED PERMITS, TEMPORARY POWER REQUIREMENTS, DOCUMENTS REQUIRED TO BE ON THE SITE, INSPECTION REQUIREMENTS, FIELD
 CORRECTION NOTICE PROCEDURE, CHANGES IN THE FIELD, FINAL INSPECTIONS AND GAS AND POWER RELEASES, QUESTIONS FROM THE CONTRACTORS
 OR OWNER AND ANY OTHER SPECIAL PROCEDURES OR CONDITIONS FOR THAT PARTICULAR NEW HOME. THE PRE—CONSTRUCTION MEETING SHALL
 BE SCHEDULED THE BUILDING DIVISION FROM COUNTED AT (714) 3.74 1547 BE SCHEDULED THROUGH THE BUILDING DIVISION FRONT COUNTER AT (714)-374-1547.
- L. ALL DOORS AND WINDOWS SHALL MEET CITY OF HUNTINGTON BEACH SECURITY ORDINANCE.
- M. PROVIDE FOR MAINTENANCE, REPAIR, AND REPLACEMENT BY A HOMEOWNERS ASSOCIATION (HOA) FOR ALL COMMON AREA LANDSCAPE, IRRIGATION, DRAINAGE FACILITIES, WATER QUALITY BMP'S, WATER SYSTEM LINES, FIRE SYSTEM LINES, SEWER SYSTEM LINES, AND PRIVATE SERVICE UTILITIES.
- N. CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER IN-SLAB OR 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. (R109.1.1.1) O. 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)
- P. THE PLANS SHALL PROVIDE STATEMENT SPECIFICALLY LISTING ALL REQUIRED SPECIAL INSPECTIONS FOR THE PROJECT. SPECIAL INSPECTIONS SHALL BE AS



GARDEN GROVE, CA 92843 Tel: (714) 200 4122 Email: aha@anha-studio.com

2 UNIT HOUSE, 2 UNIT ADU

16733 SOUTH PACIFIC AVE SUNSET BEACH, CA 90742

HARMONY BRIDGE LLC

16733 SOUTH PACIFIC AVE SUNSET BEACH, CA 90742 Tel: (626) 838 9981 email: kevin@1lgroup.com

REVISIONS:		

BUILDING DEPARTMENT SUBMITTAL

PROJECT DIRECTOR: JOB CAPTAIN: SENIOR ASSOCIATE: ASSOCIATES: PROJECT NUMBER: PROJECT CAD FILE:

SHEET TITLE:

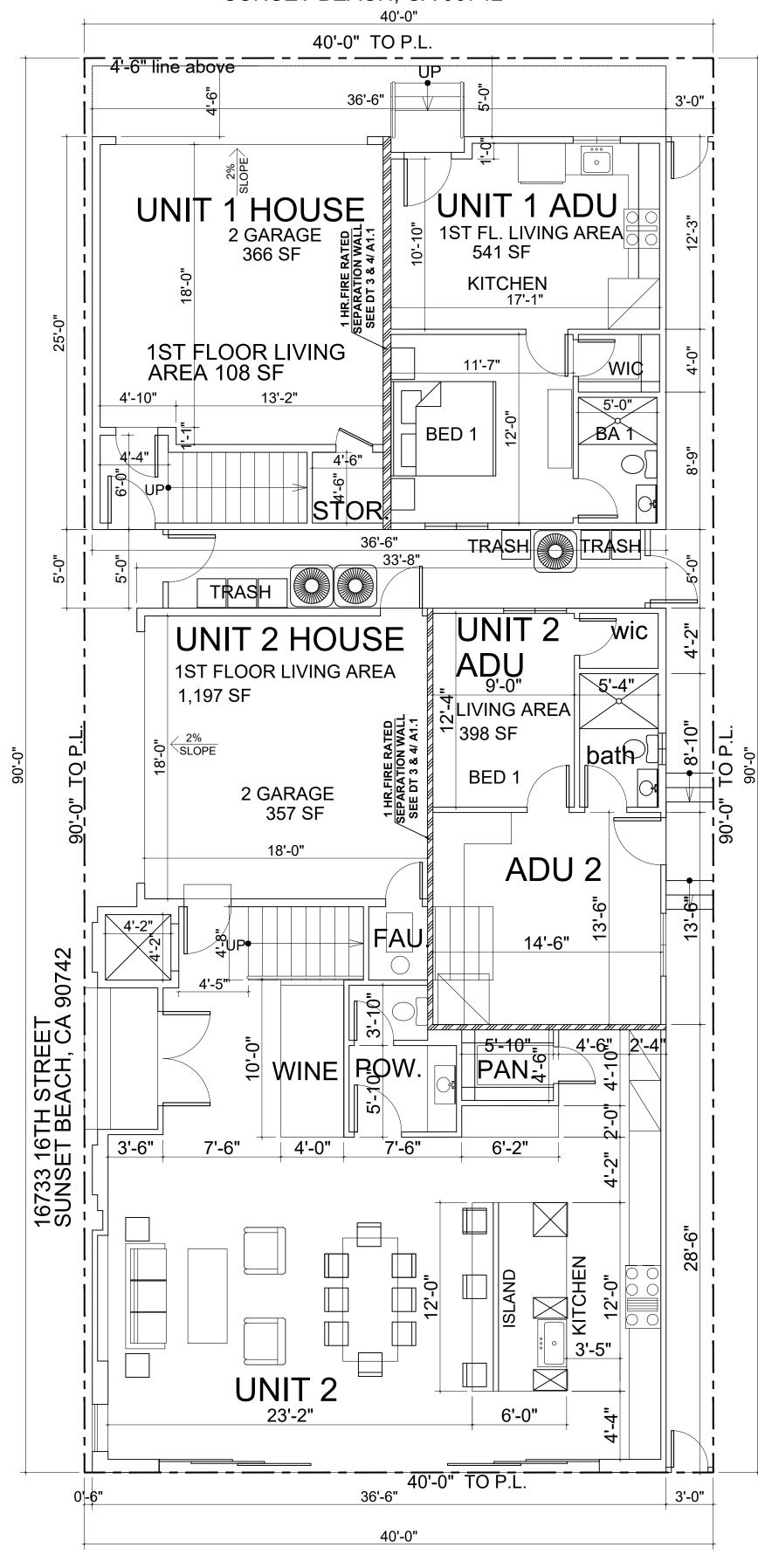
COVER SHEET

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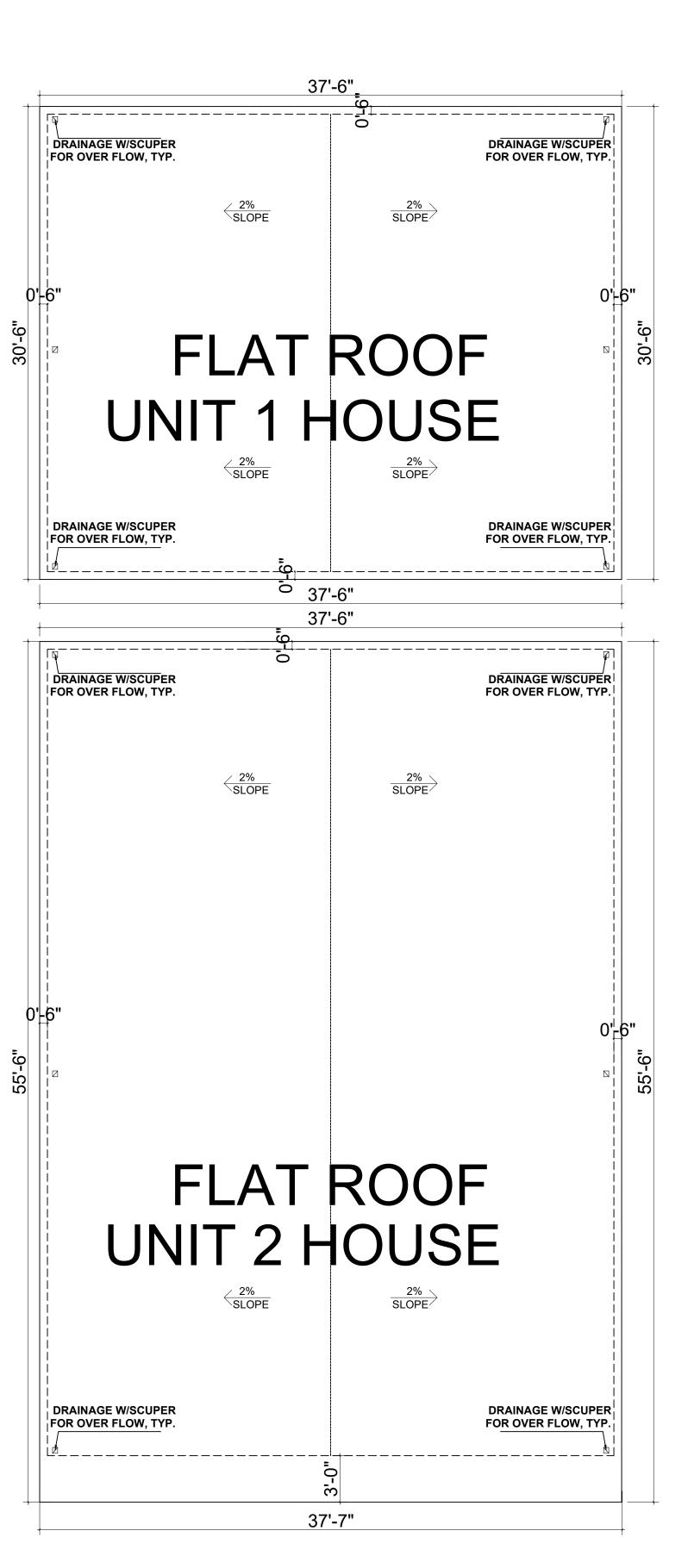
16733 SOUTH PACIFIC AVE SUNSET BEACH, CA 90742



PROPOSED SITE PLAN

SCALE: $\frac{3}{16}$ " = 1' - 0"





PROPOSED ROOF PLAN SCALE: $\frac{3}{16}$ " = 1' - 0"

anha

13472 JESSICA DR GARDEN GROVE, CA 92843 Tel: (714) 200 4122 Email: aha@anha-studio.com

Haur On

2 UNIT HOUSE, 2 UNIT ADU

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REVISIONS:			
-			_

BUILDING DEPARTMENT SUBMITTAL

PROJECT DIRECTOR:

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ASSOCIATES: PROJECT NUMBER:

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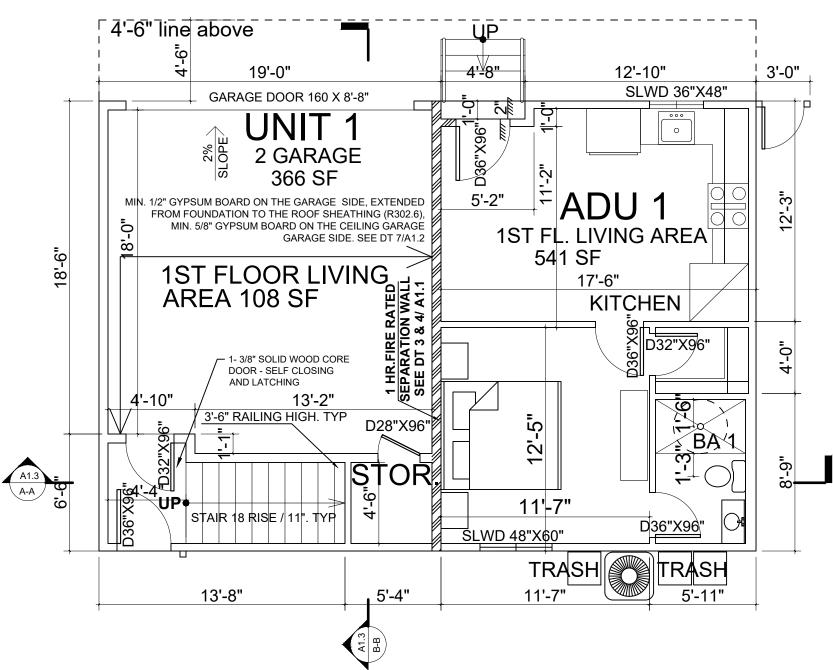
PROPOSED SITE PLAN AND ROOF PLAN

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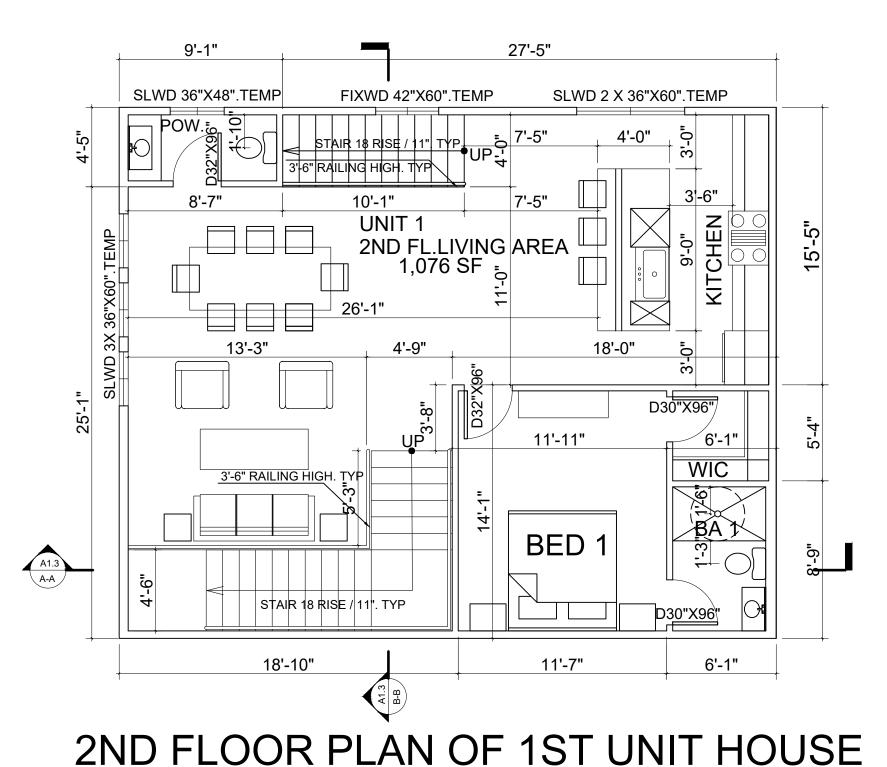
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1ST FLOOR PLAN OF 1ST UNIT HOUSE

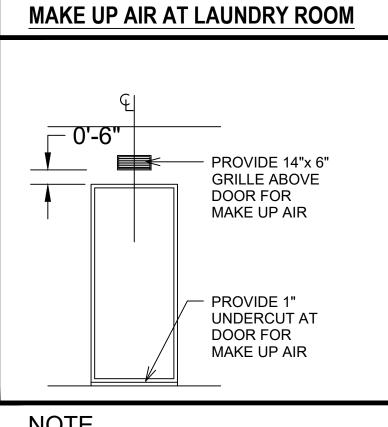
SCALE: $\frac{3}{16}$ " = 1' - 0"

SCALE: $\frac{3}{16}$ " = 1' - 0"



NOTES

- THE WATER CLOSET TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH.(411.2 CPC & 4.303. 1_1
- SHOWERS HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE. (407.2 CPC & 403. 1.4 CGBSC)
- FAUCET TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE FOR LAVATORIES. (407 .2 CPC & 4 .303. 1.4 CGBSC)
- KITCHEN FAUCET TO HAVE A FLOW RATE OF MORE THAN 1.8 GALLONS PER MINUTE. (407.2 & 4 .303. 1.4 CGBSC)
- SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION. PRESSURE BALANCE/THERMOSTATIC, MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL **SHOCK PROTECTION. (408.3 CPC)**
- SHOWERS AND WALL ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT ABOVE THE FLOOR. (R307.2 CRC)



NOTE

" NO GARBAGE DISPOSAL" TO THE WET BAR AREA

LEGEND

NEW WALL, PAINT TO (E) TO REMAINED

(E) DOOR TO

DOOR TO BE

(N) X"x X" (N) DOOR

ኸ REMOVE

(E) WALL TO BE

 \square = \square (E) WALL TO BE

(E) WINDOW

(N) WINDOW

FIRE WALL

REMOVED

REMAINED

MATCH WITH (E)

• CEMENT, FIBER-CEMENT, FIBER- MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS (R702.4.2 CRC) • MECHANICAL, ELECTRICAL AND PLUMBING PLANS ARE NOT REVIEW AND ARE SUBJECT TO FIELD INSPECTION.

1) OPEN SIDES OF WALKING SURFACES, STAIRWAYS, LANDINGS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" MEASURED HORIZONTALLY SHALL HAVE A MINIMUM 42" HIGH GUARD

NOTE:

2) GUARDS SHALL BE 42" IN HEIGHT. 3) OPEN GUARDS SHALL HAVE NOT HAVE OPENINGS THAT

ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE 4) PROVIDE STRUCTURAL CALCULATIONS AND DETAILS FOR THE GUARDS. DESIGN GUARDS TO WITHSTAND A LATERAL FORCE OF 200-LB APPLIED AT TOP OF RAIL. EXTERIOR WINDOW AND DOORS:

WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

• ALL NEW LOW-RISE RESIDENTIAL BUILDINGS AND ADDITIONS GREATER THAN 1,000 S.F. MUST HAVE A WHOLE HOUSE VENTILATION SYSTEM THAT PROVIDES A CALCULATED MINIMUM AMOUNT OF OUTDOOR AIR BY USING EITHER A CONTINUOUSLY RUNNING BATHROOM FAN OR A SUPPLY OR RETURN AIR VENTILATION THRU A CENTRAL HVAC SYSTEM.
THE MINIMUM VENTILATION VOLUME MUST BE A MINIMUM OF 1 C.F.M. FOR EACH 100 SQ. FT. OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE. (ASHRAE 62.2)

SHOWER NOTE

NET AREA OF SHOWER RECEPTOR NOT LESS THAN 1,024 SQ.IN. OF FLOOR AREA AN ENCOMPASS 30 INCH DIAMETER CIRCLE. (CRC R307. 1 AND CPC 411.7)

SLAB INTERFACE NOTES

- 1. 36" SQUARE CONCRETE STOOP. (SLOPE MIN. 1/4 PER FOOT)
- 2. CONCRETE STOOP, SEE PLAN FOR SIZE AND
- LOCATION. (SLOPE
- MIN. 1/4 " PER FOOT) 3. CONCRETE PORCH / PATIO. (SLOPE MIN. 1/4 " PER
- FOOT)
- 4. 36" WIDE CONCRETE WALK 5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND
- COUNTER ELECTRICAL. 6. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK
- FOR ICE MAKER

TO REFRIG.

- 7. PROVIDE TOE FTG. FOR MASONRY VENEER TYP.
- 8. RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT.

DOOR PLAN NOTES



INDICATES DROP IN SLAB (SEE DETAIL)

1. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING

GENERAL SLAB NOTES

- AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT.
- . REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION
- NOT SHOWN HERE.
- FOR HARDSCAPE INFORMATION REFER TO LANDSCAPE PLANS. . COURTYARDS: PROVIDE POSITIVE DRAINAGE AWAY FROM
- BUILDING(S) TO SURFACE AREA DRAINS COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER, SEE PRECISE GRADING PLANS FOR LOCATIONS.
- 6. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD
- DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS

FLOOR PLAN NOTES

41. 34"-38" HIGH HANDRAIL ABOVE NOISING PER C.R.C. R311.7.8.1.SEE DETAIL 1 (SHEET D1.1)

46. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNTIL SHALL BE EQUIPPED

LESS THAN I 3/8" THICK, OR DOORS IN COMPLIANCE WITH C.R.C. R302.5. DOORS SHALL

48. GARAGE BENEATH HABITABLE ROOM ABOVE SHALL BE SEPARATED BY 5/8" GYP. BOARD ON

52. AUTOMATIC GARAGE DOOR OPENER SHALL BE LISTED AND LABELED IN ACCORDANCE

NOTE:

GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE

THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE A

I) CONSISTENTLY SHAPED WINDERS AT THE WALKLINE ARE ALLOWED WITHIN THE

DO NOT HAVE TO BE WITHIN THE 3/8 INCH OF THE RECTANGULAR TREAD WIDTH.

3) 10" MINIMUM RUN AT THE WALK LINE (THE WALK LINE IS MEASURED 12" FROM THE

4) THE LARGEST WINDER TREAD DEPTH AT THE WALK LINE SHALL NOT EXCEED THE

1) HANDRAIL(S) SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT. ENDS SHALL BE RETURNED OR TERMINATE IN POSTS. (R311.7.8.2)

4) HANDRAILS (TYPE II) WITH A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A

WIDTH ABOVE THE RECESS SHALL BE 1-Y4" T02-3/4". (R311.7.8.3)

5) PROVIDE HANDGRIP MINIMUM 11/2" FROM WALL. (R311.7.8.2)

2) PROVIDE HANDRAILS NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING

3) HANDRAILS (TYPE I) SHALL BE AT LEAST 1.25" AND NOT MORE THAN 2" OUTSIDE DIAMETER. IF HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" AND A MAXIMUM CROSS-SECTIONAL

GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. RECESSES SHALL BEGIN WITHIN 3/4" FROM THE TALLEST PORTION OF THE PROFILE AND BE AT

LEAST 5/16" DEEP WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-%" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM

6) GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF 4-3/8" DIAMETER

7) AT THE SPACE FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD -- A

3) DESIGN HANDRAILS TO WITHSTAND A LATERAL FORCE OF 200-LB APPLIED AT TOP

SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND

SMALLEST WIDER TREAD BY MORE THAN 3/3 INCH.

51. 5/8" TYPE "X" GYPSUM BOARD WALL AND CEILING UNDER THE INTERIOR STAIRWAY

WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT

48" CLEAR REFRIGERATOR SPACE, PLUMB FOR WATER SUPPLY.

(MIN. 100 C.F.M., MAX.3 SONE, AND VENTED TO OUTSIDE AIR).

WAINSCOT TO 72" ABOVE DRAIN (UNLESS NOTED OTHERWISE).

PROVIDE SHOWER CURTAINROD (UNLESS NOTED OTHERWISE)

36" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN.

5'-0" PRE-FAB FIBERGLASS TUB/ SHOWER WITH WATER RESISTANT

VERIFY WIDTH AND DEPTH IF BUILT- IN REFRIGERATOR.

42. LINE OF SYNTHETIC STONE VENEER. SEE ELEVATION.

BE SELF-CLOSING AND SELF-LATCHING.

STANDING OR WALKING SURFACE.

2) 6" MINIMUM RUN AT NARROWER SIDE

• WINDER TREADS: (R311.7.5.2)

NARROWER SIDE).

OF TREAD. (R311.7.8.1)

DIMENSION OF 2.25". (R311.7.8.3)

6" SPHERE CANNOT PASS THROUGH.

OF RAIL. (CBC 1607.8.1.1)

11. BUILT-IN SHELVES BY OTHERS.

12. TANKLESS WATER HEATER.

THE GARAGE SIDE

WITH UL 325

• SAFETY GLAZING:

- ALL INTERIOR DOORS TO BE HOLLOW CORE I 3/8" THICK UNLESS NOTED OTHERWISE, (SEE PLAN FOR SIZE), AT DOULBE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
- . ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE I 3/4" THICK EXTERIOR GRADE.
- (SEE PLAN FOR SIZE) 3. ALL ENTRY DOORS TO BE SOLID CORE I 3/4" THICK (SEE PLAN FOR SIZE), AT DOULE
- ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR. . ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE I 3/4" THICK (SEE PLAN FOR SIZE), AT DOULE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
- . EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5.7 S.F. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. **EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR**
- OPENING OF NOT LESS THAN 5 SQUARE FEET. (C.R.C. R310.2.1) EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT NOT
- MORE THAN 44" ABOVE THE FLOOR. (C.R.C.R310.2.2) WINDOW FALL PROTECTION: WHEN TOP OF THE WINDOW SILL IS LOCATED LESS
- THAN 24 INCHES ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH THE R312.2.1 (1), (2) & (3)

NOTES MATERIAL NOTES

FOUNDATION SILL PLATE SHALL BE PRESERVATIVE-TREATED WOOD OR FOUNDATION REDWOOD.

FASTENERS IN CONTRACT WITH PRESERVATIVE OR FOR FIRE-RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL. STAINLESS STEEL. SILICON BRONZE OR COPPER.(R317.3)

PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT (MIN. 4 INCH DIA.)TO THE OUTSIDE AND EQUIP WITH A BACK- DRAFT DAMPER. EXHAUST DUCT

LENGTH IS LIMITED TO 14ft WITH 2 ELBOWS. (CMC 504.3)

DOOR SCHEDULE				WINDOW SCHEDULE						
DOOR TYPE	Width	Height	Count	U Factor	WINDOW TYPE	Width	Height	Count	U Factor	SHGC
GARAGE DOOR 16080	16' - 0"	8' - 0"	1	0.29	SLWD 48"X60".TEMP	4' - 0"	5' - 0"	1	0.29	0.21
D36"X96"	3' - 6"	8' - 0"	4	0.29	SLWD 42"X60".TEMP	3' - 6"	5' - 0"	4	0.29	0.21
D34"X96"	2' - 10"	8' - 0"	1	0.29	SLWD 36"X48". TEMP	3' - 0"	4' - 0"	1	0.29	0.21
D32"X96"	2' - 8"	8' - 0"	9	0.29	SLWD 36"x60". TEMP	3' - 0"	5' - 0"	10	0.29	0.21
D30"X96"	2' - 6"	8' - 0"	3	0.29	SL WD 38"x18". TEMP	3' - 2"	1' - 6"	1	0.29	0.21
D28"X96"	2' - 4"	8' - 0"	4	0.29		2' - 4"	6' - 2"	1	0.29	0.21



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2 UNIT HOUSE, 2 UNIT ADU

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BUILDING DEPARTMENT SUBMITTAL

REVISIONS:	
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JOB CAPTAIN:	
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ASSOCIATES:	
PROJECT NUMBER	R:
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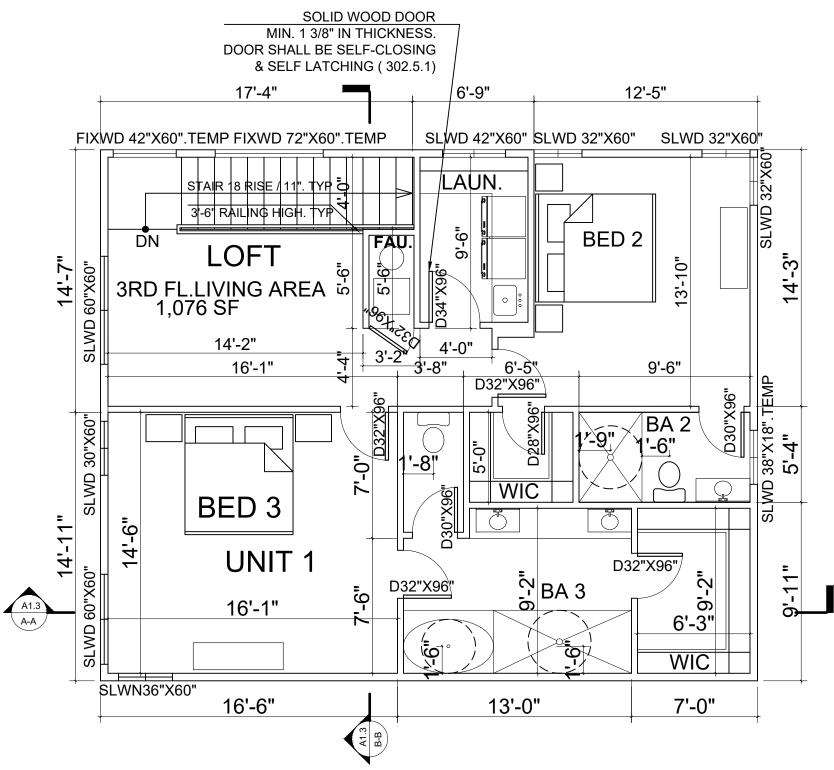
1ST FLOOR PLAN 2ND FLOOR PLAN

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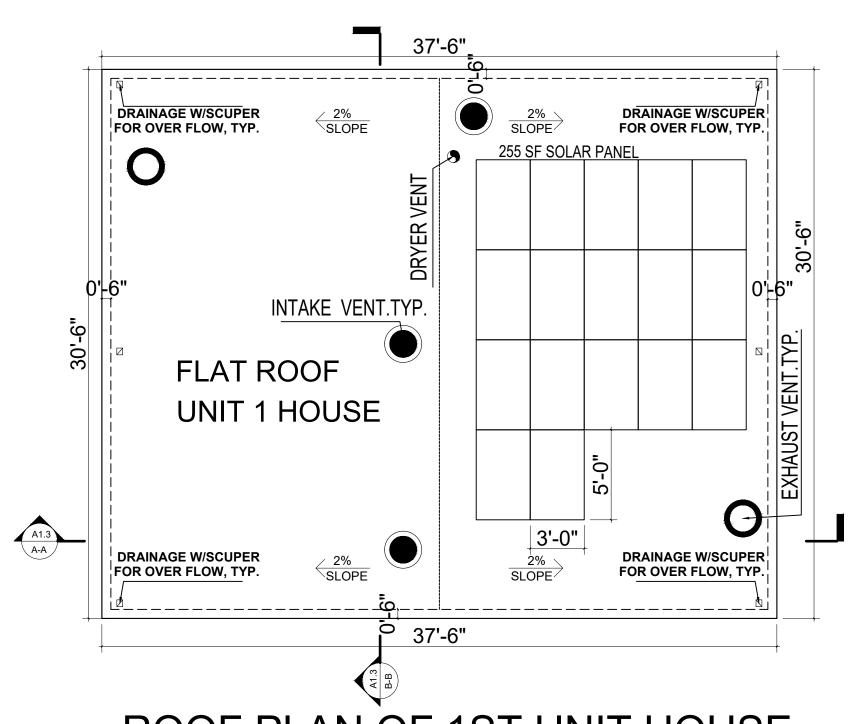
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3RD FLOOR PLAN OF 1ST UNIT HOUSE

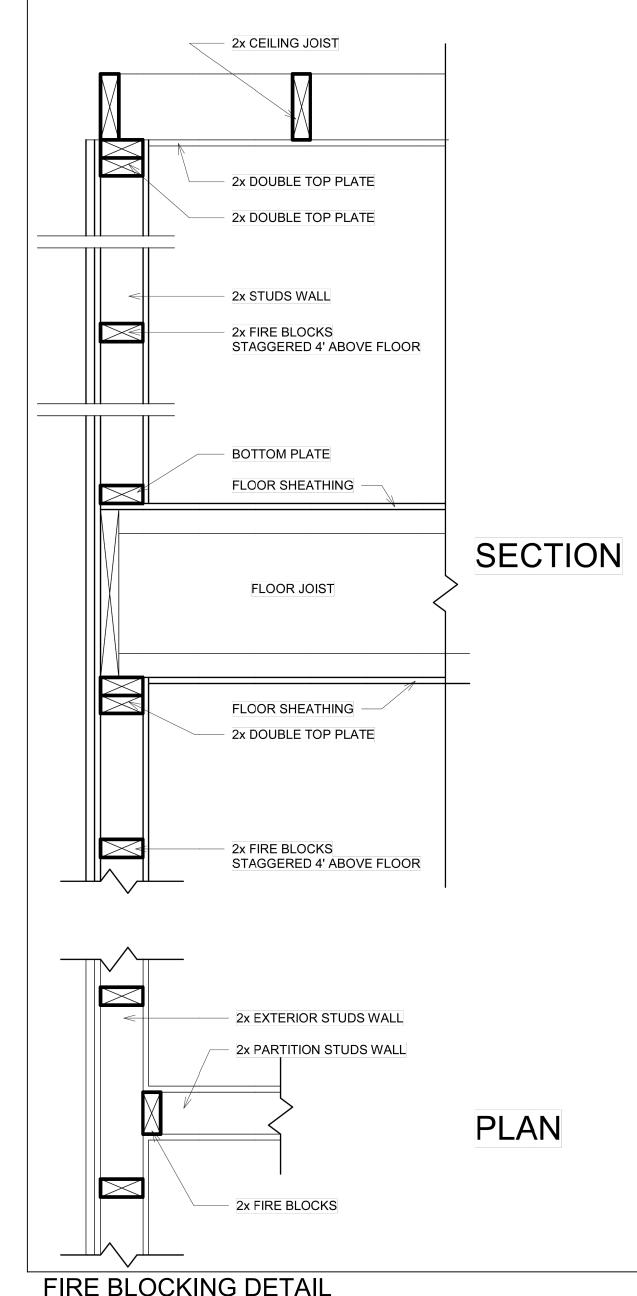
SCALE: $\frac{3}{16}$ " = 1' - 0"



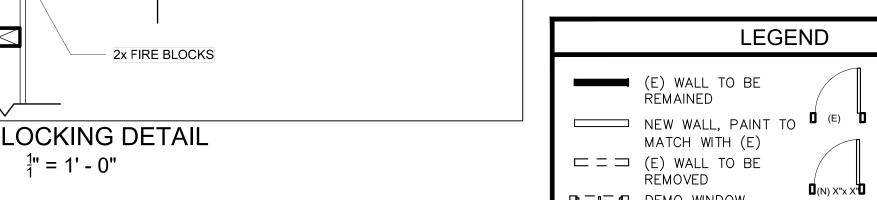
ROOF PLAN OF 1ST UNIT HOUSE SCALE: $\frac{3}{16}$ " = 1' - 0"

NOTES

- THE WATER CLOSET TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH.(411.2 CPC & 4.303. 1_1
- SHOWERS HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE. (407.2 CPC & 403. 1.4 CGBSC)
- FAUCET TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE FOR LAVATORIES. (407 .2 CPC & 4 .303. 1.4 CGBSC)
- KITCHEN FAUCET TO HAVE A FLOW RATE OF MORE THAN 1.8 GALLONS PER MINUTE. (407.2 & 4 .303. 1.4 CGBSC)
- SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION. PRESSURE BALANCE/THERMOSTATIC, MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL **SHOCK PROTECTION. (408.3 CPC)**
- SHOWERS AND WALL ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT ABOVE THE FLOOR. (R307.2 CRC)



2x DOUBLE TOP PLATE 2x DOUBLE TOP PLATE	
2x STUDS WALL 2x FIRE BLOCKS STAGGERED 4' ABOVE FLOOR	
BOTTOM PLATE FLOOR SHEATHING	
FLOOR JOIST	SECTION
FLOOR SHEATHING 2x DOUBLE TOP PLATE	
2x FIRE BLOCKS STAGGERED 4' ABOVE FLOOR	
2x EXTERIOR STUDS WALL	
2x PARTITION STUDS WALL	PLAN
FIRE BLOCKING DETAIL	
SCALE: $\frac{1}{1}$ " = 1' - 0"	



MAKE UP AIR AT LAUNDRY ROOM PROVIDE 14"x 6" **GRILLE ABOVE** DOOR FOR MAKE UP AIR PROVIDE 1" **UNDERCUT AT** DOOR FOR MAKE UP AIR NOTE

PROVIDE CLOTHES DRYER MOISTER EXHAUST DUCT: MIN. 4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS. OTHER LENGTH OR SIZES AS PERMITTED OR REQUIRED BY THE MANUFACTURE"S INSTALLATION INSTRUCTIONS AND AND APPROVED BY THE BUILDING OFFICIAL.

MAKE UP AIR LAUNDRY ROOM SCALE: $\frac{1}{1}$ " = 1' - 0"

NOTE

" NO GARBAGE DISPOSAL" TO THE WET BAR AREA.

NOTES

- ROOF MATERIAL: TORCH DOWN RUBBER ROOFING **BITUMEN ROOF COVERING** ICC-ES-ESR 3672

(E) DOOR TO E NEW WALL, PAINT TO (E) REMAINED □►□□□□ DEMO WINDOW (E) WINDOW DOOR TO BE (N) WINDOW ካ REMOVE

DOOR SCHEDULE									
DOOR TYPE	Width	Height	Count	U Factor					
GARAGE DOOR 16080	16' - 0"	8' - 0"	1	0.29					
D36"X96"	3' - 6"	8' - 0"	4	0.29					
D34"X96"	2' - 10"	8' - 0"	1	0.29					
D32"X96"	2' - 8"	8' - 0"	9	0.29					
D30"X96"	2' - 6"	8' - 0"	3	0.29					
D28"X96"	2' - 4"	8' - 0"	4	0.29					
			1						

FIRE WALL

	WINDOW	SCHEDULI	Ξ		
WINDOW TYPE	Width	Height	Count	U Factor	SHGC
SLWD 48"X60".TEMP	4' - 0"	5' - 0"	1	0.29	0.21
SLWD 42"X60".TEMP	3' - 6"	5' - 0"	4	0.29	0.21
SLWD 36"X48". TEMP	3' - 0"	4' - 0"	1	0.29	0.21
SLWD 36"x60". TEMP	3' - 0"	5' - 0"	10	0.29	0.21
SL WD 38"x18". TEMP	3' - 2"	1' - 6"	1	0.29	0.21
	2' - 4"	6' - 2"	1	0.29	0.21

MATERIAL NOTE

ROOF MATERIAL:

TORCH DOWN RUBBER ROOFING BITUMEN ROOF COVERING ICC-ES. ESR 3672

REQUIRED ATTIC VENTIVATION

ATTIC VENTILATION CACULATIONS PER C.R.C. R806.2 AS FOLLOWS:

- (A) ATTIC AREA (SQUARE FEET)
- (B) DIVIDE (A) BY 300 AND MUTPLY BY 144 TO CACULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH AND LOW. (MUST PROVIDE VAPOR RETARDER HAVING TRANSMISSION RATE NOT EXCEEDING I PERM INSTALLED ON WARM **SIDE OF INSULATION.)**
- * DIVIDE (A) BY 150 AND MUTIPLY BY 144 CACULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH AND LOW.
- (C) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)

= GABLE END VENT

= AREA / 150 VENT

- (D) TOTAL SQUARE INCHES OF NET FREE VENTILATION AREA PROVIDED BY UNDER AIR VENTS. (95 SQ. IN. OF FREE AREA MIN. EACH VENT) H = HIGH VENT L = LOW VENT
- (E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)

OOOO = VENT BLOCK AT TRUSS BAY

OOO = VENT BLOCK AT RAFTER BAY

- (F) TOTAL SQUARE INCHES OF NET FREE VENTLATING AREA PROVED
- PROVIDE ACCESS AND VENTILATIOIAN FROM CALIFORNA FRAMED AREAS TO ADJACENT ATTC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

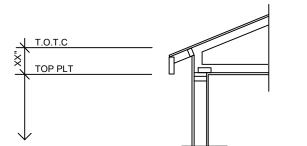
NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

ATTIC F.A.U. NOTES

- FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR IN A FURRED SPACE.
- FURNACE SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING.
- ATTIC, OPENING AND PASSAGEWAY SHALL BE LARGE ENOUGH FOR REMOVAL OF FURNACE.
- PROVIDE MINIMUM 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY. FURNACE SHALL BE NOT MORE THAN 20 FT. FROM ATTIC OPENING.
- PROVIDE UNOBSTRUCTED LEVEL WORK SPACE OF 30"x30" MINIMUM IN FRONT OF
- VENT THROUGH ROOF A MIN. OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WHICH IT
- FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES.
- RAISE PLATFORM AND PASSAGEWAY FLOOR SUFFICIENTLY SO INSULATION BENEATH WILL NOT BE COMPRESSED.

GENERAL SECTION NOTES

- REFER TO STRUCTURAL ENGINEERS DRAWINGS, DETAILS AND NOTES FOR INFORMATION
- REFER TO TRUSS DRAWINGS FOR INFORMATION NOT SHOWN HERE.
- SECTIONS REFLECT THE 'A' ELEVATION (UNLESS NOTED OTHERWISE). ROOF SLOPE(S) AND OVERHANG (S) MAY VARY PER ELEVATION. REFER TO THE ROOF
- NOTES AND ROOF PLANS AT EACH ELEVATION FOR MORE INFORMATION. TYPCIAL DIMENSIONS FOR A HEEL TRUSS. (DIMENSION FROM TOP PLATE TO THE TOP
- OF TOP CHORD).



ATTIC VENTILATION CALCULATIONS

(REFER TO "REQUIRED ATTIC VENTILATION" NOTES FOR ADDITIONAL INFORMATION)

(INELER TO	INLQUINLD	ATTIC VENTILATION NOTES	T ON ADDITIO	MAL INI ONIVIATION)		
	Δ	R		D	F	L
UNIT 1	ATTIC	REQUIRED VENTING	GABLE END	O'HAGIN_	EAVE	TOTAL VENTING
	AREA (SQ.FT.)	(SQ.IN) VENTILATION RATIO 1/300	VENTS (SQ.IN.)	ROOF VENTS (SQ.IN.)	VENTS (SQ.IN.)	PROVIDED (SQ.IN.)
AREA	1,143	(1,143 / 300) x 144 = 549	N/A	(3)97.5= 274 HIGH		274
		549 / 2 < 274 HIGH 274 LOW		(3)97.5= 274 LOW	N/A	274





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3RD FLOOR PLAN **ROOF PLAN**

PROJECT CAD FILE:

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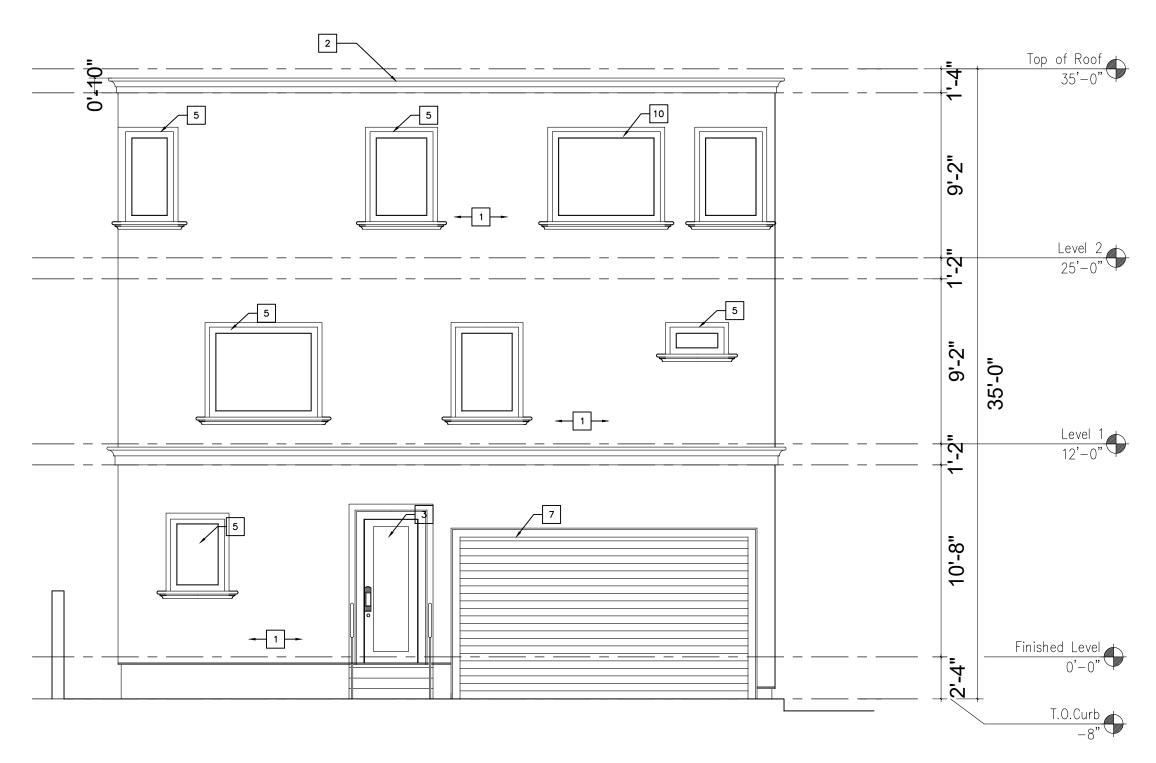
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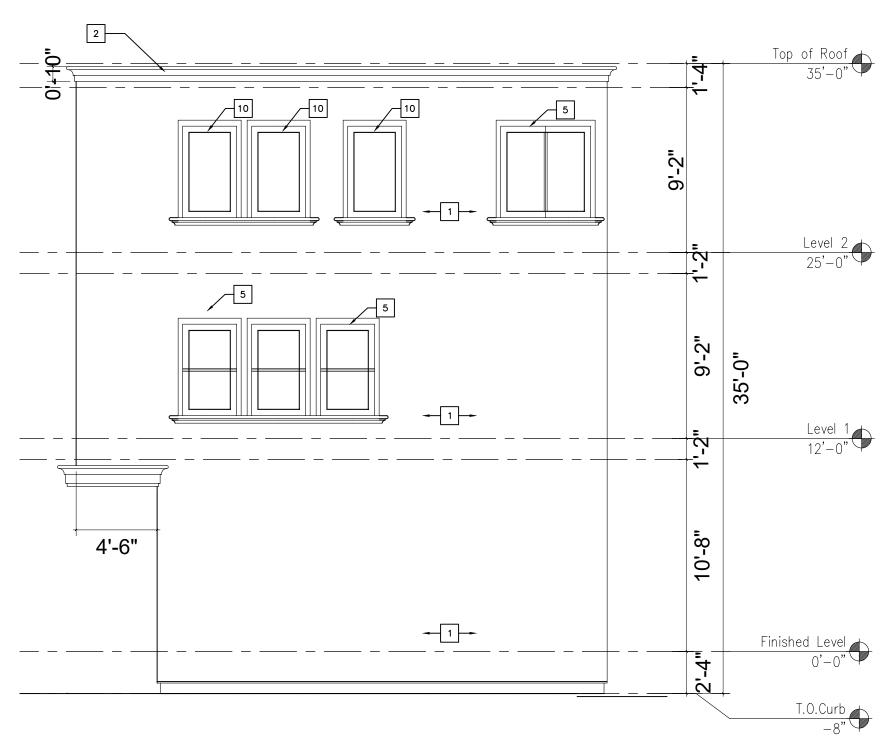
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SHEET NUMBER:

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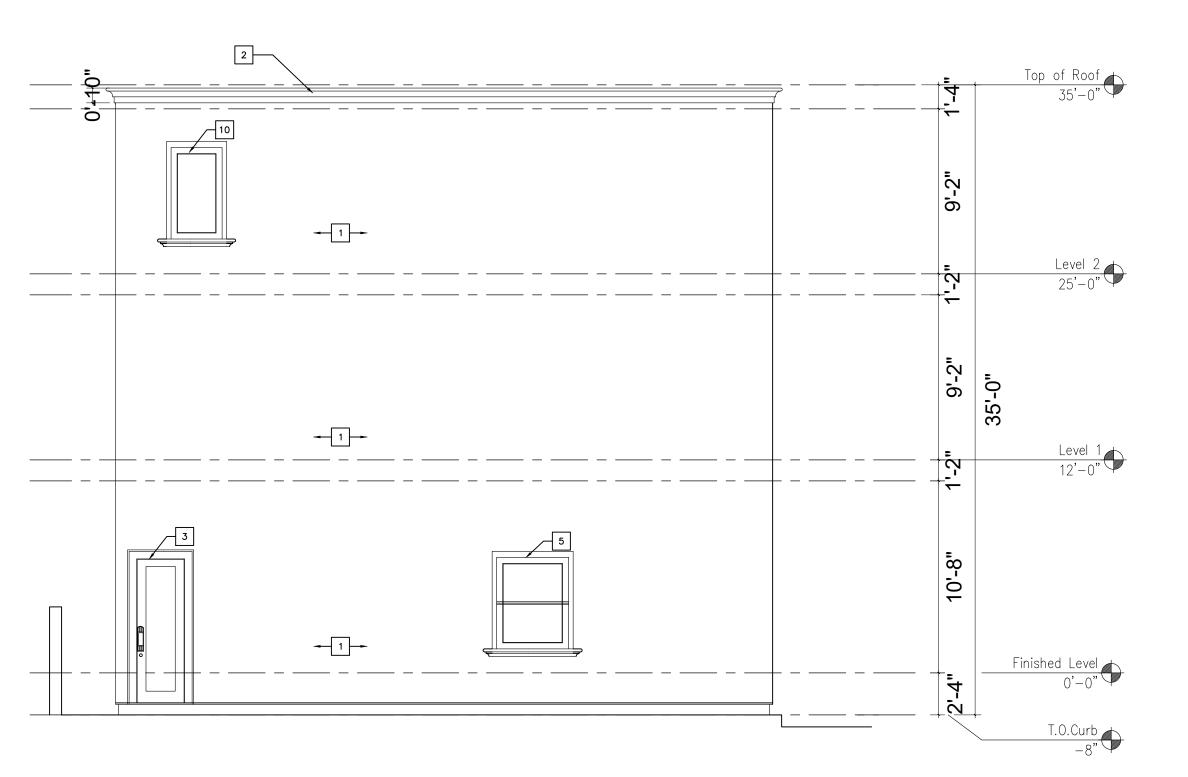
EAST ELEVATION OF FRONT 1ST UNIT HOUSE SCALE: $\frac{3}{16}$ " = 1' - 0"



NORTH ELEVATION OF RIGHT 1ST UNIT HOUSE SCALE: $\frac{3}{16}$ " = 1' - 0"

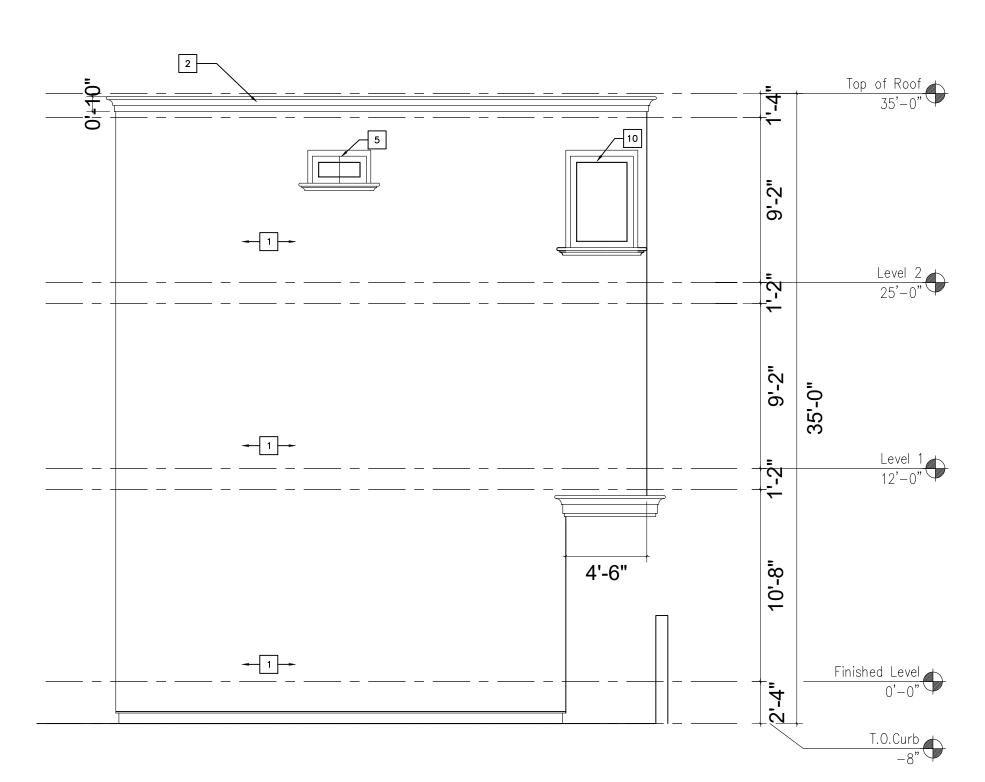
NOTES:

NO WINDOW AT 2ND FLOOR OF ADJACENT NEIGHBOR HOUSES (BOTH SIDE)



WEST ELEVATION OF REAR 1ST UNIT HOUSE

SCALE: $\frac{3}{16}$ " = 1' - 0"



SOUTH ELEVATION OF LEFT 1ST UNIT HOUSE

SCALE: $\frac{3}{16}$ " = 1' - 0"

EXTERIOR FINISHES

- STUCCO, LIGHT SAND FINISH
 STANDING SEAM METAL ROOF
- 3. VINYL GLAZING WINDOWS
- 4. CLOPAY CLASSIC STEEL GARAGE DOOR 5. METAL RAILING.
- 6. EXTERIOR WOOD DOOR 7. SLIDING DOORS 8. SLIDING WINDOW FIX WINDOW

10. GLASS RAILING. TEMP.

ELEVATION/ROOF NOTES

- 1. ESTATE EAGLE ROOFING TILE
- 2. 2X6 BARGE, SEE DETAIL 3. X EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL ALL RAFTER TAIL TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS
- EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
 EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
- . I-COAT STUCCO SYSTEM
- . EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES 8. EXTERIOR GRADE PLYWOOD SOFFIT. TONGUE AND GROOVE SOFFIT.
- 10. SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C.OVER EXTERIOR GRADE PLYWOOD OR M.D.DO. BOARD. 11. EXPOSED HARDIE PLYWOOD OR M.D.O. BOARD
- 12. EXTERIOR GRADE PLYWOOD GRAIN FINISH. 13. HIGH DENSITY FOAM TRIM, SEE ELEV. OR DETAIL FOR ACTUAL SIZE 14. HIGH DENSITY FOAM WITH, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE
- 16. BIULT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
- 17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE... 18. POTSHELF, SEE DETAIL
- 19. PROVIDE G.I. PLASHING AT ALL EXPOSED WOOD TRIM. 20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
- 21. G.I. FLASHING ROOF TO WALL. 22. G.I. FLASHING AND SADDLE / CRICKET
- 23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM
- FIRE-PPLACE MANUFACTURER.
- 24. LINE OF INTERIOR CEILING OR INTERIOR WALL 25. THIN-SET MASONRY VENEER.
- 26. LIGHTED ADDRESS SIGN. 27. SHAPED FOAM CORBEL, SEE DETAIL
- 28. SHARPE WOOD CORBEL, SEE DETAIL. 29. WOOD POST(S). SEE PLAN FOR SIZE.
- 30. EXPOSED WOOD BEAM. 1. MANUFACTURED COLUMN
- 32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL 34. NEWEL POST.FALSE TILE VENTS, SEE ELEVATION FOR LOCATION
- 35. WOOD RAILING, SEE DETAIL. 36. DECORATIVE MATERIAL, SEE DETAIL
- 37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION DEPTH AND SIZE OF FINISHED OPENING.
- 38. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE REQUIRED ATTIC VENTILATION
- CHART FOR MORE INFORMATION 39. G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION
- CHART FOR MORE INFORMATION. 40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR
- SIZE AND LOCATION.
- LOCATIONS TO BE FIELD VERIFIED.
- 42. SYNTHETIC STONE VENEER BY EL DORADO, NER-601/ER-3568. 43. MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN).
- 44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT. 45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB
- INTERFACE PLAN FOR MORE INFORMATION. 46. G.I.REGLET FOR COLOR COAT CHANGE.
- 47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR.
- 48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING. 49. DECORATIVE TILE, SEE DETAIL.

50. EXPOSE CORBELS WOOD FINISH EXTERIOR

REQUIRED ATTIC VENTILATION

ATTIC VENTILATION CACULATIONS PER C.R.R. R806.2 AS FOLLOWS

- A) ATTIC AREA (SQUARE FEET) B) DIVIDE (A) BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. BOTH HIGH AND LOW. (MUST PROVIDE VAPOR RETARDER HAVING TRANSMISSION RATE NOT EXCEEDING I PERM INSTALLED ON WARM SIDE OF INSULATION.)
- * DIVIDE (A) BY 150 AND MULTIPLY BY 144 CALCULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH
- TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FREE AREA

= GABLE END VENT

- O) TOTAL SQUARE INCHES OF NET FREE VENTILATION AREA PROVIDED BY UNDER AIR VENTS. (95 SQ. IN. OF FREE AREA MIN. EACH VENT) H = HIGH END L = HIGH END
- TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.) 0000 = VENT BLOCK AT TRUSS BAY
- OOO = VENT BLOCK AT RAFTER BAY TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVED PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO $^{f J}$ STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.
- NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

- 3 FEET FROM A PROPERTY LINE 2. 10 FEET FROM A FORCED AIR INLET, AND
- 3 FEET FROM OPENINGS INTO THE BUILDING

DRYER EXHAUST DUCT NOTE

- MANUFACTURER'S INSTALLATION INSTRUCTIONS AND
- APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUST DUST SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET. INCLUDING TWO 90-DEGREE FLBOWS, TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO.

DRYER GAS LINE NOTE

1. 1/2" GAS PIPE, 1/2" INLET GAS VALVE W/ 3/8" FLARE OUTPUT 2. 100 SQIN LOUVER AT LAUNDRY'S DOOR FOR AIR COMBUSTION SECTION 301.1, ALL BUILDING ALTERATIONS TO A SINGLE-FAMILY HOME EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO

NOTE

- REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF. SHOWERS WITH A FLOW RATE IN EXCESS OF 2,5 GPM WILL NE TO BE REPLACED WITH SHOWERHEADS WITH A MAXIMUM FLOW RATE OF 1.8 GPM. LAVATORY WITH A FLOW RATE IN EXCESS OF 2.2 GPM WILL NEED TO BE REPLACED WITH LAVATORY WITH A MAXIMUM FLOW RATE OF 1.2
- P4. WATER-CONSERVING PLUMBING FIXTURE FLOW RATES:

GPM (1.8 GPM FOR KITCHEN FAUCETS.)

- WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2. · KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 420.2.1 & 420.2.2. RESIDENTIAL LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE,
- SHOWERHEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM,



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ELEVATIONS

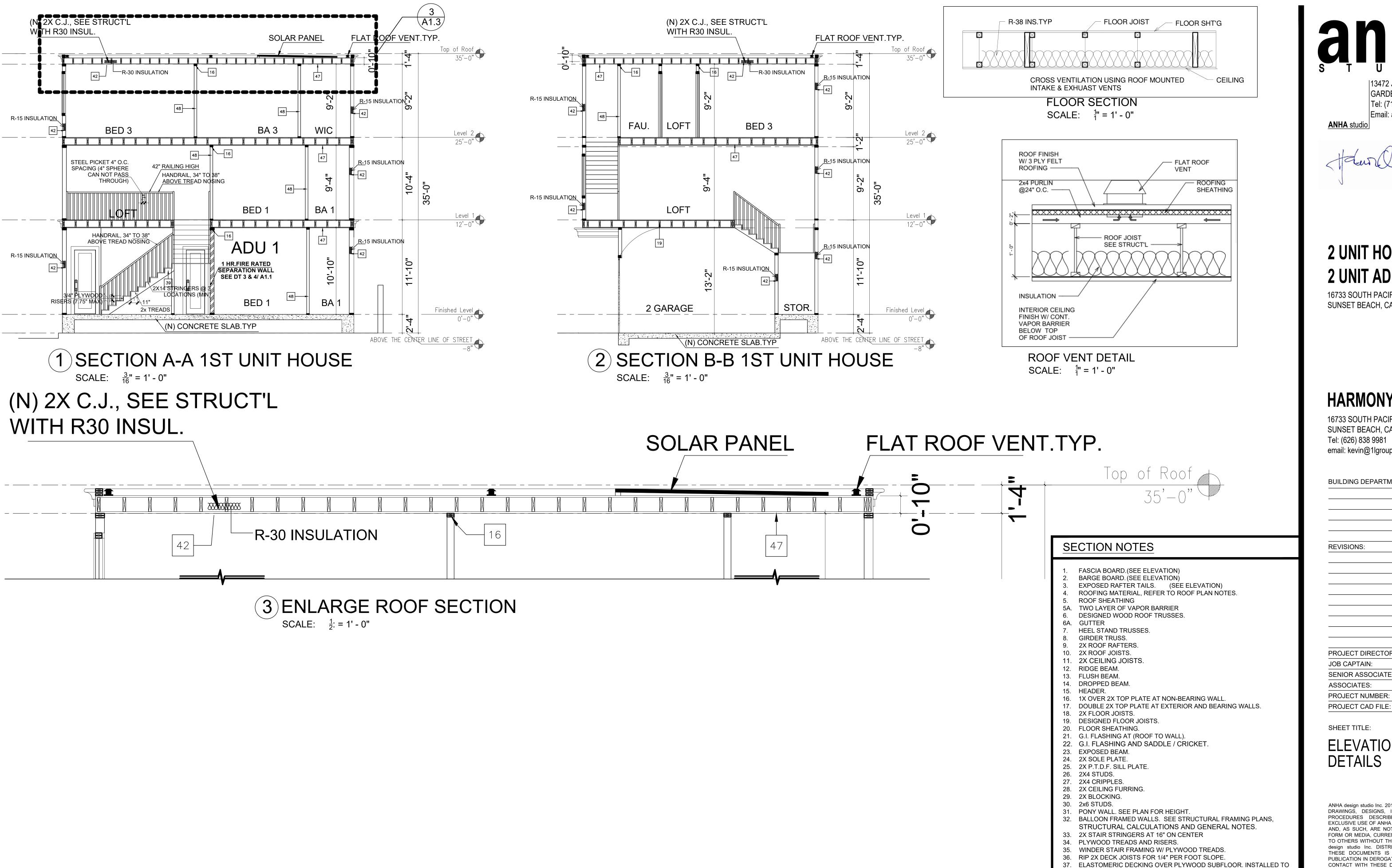
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SHEET TITLE:

ELEVATIONS AND DETAILS

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SHEET NUMBER:

MANUFACTURER'S SPECIFICATIONS.

43. EXTERIOR FINISH, REFER TO ELEVATIONS.

45. SHELF, 1/2" GYP. BOARD OVER 3/8" PLYWOOD.

50. 1 HOUR STC 50 TO 54 INTERIOR PARTITION

44. EXTERIOR CEILING / SOFFIT (SEE PLAN / ELEVATION).

47. 5/8" TYPE "X" GYP. BOARD 1-HOUR WALL & CEILING

40. 42" HIGH GUARD PER C.R.C. R3122.

39. ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON

49. 5/8" TYPE X GYP. BOARD 1-HOUR WALL EXTENDING TO FLOOR ABOVE

ENCLOSED SIDE WITH 1/2" GYPSUM BOARD C.R.C. R302.7.

41. 34"-36" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1. 42. FIBERBATT INSULATION-SEE ENERGY COMPLIANCE SHEET.

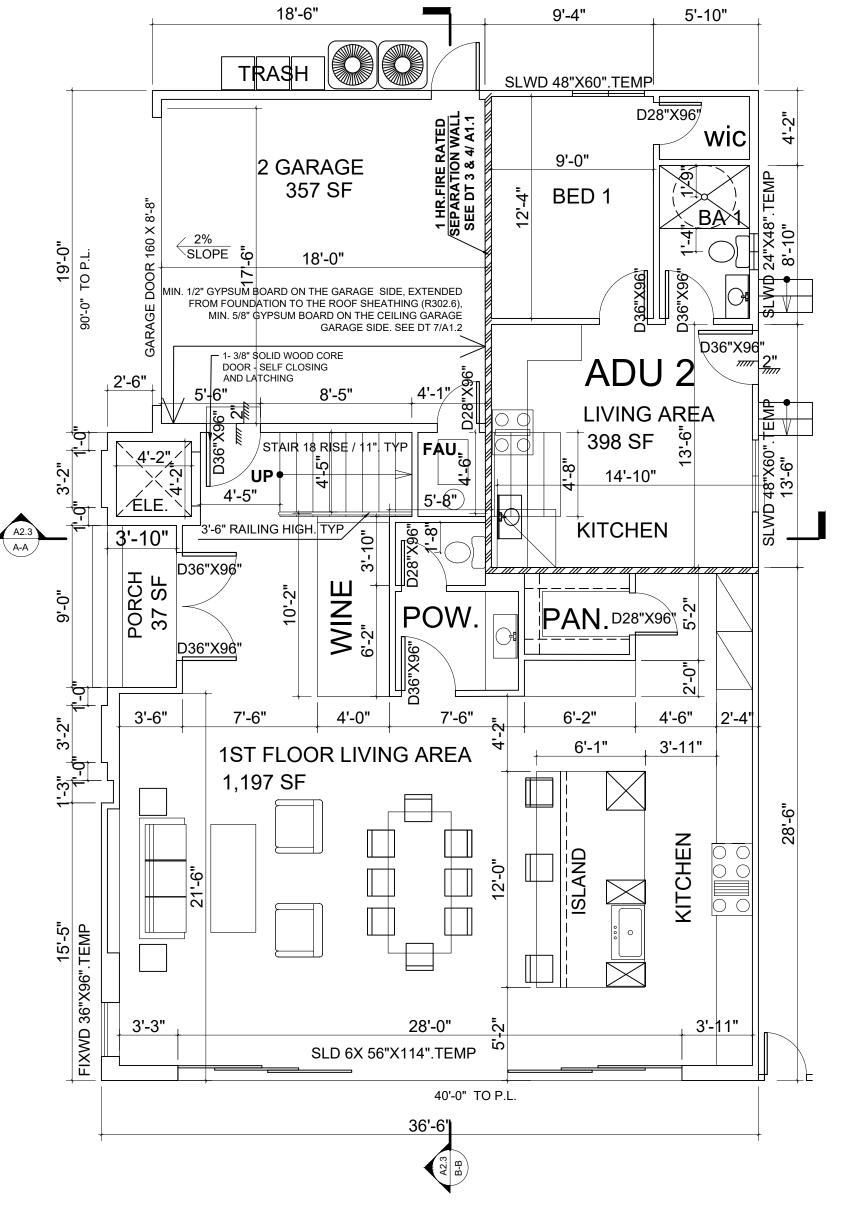
38. 2X 'NAIL SPACED' DECKING.

46. CONCRETE FLOOR SLAB.

48. 1/2" GYPSUM BOARD

design

PLOT REFERENCE DATE:



1ST FLOOR PLAN OF 2ND UNIT HOUSE

DOOR TYPE

SLD 56"X96"

D36"X96'

D32"X96'

D30"X96"

D28"X96'

D26"X96'

D24"X96"

WINDOW TYPE

SLWD 56"X48".TEMP

SLWD 48"X60".TEMP

FIXWD 48"X72". TEMP

SLWD 36"x60". TEMP

SL WD 48"x72". TEMP

SL WD 38"x18". TEMP

SL WD 24"x48". TEMP

GARAGE DOOR 16080

DOOR SCHEDULE

Height

8' - 0"

8' - 0"

8' - 0"

8' - 0"

8' - 0"

8' - 0"

8' - 0"

8' - 0"

Height

4' - 0"

5' - 0"

6' - 0"

5' - 0"

6' - 0"

1' - 6"

WINDOW SCHEDULE

0.29

0.29

0.29

0.29

0.29

0.29

0.29

0.29

Count U Factor SHGC

0.29

0.29

0.29

0.29

0.29

0.29

0.21

0.21

0.21

Width

16' - 0"

4' - 4"

3' - 0"

2' - 8"

2' - 6"

2' - 4"

2' - 2"

2' - 0"

Width

4' - 8"

4' - 0"

4' - 0"

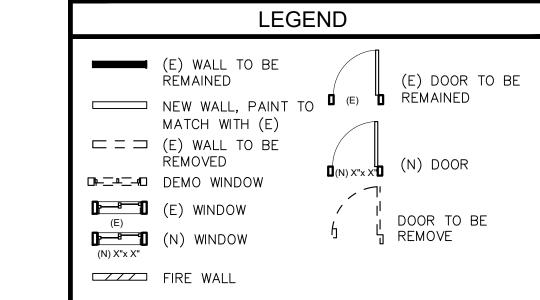
3' - 0"

4' - 0"

3' - 2"

2' - 2"

SCALE: $\frac{3}{16}$ " = 1' - 0"



• CEMENT, FIBER-CEMENT, FIBER- MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS (R702.4.2 CRC)

• MECHANICAL, ELECTRICAL AND PLUMBING PLANS ARE NOT REVIEW AND ARE SUBJECT TO FIELD INSPECTION.

- 1) OPEN SIDES OF WALKING SURFACES, STAIRWAYS, LANDINGS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" MEASURED HORIZONTALLY SHALL HAVE A MINIMUM 42" HIGH GUARD
- 3) OPEN GUARDS SHALL HAVE NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE. 4) PROVIDE STRUCTURAL CALCULATIONS AND DETAILS FOR THE GUARDS. DESIGN GUARDS TO WITHSTAND A LATERAL FORCE OF 200-LB APPLIED AT TOP OF RAIL.
- WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
- ALL NEW LOW-RISE RESIDENTIAL BUILDINGS AND ADDITIONS GREATER THAN 1.000 S.F. MUST HAVE A WHOLE HOUSE VENTILATION SYSTEM THAT PROVIDES A CALCULATED MINIMUM

AMOUNT OF OUTDOOR AIR BY USING EITHER A CONTINUOUSLY RUNNING BATHROOM FAN OR A SUPPLY OR RETURN AIR VENTILATION THRU A CENTRAL HVAC SYSTEM. THE MINIMUM VENTILATION VOLUME MUST BE A MINIMUM OF 1 C.F.M. FOR EACH 100 SQ. FT. OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE. (ASHRAE 62.2)

FLOOR PLAN NOTES

- 48" CLEAR REFRIGERATOR SPACE, PLUMB FOR WATER SUPPLY.
- VERIFY WIDTH AND DEPTH IF BUILT- IN REFRIGERATOR 36" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN.
- (MIN. 100 C.F.M., MAX.3 SONE, AND VENTED TO OUTSIDE AIR). 5'-0" PRE-FAB FIBERGLASS TUB/ SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN (UNLESS NOTED OTHERWISE).
- PROVIDE SHOWER CURTAINROD (UNLESS NOTED OTHERWISE)
- 11. BUILT-IN SHELVES BY OTHERS. 12. TANKLESS WATER HEATER.
- 41. 34"-38" HIGH HANDRAIL ABOVE NOISING PER C.R.C. R311.7.8.1.SEE DETAIL 1 (SHEET D1.1)
- 42. LINE OF SYNTHETIC STONE VENEER. SEE ELEVATION. 46. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNTIL SHALL BE EQUIPPED

WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT

- LESS THAN I 3/8" THICK, OR DOORS IN COMPLIANCE WITH C.R.C. R302.5. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
- 48. GARAGE BENEATH HABITABLE ROOM ABOVE SHALL BE SEPARATED BY 5/8" GYP. BOARD ON THE GARAGE SIDE
- 51. 5/8" TYPE "X" GYPSUM BOARD WALL AND CEILING UNDER THE INTERIOR STAIRWAY 52. AUTOMATIC GARAGE DOOR OPENER SHALL BE LISTED AND LABELED IN ACCORDANCE

NOTE:

• SAFETY GLAZING: GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE A

• WINDER TREADS: (R311.7.5.2)

STANDING OR WALKING SURFACE.

WITH UL 325

-) CONSISTENTLY SHAPED WINDERS AT THE WALKLINE ARE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND
- DO NOT HAVE TO BE WITHIN THE 3/8 INCH OF THE RECTANGULAR TREAD WIDTH. 2) 6" MINIMUM RUN AT NARROWER SIDE 3) 10" MINIMUM RUN AT THE WALK LINE (THE WALK LINE IS MEASURED 12" FROM THE
- 4) THE LARGEST WINDER TREAD DEPTH AT THE WALK LINE SHALL NOT EXCEED THE
- SMALLEST WIDER TREAD BY MORE THAN 3/3 INCH.
-) HANDRAIL(S) SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT. ENDS SHALL BE RETURNED OR TERMINATE IN POSTS. (R311.7.8.2)
- 2) PROVIDE HANDRAILS NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF TREAD. (R311.7.8.1)
- 3) HANDRAILS (TYPE I) SHALL BE AT LEAST 1.25" AND NOT MORE THAN 2" OUTSIDE DIAMETER. IF HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" AND A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2.25". (R311.7.8.3)
- 4) HANDRAILS (TYPE II) WITH A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. RECESSES SHALL BEGIN WITHIN 3/4" FROM THE TALLEST PORTION OF THE PROFILE AND BE AT LEAST 5/16" DEEP WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-%" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH ABOVE THE RECESS SHALL BE 1-Y4" T02-3/4". (R311.7.8.3)
-) PROVIDE HANDGRIP MINIMUM 11/2" FROM WALL. (R311.7.8.2) 6) GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF 4-3/8" DIAMETER
- 7) AT THE SPACE FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD -- A
- 6" SPHERE CANNOT PASS THROUGH. 8) DESIGN HANDRAILS TO WITHSTAND A LATERAL FORCE OF 200-LB APPLIED AT TOP

DOOR PLAN NOTES

- . ALL INTERIOR DOORS TO BE HOLLOW CORE I 3/8" THICK UNLESS NOTED OTHERWISE, (SEE PLAN FOR SIZE), AT DOULBE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
- 2. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE I 3/4" THICK EXTERIOR GRADE.
- (SEE PLAN FOR SIZE) 3. ALL ENTRY DOORS TO BE SOLID CORE I 3/4" THICK (SEE PLAN FOR SIZE), AT DOULE
- ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR. . ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE I 3/4" THICK (SEE PLAN FOR SIZE), AT DOULE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
- i. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5.7 S.F. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. **EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR**
- **OPENING OF NOT LESS THAN 5 SQUARE FEET. (C.R.C. R310.2.1)** EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. (C.R.C.R310.2.2)
- . WINDOW FALL PROTECTION: WHEN TOP OF THE WINDOW SILL IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISH FLOOR

NOTES

AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH THE R312.2.1 (1), (2) & (3)

1ST FLOOR PLAN 2ND FLOOR PLAN

PROJECT DIRECTOR:

SENIOR ASSOCIATE:

PROJECT NUMBER:

PROJECT CAD FILE:

JOB CAPTAIN:

ASSOCIATES:

SHEET TITLE:

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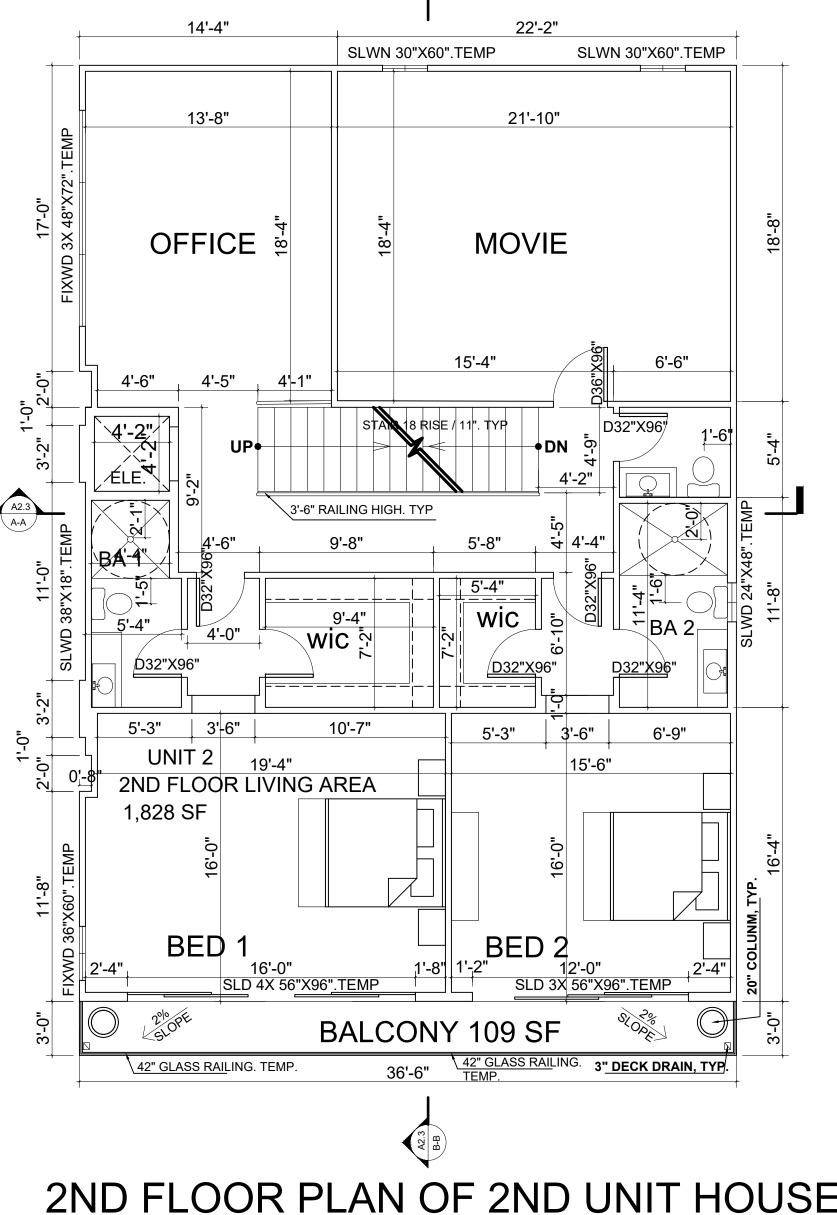
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studio

SHEET NUMBER:

PLOT REFERENCE DATE:

07/10/2025



MAKE UP AIR AT LAUNDRY ROOM

PROVIDE 14"x 6"

GRILLE ABOVE

DOOR FOR

- PROVIDE 1"

DOOR FOR

NOTE

NOTES

MAKE UP AIR

UNDERCUT AT

MAKE UP AIR

NOTE:

- 2) GUARDS SHALL BE 42" IN HEIGHT.
- EXTERIOR WINDOW AND DOORS:

(MIN. 4 INCH DIA.)TO THE OUTSIDE AND EQUIP WITH A BACK- DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14ft WITH 2 ELBOWS. (CMC 504.3)

PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT

GENERAL SLAB NOTES



INDICATES DROP IN SLAB (SEE DETAIL)

1. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING

AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT.

2. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR

INFORMATION

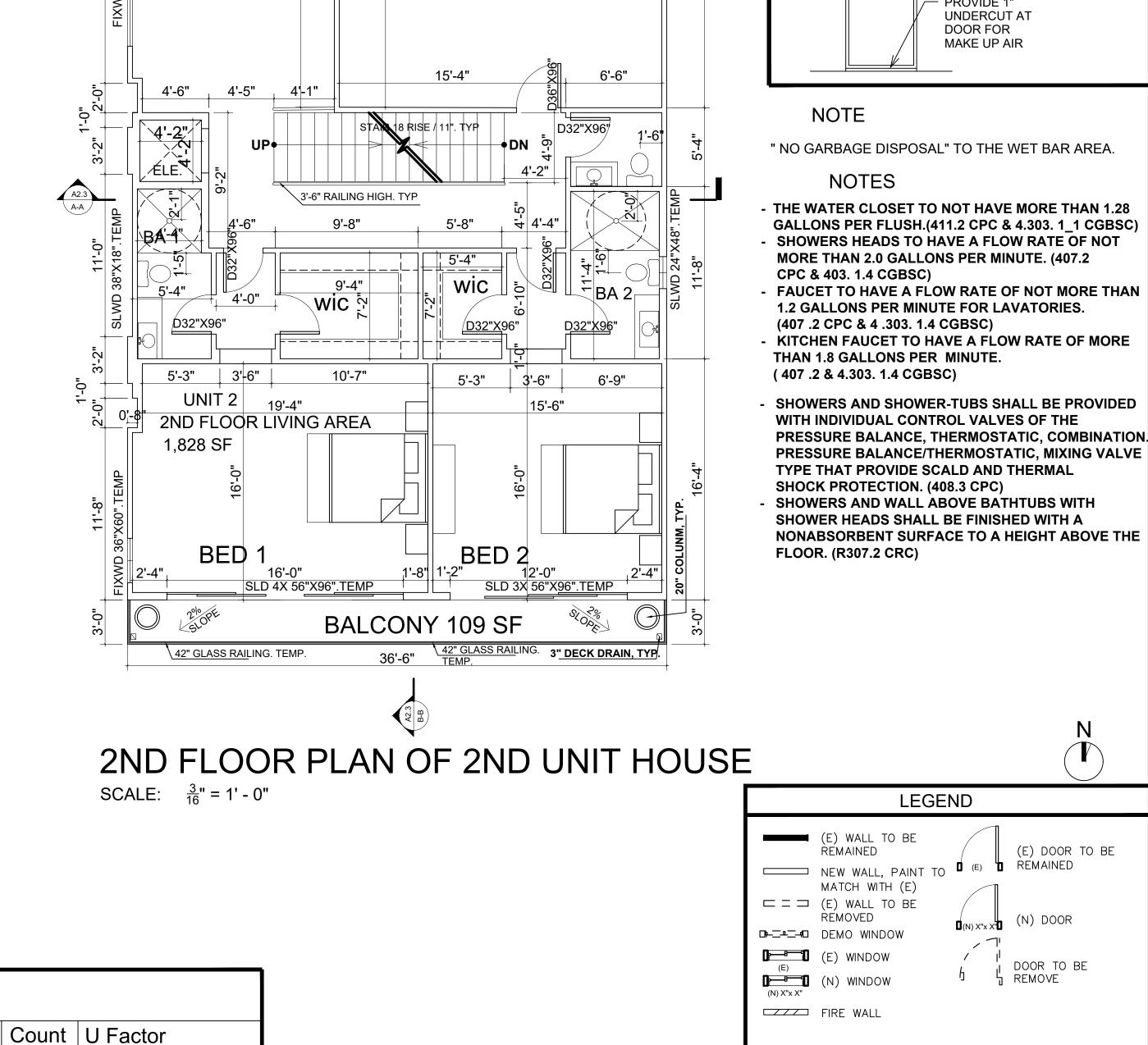
NOT SHOWN HERE.

BUILDING(S) TO SURFACE AREA DRAINS. 5. COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER, SEE PRECISE GRADING PLANS FOR LOCATIONS.

4. COURTYARDS: PROVIDE POSITIVE DRAINAGE AWAY FROM

3. FOR HARDSCAPE INFORMATION REFER TO LANDSCAPE PLANS.

6. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS



MATERIAL NOTES

FOUNDATION REDWOOD.

MIN. 1/4 " PER FOOT)

ELECTRICAL.

FOR ICE MAKER

4. 36" WIDE CONCRETE WALK

COPPER.(R317.3)

FOUNDATION SILL PLATE SHALL BE PRESERVATIVE-TREATED WOOD OR

SHOWER NOTE

SLAB INTERFACE NOTES

NET AREA OF SHOWER RECEPTOR NOT LESS THAN 1,024 SQ.IN. OF FLOOR AREA

AN ENCOMPASS 30 INCH DIAMETER CIRCLE. (CRC R307. 1 AND CPC 411.7)

1. 36" SQUARE CONCRETE STOOP. (SLOPE MIN. 1/4 PER FOOT)

3. CONCRETE PORCH / PATIO. (SLOPE MIN. 1/4 " PER FOOT)

5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER

7. PROVIDE TOE FTG. FOR MASONRY VENEER TYP.

8. RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT

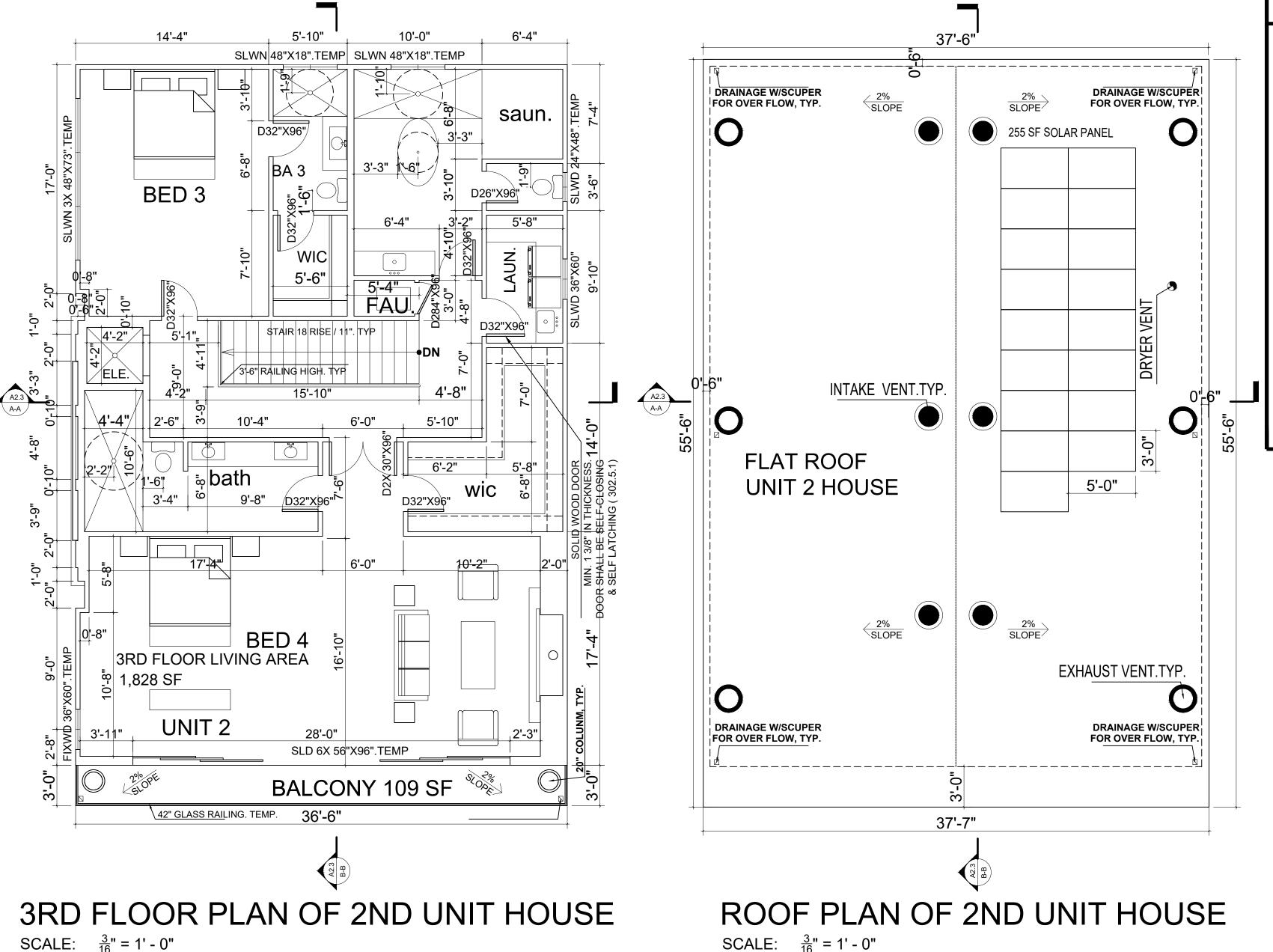
2. CONCRETE STOOP, SEE PLAN FOR SIZE AND LOCATION. (SLOP

6. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG

RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED

FASTENERS IN CONTRACT WITH PRESERVATIVE OR FOR FIRE-

GALVANIZED STEEL. STAINLESS STEEL. SILICON BRONZE OR



ROOF MATERIAL TORCH DOWN RUBBER ROOFING BITUMEN ROOF COVERING ICC-ES. ESR 3672 PROVIDE 14"x 6" **REQUIRED ATTIC VENTIVATION GRILLE ABOVE** DOOR FOR

MAKE UP AIR PROVIDE 1" **UNDERCUT AT** DOOR FOR MAKE UP AIR

MAKE UP AIR AT LAUNDRY ROOM

NOTE

PROVIDE CLOTHES DRYER MOISTER EXHAUST DUCT: MIN, 4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS. OTHER LENGTH OR SIZES AS PERMITTED OR REQUIRED BY THE MANUFACTURE"S INSTALLATION INSTRUCTIONS AND AND APPROVED BY THE BUILDING OFFICIAL.

MAKE UP AIR LAUNDRY ROOM SCALE: $\frac{1}{1}$ " = 1' - 0"

NOTE

" NO GARBAGE DISPOSAL" TO THE WET BAR AREA

NOTES

- ROOF MATERIAL: TORCH DOWN RUBBER ROOFING **BITUMEN ROOF COVERING** ICC-ES-ESR 3672

NOTES

250 SF SOLAR PANEL SPACE

ATTIC F.A.U. NOTES

MATERIAL NOTE

(A) ATTIC AREA (SQUARE FEET)

SIDE OF INSULATION.)

AND LOW.

FOR EACH VENT)

= GABLE END VENT

H = HIGH VENT L = LOW VENT

OOOO = VENT BLOCK AT TRUSS BAY

OOO = VENT BLOCK AT RAFTER BAY

FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR IN A FURRED SPACE.

NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING

REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

ATTIC VENTILATION CACULATIONS PER C.R.C. R806.2 AS FOLLOWS:

TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES.

* DIVIDE (A) BY 150 AND MUTIPLY BY 144 CACULATE THE TOTAL

(C) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED

(D) TOTAL SQUARE INCHES OF NET FREE VENTILATION AREA PROVIDED

(E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED

(F) TOTAL SQUARE INCHES OF NET FREE VENTLATING AREA PROVED

BY UNDER AIR VENTS. (95 SQ. IN. OF FREE AREA MIN. EACH VENT)

BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)

PROVIDE ACCESS AND VENTILATIOIAN FROM CALIFORNA FRAMED AREAS TO ADJACENT ATTC SPACES. REFER TO

STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FREE AREA

= AREA / 150 VENT

REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH

BOTH HIGH AND LOW. (MUST PROVIDE VAPOR RETARDER HAVING

TRANSMISSION RATE NOT EXCEEDING I PERM INSTALLED ON WARM

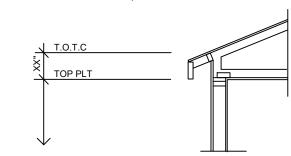
DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED

(B) DIVIDE (A) BY 300 AND MUTPLY BY 144 TO CACULATE THE

- FURNACE SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING.
- ATTIC, OPENING AND PASSAGEWAY SHALL BE LARGE ENOUGH FOR REMOVAL OF FURNACE. PROVIDE MINIMUM 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY.
- FURNACE SHALL BE NOT MORE THAN 20 FT. FROM ATTIC OPENING.
- PROVIDE UNOBSTRUCTED LEVEL WORK SPACE OF 30"x30" MINIMUM IN FRONT OF
- VENT THROUGH ROOF A MIN. OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WHICH IT
- FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES.
- RAISE PLATFORM AND PASSAGEWAY FLOOR SUFFICIENTLY SO INSULATION BENEATH WILL NOT BE COMPRESSED.

GENERAL SECTION NOTES

- REFER TO STRUCTURAL ENGINEERS DRAWINGS, DETAILS AND NOTES FOR INFORMATION
- NOT SHOWN HERE.
- REFER TO TRUSS DRAWINGS FOR INFORMATION NOT SHOWN HERE. SECTIONS REFLECT THE 'A' ELEVATION (UNLESS NOTED OTHERWISE).
- ROOF SLOPE(S) AND OVERHANG (S) MAY VARY PER ELEVATION. REFER TO THE ROOF NOTES AND ROOF PLANS AT EACH ELEVATION FOR MORE INFORMATION.
- TYPCIAL DIMENSIONS FOR A HEEL TRUSS. (DIMENSION FROM TOP PLATE TO THE TOP OF TOP CHORD).



ATTIC VENTILATION CALCULATIONS

(REFER TO "REQUIRED ATTIC VENTILATION" NOTES FOR ADDITIONAL INFORMATION)

,				- 7		
UNIT 1	A B ATTIC REQUIRED VENTING AREA (SQ.IN) VENTILATION RATIO 1/300		C GABLE END VENTS (SQ.IN.)	D O'HAGIN ROOF VENTS (SQ.IN.)	E EAVE VENTS (SQ.IN.)	F TOTAL VENTING PROVIDED (SQ.IN.)
AREA	2,083	(2,083 / 300) x 144 = 1,000	N/A	(6)97.5= 500 HIGH	N1/A	500
		1,000 / 2 < 500 HIGH 500 LOW		(6)97.5= 500 LOW	N/A	500

EXHAUST VENT

INTAKE VENT



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BUILDING DEPARTMENT SUBMITTAL

PROJECT DIRECTOR:	
JOB CAPTAIN:	
SENIOR ASSOCIATE:	
ASSOCIATES:	
PROJECT NUMBER:	

3RD FLOOR PLAN **ROOF PLAN**

PROJECT CAD FILE:

SHEET TITLE:

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EVIDENCE OF ACCEPT

SHEET NUMBER:

NOTE

" NO GARBAGE DISPOSAL" TO THE WET BAR AREA.

NOTES

- THE WATER CLOSET TO NOT HAVE MORE THAN 1.28

GALLONS PER FLUSH.(411.2 CPC & 4.303. 1_1 CGBSC) - SHOWERS HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE. (407.2

CPC & 403. 1.4 CGBSC) - FAUCET TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE FOR LAVATORIES. (407 .2 CPC & 4 .303. 1.4 CGBSC)

- KITCHEN FAUCET TO HAVE A FLOW RATE OF MORE THAN 1.8 GALLONS PER MINUTE. (407.2 & 4.303. 1.4 CGBSC)

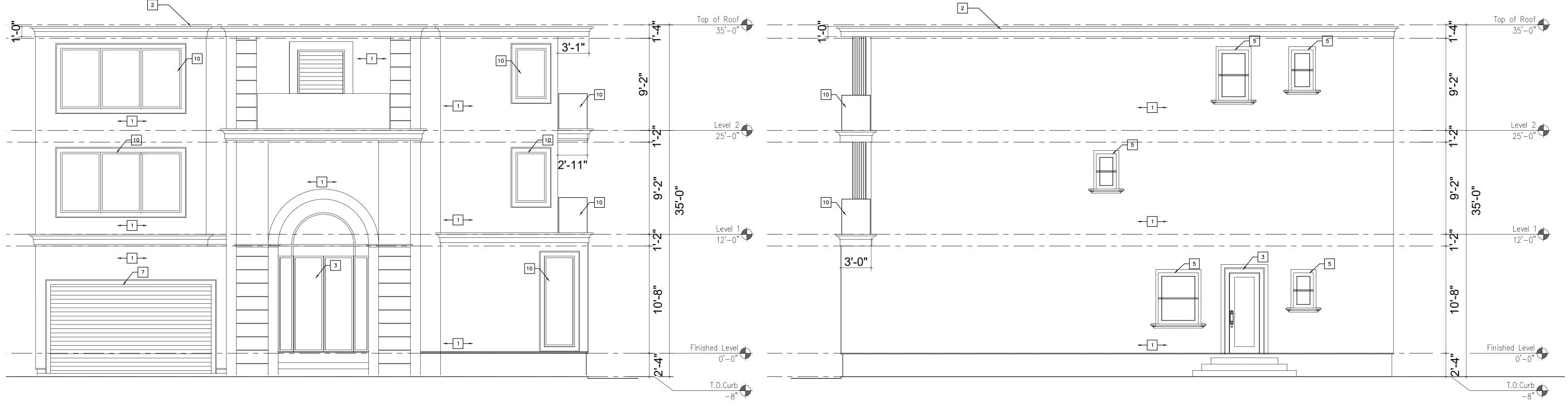
- SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, COMBINATION. PRESSURE BALANCE/THERMOSTATIC. MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (408.3 CPC)

- SHOWERS AND WALL ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT ABOVE THE **FLOOR.** (R307.2 CRC)

DOOR SCHEDULE DOOR TYPE Count | U Factor Width Height GARAGE DOOR 16080 8' - 0" 0.29 16' - 0" SLD 56"X96" 8' - 0" 0.29 4' - 4" 8' - 0" D36"X96" 0.29 3' - 0" D32"X96" 2' - 8" 0.29 8' - 0" D30"X96" 2' - 6" 8' - 0" 0.29 D28"X96" 2' - 4" 8' - 0" 0.29 D26"X96" 2' - 2" 8' - 0" 0.29

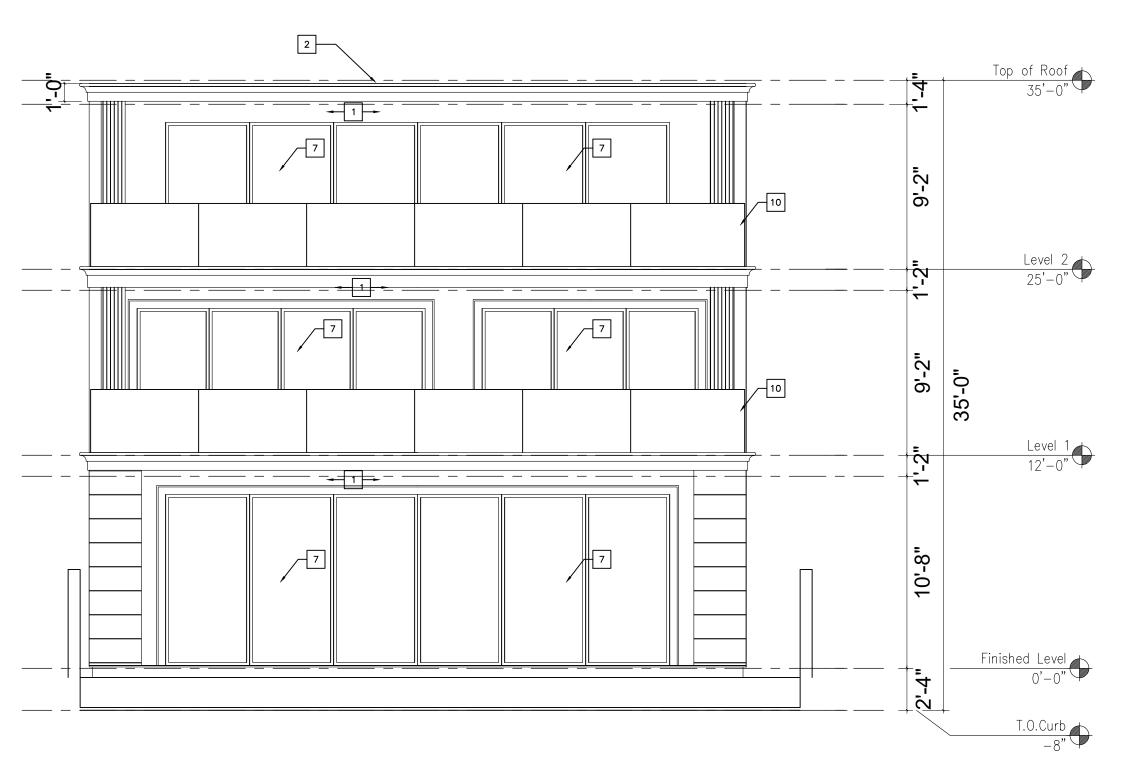
		D24"X96"	2' - 0"	8' - 0"	1	0.29	
LEGEND			WINDOW S	SCHEDULE	=		
(E) WALL TO BE			WINDOW		-	I	
REMAINED (E) DOOR	TO BE	WINDOW TYPE	Width	Height	Count	U Factor	SHGC
NEW WALL, PAINT TO (E) TO REMAINED		SLWD 56"X48".TEMP	4' - 8"	4' - 0"	1	0.29	0.21
□□□ (E) WALL TO BE REMOVED (N) DOOR		SLWD 48"X60".TEMP	4' - 0"	5' - 0"	1	0.29	0.21
DEMO WINDOW		FIXWD 48"X72". TEMP	4' - 0"	6' - 0"	1	0.29	0.21
(E) WINDOW (E) (N) WINDOW (DOOR TO E) REMOVE	BE	SLWD 36"x60". TEMP	3' - 0"	5' - 0"	5	0.29	0.21
(N) X"x X"		SL WD 48"x72". TEMP	4' - 0"	6' - 0"	3	0.29	0.21
FIRE WALL		SL WD 38"x18". TEMP	3' - 2"	1' - 6"	1	0.29	0.21
		SL WD 24"x48". TEMP	2' - 2"	4' - 0"	3	0.29	0.21

PLOT REFERENCE DATE:



NORTH ELEVATION OF FRONT 2ND UNIT HOUSE

SCALE: $\frac{3}{16}$ " = 1' - 0"



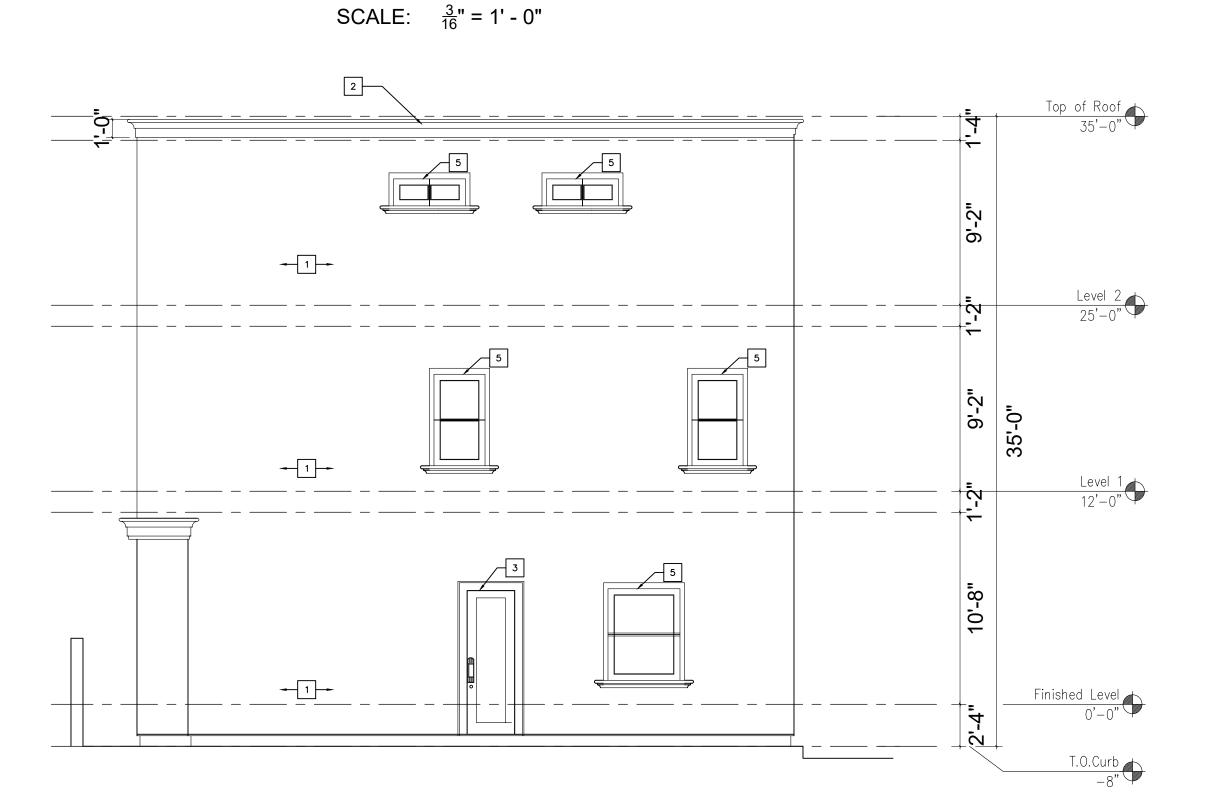
WEST ELEVATION OF LEFT 2ND UNIT HOUSE

SCALE: $\frac{3}{16}$ " = 1' - 0"

NOTES:

NO WINDOW AT 2ND FLOOR OF ADJACENT NEIGHBOR HOUSES (BOTH SIDE)

SOUTH ELEVATION OF REAR 2ND UNIT HOUSE



EAST ELEVATION OF RIGHT 2ND UNIT HOUSE

SCALE: $\frac{3}{16}$ " = 1' - 0"

E	DRYER EXHAUST DUCT NOTE

- P1. PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, ALL BUILDING ALTERATIONS TO A SINGLE-FAMILY HOME, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE 1.28 GPF. SHOWERS WITH A FLOW RATE IN EXCESS OF 2,5 GPM WILL NEED TO BE REPLACED WITH SHOWERHEADS WITH A MAXIMUM FLOW RATE OF 1.8 GPM. LAVATORY WITH A FLOW RATE IN EXCESS OF 2.2 GPM WILL NEED TO BE REPLACED WITH LAVATORY WITH A MAXIMUM FLOW RATE OF 1.2 GPM (1.8 GPM FOR KITCHEN FAUCETS.)
- P4. WATER-CONSERVING PLUMBING FIXTURE FLOW RATES: · WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2. - KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM,
- PER CPC 420.2.1 & 420.2.2. RESIDENTIAL LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM. CPC 407.2.2 SHOWERHEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM
- A EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2
- 3 FEET FROM A PROPERTY LINE

EXTERIOR FINISHES

4. CLOPAY CLASSIC STEEL GARAGE DOOR

1. STUCCO, LIGHT SAND FINISH 2. STANDING SEAM METAL ROOF 3. VINYL GLAZING WINDOWS

5. METAL RAILING. 6. EXTERIOR WOOD DOOR

7. SLIDING DOORS 8. SLIDING WINDOW

FIX WINDOW

- 10 FEET FROM A FORCED AIR INLET, AND 3 FEET FROM OPENINGS INTO THE BUILDING
- B EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2
- MANUFACTURER'S INSTALLATION INSTRUCTIONS AND
- APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUST DUST 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.

DRYER GAS LINE NOTE

1. 1/2" GAS PIPE, 1/2" INLET GAS VALVE W/ 3/8" FLARE OUTPUT 100 SQIN LOUVER AT LAUNDRY'S DOOR FOR AIR COMBUSTION

ELEVATION/ROOF NOTES

- 2. 2X6 BARGE, SEE DETAIL 3. X EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL ALL RAFTER
- I-COAT STUCCO SYSTEM
- 7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES
- TONGUE AND GROOVE SOFFIT 10. SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C.OVER EXTERIOR
- GRADE PLYWOOD OR M.D.DO. BOARD. 1. EXPOSED HARDIE PLYWOOD OR M.D.O. BOARD
- 12. EXTERIOR GRADE PLYWOOD GRAIN FINISH.
- 18. POTSHELF, SEE DETAIL.
- 19. PROVIDE G.I. PLASHING AT AI 20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
- 21. G.I. FLASHING ROOF TO WALL. 22. G.I. FLASHING AND SADDLE / CRICKET.
- 23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIRE-PPLACE MANUFACTURER.
- 24. LINE OF INTERIOR CEILING OR INTERIOR WALI 25. THIN-SET MASONRY VENEER.
- 26. LIGHTED ADDRESS SIGN. 27. SHAPED FOAM CORBEL, SEE DETAIL
- 28. SHARPE WOOD CORBEL, SEE DETAIL 29. WOOD POST(S). SEE PLAN FOR SIZE.
- 30. EXPOSED WOOD BEAM. 31. MANUFACTURED COLUMN
- 32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL. 33. DECORATED
- 34. NEWEL POST.FALSE TILE VENTS, SEE ELEVATION FOR LOCATION. 35. WOOD RAILING, SEE DETAIL.
- 36. DECORATIVE MATERIAL, SEE DETAIL 37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION. DEPTH AND SIZE OF FINISHED OPENING.
- 38. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE REQUIRED ATTIC VENTILATION
- CHART FOR MORE INFORMATION 39. G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION
- CHART FOR MORE INFORMATION.
- 40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.
- 41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
- 42. SYNTHETIC STONE VENEER BY EL DORADO, NER-601/ER-3568. 43. MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF
- TOE FOOTING SEE SLAB INTERFACE PLAN). 44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT
- 45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
- 46. G.I.REGLET FOR COLOR COAT CHANGE. 47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY
- SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR. 48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
- 49. DECORATIVE TILE, SEE DETAIL. 50. EXPOSE CORBELS WOOD FINISH EXTERIOR

REQUIRED ATTIC VENTILATION

ATTIC VENTILATION CACULATIONS PER C.R.R. R806.2 AS FOLLOWS

- (A) ATTIC AREA (SQUARE FEET) B) DIVIDE (A) BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. BOOTH HIGH AND LOW. (MUST PROVIDE VAPOR RETARDER HAVING TRANSMISSION RATE NOT EXCEEDING I PERM INSTALLED ON WARM SIDE OF INSULATION.)
- * DIVIDE (A) BY 150 AND MULTIPLY BY 144 CALCULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH
- TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
- = GABLE END VENT TOTAL SQUARE INCHES OF NET FREE VENTILATION AREA PROVIDED BY UNDER AIR VENTS. (95 SQ. IN. OF FREE AREA MIN. EACH VENT)
- = HIGH END L = HIGH END TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.) OO = VENT BLOCK AT TRUSS BAY
- = VENT BLOCK AT RAFTER BAY F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVED PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA
- FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS. NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.



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2 UNIT HOUSE, 2 UNIT ADU

16733 SOUTH PACIFIC AVE SUNSET BEACH, CA 90742

HARMONY BRIDGE LLC

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REVISIONS:		

PROJECT DIRECTOR:

JOB CAPTAIN: SENIOR ASSOCIATE: ASSOCIATES:

PROJECT NUMBER: PROJECT CAD FILE:

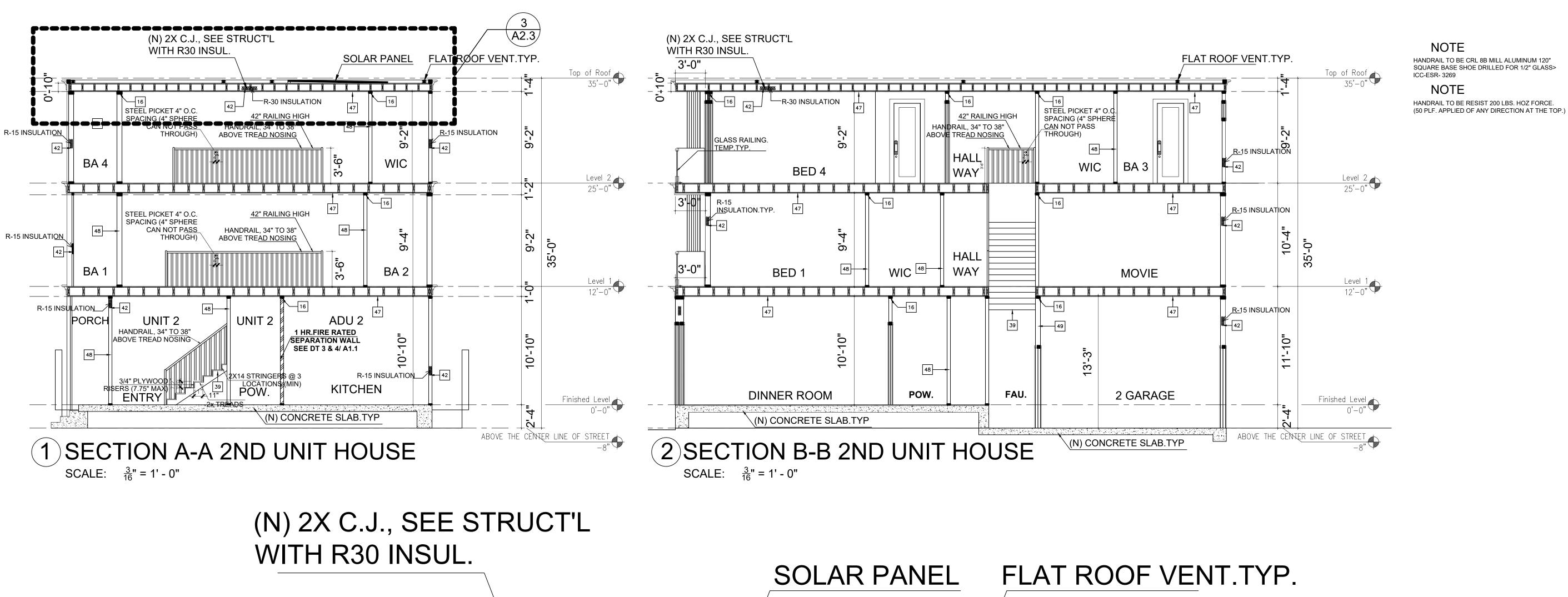
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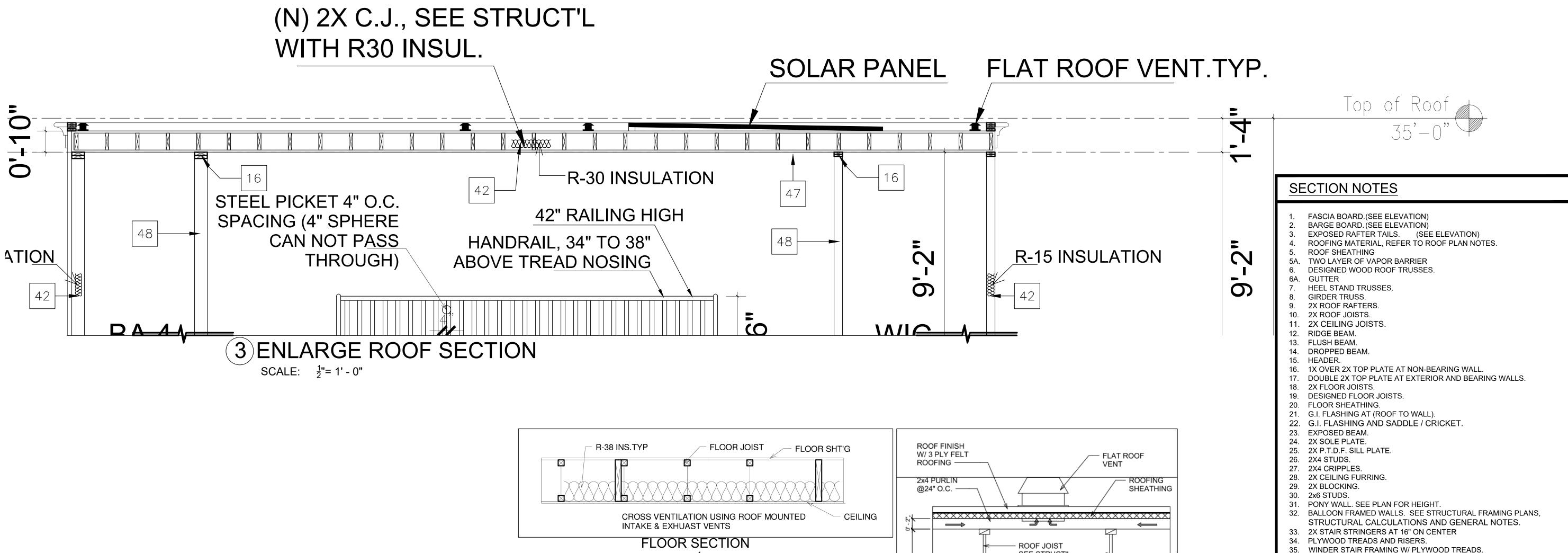
ELEVATIONS

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EVIDENCE OF ACCEPT

SHEET NUMBER: EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.





SEE STRUCT'L

INSULATION

INTERIOR CEILING

FINISH W/ CONT. VAPOR BARRIER

BELOW TOP

OF ROOF JOIST

ROOF VENT DETAIL

SCALE: $\frac{1}{1}$ " = 1' - 0"

SCALE: $\frac{1}{1}$ " = 1' - 0"

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BUILDING DEPARTMENT SUBMITTAL

REVISIONS:	
PROJECT DIRECTOR:	
JOB CAPTAIN:	
SENIOR ASSOCIATE:	

ASSOCIATES: PROJECT NUMBER: PROJECT CAD FILE:

SHEET TITLE:

ELEVATIONS AND DETAILS

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SHEET NUMBER:

36. RIP 2X DECK JOISTS FOR 1/4" PER FOOT SLOPE.

43. EXTERIOR FINISH, REFER TO ELEVATIONS.

45. SHELF. 1/2" GYP. BOARD OVER 3/8" PLYWOOD.

50. 1 HOUR STC 50 TO 54 INTERIOR PARTITION

44. EXTERIOR CEILING / SOFFIT (SEE PLAN / ELEVATION).

47. 5/8" TYPE "X" GYP. BOARD 1-HOUR WALL & CEILING

MANUFACTURER'S SPECIFICATIONS.

40. 42" HIGH GUARD PER C.R.C. R3122.

38. 2X 'NAIL SPACED' DECKING.

46. CONCRETE FLOOR SLAB.

48. 1/2" GYPSUM BOARD

37. ELASTOMERIC DECKING OVER PLYWOOD SUBFLOOR. INSTALLED TO

39. ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON

49. 5/8" TYPE X GYP. BOARD 1-HOUR WALL EXTENDING TO FLOOR ABOVE

ENCLOSED SIDE WITH 1/2" GYPSUM BOARD C.R.C. R302.7.

41. 34"-36" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1. 42. FIBERBATT INSULATION-SEE ENERGY COMPLIANCE SHEET.

NHA PLOT REFERENCE DATE:



California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and

electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required

raceways and related components that are planned to be installed underground, enclosed, inaccessible or in

concealed areas and spaces shall be installed at the time of original construction.

NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGIN OWNER, CONTRACTOR, INSPECTOR ETC.) CHAPTER 3 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. 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. **GREEN BUILDING** 4.304 OUTDOOR WATER USE When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with requirements of Sections 4,106.4,2.1 and 4,106.4,2.2. Calculations for spaces shall be rounded up to the nearest **SECTION 301 GENERAL** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Efficient Landscape Ordinance (MWELO), whichever is more stringent. space shall count as at least one standard automobile parking space only for the purpose of complying with any **301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 4.106.4.2.5 Electric Vehicle Ready Space Signage. the application checklists contained in this code. Voluntary green building measures are also included in the for further details. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans application checklists and may be included in the design and construction of structures covered by this code. Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, 4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are than 20 sleeping units or guest rooms. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to available at: https://www.water.ca.gov/ The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing additions or alterations of existing residential buildings where the addition or alteration increases the multifamily buildings building's conditioned area, volume, or size. The requirements shall apply only to and/or within the DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or **EFFICIENCY** of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE facilities or the addition of new parking facilities serving existing multifamily buildings. See Section system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all **4.406.1 RODENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in EVs at all required EV spaces at a minimum of 40 amperes. sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved lighting fixtures are not considered alterations for the purpose of this section. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 DIVISION 4.2 ENERGY EFFICIENCY Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate percent of the non-hazardous construction and demolition waste in accordance with either Section 1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and management ordinance. 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy other important enactment dates. Commission will continue to adopt mandatory standards. 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 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION Excavated soil and land-clearing debris. individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential . Alternate waste reduction methods developed by working with local agencies if diversion or 4.303 INDOOR WATER USE buildings, or both. Individual sections will be designated by banners to indicate where the section applies recycle facilities capable of compliance with this item do not exist or are not located reasonably 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating high-rise buildings, no banner will be used. urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, 3. The enforcing agency may make exceptions to the requirements of this section when isolated future EV charging. jobsites are located in areas beyond the haul boundaries of the diversion facility. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or **SECTION 302 MIXED OCCUPANCY BUILDINGS** Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan. EV chargers are installed for use. plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final in conformance with Items 1 through 5. The construction waste management plan shall be updated as 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building completion, certificate of occupancy, or final permit approval by the local building department. See Civil necessary and shall be available during construction for examination by the enforcing agency. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power shall comply with the specific green building measures applicable to each specific occupancy. Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per buildings affected and other important enactment dates. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, dwelling unit when more than one parking space is provided for use by a single dwelling unit. 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall reuse on the project or salvage for future use or sale. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per comply with Chapter 4 and Appendix A4, as applicable. Specify if construction and demolition waste materials will be sorted on-site (source separated) or Exception: Areas of parking facilities served by parking lifts. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense bulk mixed (single stream). Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with . Identify diversion facilities where the construction and demolition waste material collected will be 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more Chapter 4 and Appendix A4, as applicable. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume 4. Identify construction methods employed to reduce the amount of construction and demolition waste The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to DIVISION 4.1 PLANNING AND DESIGN of two reduced flushes and one full flush. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated **ABBREVIATION DEFINITIONS:** 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. by weight or volume, but not by both. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types Department of Housing and Community Development The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 California Building Standards Commission 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the Division of the State Architect, Structural Safety EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical 4.303.1.3 Showerheads enforcing agency, which can provide verifiable documentation that the percentage of construction and system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all OSHPD Office of Statewide Health Planning and Development demolition waste material diverted from the landfill complies with Section 4.408.1. EVs at all required EV spaces at a minimum of 40 amperes. Low Rise 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 High Rise gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Note: The owner or contractor may make the determination if the construction and demolition waste The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved Additions and Alterations WaterSense Specification for Showerheads. materials will be diverted by a waste management company. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of CHAPTER 4 showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in RESIDENTIAL MANDATORY MEASURES reduced by a number equal to the number of EV chargers installed over the five (5) percent required. allow one shower outlet to be in operation at a time. **Note**: A hand-held shower shall be considered a showerhead. 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 **SECTION 4.102 DEFINITIONS** a. Construction documents shall show locations of future EV spaces. per square foot of the building area, shall meet the minimum 65% construction waste reduction 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall EV chargers are installed for use. not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar not be less than 0.8 gallons per minute at 20 psi. compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4... 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 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials dwelling unit when more than one parking space is provided for use by a single dwelling unit. faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also buildings shall not exceed 0.5 gallons per minute at 60 psi. 1. Sample forms found in "A Guide to the California Green Building Standards Code Exception: Areas of parking facilities served by parking lifts. (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver documenting compliance with this section 4.106 SITE DEVELOPMENT 3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE more than 0.2 gallons per cycle. 2. Mixed construction and demolition debris (C & D) processors can be located at the California 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation Where common use parking is provided, at least one EV charger shall be located in the common use parking Department of Resources Recycling and Recovery (CalRecycle). and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, area and shall be available for use by all residents or guests. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons management of storm water drainage and erosion controls shall comply with this section. 4.410 BUILDING MAINTENANCE AND OPERATION per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact an automatic load management system (ALMS) may be used to reduce the maximum required electrical 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less disc, web-based reference or other media acceptable to the enforcing agency which includes all of the than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers following shall be placed in the building: shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) or more, shall manage storm water drainage during construction. In order to manage storm water drainage Note: Where complying faucets are unavailable, aerators or other means may be used to achieve during construction, one or more of the following measures shall be implemented to prevent flooding of adjacen served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall 1. Directions to the owner or occupant that the manual shall remain with the building throughout the have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical property, prevent erosion and retain soil runoff on the site. life cycle of the structure. capacity to the required EV capable spaces. 4.303.1.4.5 Pre-rinse spray valves. Operation and maintenance instructions for the following: . Retention basins of sufficient size shall be utilized to retain storm water on the site. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance a. Equipment and appliances, including water-saving devices and systems, HVAC systems, 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 photovoltaic systems, electric vehicle chargers, water-heating systems and other major disposal method, water shall be filtered by use of a barrier system, wattle or other method approved Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. (d)(7) and shall be equipped with an integral automatic shutoff. appliances and equipment. by the enforcing agency. b. Roof and yard drainage, including gutters and downspouts. Compliance with a lawfully enacted storm water management ordinance. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels FOR REFERENCE ONLY: The following table and code section have been reprinted from the California . Space conditioning systems, including condensers and air filters. shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section d. Landscape irrigation systems. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or e. Water reuse systems. are part of a larger common plan of development which in total disturbs one acre or more of soil. 3. Information from local utility, water and waste recovery providers on methods to further reduce 4.106.4.2.2.1.1 Location. resource consumption, including recycle programs and locations. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) EVCS shall comply with at least one of the following options: TABLE H-2 Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will 1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of and what methods an occupant may use to maintain the relative humidity level in that range. the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY 6. Information about water-conserving landscape and irrigation design and controllers which conserve water include, but are not limited to, the following: VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 2. The charging space shall be located on an accessible route, as defined in the California Building Code, 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 Chapter 2, to the building. feet away from the foundation Water collection and disposal systems PRODUCT CLASS MAXIMUM FLOW RATE (gpm) 8. Information on required routine maintenance measures, including, but not limited to, caulking, French drains Exception: Electric vehicle charging stations designed and constructed in compliance with the California spray force in ounce force (ozf)] painting, grading around the building, etc. Water retention gardens Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 5. Other water measures which keep surface water away from buildings and aid in groundwater . Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. Product Class 1 (≤ 5.0 ozf) 1.00 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. space around residential structures. **Exception**: Additions and alterations not altering the drainage path. The charging spaces shall be designed to comply with the following: Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20 12. Information and/or drawings identifying the location of grab bar reinforcements. Product Class 3 (> 8.0 ozf) 1.28 1. The minimum length of each EV space shall be 18 feet (5486 mm). 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. 2. The minimum width of each EV space shall be 9 feet (2743 mm). 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling 3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial ordinance, if more restrictive. 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is infrastructure are not feasible based upon one or more of the following conditions: Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate California Plumbing Code. 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional percent slope) in any direction. **4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in local utility infrastructure design requirements, directly related to the implementation of Section accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 4.106.4.2.2.1.3 Accessible EV spaces. 4.106.4, may adversely impact the construction cost of the project. 1701.1 of the California Plumbing Code. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additiona 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 DIVISION 4.5 ENVIRONMENTAL QUALITY 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 **SECTION 4.501 GENERAL** THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. 4.501.1 Scope 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, 4.106.4.2.3 EV space requirements. dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway TABLE - MAXIMUM FIXTURE WATER USE irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main 1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall SECTION 4.502 DEFINITIONS EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close 5.102.1 DEFINITIONS concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere proximity to the location or the proposed location of the EV space. Construction documents shall identify the SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI The following terms are defined in Chapter 2 (and are included here for reference) 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall overcurrent protective device. have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device. LAVATORY FAUCETS (RESIDENTIAL) cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. Exemption: 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 Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is LAVATORY FAUCETS IN COMMON & PUBLIC COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and accordance with the California Electrical Code. installed in close proximity to the location or the proposed location of the EV space, at the time of original 0.5 GPM @ 60 PSI medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, USE AREAS construction in accordance with the California Electrical Code. structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent 1.8 GPM @ 60 PSI KITCHEN FAUCETS wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination 2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location shall be permanently and visibly marked as "EV CAPABLE". location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide METERING FAUCETS 0.2 GAL/CYCLE

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BUILDING DEPARTMENT SUBMITTAL
REVISIONS:
PROJECT DIRECTOR:
JOB CAPTAIN:
SENIOR ASSOCIATE:
ASSOCIATES:
PROJECT NUMBER:
PROJECT CAD FILE:

CAL GREEN BUILDING

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DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for

combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

1.28 GAL/FLUSH

0.125 GAL/FLUSH



1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER,

THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE

THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR

QUALITY MANAGEMENT DISTRICT RULE 1168.

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)



NOT APPLICABLE
RESPONSIBLE PARTY (Ie: ARCHITECT, ENGINEER
OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 7 TABLE 4.504.5 - FORMALDEHYDE LIMITS TABLE 4.504.2 - SEALANT VOC LIMIT INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to (Less Water and Less Exempt Compounds in Grams per Liter) 702 QUALIFICATIONS hundredths of a gram (g O3/g ROC). PRODUCT **CURRENT LIMIT** VOC LIMIT **SEALANTS** Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper HARDWOOD PLYWOOD VENEER CORE ARCHITECTURAL installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. HARDWOOD PLYWOOD COMPOSITE CORE 0.05 MARINE DECK responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems Examples of acceptable HVAC training and certification programs include but are not limited to the following: 0.09 PARTICLE BOARD PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this NONMEMBRANE ROOF article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of MEDIUM DENSITY FIBERBOARD 0.11 State certified apprenticeship programs. ROADWAY product (excluding container and packaging). Public utility training programs. Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). THIN MEDIUM DENSITY FIBERBOARD2 SINGLE-PLY ROOF MEMBRANE 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to 5. Other programs acceptable to the enforcing agency. BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL SEALANT PRIMERS MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE 702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or **ARCHITECTURAL** with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). NON-POROUS to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM POROUS considered by the enforcing agency when evaluating the qualifications of a special inspector: 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed THICKNESS OF 5/16" (8 MM). MODIFIED BITUMINOUS woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as 1. Certification by a national or regional green building program or standard publisher. applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building MARINE DECK pellet stoves and fireplaces shall also comply with applicable local ordinances. DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) performance contractors, and home energy auditors. 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California OTHER 3. Successful completion of a third party apprentice training program in the appropriate trade. 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions 4. Other programs acceptable to the enforcing agency. from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final California Specification 01350) startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component Special inspectors shall be independent entities with no financial interest in the materials or the openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to See California Department of Public Health's website for certification programs and testing labs. project they are inspecting for compliance with this code. reduce the amount of water, dust or debris which may enter the system. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. homes in California according to the Home Energy Rating System (HERS). 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. TABLE 4.504.3 - VOC CONTENT LIMITS FOR 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the ARCHITECTURAL COATINGS23 California Department of Public Health. "Standard Method for the Testing and Evaluation of Volatile Organic employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with requirements of the following standards unless more stringent local or regional air pollution or air quality Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT management district rules apply: (Emission testing method for California Specification 01350) particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from COMPOUNDS recognized state, national or international association, as determined by the local agency. The area of certification 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks See California Department of Public Health's website for certification programs and testing labs. shall be closely related to the primary job function, as determined by the local agency. shall comply with local or regional air pollution control or air quality management district rules where COATING CATEGORY VOC LIMIT applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. FLAT COATINGS 50 Note: Special inspectors shall be independent entities with no financial interest in the materials or the Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic project they are inspecting for compliance with this code. compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and NON-FLAT COATINGS 100 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. tricloroethylene), except for aerosol products, as specified in Subsection 2 below. NONFLAT-HIGH GLOSS COATINGS 150 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving 703 VERIFICATIONS 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in resilient flooring shall meet the requirements of the California Department of Public Health. "Standard Method for the SPECIALTY COATINGS units of product, less packaging, which do not weigh more than 1 pound and do not consist of more Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers. 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other ALUMINUM ROOF COATINGS Version 1.2, January 2017 (Emission testing method for California Specification 01350) prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific commencing with section 94507. 400 documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in BASEMENT SPECIALTY COATINGS See California Department of Public Health's website for certification programs and testing labs. the appropriate section or identified applicable checklist. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of **BITUMINOUS ROOF COATINGS** hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. the ARB Architectural Suggested Control Measure, as shown in Table 4 504.3, unless more stringent local limits BITUMINOUS ROOF PRIMERS apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss BOND BREAKERS 4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources composite wood products used on the interior or exterior of the buildings shall meet the requirements for Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in CONCRETE CURING COMPOUNDS formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.). Table 4.504.3 shall apply. by or before the dates specified in those sections, as shown in Table 4.504.5 CONCRETE/MASONRY SEALERS 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR 4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested DRIVEWAY SEALERS Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic by the enforcing agency. Documentation shall include at least one of the following: compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of DRY FOG COATINGS Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Product certifications and specifications Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation **FAUX FINISHING COATINGS** Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see FIRE RESISTIVE COATINGS 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered FLOOR COATINGS 100 enforcing agency. Documentation may include, but is not limited to, the following: Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 250 FORM-RELEASE COMPOUNDS 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Manufacturer's product specification. Other methods acceptable to the enforcing agency. **GRAPHIC ARTS COATINGS (SIGN PAINTS)** Field verification of on-site product containers. HIGH TEMPERATURE COATINGS 4.505 INTERIOR MOISTURE CONTROL INDUSTRIAL MAINTENANCE COATINGS 250 TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2} 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. LOW SOLIDS COATINGS₁ 4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by (Less Water and Less Exempt Compounds in Grams per Liter) MAGNESITE CEMENT COATINGS California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the ARCHITECTURAL APPLICATIONS California Residential Code, Chapter 5, shall also comply with this section. MASTIC TEXTURE COATINGS INDOOR CARPET ADHESIVES 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the 500 METALLIC PIGMENTED COATINGS CARPET PAD ADHESIVES 50 MULTICOLOR COATINGS 250 150 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with OUTDOOR CARPET ADHESIVES PRETREATMENT WASH PRIMERS 420 a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, WOOD FLOORING ADHESIVES shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, PRIMERS, SEALERS, & UNDERCOATERS RUBBER FLOOR ADHESIVES 60 Other equivalent methods approved by the enforcing agency. REACTIVE PENETRATING SEALERS 350 3. A slab design specified by a licensed design professional. 50 SUBFLOOR ADHESIVES RECYCLED COATINGS 250 65 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage CERAMIC TILE ADHESIVES ROOF COATINGS shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent VCT & ASPHALT TILE ADHESIVES moisture content. Moisture content shall be verified in compliance with the following: RUST PREVENTATIVE COATINGS 250 50 DRYWALL & PANEL ADHESIVES 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements COVE BASE ADHESIVES 730 found in Section 101.8 of this code MULTIPURPOSE CONSTRUCTION ADHESIVE 70 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end 550 100 STRUCTURAL GLAZING ADHESIVES At least three random moisture readings shall be performed on wall and floor framing with documentation SPECIALTY PRIMERS, SEALERS & 100 acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. 250 UNDERCOATERS SINGLE-PLY ROOF MEMBRANE ADHESIVES Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to OTHER ADHESIVES NOT LISTED enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying STONE CONSOLIDANTS 450 SPECIALTY APPLICATIONS recommendations prior to enclosure. 340 SWIMMING POOL COATINGS 510 4.506 INDOOR AIR QUALITY AND EXHAUST 100 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the TRAFFIC MARKING COATINGS CPVC WELDING TUB & TILE REFINISH COATINGS 420 325 ABS WELDING Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. WATERPROOFING MEMBRANES 250 PLASTIC CEMENT WELDING 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a 275 WOOD COATINGS ADHESIVE PRIMER FOR PLASTIC 350 a. Humidity controls shall be capable of adjustment between a relative humidity range less than or WOOD PRESERVATIVES CONTACT ADHESIVE equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of SPECIAL PURPOSE CONTACT ADHESIVE b. A humidity control may be a separate component to the exhaust fan and is not required to be 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & STRUCTURAL WOOD MEMBER ADHESIVE integral (i.e., built-in) EXEMPT COMPOUNDS TOP & TRIM ADHESIVE 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. SUBSTRATE SPECIFIC APPLICATIONS 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY 30 METAL TO METAL tub/shower combination. THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. PLASTIC FOAMS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD. 4.507 ENVIRONMENTAL COMFORT POROUS MATERIAL (EXCEPT WOOD) 50 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: FIBERGLASS 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),



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CAL GREEN BUILDING

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acceptable.

ASHRAE handbooks or other equivalent design software or methods.

Equipment Selection), or other equivalent design software or methods.

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential

Exception: Use of alternate design temperatures necessary to ensure the system functions are