

RENOVATION PLAN FOR MORTIMER RESIDENCE

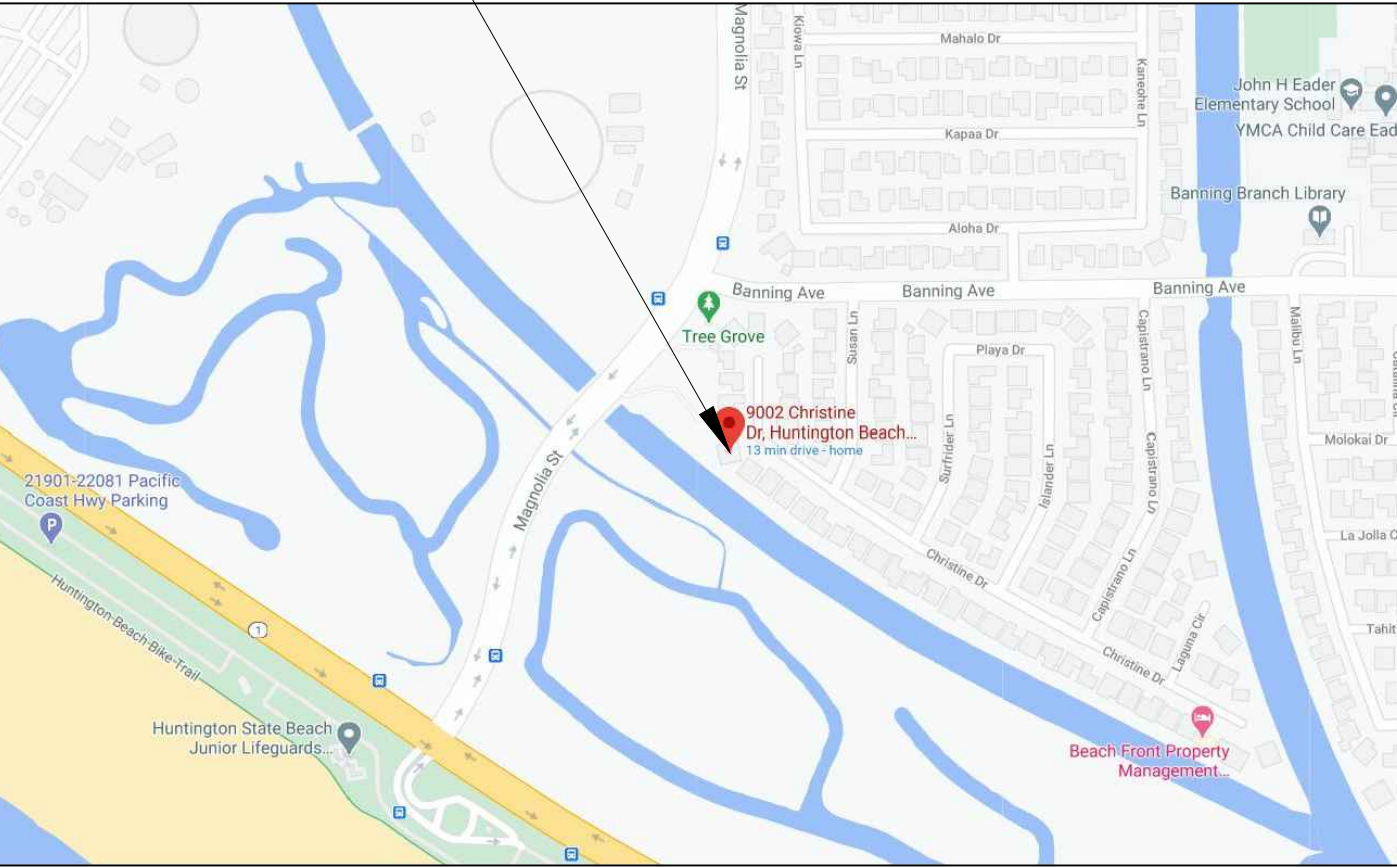
ABBREVIATIONS

Pound OR Number
& And
@ At
ACT Acoustic Ceiling Tile
AD Area Drain
AFF Above Finished Floor
ALUM Aluminum
ANOD Anodized
BSMT Basement
BYND Beyond
BOT Bottom
CIP Cast In Place
CHNL Channel
CJ Control Joint
CLG Ceiling
CLR Clear
CMU Concrete Masonry Unit
COL Column
COMPR Compressible
CONC Concrete
CONT Continuous
CPT Carpet
CT Ceramic Tile
CTYD Courtyard
DBL Double
DEMO Demolish
DIA Diameter
DIM Dimension
DMS Dimensions
DN Down
DR Door
DWG Drawing
Ad - Article Continues Below
EA Each
EJ Expansion Joint
EL Elevation
ELEC Electrical
ELEV Elevator or Elevation
EPDM Ethylene Propylene
Diene M-Class (Roofing)
EQ Equal
(E) Existing
EX Existing
EXP JT Expansion Joint
EXT Exterior
FD Floor Drain
FEC Fire Extinguisher Cabinet
FIXT Fixture
FLR Floor
FM Filled Metal
FO Face Of
FND Foundation
GA Gauge
GALV Galvanized
GWB Gypsum Wall Board
HC Hollow Core
HI High
HM Hollow Metal
HP High Point
HR Hour
HVAC Heating, Ventilating, And Air Conditioning
IRGWB Impact Resistant Gypsum Wall Board
ILO In Lieu Of
INSUL Insulated or Insulation
INT Interior
LO Low
MAX Maximum
MO Masonry Opening
MECH Mechanical
MEMBR Membrane
MIN Minimum
MRGWB Moisture-Resistant Gypsum Wall Board
MTL Metal
(N) New
NO Number
NOM Nominal
OC On Center
OH Overhang or Opposite Hand
OPP Opposite or Opposite Hand
OZ Ounce
PCC Pre-Cast Concrete
PLUMB Plumbing
PLYD Plywood
PT Pressure Treated
PNT Paint or Painted
PVC Polyvinyl Chloride
Ad - Article Continues Below
RBR Rubber
RCP Reflected Ceiling Plan
RD Roof Drain
REQD Required
RM Room
SIM Similar
SPEC Specified OR Specification
SPK Sprinkler or Speaker
STL Stainless Steel
STC Sound Transmission Coefficient
STL Steel
STRUCT Structure or Structural
T&G Tongue And Groove
TLT Toilet
TME To Match Existing
TO Top Of
TOC Top Of Concrete
TOS Top Of Steel
TPD Toilet Paper Dispenser
T/D Telephone/Data
TYP Typical
UNO Unless Noted Otherwise
U/S Underside
VIF Verify In Field
W/ With
WD Wood

VICINITY MAP

SCALE: N.T.S.

EXISTING SITE



PROJECT NOTES

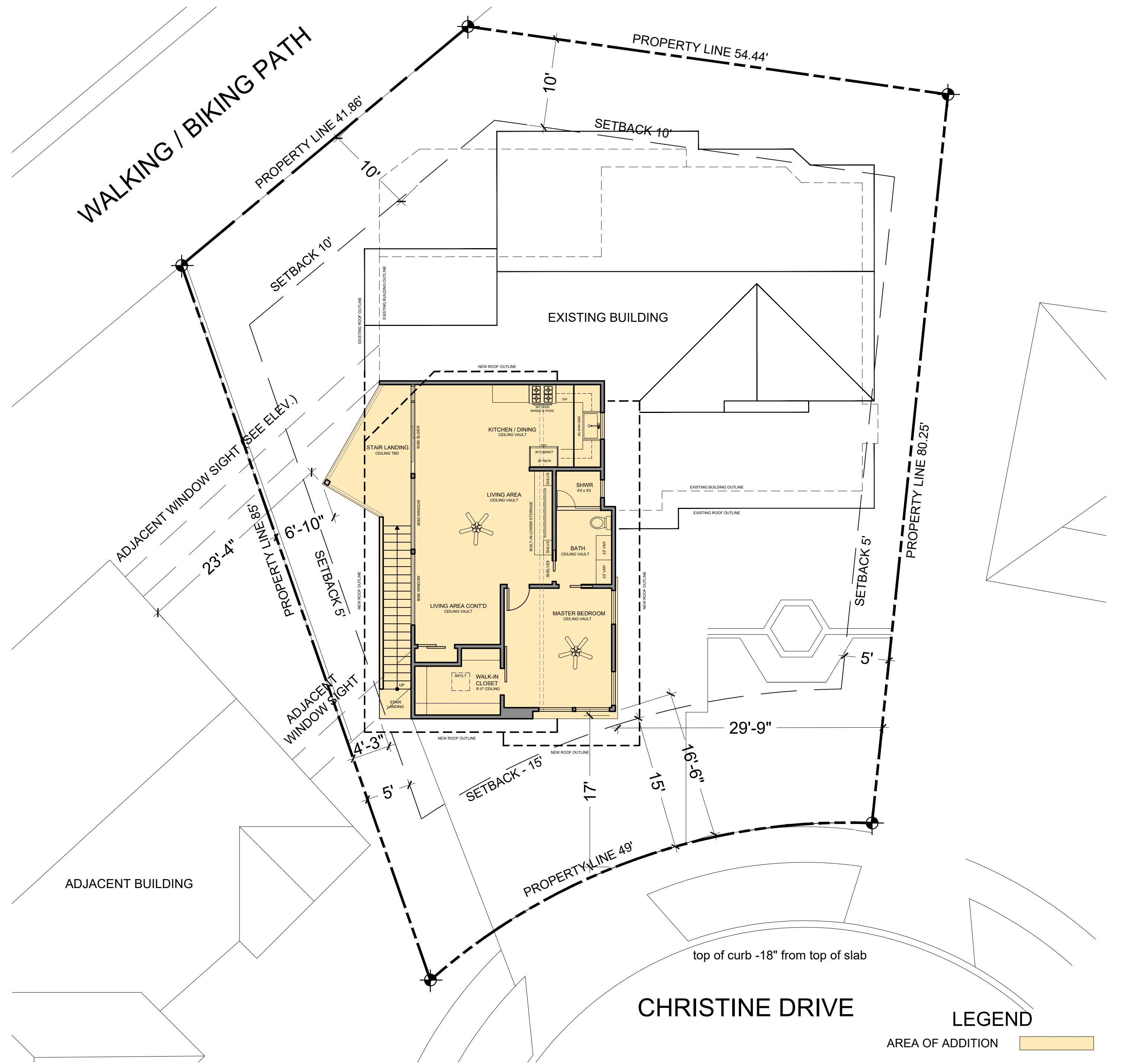
- In the case of emergency, call RICK MORTIMER at Work Phone # 714.267.0429
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tacking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on -site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

LEGEND / SYMBOLS

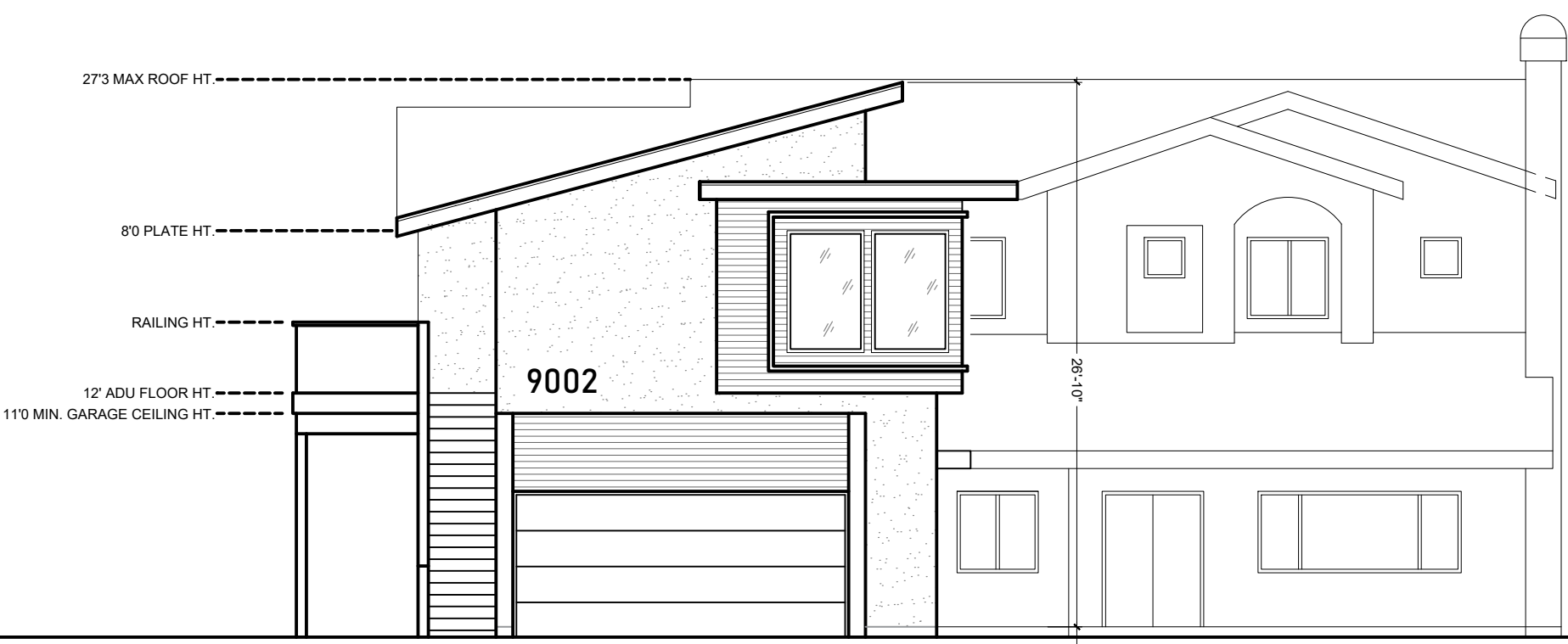
---	SETBACK LINE		SECTION REFERENCE
---	SETBACK LINE		KEYNOTE REFERENCE
---	DIMENSION LINE		WORK POINT / DATUM POINT / CONTROL POINT
	WINDOW TAG / WINDOW SYMBOL		INTERIOR ELEVATION REFERENCE
	DOOR TAG / DOOR SYMBOL		DETAIL REFERENCE

SITE PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION



ZONING CONFORMANCE MATRIX

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
Min. Building Site	210.06	6,000	no change
Width (ft.)	210.06	60	no change
Full-de-sac frontage	210.06	45	no change
Min. Setbacks			
Front (ft.)	210.06	15	no change
Side (ft.)	210.06	3; 5	no change
Street Side (ft.)	210.06	6; 10	no change
Rear (ft.)	210.06	10	no change
Garage	210.06	20'	Existing Front facing approved under permit 062082
Projections into Setbacks			
	210.06		ADU Stair landing 4'3" @ left setback
Max. Height (ft.)			
Dwellings	210.06	35	26'10"
Max. Lot Coverage (%)	210.06	50%	45%

NOTE: CONSTRUCTION WORK HOURS ARE 7 AM - 8 PM M-F; 9 AM - 8 PM SATURDAY; NO WORK ON SUNDAY OR LEGAL HOLIDAYS
NOTE: THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET GUTTER OR STORM DRAIN SYSTEM

PROJECT DATA

APPLICANT

RICK MORTIMER
9002 CHRISTINE DR.
HUNTINGTON BEACH, CA 92647
RICK@MORTIMERPROPERTIES.COM
714-267-0429

DRAWING PREPARER

ARCHBUILT
MICHEL SANSOVICH IV
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LEGAL DESCRIPTION

APN	114-481-19
LOT	19
TRACT	481
ZONE	RL
USE	S.F.R.
TYPE OF CONSTRUCTION	Vb - NON SPRINKLED

BUILDING AREAS

EXISTING	
FIRST FLOOR	1850 SQ. FT.
FIRST FLOOR PATIO	236 SQ. FT.
SECOND FLOOR	1205 SQ. FT.
SECOND FLOOR PATIO	167 SQ. FT.
GARAGE	435 SQ. FT.
TOTAL FOOTPRINT	2521 SQ. FT.

NEW ADU	
FIRST FLOOR	UNCHANGED
GARAGE	UNCHANGED
ADU	845 SQ.FT
STAIR LANDING	105 SQ.FT
STAIR FOOTPRINT	77 SQ.FT.

TOTAL FOOTPRINT INCL. ADU

BUILDING FOOTPRINT	2703 SQFT
LOT SIZE	5950 SQFT
LOT COVERAGE	45%

BUS STOP 550 FT AWAY

SCOPE OF WORK

- 845 SQFT SECOND FLOOR ADU CONSTRUCT
- TO BE CONSTRUCTED ABOVE EXISTING GARAGE
- MINISPLIT HVAC
- 1 BEDROOM, KITCHEN, LIVING AREA, BATH

SHEET INDEX

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CODES

- Building Code - California Residential Code 2019,
- Energy Code- California Energy Code 2016
- California Green Building Standards Code 2019
- Plumbing Code - CPC 2019
- Mechanical Code - California Mechanical Code 2019
- Electrical Code - California Electrical Code 2019
- Fire Code - California Fire Code 2019
- 2019 California Energy Efficient Standards (CEES)

BLDG DEPT SUBMITTALS

ISSUED FOR BIDDING

PLAN CHECK APPROVAL

REVISIONS



ArchBuilt, Inc.

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MORTIMER RESIDENCE
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HUNTINGTON BEACH, CA 92647



SITE PLAN /
PROJECT DATA

1/25/2021

SHEET

A1

GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION:

1. THE WORD "CONTRACTOR" MEANS THE GENERAL CONTRACTOR, AND, WHERE APPLICABLE BY TRADE, SUBCONTRACTORS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL NOTES PRIOR TO FINALIZING CONSTRUCTION CONTRACT.
3. ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH APPLICABLE LOCAL CODES AND REQUIREMENTS, LAWS, RULES, ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES HAVING JURISDICTION INCLUDING CURRENT ADA, ACCESSIBILITY AND ENERGY TITLE 24 CODE REQUIREMENTS.
4. PRIOR TO FINALIZING CONTRACT PRICES, CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NECESSARY DRAWINGS AND SPECIFICATIONS TO MEET REQUIREMENTS OR INFORMATION WHICH MAY NOT BE INDICATED ON SUBCONTRACTOR'S SHEETS OR NOTES, BUT WHICH ARE INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL VERIFY ALL WORKS, DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO THE OWNER AND PROJECT LEAD PRIOR TO COMMENCING WORK. DURING CONSTRUCTION, THE OWNER AND PROJECT LEAD ARE TO BE ADVISED REGARDING ANY DISCREPANCIES IN MEASUREMENT, DIMENSIONS, LOCATION OR DETAILS PRIOR TO CONTRACTOR'S PROCEEDING WITH THAT PORTION OF THE WORK.
6. CONTRACTOR SHALL CONFIRM ANY DISCREPANCIES BETWEEN DRAWINGS OR SPECS AND JOB SITE CONDITIONS WITH PROJECT LEAD PRIOR TO STARTING PORTIONS OF THE WORK AFFECTED. COMMENCEMENT OF THE WORK SHALL CONSTITUTE FULL ACCEPTANCE OF THE EXISTING SITE CONDITIONS.
7. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS ON DRAWINGS. IN NO EVENT IS A DIMENSION TO BE SCALED OFF THE DRAWINGS WITHOUT PRIOR APPROVAL FROM PROJECT LEAD. LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE DETAILS.
8. CONTRACTOR SHALL RELOCATE, REPAIR AND INSTALL NEW MECHANICAL AND PLUMBING EQUIPMENT AS NECESSARY FOR SATISFACTORY COMPLETION OF THE PROJECT. CONTRACTOR SHALL CONFIRM ALL RELOCATION, REPAIR AND INSTALLATION OF NEW EQUIPMENT WITH OWNER AND PROJECT LEAD. SEE ALSO PLUMBING AND MECHANICAL NOTES.
9. CONTRACTOR SHALL DOCUMENT ALL EXISTING ELECTRICAL ELEMENTS SUCH AS PANELS, CONDUITS, RECEPTACLE OUTLETS, SWITCHES, LIGHT FIXTURES, DIMMER SWITCHES, ETC., WHICH ARE AFFECTED BY THE NEW WORK. CONTRACTOR SHALL INSTALL ALL CONDUIT AND ALL ELECTRICAL WIRES FOR ALL OF THE REQUIRED ELECTRICAL ELEMENTS. REROUTE ALL SERVICES OR PORTION THEREOF IN THE PATH OF NEW WORK AS NECESSARY AND ASSURE COMPATIBILITY WITH THE NEW WORK; DISCONNECT, CUT BACK AND CAP ALL SERVICES WHICH ARE NOT TO BE REUSED; RE-ESTABLISH COMPLETE SERVICE TO ALL EXISTING FACILITIES IF DISRUPTED. CONTRACTOR SHALL DOCUMENT ALL EXISTING ELECTRICAL ELEMENTS AND ALL NEW EQUIPMENT WITH OWNER AND PROJECT LEAD. SEE ALSO ELECTRICAL NOTES.
10. THE INTENT OF THE DRAWINGS IS TO SHOW EXISTING BUILDING CONDITIONS WITH INFORMATION, GARNERED FROM FIELD SURVEYS, TO SHOW IN ONLY GENERAL TERMS THE EXTENT AND TYPE OF DEMOLITION REQUIRED IN ORDER TO PREPARE THE EXISTING AREAS FOR A NEW LOOK. CONTRACTOR TO FIELD VERIFY ALL ACTUAL CONDITIONS.
11. IF EXISTING ELEMENTS NOT MENTIONED TO BE REMOVED ARE FOUND TO INTERFERE WITH NEW CONSTRUCTION, GENERAL CONTRACTOR SHOULD IMMEDIATELY NOTIFY PROJECT PROJECT LEAD FOR ON SITE REVIEW & TO DETERMINE TREATMENT THAT BEST PROVIDES FOR THE PROPER INTERFACE WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ANY AND ALL CUTTING, MODIFYING, PATCHING, REPAIRING, RESTORING, RECONNECTING AND REFURNISHING, IN THE WORK OF REMOVING OVERLAPPING OR INTERFERING ELEMENTS OF THE WORK; METHODS FOR ALL CUTTING, REMOVAL, PATCH AND REPAIR TO BE CONFIRMED WITH PROJECT LEAD PRIOR TO WORK BEING PERFORMED.
12. WHERE STRUCTURAL ELEMENTS OF THE EXISTING BUILDING ARE TO BE REMOVED, BRACE AND SHORE THE BUILDING IN A SECURE MANNER PER ALL APPLICABLE CODE REQUIREMENTS AND PER SPECIFICATIONS OF THE STRUCTURAL ENGINEER.
13. DETAILS ARE INTENDED TO SHOW FINAL EFFECT OF PARTS OF CONSTRUCTION. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT PARTICULAR JOB SITE DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED WITHIN THE SCOPE OF THE WORK AND CONSTRUCTION CONTRACT. ANY MODIFICATIONS REQUIRED IN DETAILS ARE TO BE FIRST REVIEWED AND CONFIRMED WITH THE PROJECT LEAD PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL KEEP PREMISES SECURE, CLEAN, AND HAZARD FREE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HIS/HER EQUIPMENT, MATERIALS, AND WORK IN NEAT, CLEAN, ORDERLY, SAFE AND SECURE CONDITION AT ALL TIMES. ALL BUILDING MATERIALS TO BE PROPERLY PROTECTED FROM WEATHER AND EXPOSURE AT ALL TIMES.
15. CONTRACTOR SHALL ENACT ALL MEASURES TO PROTECT THE BUILDING'S OCCUPANTS AND ALL EMPLOYEES OF THE CONTRACTOR FROM INJURY BY THE USE OF WARNING LIGHTS AND SIGNS, BARRICADES, TEMPORARY PARTITIONS, WATER PROOF SHEETING, ETC., AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS/HER WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH CONSTRUCTION.
16. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES ON THE JOB SITE IF NECESSARY AS REQUIRED BY LOCAL CODE OR OWNER.
17. CONTRACTOR SHALL REVIEW ALL ITEMS NOTED "VERIFY" OR "CONFIRM" WITH OWNER OR PROJECT LEAD" WHICH MIGHT AFFECT COSTS PRIOR TO FINALIZING CONSTRUCTION CONTRACT AND SUBCONTRACTS, AND SHALL CONFIRM FINAL DECISIONS REGARDING SELECTION, MATERIALS, COLOR, FINISH OR OTHER SPECIFICATIONS NOT YET DECIDED REGARDING THESE. CONTRACTOR SHALL INCLUDE THE COST OF THESE ITEMS WITHIN THE ORIGINAL CONTRACT PRICE.
18. UNLESS ITEMS ARE SPECIFICALLY ITEMIZED AS NOT INCLUDED IN CONTRACT (NIC), THEY WILL BE ASSUMED TO BE INCLUDED IN THE ESTIMATE AND THE CONTRACT PRICE.
19. ANY ALLOWANCE ITEMS SHALL BE SPECIFICALLY IDENTIFIED AS ALLOWANCES AND INCLUDED IN THE ESTIMATE OR CONTRACT PRICE.
20. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY EXTRA COSTS ARISING FROM THE EXECUTION OF HIS/HER CONTRACT OR SUBCONTRACTS AND SHALL RECEIVE OWNER'S WRITTEN APPROVAL OF SAME PRIOR TO DOING THE WORK.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING THAT ALL GENERAL AND SUBCONTRACT WORK IS BEING ACCOMPLISHED ACCORDING TO THE MOST CURRENT CONSTRUCTION DOCUMENTS, INCLUDING REVISIONS.
22. OWNER SHALL PROVIDE ADEQUATE PROPERTY AND LIABILITY INSURANCE IN ADDITION TO CONTRACTOR'S INSURANCE TO COVER ALL NEW WORK. THIS INSURANCE SHALL INCLUDE THE INTERESTS OF THE OWNER AND CONTRACTOR IN THE WORK, BUT SHALL NOT RELIEVE CONTRACTOR OF HIS/HER RESPONSIBILITIES UNDER THE CONTRACT OR AS ITEMIZED ABOVE. PRIOR TO START OF CONSTRUCTION, OWNER AND CONTRACTOR SHALL CONFIRM IN WRITING RESPONSIBILITY OF INSURANCE COVERING THE PROJECT PROPERTY AND ALL ITEMS FROM THEFT, FIRE AND OTHER OCCURRENCES OF LOSS.
23. CONTRACTOR SHALL NOT USE ANY POTENTIAL HAZARDOUS MATERIAL OR PRODUCT IN THE CONSTRUCTION, AND SHALL ADVISE OWNER OF ANY POTENTIAL HAZARDOUS MATERIALS OR PRODUCTS RECOMMENDED, SELECTED OR SPECIFIED PRIOR TO PURCHASE OR INSTALLING.
24. CONTRACTOR SHALL PROVIDE PROPER VENTILATION, CLEARANCES AND FIRE PROTECTION FOR ALL NEW FIREPLACES, OVENS, HOT WATER HEATERS, FURNACES, OR OTHER DEVICES INCLUDING VENTS AND FLUES AS REQUIRED BY THE DRAWINGS, SPECIFICATIONS AND CODE.
25. GENERAL CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND INSPECTOR. SELECTION AND LOCATION(S) TO BE VERIFIED WITH PROJECT LEAD.
26. CONTRACTOR SHALL PROVIDE THE OWNER WITH RECORD DRAWINGS INDICATING ALL DESIGN, STRUCTURAL AND DIMENSIONAL CHANGES AND INDICATING THE LOCATION AND SIZE OF ALL ITEMS NOTED "VERIFY" AND THE LOCATIONS OF ALL UNDERGROUND INSTALLATIONS NOT COVERED IN ORIGINAL DRAWINGS, CHANGE ORDERS, SUPPLEMENTAL DRAWINGS OR IN THE SHOP DRAWINGS. SUCH REVIEW SHALL NOT RELIEVE CONTRACTOR OF HIS/HER RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION RECORDED.
27. ALL WORK EXECUTED BY CONTRACTOR TO BE WARRANTED/GUARANTEED AS MANDATED BY CALIFORNIA STATE LAW UNLESS REQUESTED OTHERWISE BY OWNER. CONTRACTOR'S WARRANTY TO BE PROVIDED TO OWNER IN WRITING.

FINISHES, CABINETRY AND RAILING NOTES

1. ALL FINISH SUBCONTRACTORS TO NOTIFY GENERAL CONTRACTOR OF ANY FRAMING AND SURFACES FOUND TO BE OUT OF PLUMB AND LEVEL. SO CONDITIONS CAN BE FIXED PRIOR TO INSTALL OF FINISH MATERIALS.
2. CONTRACTOR SHALL SUBMIT ACTUAL MATERIAL SAMPLES FOR PROJECT LEAD'S REVIEW OF ALL FINISH MATERIALS, PAINT AND STAINS PRIOR TO ORDERING MATERIALS.
3. INTERIOR AND EXTERIOR PLASTER SURFACES SHALL BE STRAIGHT AND PLUMB WITH NO WOBBLE, WAVE, OR IRREGULARITIES OVER THE COURSE OF THE WALL PLANE.
4. UNLESS NOTED OTHERWISE, ALL PLASTER AND DRYWALL MATERIALS AND INSTALLATION SHALL BE ACCORDING TO CURRENT U.S. GYPSUM HANDBOOK SPECIFICATIONS AND APPLICABLE CODE REQUIREMENTS. ALL FINISH PLASTER AND DRYWALL SHALL BE LEVEL AND PLUMB AND LEVEL WITHIN TOLERANCES PERMITTED BY U.S. GYPSUM HANDBOOK.
5. INTERIOR PLASTER SHALL BE MINIMUM 2-COAT APPLICATION OVER LATH. CONFIRM FINISH WITH PROJECT LEAD PRIOR TO STARTING WORK.
6. ALL SHEET VINYL OR VINYL TILE FLOORS SHALL BE PREPARED WITH THE INSTALLATION OF A SMOOTH HARDWOOD VENEER PLYWOOD UNDERLAYMENT, MINIMUM 1/4" THICK, WATERPROOF GLUE. ALL BUMPS, PROTRUDING EDGES OR OTHER HIGH POINTS SHALL BE REMOVED OR SANDED SMOOTH, AND ALL HOLES, CRACKS OR OTHER DEPRESSIONS SHALL BE FILLED SO THAT THERE IS NO APPARENT UNEVENNESS TO THE FINISHED FLOOR. WHERE REQUIRED, INSTALL ADDITIONAL PLYWOOD UNDERLAYMENT AS NECESSARY BETWEEN FINISH 1/4" UNDERLAYMENT AND STRUCTURAL SUBFLOOR SO FINISH VINYL FLOOR IS FLUSH WITH FINISH FLOORING.
7. MARBLE OR GRANITE WORK SHALL BE IN ACCORDANCE WITH THE MASONRY INSTITUTE OF AMERICA AND BUILDING STONE INSTITUTE GUIDELINES. VERIFY ALL CORNER, EDGE, SPLASH AND OTHER DETAILS WITH PROJECT LEAD PRIOR TO STARTING CONSTRUCTION.
8. ALL CERAMIC, MARBLE, GRANITE, SLATE OR OTHER TILE WORK SHALL BE ACCORDING TO CURRENT STANDARDS AND SPECIFICATIONS OF THE TILE COUNCIL OF AMERICA AND CERAMIC TILE INSTITUTE. VERIFY ALL LAYOUTS, TRIM SHAPES, GROUT SELECTIONS AND WIDTH, AND OTHER SPECIFICATIONS WITH PROJECT LEAD PRIOR TO ORDERING TILE. ALL LAYOUTS, CUTS AND DETAILS TO BE REVIEWED ON SITE WITH PROJECT LEAD PRIOR TO COMMENCEMENT OF CUTTING AND INSTALL.
9. UNLESS OTHERWISE SPECIFIED, TILE SHALL BE INSTALLED ON A WIRE-REINFORCED MORTAR BED OVER A CLEAVAGE MEMBRANE. ALL DUST SHALL BE COMPLETELY WASHED OFF TILE PRIOR TO APPLICATION OF THE BOND COAT. BONDING MORTAR SHALL COVER 100% OF BOTH THE TILE AND THE SURFACE TO BE COVERED APPROXIMATELY 1/8" THICK. ON MARBLE TILE, USE GRAY BONDING MORTAR WITH DARKER TILE. WHITE BONDING MORTAR WITH LIGHT COLORED TILE.
10. THE USE OF GYPSUM BOARD FOR TILED WALLS OR CEILINGS IN SHOWER AND OTHER WET AREAS IS PROHIBITED.
11. THE USE OF WONDER BOARD OR DUROCK WILL BE ACCEPTABLE FOR BACKING ONLY WITH PROJECT LEAD'S WRITTEN APPROVAL, AND ONLY IF A WATERPROOF MEMBRANE IS INSTALLED BEHIND BOARD OVER STUDS. UNLESS FULL SHEETS WHEREVER POSSIBLE TO ELIMINATE JOINTS. WHERE JOINTS ARE UNAVOIDABLE, HOLD APART 1/8" AND USE 2" FIBERGLASS TAPE TO REINFORCE JOINTS. APPLY MINIMUM 1/2" THICK MORTAR BED PLUS 1/8" BONDING MORTAR OVER JOINTS.
12. CONTRACTOR TO MEET ON SITE WITH PROJECT LEAD TO REVIEW ALL TILE LAYOUT DETAILS INCLUDING PATTERN CUTS, TRIMS ETC. PRIOR TO START OF WORK. IN MOST CASES, CONTRACTOR TO PROVIDE "DRY INSTALL" FOR PROJECT LEAD'S REVIEW.
13. ALL CUT TILE EDGES TO BE GROUND SMOOTH PRIOR TO INSTALLATION.
14. INSTALLATION OF QUARRY OR CLAY TILE, BRICK OR OTHER CERAMIC OR MASONRY PRODUCTS SHALL BE A MAXIMUM OF 6% BY WEIGHT LOW ALKALI SULFATE CEMENT MORTAR WITH CLEAN WASHED SAND AND ALKALI SULFATE-FREE WATER TO CONTROL EFFLORESCENCE. CONTRACTOR SHALL REQUIRE TILE OR BRICK MANUFACTURER TO WICK TEST AND CERTIFY IN WRITING TO PROJECT LEAD THAT MATERIAL IS NON-EFFLORESCENCE CONTRIBUTING.
15. LAYOUT FOR ALL STONE SLAB MATERIALS TO BE SUBMITTED TO PROJECT LEAD FOR REVIEW PRIOR TO MANUFACTURING, SHOWING EDGE DETAILS AND ALL SEAMS. SAMPLE OF ALL EDGE DETAILS TO BE SUBMITTED TO PROJECT LEAD FOR REVIEW PRIOR TO MANUFACTURING. ALL CUTS TO BE STRAIGHT AND SHARP WITHOUT ANY CHIPPING. ALL JOINTS TO BE TIGHT AND READILY INVISIBLE UPON INSTALLATION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING ALL CERAMIC TILE AND OTHER FINISH MATERIALS WITH ENOUGH LEAD TIME SO THAT ORDERED MATERIALS CAN BE CONFIRMED AS ACCEPTABLE, AND ANY UNACCEPTABLE MATERIAL REPLACED, WITHOUT DELAYING CONSTRUCTION. IF MATERIALS TO BE ORDERED BY OWNER OR PROJECT LEAD, CONTRACTOR TO PROVIDE TIME-LINE CONFIRMING DATES MATERIAL REQUIRED ON SITE TO MAINTAIN PROJECT SCHEDULE.
17. FINISH CAULKING FOR TUBS, COUNTERS, AND OTHER ITEMS SHALL BE COLOR MATCHED PAX LATEX CAULK WITH SILICON. COLORS TO BE CONFIRMED WITH PROJECT LEAD PRIOR TO INSTALLATION.
18. HARDWOOD FLOORS SHALL BE TOP GRADE KILN DRIED MATERIAL, DELIVERED TO THE JOB SITE AND ALLOWED TO ACCLIMATE INSIDE THE HEATED OR AIR CONDITIONED SPACE FOR AT LEAST TWO WEEKS PRIOR TO INSTALLATION. MATCH EXISTING QUALITY & MILLING.
19. HARDWOOD FLOORS SHALL BE INSTALLED OVER A MEMBRANE LAYER OF ROSINSEID (PINK) PAPER OVER PLYWOOD SUBFLOOR. DO NOT USE FELT OR ASPHALT PAPER. GENERAL CONTRACTOR AND FLOORING CONTRACTOR SHALL CONFIRM INSTALLATION AND FINISHING SPECIFICATIONS WITH PROJECT LEAD PRIOR TO ORDERING MATERIALS.
20. ALL CUSTOM CABINETRY AND MILL WORK SHALL BE ACCORDING TO CURRENT WOODWORKERS INSTITUTE OF CALIFORNIA HANDBOOK STANDARDS, PREMIUM GRADE. ALL DRAWERS AND SLIDING UNITS TO BE INSTALLED WITH FULL EXTENSION SELF CLOSING ACCURSED GUIDES OR EQUAL AS APPROVED BY PROJECT LEAD. ALL CABINETS TO HAVE BACKS. ALL SINK CABINETS TO HAVE STAINLESS STEEL LINER. CABINET SUBCONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF ALL CABINETS, COUNTERS AND OTHER BUILT-IN CABINETRY TO PROJECT LEAD FOR REVIEW. CONFIRM CABINET STYLE DESIGN FOR ALL DRAWER FRONTS AND CABINET DOORS, CONSTRUCTION TYPE, HINGES AND HARDWARE WITH PROJECT LEAD PRIOR TO FINALIZING CONSTRUCTION CONTRACT.
21. THE USE OF ANY MDF, INSTEAD OF SOLID WOOD, FOR FINISH MILLWORK MUST BE BY OWNER AND PROJECT LEAD, IN WRITING, CLEARLY IDENTIFYING LOCATIONS FOR USE, PRIOR TO ORDERING OF MATERIALS.
22. CONTRACTOR SHALL INCLUDE IN CONSTRUCTION CONTRACT INSTALLATION OF ALL FINISH HARDWARE, INCLUDING BUT NOT LIMITED TO CABINET PULLS, KNOBS, DOOR STOPS, TOWEL BARS, TOILET PAPER HOLDERS AND OTHER MISCELLANEOUS ITEMS, REGARDLESS OF WHETHER THESE ITEMS ARE SUPPLIED BY OWNER OR AN ALLOWANCE.
23. SEE PAINT SECTION FOR PAINTING NOTES.

SITE WORK / FOUNDATION NOTES

1. CONTRACTOR SHALL PROVIDE BASEMENT AND CRAWL SPACE ACCESS AND VENTILATION TO ALL SUBFLOOR AREAS IN ACCORDANCE WITH LOCAL CODES AND CONFIRM FOUNDATION VENT LOCATIONS WITH PROJECT LEAD.
2. CONTRACTOR SHALL PROVIDE DRAINAGE OF ALL FINISHED GRADE SURFACES, SIDEWALKS AND PATIOS AWAY FROM STRUCTURES AND VERIFY THAT ALL AREAS AFFECTED BY CONSTRUCTION ARE PROPERLY DRAINED, WITH NO PONDING.
3. CONTRACTOR SHALL REMOVE AND REPLACE ALL TERMITE DAMAGED OR INFESTED WOOD IN ALL PORTIONS OF EXISTING STRUCTURE TO REMAIN IN AREA OF PROJECT. VERIFY WITH OWNER AND PROJECT LEAD IF QUESTIONABLE.

UTILITY NOTES:

1. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER RESISTANT (TR). NEW OUTLETS SHALL HAVE DEDICATED 20-AMP CIRCUIT.
2. BATHROOM EXHAUST FANS TO PROVIDE MIN. RATE OF 50 CFM. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED UPON THE MANUFACTURER'S SPECIFICATIONS.
3. LIGHTING FIXTURES WITHIN THREE FEET HORIZONTALLY AND 8 FEET VERTICALLY SHALL BE LISTED FOR DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. ALL INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY, AT LEAST ONE FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR SWITCH THAT REQUIRES MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHT FIXTURES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016 (JA8_2016-E FOR SEALED LENS OR RECESSED FIXTURES. SCREW BASE BULBS ARE PERMITTED EXCEPT IN RECESSED LIGHTING FIXTURES. RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILIN. SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2016-E EFFICIENCY LABEL (CEE5 150.0 (K).

FRAMING NOTES

1. IN ADDITION TO ANY STRUCTURAL GRADE REQUIREMENTS, ALL EXPOSED WOOD ELEMENTS INSTALLED AT THE PROJECT SHALL BE HAND SELECTED #1 SELECT CLEAR OF HEART, WITH STRAIGHT & DENSE GRAIN FOR BEST APPEARANCE GRADE, WITHOUT KNOTS, CRACKS AND CHECKS AND KILN-DRIED TO MINIMUM OF 12% UNLESS APPROVED IN WRITING BY PROJECT LEAD. CONTRACTOR WILL BE RESPONSIBLE FOR REVIEWING ALL LUMBER MATERIALS PROVIDED AND REJECTING ALL LUMBER NOT MEETING THESE SPECIFICATIONS FOR THE PROJECT.
2. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ATTIC AREAS AND PLUMBING AS REQUIRED BY CODE AND SHALL CONFIRM ACCESS LOCATIONS WITH PROJECT LEAD PRIOR TO FRAMING.
3. CONTRACTOR SHALL COORDINATE FRAMING WITH PROPOSED LOCATIONS OF ELECTRICAL, LIGHTING, MECHANICAL AND PLUMBING WORK SO AS TO AVOID CHANGES IN FRAMING WHICH MIGHT CONFLICT WITH PROPOSED EQUIPMENT, FIXTURE OR DIFFUSER LOCATIONS.
4. CONTRACTOR SHALL PROVIDE FRAMED OPENINGS FOR MEDICINE CABINETS AND SOAP NICHES DURING ROUGH FRAMING, CONFIRMING SIZE, LOCATION AND HEIGHTS OF OPENINGS WITH PROJECT LEAD PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR CABINETS, TOILET PAPER HOLDERS, TOWEL BARS AND OTHER SPECIALTY ITEMS.
6. ALL EXPOSED WOOD BEAMS, DECKING OR OTHER MEMBERS INSTALLED PRIOR TO ENCLOSING THE BUILDING ENVELOPE AND COMPLETING ROOFING MEMBRANE SHALL BE PROTECTED DURING CONSTRUCTION AGAINST MOISTURE, STAINING AND OTHER DAMAGE BY PROTECTING WITH WEATHERPROOF PLASTIC WRAPPERS AND ADDITIONAL PROTECTIVE MEASURES AS MAY BE REQUIRED.
7. ALL EXTERIOR WOOD ELEMENTS, INCLUDING FRAMING AND TRIM SCHEDULED TO BE PAINTED SHALL BE BACK PRIMED PRIOR TO INSTALLATION. ALL EXTERIOR WOOD ELEMENTS, INCLUDING FRAMING AND TRIM, SCHEDULED TO BE STAINED SHALL BE BACK PRIMED PRIOR TO INSTALLATION AS TO NOT SHOW IN FINISH.
8. ALL ROOF BEAMS AND SUPPORTING POSTS SHALL BE ANCHORED TO PROVIDE RESISTANCE AGAINST UPLIFT. POSTS SHALL BE ANCHORED TO THE FOOTINGS OR UNDERFLOOR CONSTRUCTION. ALL ANCHORED SHALL BE NOT LESS THAN 1/2" BOLTS OR 1/2" LAG SCREWS.
9. ALL EXISTING FRAMING EXPOSED DURING COURSE OF THE PROJECT, AND ALL NEW FRAMING SHALL BE LEVEL AND PLUMB, CONFIRMED WITH A TRANSIT AND SHIMMED AS REQUIRED PRIOR TO INSTALLATION OF FINISHES.
10. SEE STRUCTURAL NOTES AND DRAWINGS FOR ADDITIONAL INFORMATION.

PAIN NOTES

1. CONTRACTOR SHALL INCLUDE WITHIN THE SCOPE OF HIS/HER WORK PREPARATION, PRIMING AND FINISH PAINTING OF ENTIRE EXTERIOR AND INTERIOR WALLS AND CEILINGS OF PROJECT AREA UNLESS OTHERWISE NOTED, INCLUDING DOORS AND ASH AND TRIM WORK. CONFIRM ANY EXPOSED BEAMS, DECKING, CABINETS OR WOOD TO BE STAINED AND/OR CLEAR SEALED PRIOR TO ORDERING. CONFIRM PAINT, STAIN AND FINISH SELECTION AND SPECIFICATIONS WITH PROJECT LEAD; SUBMIT COLOR SAMPLES AND APPLY SAMPLE COLORS ON ACTUAL SURFACES TO BE PAINTED FOR PROJECT LEAD REVIEW PRIOR TO ORDERING MATERIAL.
2. FINISH TEXTURE OF ALL PAINT COATS TO BE VERIFIED WITH PROJECT LEAD PRIOR TO APPLICATION.
3. BEFORE COMMENCING PAINTING WORK, INSPECT ALL WORK TO BE PAINTED AND REPORT TO PROJECT LEAD ANY CONDITIONS WHICH WILL PREVENT THE SPECIFIED QUALITY OF FINISH FROM BEING ACCOMPLISHED. COMMENCEMENT OF WORK BY THE CONTRACTOR INDICATES HIS/HER ACCEPTANCE OF THE SURFACES.
4. ALL SPACES SHALL BE BROOM CLEAN, AND ALL SURFACES TO BE PAINTED SHALL BE DRY AND CLEAN.
5. ALL WOODWORK SHALL BE CLEANED, SANDED AND DUSTED BEFORE PAINTING. ALL WOODWORK SHALL BE PAINTED WITH A BRUSH AND SANDED LIGHTLY BETWEEN COATS. ALL WALL AND CEILING SURFACES SHALL BE PAINTED SMOOTH NO TEXTURE WITH A TIGHT NAP ROLLER, AND SANDED LIGHTLY BETWEEN COATS. ANY SUBSTITUTIONS TO PAINT APPLICATION MUST BE APPROVED BY PROJECT LEAD PRIOR TO CONFIRMATION OF CONTRACTOR'S BID.
6. AFTER PRIMING HAS DRIED, APPLY PIGMENTED WHITE SHELLAC TO ALL KNOTS, PITCH AND SAPWOOD; PUTTY ALL NAIL HOLES, CRACKS, OPEN JOINTS AND OTHER DEFECTS.
7. ALL ELECTRIC PLATES, SURFACE HARDWARE, ETC., SHALL BE REMOVED BEFORE PAINTING; CAREFULLY STORED AND PROTECTED WITH ALL MOUNTING HARDWARE, AND REPLACED WHEN COMPLETED.
8. EXCEPT AS NOTED, ALL PAINT SHALL BE MANUFACTURED BY BENJAMIN MOORE. PAINT OR APPROVED EQUAL. ALL MATERIAL SHALL ARRIVE AT THE JOB IN UNBROKEN CONTAINERS WITH MANUFACTURER'S LABEL CLEARLY VISIBLE. UNLESS OTHERWISE NOTED, ALL PAINTS SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S MASTER SPECIFICATIONS AND RECOMMENDATIONS.
9. PAINT COATS AS SPECIFIED ARE INTENDED TO COVER SURFACES COMPLETELY; IF NOT, FURTHER COATS SHALL BE APPLIED. ALL COATS OF PAINT SHALL BE APPLIED FREE OF DEBRIS, DRIPS AND ANY TEXTURES UNLESS OTHERWISE SPECIFIED BY PROJECT LEAD.
10. ALL EXTERIOR STAINS SHALL BE CABOT'S OR APPROVED EQUAL.
11. PRIOR TO SEALING INTERIOR PLASTER OR DRYWALL, CONTRACTOR SHALL VERIFY ANY SURFACES TO RECEIVE PAPER, AND SHALL OBTAIN WRITTEN APPROVAL OF MANUFACTURER AND HANGER.
12. NATURAL WOOD FINISH INTERIOR PANELING, CABINETS, DOORS AND OTHER WOODWORK SHALL BE STAINED, IF REQUIRED, AND FINISHED SPECIFIED BY PROJECT LEAD. ON SOFT WOODS, APPLY A COAT OF SANDING SEALER PRIOR TO STAINING. CONFIRM STAIN AND FINISH SELECTIONS WITH PROJECT LEAD AND PROVIDE A FINISH SAMPLES ON THE ACTUAL WOODS USED FOR PROJECT LEAD'S AND OWNER'S APPROVAL PRIOR TO STARTING WORK.

ENERGY / INSULATION NOTES

1. WHERE A TITLE 24 ENERGY COMPLIANCE REPORT HAS BEEN MADE, IT SHALL BE CONSIDERED AS PART OF THE CONSTRUCTION DOCUMENTS, AND THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS CONTAINED THERE IN.
 2. ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.
 3. EXHAUST SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACK DRAFT DAMPERS.
 4. ALL PLUMBING, GAS, ELECTRICAL AND OTHER PENETRATIONS INTO THE BUILDING ENVELOPE SHALL BE FULLY CAULKED. ALSO CAULK OPENINGS IN ATTIC, SUCH AS THE POINT WHERE CEILINGS MEET MASONRY FIREPLACES.
 5. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO THE CURRENT EDITION OF THE UNIFORM MECHANICAL CODE. ALL PARTS OF THE DUCT SYSTEM BE TIGHTLY SEALED WITH MASTIC OR TAPE.
 6. GAS FIRED HOUSEHOLD HEATING AND COOLING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH THE APPLIANCE EFFICIENCY STANDARDS.
 7. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 25 LUMENS/WATT.
- MECHANICAL SHEET METAL NOTES**
1. ALL SHEET METAL WORK SHALL BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS AND LOCAL CODES.
 2. CONTRACTOR SHALL PROVIDE AIR CONDITIONING, GAS-FIRED FURNACES AND/OR FORCED AIR HEATED SYSTEM AS INDICATED ON PLANS, FURNACE, DUCTS, AND REGISTERS SHALL BE SIZED AND INSTALLED TO PROVIDE ADEQUATE AIR TEMPERATURE, VOLUME, DISTRIBUTION AND CIRCULATION AT MINIMUM NOISE LEVELS. SYSTEM EQUIPMENT AND LAYOUT SHALL BE CONFIRMED WITH OWNER AND PROJECT LEAD PRIOR TO ORDERING AND INSTALLATION.
 3. THE CONTRACTOR SHALL PROVIDE THE OWNER A LIST OF THE HEATING, COOLING, VENTILATING, WATER HEATER AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
 4. CONTRACTOR TO PROVIDE OWNER COMPLETE MAINTENANCE INSTRUCTIONS FOR ALL NEW EQUIPMENT AND APPLIANCES WITH INSTALLER'S NAME, ADDRESS AND PHONE NUMBER. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY LABEL. LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTION SHALL BE PROVIDED FOR THE OWNER'S USE.
 5. THE CONTRACTOR SHALL PROVIDE SUBMITTAL SHOP DRAWINGS AND MANUFACTURER'S SPECIFICATIONS FOR PROJECT LEAD'S REVIEW, IF EQUIPMENT DEVIATES FROM THE SPECIFIED.
 6. CONTRACTOR TO THOROUGHLY CLEAN ALL PORTIONS OF THEIR WORK, REMOVE ALL DEBRIS AND LEAVE INSTALLATION IN PERFECT CONDITION READY FOR USE.
 7. SHOWER RATING AND HEATING COMBUSTION EFFICIENCY RATING OF EACH HVAC UNIT SHALL COMPLY WITH STATE REQUIREMENTS.
 8. ROOF SUPPORT FOR MECHANICAL EQUIPMENT AS SHOWN IN THE DRAWINGS SHALL BE ON PLATFORMS AND SHALL COMPLY WITH DIVISION 23 AND MEMORANDUM OF GENERAL DISTRIBUTION #69.
 9. ALL FURNACES, CONDENSERS, FANS OR OTHER NOISE-PRODUCING EQUIPMENT TO BE INSTALLED INSIDE OR ON THE BUILDING STRUCTURE SHALL BE MOUNTED AND INSULATED SO AS TO MINIMIZE SOUND TRANSMISSION TO USABLE AREAS. USE RIBBED EXTERIOR WALLS, SOUND ISOLATING SPRINGS, SPRING HANGERS AND/OR EQUIVALENT REDUCING DEVICES TO ISOLATE EQUIPMENT FROM STRUCTURE.
 10. CONDENSER REFRIGERANT PIPING IN THE STRUCTURE SHALL BE INSTALLED SO AS NOT TO TOUCH STRUCTURE, FRAMING WALL SURFACES. INSTALL FOAM RUBBER CUSHIONS AT PENETRATIONS TO SEPARATE PIPING FROM STRUCTURE.
 11. MAIN SUPPLY AIR DUCTS SHALL BE INSTALLED WITH FLEXIBLE CONNECTIONS TO FURNACES OR FAN COILS.
 12. COMBUSTION AIR SHALL BE PROVIDED PER CODE. ADVISE PROJECT LEAD OF ANY VISIBLE OR EXPOSED PORTIONS OF COMBUSTION AIR DUCTING OR VENTING PRIOR TO ROUGH WORK.
 13. DUCT WORK CONSTRUCTION: ALL DUCT WORK AND PLENUMS TO BE MADE OF GALVANIZED SHEET STEEL IN ACCORDANCE WITH LATEST SMACNA STANDARDS AND APPLICABLE CODES. CONTRACTOR SHALL SIZE DUCT WORK FOR A.P. NOT TO EXCEED 0.08" PER 100' LENGTH FOR A GIVEN CFM. DUCT MAY BE RECTANGULAR OR ROUND.
 14. IF FLEXIBLE ROUND DUCTWORK IS PROPOSED, CONTRACTOR TO CONFIRM IN WRITING WITH PROJECT LEAD AND OWNER PRIOR TO FINALIZING CONTRACT.
 15. DUCT INSTALLATION: FOR THERMAL INSULATION, INSULATE ALL SUPPLY AND RETURN AIR DUCT WORK AND PLENUM WITH 2" THICK FIBERGLASS INSULATION WRAPPED AROUND WITH 2" OVERLAP AND WIRED ON #18 GALVANIZED WIRE AT 12" O.C. NRC RATING SHALL BE AT LEAST 0.80 AT FREQUENCIES ABOVE 1000. FOR SOUND INSULATION, INSULATE INTERIOR OF SUPPLY AND RETURN AIR PLENUMS WITH MIN. 1" THICK SOUND-ABSORBING INSULATION TO REDUCE NOISE. INSTALL SOUND TRAPS IN PLENUM AND INSULATE BLOWER COMPARTMENT WHERE RETURN AIR REGISTERS ARE IN CLOSE PROXIMITY TO UNITS.
 16. EXPOSED OR ROOF-MOUNTED DUCT WORK SHALL BE LINED WITH INSULATION ON THE INSIDE SURFACES, OVERSIZED ACCORDINGLY, AND SHALL BE WATER-PROOFED PER SPECIFICATIONS APPROVED BY PROJECT LEAD.
 17. INSULATION LINING MUST BE APPROVED BY THE BUILDING DEPARTMENT AND SHALL MEET OR EXCEED NFPA STANDARDS.
 18. NO STAMPED GRILLS WILL BE PERMITTED FOR REGISTERS OR DIFFUSERS. ALL DIFFUSERS SHALL BE MANUALLY ADJUSTABLE, WITH DOUBLE DEFLECTION AND OPPOSED BLADE DAMPERS, UNLESS NOTED OTHERWISE. VERIFY SELECTION AND FINISH OF HVAC GRILLS WITH PROJECT LEAD.
 19. SUPPLY REGISTERS: METAL AIRE MODEL VS OR EQUAL SURFACE MOUNTED REMOVABLE PANES, FLAT WHITE FINISH, OR MATCH WALL COLOR, BLACK INTERIOR, WITH HAND-OPERATED VOLUME DAMPER CONTROLS, UNLESS NOTED OTHERWISE. COMPARABLE REGISTER BY AIR-MATE ACCEPTABLE WITH PROJECT LEAD'S APPROVAL.
 20. FLOOR REGISTERS SHALL BE REINFORCED, LINEAR BAR TYPE GRILLS. METAL AIRE SERIES 2000, AIR-MATE OR EQUAL AS APPROVED BY PROJECT LEAD, UNLESS NOTED OTHERWISE.
 21. RETURN REGISTERS: METAL AIRE MODEL RH, AIR-MATE OR EQUAL, OTHERWISE SAME AS SUPPLY REGISTER NOTES, UNLESS NOTED OTHERWISE.
 21. ALL SUPPLY AND RETURN REGISTERS OR DIFFUSERS SHALL BE SELECTED FOR NOISE LEVEL NOT TO EXCEED 20 N.C.
 22. SEE INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR EXACT REGISTER AND DIFFUSER HEIGHTS AND LOCATIONS PRIOR TO INSTALLATION OF ROUGH DUCT WORK.
 23. ALL DUCT INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR EXACT REGISTER AND DIFFUSER HEIGHTS AND LOCATIONS PRIOR TO INSTALLATION OF ROUGH DUCT WORK.
 24. PROVIDE HONEYWELL T8200 "CHRONOTHERM" OR EQUAL THERMOSTAT WITH ON/OFF SWITCH AND 24 HOUR CLOCK SET BACKS AT LOCATION SHOWN ON PLANS. SYSTEM AND THERMOSTATS SHALL BE EQUIPPED WITH "FAN ONLY" CAPABILITY. THERMOSTAT SELECTION SHALL BE CONFIRMED WITH PROJECT LEAD PRIOR TO FINALIZING CONSTRUCTION CONTRACT.
 25. CONTROLS SHALL BE ADJUSTABLE TO PROVIDE A TEMPERATURE RANGE OF UP TO 10 DEGREE BETWEEN FULL HEATING AND COOLING.
 26. ALL BATHROOM EXHAUST FANS, RANGE VENTS AND BUILT-IN OVENS SHALL BE VENTED TO THE OUTSIDE. CONFIRM ALL VENT LOCATIONS WITH PROJECT LEAD PRIOR TO DUCTING.
 27. SEE ENERGY SECTION FOR ADDITIONAL INFORMATION REGARDING THERMOSTATS, INSULATION, ETC.

ELECTRICAL NOTES

1. UNLESS NOTED OTHERWISE, ALL CONDUITS SHALL BE CONCEALED IN STRUCTURE, ATTIC SPACES OR UNDERGROUND. ANY EXCEPTIONS ARE TO BE REVIEWED WITH AND CONFIRMED IN WRITING TO PROJECT LEAD. ALL EXHAUST FANS TO BE INSTALLED WITH REMOTE MOTORS. 8" DIAMETER MIN. PVC DUCTING TO BE INSTALLED BETWEEN INTERIOR GRILL & MOTOR. 15 FEET MINIMUM LENGTH AND WITH LOOP IN DUCT FOR SOUND REDUCTION. CONTRACTOR TO SUBMIT SPECS ON FANS TO PROJECT LEAD PRIOR TO ORDERING.
 2. CONTRACTOR TO VERIFY THAT ANY EXISTING SERVICE, METER, MAIN PANELS, CONDUITS AND WIRING TO REMAIN ARE ADEQUATE. ADVISE OWNER PRIOR TO FINALIZING CONTRACT OF ANY CHANGES REQUIRED.
 3. IF REQUIRED, CONTRACTOR SHALL PROVIDE NEW METER AND ADDITIONAL PANEL, CAPACITY, BREAKERS, CIRCUITS, ETC., AS REQUIRED FOR NEW ELECTRICAL LOADS, AND SHALL VERIFY LOCATION AND SCOPE OF NEW OR EXPANDED SERVICE WITH THE OWNER AND PROJECT LEAD. CONTRACTOR SHALL CONFIRM ALL ELECTRICAL LOADS AND REQUIREMENTS FOR EXISTING AND NEW APPLIANCES, HEATING AND AIR CONDITIONING SYSTEMS AND OTHER ELECTRICAL EQUIPMENT AND FIXTURES PRIOR TO FINALIZING CONTRACT.
 4. CONTRACTOR SHALL REPLACE ANY WIRING OR CONDUITS IN PROJECT AREA AND IN POOR CONDITION, ADVISING OWNER OF ANY EXTRA COSTS PRIOR TO DOING WORK.
 5. CONTRACTOR SHALL REMOVE ALL UNUSED EXISTING FIXTURES, PANELS, WIRING, CONDUIT AND ADVISE PROJECT LEAD OF ANY CONFLICTS PRIOR TO ORDERING.
 6. CONTRACTOR TO VERIFY CLEARANCES FOR ALL RECESSED FIXTURES AND ADVISE PROJECT LEAD OF ANY CONFLICTS PRIOR TO ORDERING.
 7. CONFIRM FIXTURE TRIM SELECTION, DIFFUSER AND FINISH OPTIONS WITH PROJECT LEAD PRIOR TO ORDERING.
 8. ALL RECESSED FIXTURE TRIMS SHALL BE GASKETED AND TIGHT FITTING TO PREVENT LIGHT LEAKS.
 9. ALL WIRING SHALL BE COPPER, IN FLEXIBLE OR RIGID CONDUIT AS SPECIFIED BY CODE. NO "ROMEX" OR OTHER NON-CONDUITED WIRING PERMITTED UNLESS CONTRACTOR RECEIVES WRITTEN AUTHORIZATION FROM OWNER.
 10. CONFIRM MATERIAL AND COLOR OF ALL SWITCHES, OUTLETS AND COVER PLATES WITH PROJECT LEAD PRIOR TO ORDERING.
 11. CONTRACTOR SHALL PROVIDE TITLE 24, FORM 5, IF REQUIRED.
 12. LIGHT CONTROLS SHALL BE 3'-10" TO CENTER ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE.
 13. ALL WALL DUPLEX RECEPTACLES, TELEPHONE, T.V. AND OTHER OUTLETS SHALL BE MOUNTED HORIZONTALLY 8" TO CENTER ABOVE FINISHED FLOOR, EXCEPT AT COUNTERS AND WHERE OTHERWISE NOTED.
 14. GROUND FAULT INTERRUPTER TO BE INSTALLED AT ALL EXTERIOR OUTLETS, BATHROOMS, TEMPORARY PANELS AND OTHER WET AREAS AND AS REQUIRED BY CODE.
 15. IN COMMERCIAL APPLICATIONS, CONTRACTOR TO PROVIDE DUAL SWITCH OR DIMMER LIGHTING CONTROL TO REDUCE BY AT LEAST ONE HALF THE CONNECTED LIGHTING LOAD IN AN UNIFORM PATTERN FOR ALL AREAS LARGER THAN 1000 SQUARE FEET WHICH ARE ALLOWED MORE THAN 1.0 WATT PER SQUARE FOOT.
 16. DIMMERS SHALL BE LUTRON "SKYLARK" #S-600P (OR #S-603P IF 3-WAY) OR "MAESTRO" SWITCHED SLIDE TYPE CONTINUOUS DIMMERS. VERIFY SELECTION AND COLOR WITH PROJECT LEAD PRIOR TO ORDERING.
- UTILITIES PLUMBING AND DRAINAGE NOTES**
1. CONTRACTOR SHALL CONSULT REPRESENTATIVES OF LOCAL UTILITIES, INCLUDING GAS, WATER, POWER, SEWER, TELEPHONE AND TV WHERE APPLICABLE, CONCERNING LOCATIONS AND AVAILABILITY OF UTILITIES PRIOR TO COMMENCING OR CONNECTING UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES. LOCATION AND ELEVATIONS OF ALL EXISTING AND NEW MAINS AND METERS SHALL BE CONFIRMED ON THE RECORD DRAWINGS.
 2. CONTRACTOR SHALL REROUTE ANY EXISTING UTILITY LINES, CONDUITS OR EQUIPMENT IN CONFLICT WITH NEW CONSTRUCTION AND SHALL CONFIRM REROUTING WITH PROJECT LEAD.
 3. CONTRACTOR SHALL PROVIDE AND EXTEND EXISTING AND/OR INSTALL NEW UNDERGROUND WATER AND GAS SUPPLY LINES AND VERIFY THAT METER, MAIN TANK AND LINE SIZES ARE ADEQUATE TO PROVIDE ACCEPTABLE PRESSURE AND VOLUME TO ALL FIXTURES AND APPLIANCES.
 4. SIZES OF SUPPLY VALVES TO BE VERIFIED WITH PROJECT LEAD AND OWNER. SUPPLY VALVES TO SHOWER AND BATH SHALL BE 3/4" DIAMETER UNO.
 5. ALL NEW WATER SUPPLY LINES SHALL BE COPPER TYPE L AND ALL NEW AND ACCESSIBLE EXISTING HOT WATER LINES SHALL BE INSULATED. NO SOFT COPPER LINES PERMITTED.
 6. COPPER LINES SHALL HAVE INSULATION COUPLINGS WHERE CONNECTING TO EXISTING GALVANIZED IRON OR STEEL PIPE WHICH CANNOT BE CHANGED TO COPPER.
 7. MAIN WATER LINE TO DOMESTIC SYSTEM SHALL BE INSTALLED WITH SEPARATE GATE VALVE AND PRESSURE REGULATOR AT THE USE ENTRY POINT.
 8. DRAIN, OR VENT PIPE, WHERE PERMITTED, SHALL BE CAST IRON AS APPROVED PER ASTM. WASTE LINES INSIDE THE STRUCTURE SHALL BE FULLY WRAPPED WITH INSULATION TO REDUCE SOUND THROUGH WALLS AND CEILINGS. CONTRACTOR TO VERIFY WITH OWNER/PROJECT LEAD MATERIAL FOR WASTE LINES.
 9. WHERE POSSIBLE AND COMPLIANT WITH APPLICABLE CODE REQUIREMENTS, NEW VENTS SHALL BE GANGED TOGETHER WITH EXISTING TO REDUCE & AVOID NEW PENETRATIONS TO EXTERIOR OF THE BUILDING. CONTRACTOR TO IDENTIFY AND COORDINATE ANY NEW VENTING PENETRATIONS TO BUILDING WITH PROJECT LEAD PRIOR TO COMMENCING WORK.
 10. CONTRACTOR SHALL EXAMINE ALL EXISTING PLUMBING PRIOR TO STARTING WORK, AND SHALL REPLACE ANY EXISTING PLUMBING WITH DEFECTIVE OR INADEQUATE. THE PLUMBING OWNER OF EACH EXISTING LINE TO DOING WORK.
 11. FLUSH OUT ALL NEW AND OLD WATER SUPPLY LINES PRIOR TO CONNECTING FIXTURES.
 12. CONTRACTOR SHALL MAINTAIN ADEQUATE AND CONSTANT WATER SUPPLY TO ALL EXISTING PLUMBING FIXTURES, HOSE BIBS AND SPRINKLER SYSTEMS DESIRED BY OWNER DURING CONSTRUCTION.
 13. GENERAL CONTRACTOR SHALL CONFIRM ARRANGEMENTS FOR ANY TEMPORARY POWER AND TELEPHONE SERVICE WITH OWNER PRIOR TO FINALIZING CONTRACT.
 14. SEE ELECTRICAL PLANS FOR ELECTRICAL WORK. ALSO SEE ENERGY NOTES.
- ROOF, ROOF FLASHING & DRAINAGE NOTES**
1. ALL PATCHING AND NEW ROOFING TO BE MINIMUM CLASS A, 20 YEAR BONDABLE, MEETING CODE AND SPECIFICATIONS REQUIREMENTS. CONFIRM SPECIFICATIONS WITH OWNER AND PROJECT LEAD.
 2. CONTRACTOR AND ROOFING CONTRACTOR SHALL FURNISH AN UNCONDITIONAL WRITTEN GUARANTEE TO OWNER COVERING ALL MATERIALS AND INSTALLATION OF NEW ROOFING, FLASHINGS AND MEMBRANES FOR A PERIOD OF 10 YEARS FOLLOWING FINAL COMPLETION OF CONSTRUCTION, IN ADDITION TO MANUFACTURER'S WARRANTY AS NOTED IN PROJECT DOCUMENTS.
 3. CONTRACTOR SHALL OFFER TO OWNER TO EMPLOY A QUALIFIED INDEPENDENT INSPECTION SERVICE FOR INSPECTION OF THE ROOF INSTALLATION, INCLUDE ANY INSULATION AND FLASHING, AND SHALL CONFIRM ARRANGEMENTS WITH OWNER, PROJECT LEAD, MANUFACTURER'S REPRESENTATIVE AND ROOFING CONTRACTOR PRIOR TO CONSTRUCTION.
 4. ROOFING IN HIGH WIND AREA SHALL CONSIST OF 30-POUND MINIMUM WEIGHT FELT UNDERLAY ATTACHED TO THE ROOF DECK WITH ONE-INCH MINIMUM DIAMETER HEADED NAILS OR NAILS DRIVEN THROUGH TIN CAPS. SHINGLES OF 235 POUNDS MINIMUM WEIGHT WITH A 14 POUND FELT UNDERLAY AND ATTACHED WITH STANDARD NAILING MAY BE USED WITHOUT THE SPECIAL 30 POUND UNDERLAY AND LARGER HEADED NAILS.
 5. ALL ROOF, PARAPET, CHIMNEY AND OTHER FLASHINGS SHALL BE INSTALLED SO THAT THEY ARE WATER-TIGHT. NOTIFY PROJECT LEAD OF ANY POINTS WHERE WATER OR MOISTURE MAY PENETRATE FOR ADDITIONAL WATER PROTECTIVE MEASURES.
 6. ALL SCUPPERS, GUTTERS, DOWNSPOUTS, LEADER BOXES OR OTHER SHEET METAL WORK SHALL BE PROPERLY FLASHED AND SHALL HAVE WELDED OR SEALED WATERPROOF JOINTS. ALL BENDS, SEAMS, SPLICES OR OTHER CONNECTIONS SHALL BE STRAIGHT, SMOOTH AND CONTINUOUS WITHOUT DIMPLES OR DENTS. SHEET METAL GAUGE SHALL BE SUFFICIENT TO WITHSTAND DENTING OR BENDING.
 7. PROVIDE GALVANIC OR BITUMINOUS INSULATION AS APPROVED BY PROJECT LEAD BETWEEN DISSIMILAR METALS. SEE UTILITIES SECTION FOR ADDITIONAL INFORMATION REGARDING DRAINAGE.

BLDG DEPT SUBMITTALS

ISSUED FOR BIDDING

PLAN CHECK APPROVAL

REVISIONS



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GENERAL NOTES

1/25/2021

SHEET

A1.1



2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

INSPECTOR SIGNOFF	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. 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. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings (high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHDP Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New CHAPTER 4 RESIDENTIAL MANDATORY MEASURES DIVISION 4.1 PLANNING AND DESIGN SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. <ol style="list-style-type: none">1. Retention basins of sufficient size shall be utilized to retain storm water on the site.2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.3. Compliance with a lawfully enacted storm water management ordinance. 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: <ol style="list-style-type: none">1. Swales2. Water collection and disposal systems3. French drains4. Water retention gardens5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i> , Article 625. Exceptions: On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: <ol style="list-style-type: none">1. Where there is no commercial power supply.2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or developer by more than \$400.00 per unit. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE." 4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents. When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options: <ol style="list-style-type: none">1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i>, Chapter 11A, to allow use of the EV charger from the accessible parking space.2. The EV space shall be located on an accessible route, as defined in the <i>California Building Code</i>, Chapter 2, to the building.
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INSPECTOR SIGNOFF	4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following: <ol style="list-style-type: none">1. The minimum length of each EV space shall be 18 feet (5486 mm).2. The minimum width of each EV space shall be 9 feet (2743 mm).3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).<ol style="list-style-type: none">a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. 4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV spaces. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on ampereage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated ampereage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. 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. 4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i> . Notes: <ol style="list-style-type: none">1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13-01. Website: www.dot.ca.gov/traffic/policy/13-01.pdf2. See Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER-CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 80 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 80 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> . NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. <table><tr><th colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</th></tr><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>2.0 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 80 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 80 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.25 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></table>	TABLE - MAXIMUM FIXTURE WATER USE		FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	2.0 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 80 PSI	KITCHEN FAUCETS	1.8 GPM @ 80 PSI	METERING FAUCETS	0.25 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH
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INSPECTOR SIGNOFF	4.304 OUTDOOR WATER USE 4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following: <ol style="list-style-type: none">1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input. Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association. DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: <ol style="list-style-type: none">1. Excavated soil and land-clearing debris.2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. <ol style="list-style-type: none">1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).3. Identify diversion facilities where the construction and demolition waste material collected will be taken.4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. Notes: <ol style="list-style-type: none">1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: <ol style="list-style-type: none">1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.2. Operation and maintenance instructions for the following:<ol style="list-style-type: none">a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.b. Roof and yard drainage, including gutters and downspouts.c. Space conditioning systems, including condensers and air filters.d. Landscape irrigation systems.e. Water reuse systems.3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.4. 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 and what methods an occupant may use to maintain the relative humidity level in that range.6. Information about water-conserving landscape and irrigation design and controllers which conserve water.7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.9. Information about state solar energy and incentive programs available.10. A copy of all special inspections verifications required by the enforcing agency or this [California Green Building Standards] code. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorless, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1. 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.
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INSPECTOR SIGNOFF	MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O ₃ /g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701. MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). 4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces also shall comply with applicable local ordinances. 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final start-up of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: <ol style="list-style-type: none">1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i>, Title 17, commencing with section 94507. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of <i>California Code of Regulations</i> , Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: <ol style="list-style-type: none">1. Manufacturer's product specification.2. Field verification of on-site product containers. <table><tr><th colspan="2">TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}</th></tr><tr><th colspan="2">(Less Water and Less Exempt Compounds in Grams per Liter)</th></tr><tr><th>ARCHITECTURAL APPLICATIONS</th><th>CURRENT VOC LIMIT</th></tr><tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr><tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr><tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr><tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr><tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr><tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr><tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr><tr><td>DRYWALL & PANEL ADHESIVES</td><td>50</td></tr><tr><td>COVE BASE ADHESIVES</td><td>50</td></tr><tr><td>MULTI-PURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr><tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr><tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr><tr><th colspan="2">SPECIALTY APPLICATIONS</th></tr><tr><td>PVC WELDING</td><td>510</td></tr><tr><td>CPVC WELDING</td><td>490</td></tr><tr><td>ABS WELDING</td><td>325</td></tr><tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr><tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr><tr><td>CONTACT ADHESIVE</td><td>80</td></tr><tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr><tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr><tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr><tr><th colspan="2">SUBSTRATE SPECIFIC APPLICATIONS</th></tr><tr><td>METAL TO METAL</td><td>30</td></tr><tr><td>PLASTIC FOAMS</td><td>50</td></tr><tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr><tr><td>WOOD</td><td>30</td></tr><tr><td>FIBERGLASS</td><td>80</td></tr></table> <ol style="list-style-type: none">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.	TABLE 4.504.1 - ADHESIVE VOC LIMIT _{1,2}		(Less Water and Less Exempt Compounds in Grams per Liter)		ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTI-PURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	SPECIALTY APPLICATIONS		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	SUBSTRATE SPECIFIC APPLICATIONS		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80
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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN CODE). DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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Miked
Limmer

MANDATORY
MEASURES

1/25/2021

SHEET

A1.2



GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	120
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage[®] Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

- Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350). Perfected as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Data Database.
- Products certified under UL GREENGUARD Gold (formerly the GreenGuard Children & Schools program).
- Certification under the Residential Floor Covering Institute (RFCI) FloorScore program.
- Meets California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, at seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (10.16 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

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 found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
 - b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

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:

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), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

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

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

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

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

Notes:

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

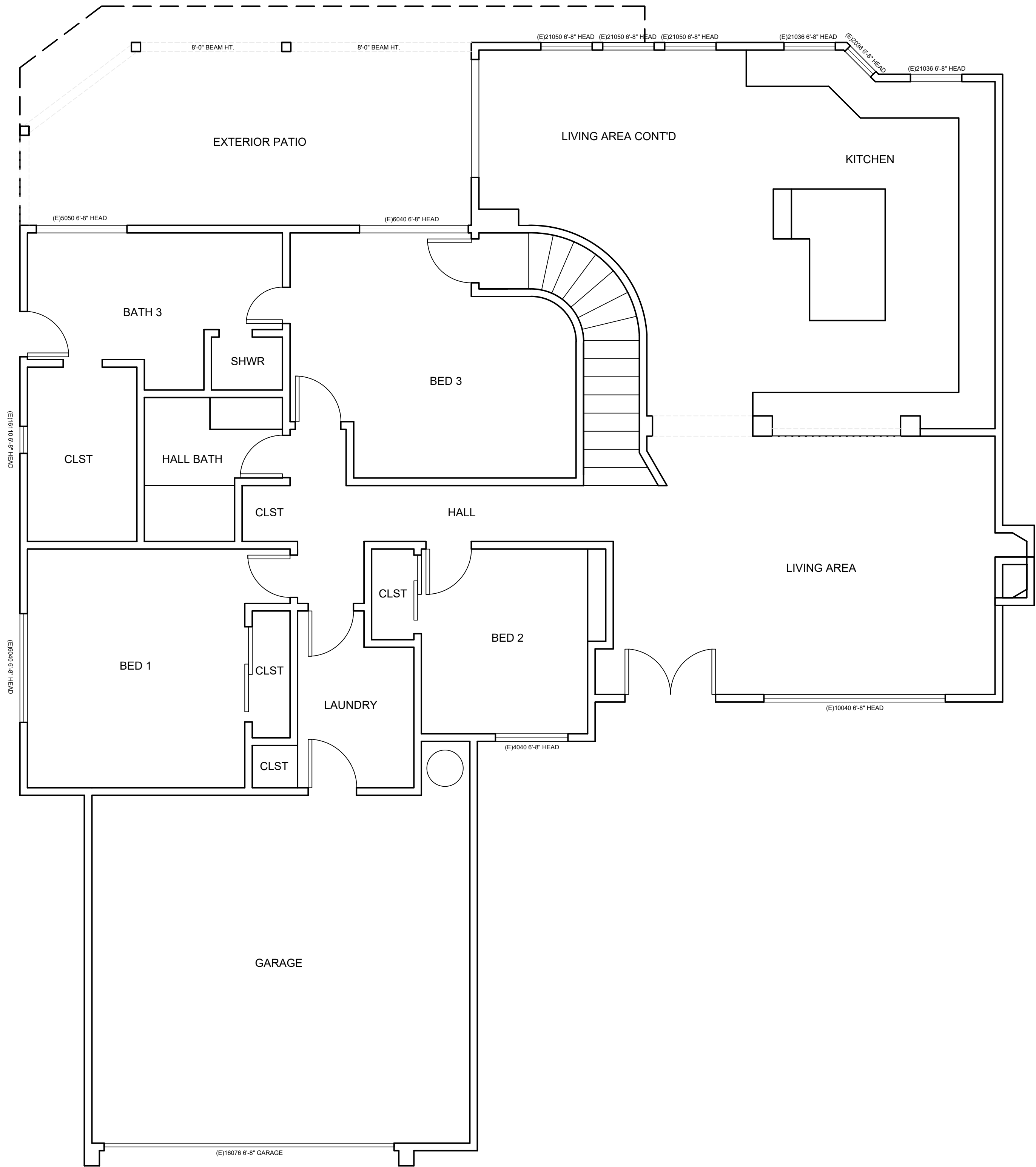
[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction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

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

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

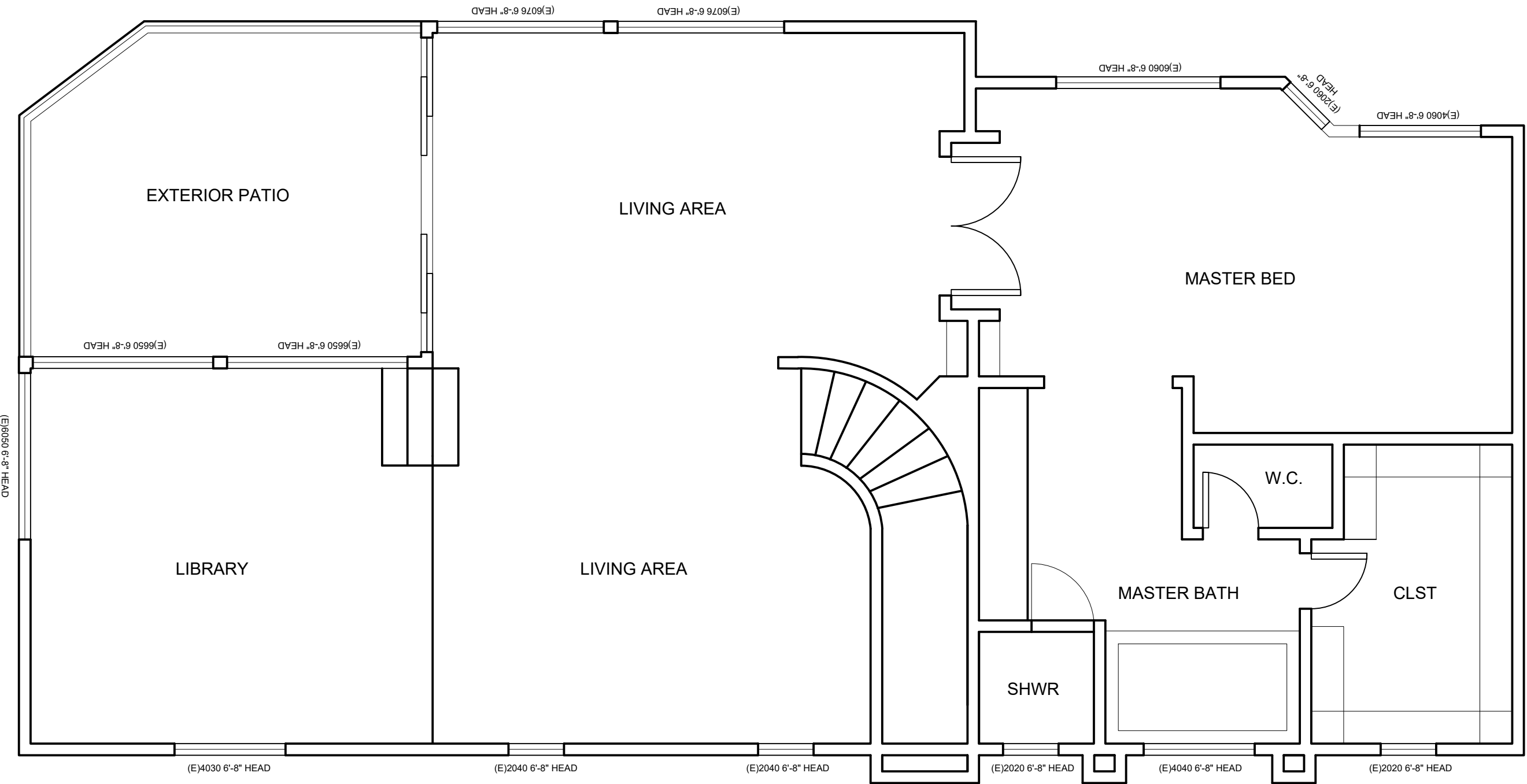
EXISTING PLAN

NOTE* DIMENSIONS OF EXISTING CONSTRUCTION ARE TO BE FIELD MEASURED AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK



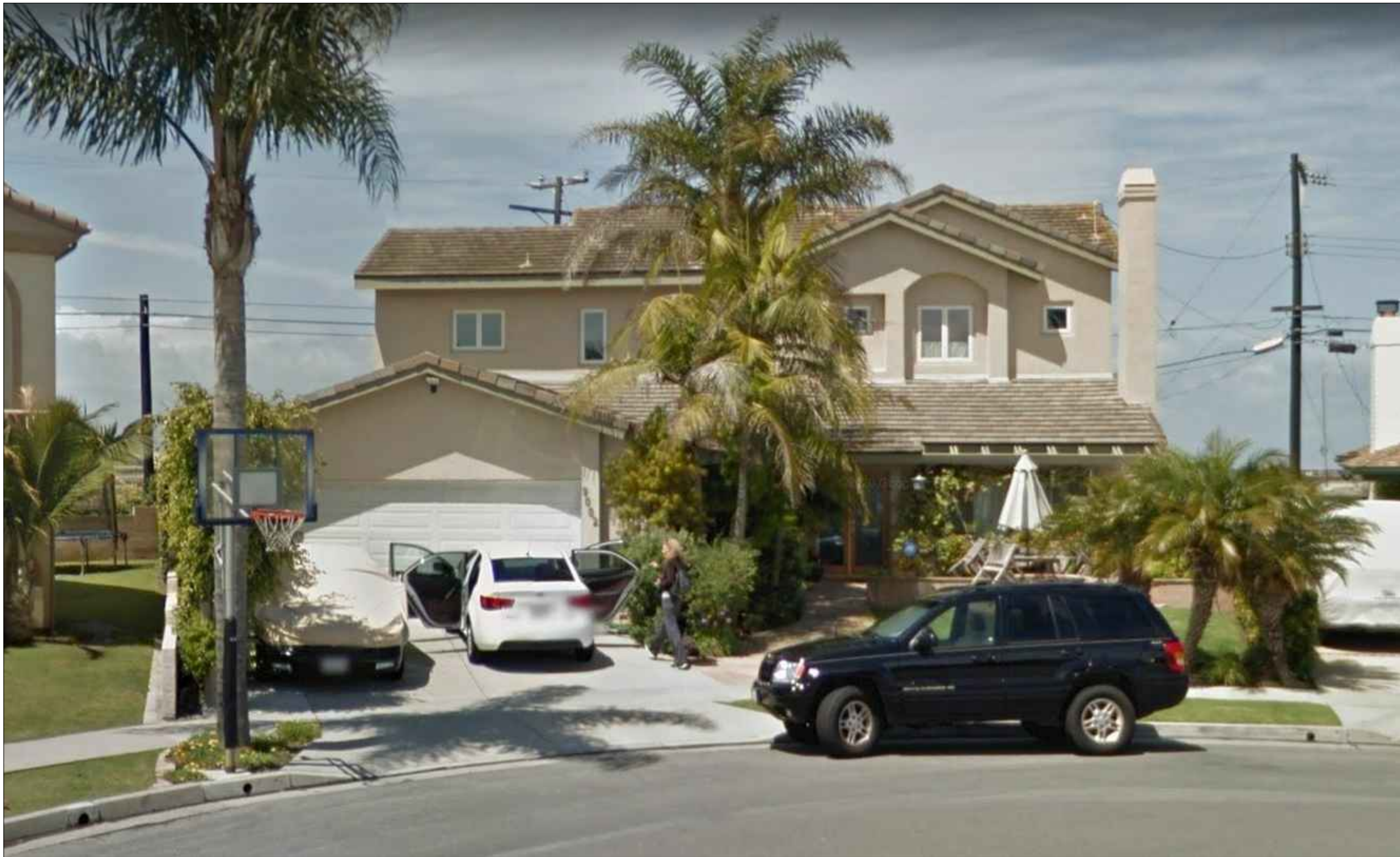
1 EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



3 EXISTING FRONT ELEVATION

SCALE: N.T.S.

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ISSUED FOR BIDDING

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Michael

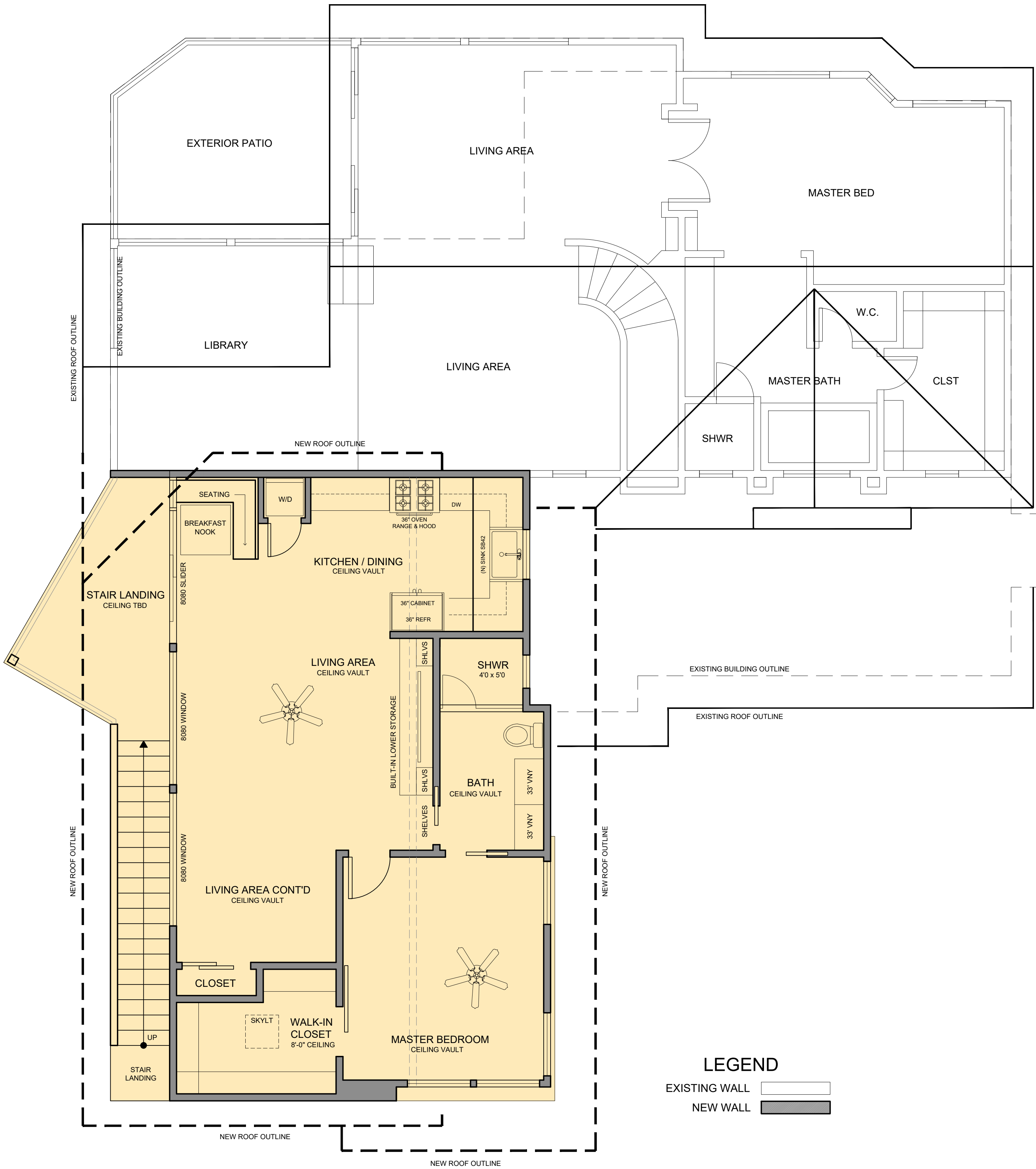
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EXISTING

PLAN

FLOOR PLAN

NOTE* DIMENSIONS OF EXISTING CONSTRUCTION ARE TO BE FIELD MEASURED AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

AIR CONDITONED SPACE - 845 SQFT INCLUDING EXTERIOR WALLS.

STAIR LANDING SPACE - 116 SQFT

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Lammert

FLOOR PLAN

1/25/2021

SHEET

A3

ROOF PLAN

NOTE* DIMENSIONS OF EXISTING CONSTRUCTION ARE TO BE FIELD MEASURED AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK



SCOPE OF WORK

- ROOF CRICKET AT NEW ADU
- NEW FLAT ROOF AT ADU
- NEW 2/12 ROOF AT ADU

1 ROOF PLAN

SCALE: 1/4" = 1'-0"

LEGEND
AREA OF NEW ROOF

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ROOF PLAN

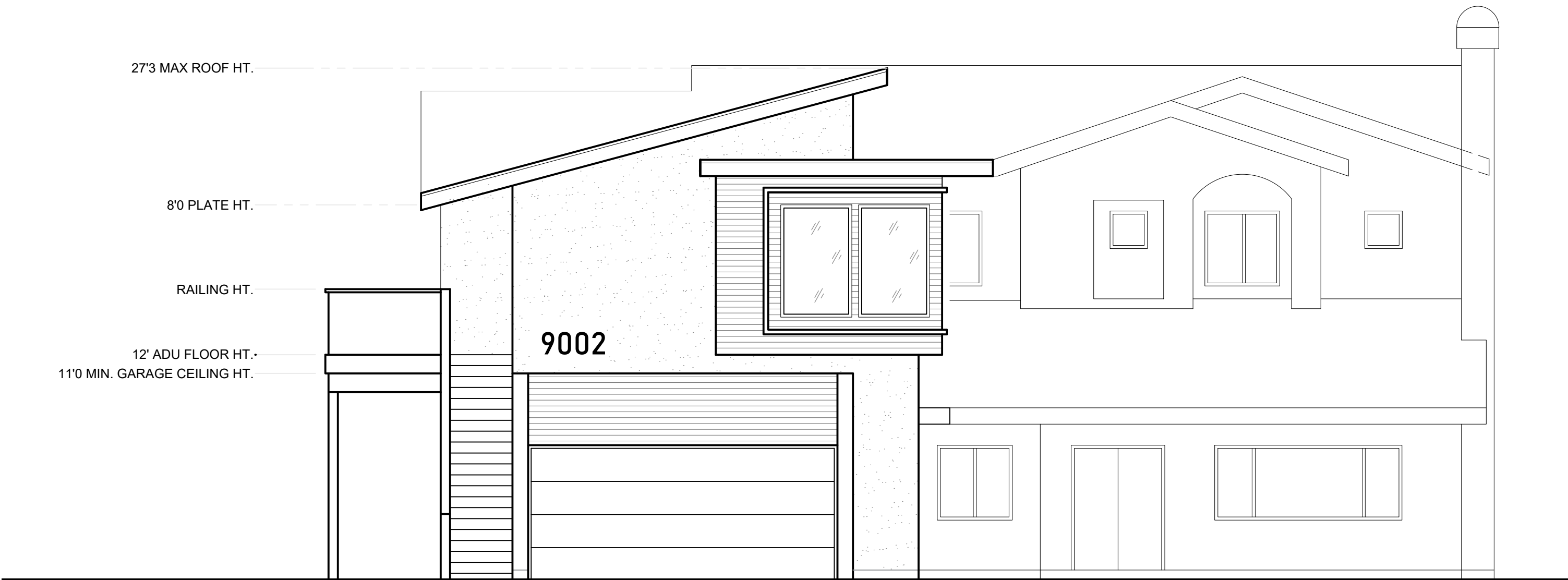
1/25/2021

SHEET

A3.1

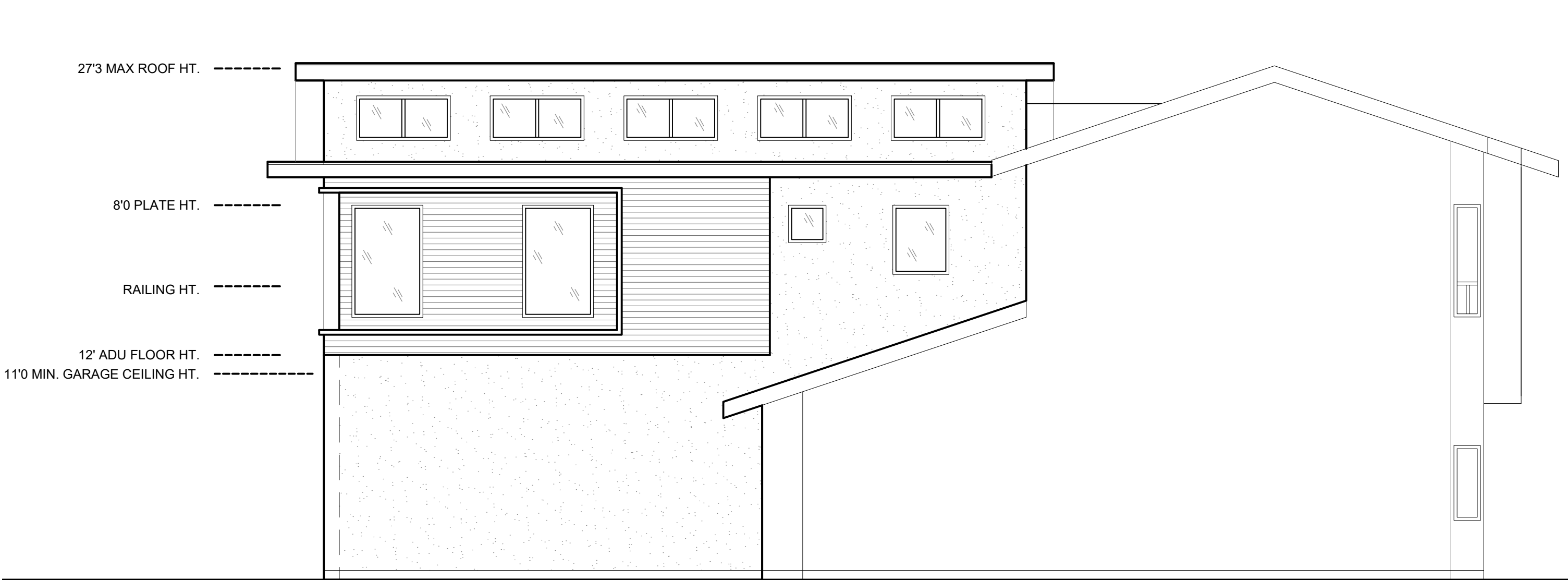
EXTERIOR ELEVATIONS

NOTE* DIMENSIONS OF EXISTING CONSTRUCTION ARE TO BE FIELD MEASURED AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK



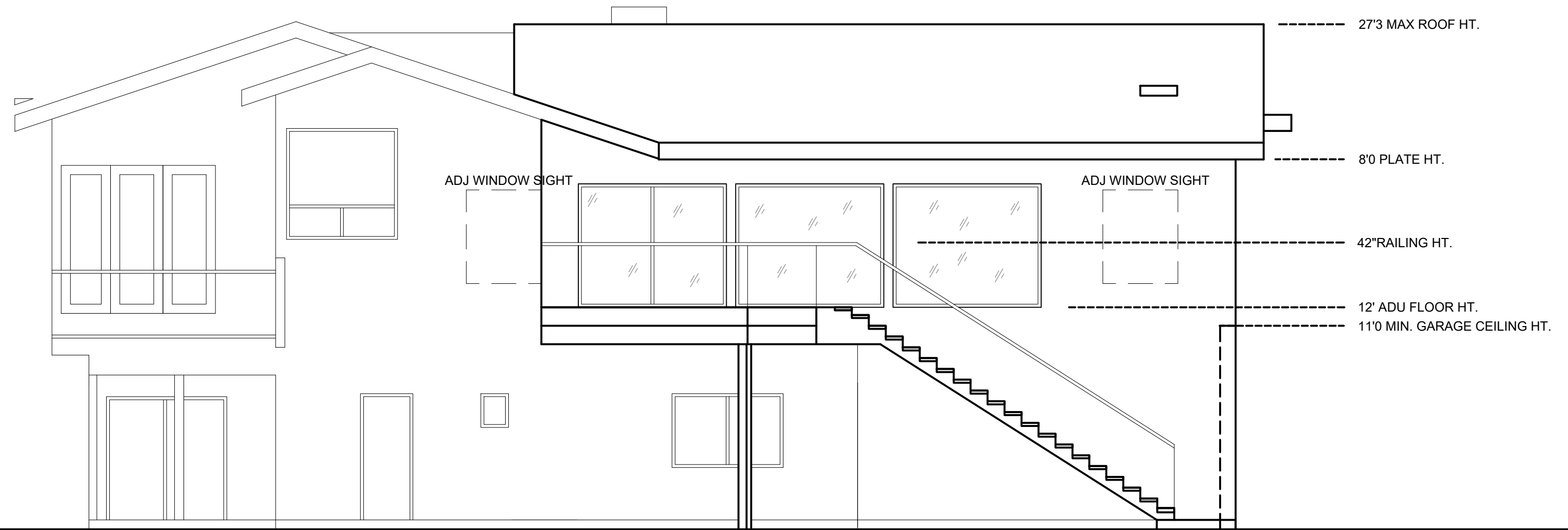
1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



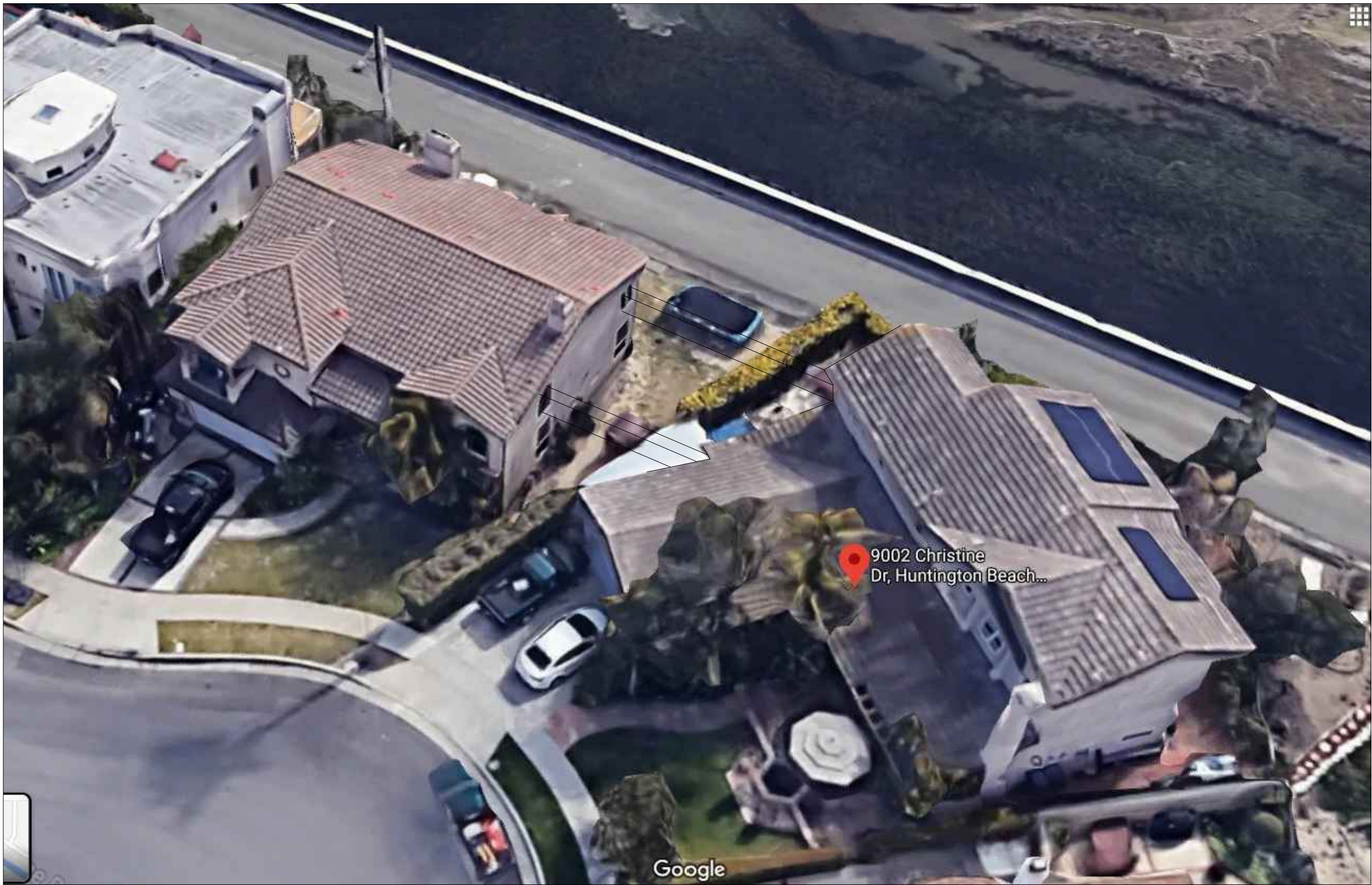
1 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



3 LEFT ELEVATION

SCALE: 3/16" = 1'-0"



4 ADJACENT BUILDING WINDOW LOCATIONS

SCALE: N.T.S.

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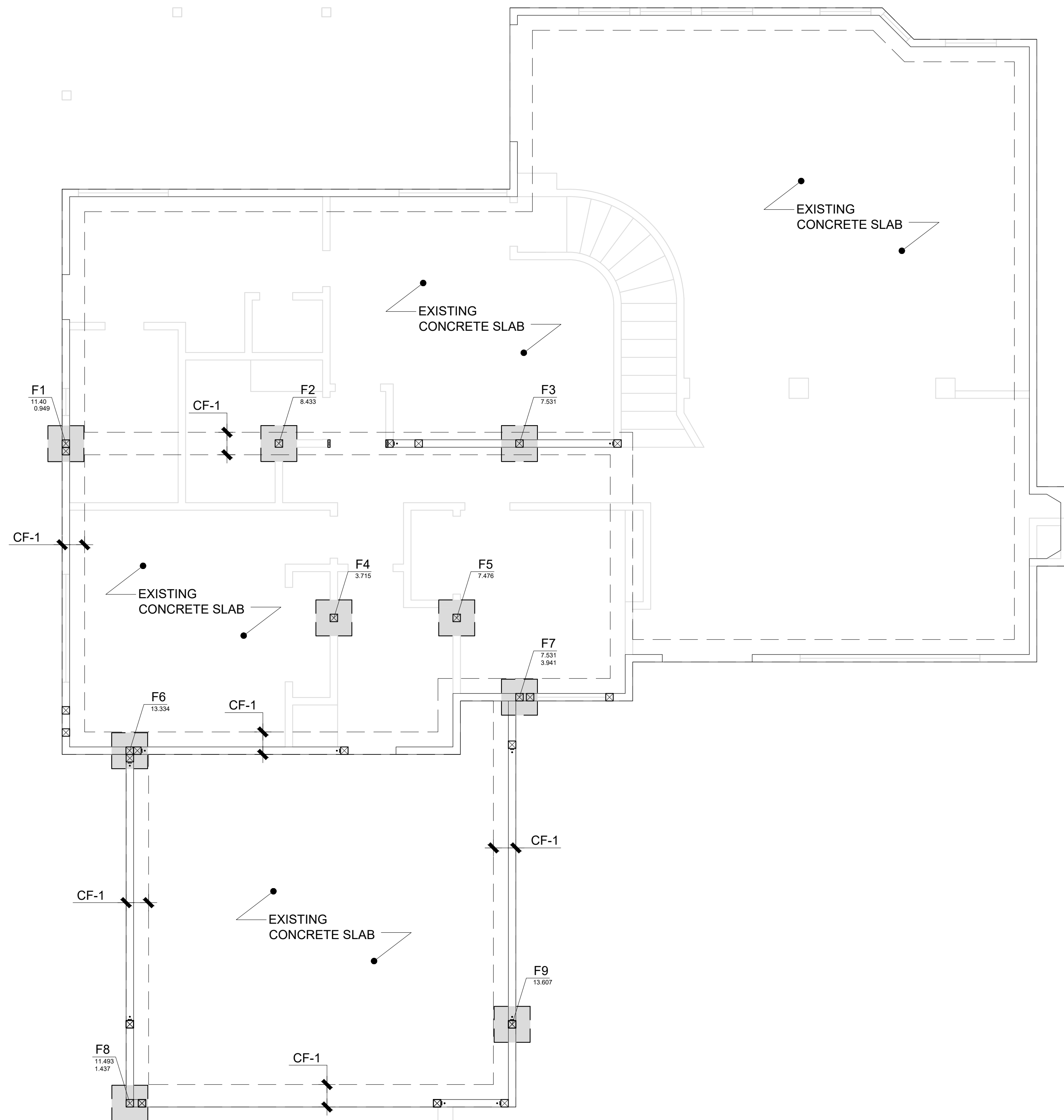
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Lammert

EXTERIOR &
ELEVATIONS
SECTIONS

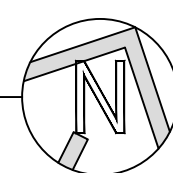
1/25/2021

SHEET
A4



FOUNDATION PLAN

SCALE: 1/4"=1'-0"





PLAN NOTES


1. SEE GENERAL NOTES AND TYPICAL DETAILS ON SHEETS S3.0-S3.3. THESE NOTES AND DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES WITH THE STRUCTURAL REQUIREMENTS INDICATED. REFER TO CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
3. FOR NATURE AND EXTENT OF DRAINS, SUMPS, EXTERIOR HARDSCAPE, ETC., REFER TO OTHER DRAWINGS.
4. FOR SIZE AND DIMENSIONS OF SLAB STEPS AND DEPRESSIONS, REFER TO ARCHITECTURAL DRAWINGS.
5. FOR ITEMS EMBEDDED INTO CONCRETE SLABS AND WALLS, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
6. ANCHOR BOLTS, INCLUDING HOLDOWN ANCHORS, SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. STRUCTURAL WALLS ARE WALLS THAT RESIST GRAVITY, WIND, AND/OR SEISMIC LOADS. ALL EXTERIOR WOOD FRAME WALLS ARE STRUCTURAL WALLS. WALLS OR PORTIONS OF WALLS NOT INDICATED ON THE STRUCTURAL DRAWINGS ARE PARTITION WALLS. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND EXTENT OF PARTITIONS.
8. ALL WOOD FRAME STRUCTURAL WALLS ARE 2x4 @ 16" O.C. U.O.N. (USE 2x6 @ 16" O.C. AT PLUMBING WALLS.)
9. FOR DIMENSIONS, EXTENT, AND NATURE OF ALL WALLS, REFER TO ARCH. DRAWINGS.
10. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
11. CONTRACTOR TO PROVIDE SHEATHING BETWEEN SHEARWALLS CALLED OUT ON PLANS TO AVOID LET-IN CONDITIONS.
12. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.


LEGEND


- 2 SPREAD FOOTING PER SCHEDULE ON THIS SHEET.


 STEP IN SURFACE OF SLAB-ONGRADE PER DETAIL 1B/S3.0
REFER TO ARCHITECTURAL DRAWINGS FOR DEPTH OF STEP.


 STEPPED FOOTING PER DETAIL 4/S3.0

 ☒ INDICATES POST LOCATION. POST SIZE IS INDICATED AT TOP OF POST.

HDU2  INDICATES HOLDDOWN LOCATION AND ANCHOR SIZE PER DETAIL 5/S3.1. HOLDDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION

 INDICATES NEW FOOTING.

 INDICATES EXISTING FOOTING.

 INDICATES SIMPSON STRONG WALL. SEE SHEETS SSW1 & SSW2 'SSW18x9' FOR INSTALLATION DETAILS.

(F.V.) INDICATES FIELD VERIFY. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF EXISTING CONDITIONS ARE NOT AS SPECIFIED ON PLANS. IF (F.V.) ITEMS ARE NOT PRESENT AS SPECIFIED, THEY MUST THEN BE ADDED AS SHOWN.

SCHEDULES

SPREAD FOOTING SCHEDULE			
MARK	SIZE (W x LGTH x THK)	REINF. (E.W. BOT.)	CAPACITY (KIPS)
2	2'-0" x 2'-0" x 12"	4- #4	5.40
2.5	2'-6" x 2'-6" x 12"	4- #4	8.44
3	3'-0" x 3'-0" x 12"	4- #4	12.15
3.5	3'-6" x 3'-6" x 12"	5- #4	16.50
4	4'-0" x 4'-0" x 12"	6- #4	21.60
4.5	4'-6" x 4'-6" x 12"	4- #5	27.30
5	5'-0" x 5'-0" x 12"	6- #5	33.80
5.5	5'-6" x 5'-6" x 12"	7- #5	40.80
6	6'-0" x 6'-0" x 16"	5- #6	46.80
6.5	6'-6" x 6'-6" x 16"	6- #6	54.90
7	7'-0" x 7'-0" x 18"	7- #6	62.50
7.5	7'-6" x 7'-6" x 18"	7- #6	71.70
8	8'-0" x 8'-0" x 18"	7- #7	81.60
8.5	8'-6" x 8'-6" x 18"	8- #7	92.10
9	9'-0" x 9'-0" x 24"	8- #7	97.20

HOLDOWN PAD SCHEDULE	
HOLDOWN TAG	CONC. PAD DIMENSION (W x LGTH x THK)
HDU2	20"x20"x18"
HDU4	20"x20"x18"
HDU5	20"x20"x18"
HDU8	32"x32"x18"
HDU11	38"x38"x18"
HDU14	38"x38"x18"
HD19	48"x48"x18"

NOTES:
1. FOR HOLDOWN INSTALLATION
REFER TO DETAIL 5/S3.1.

[illegible]

JOB #: XX	DRAFTER: XX
DATE: XX	ENGINEER: XX

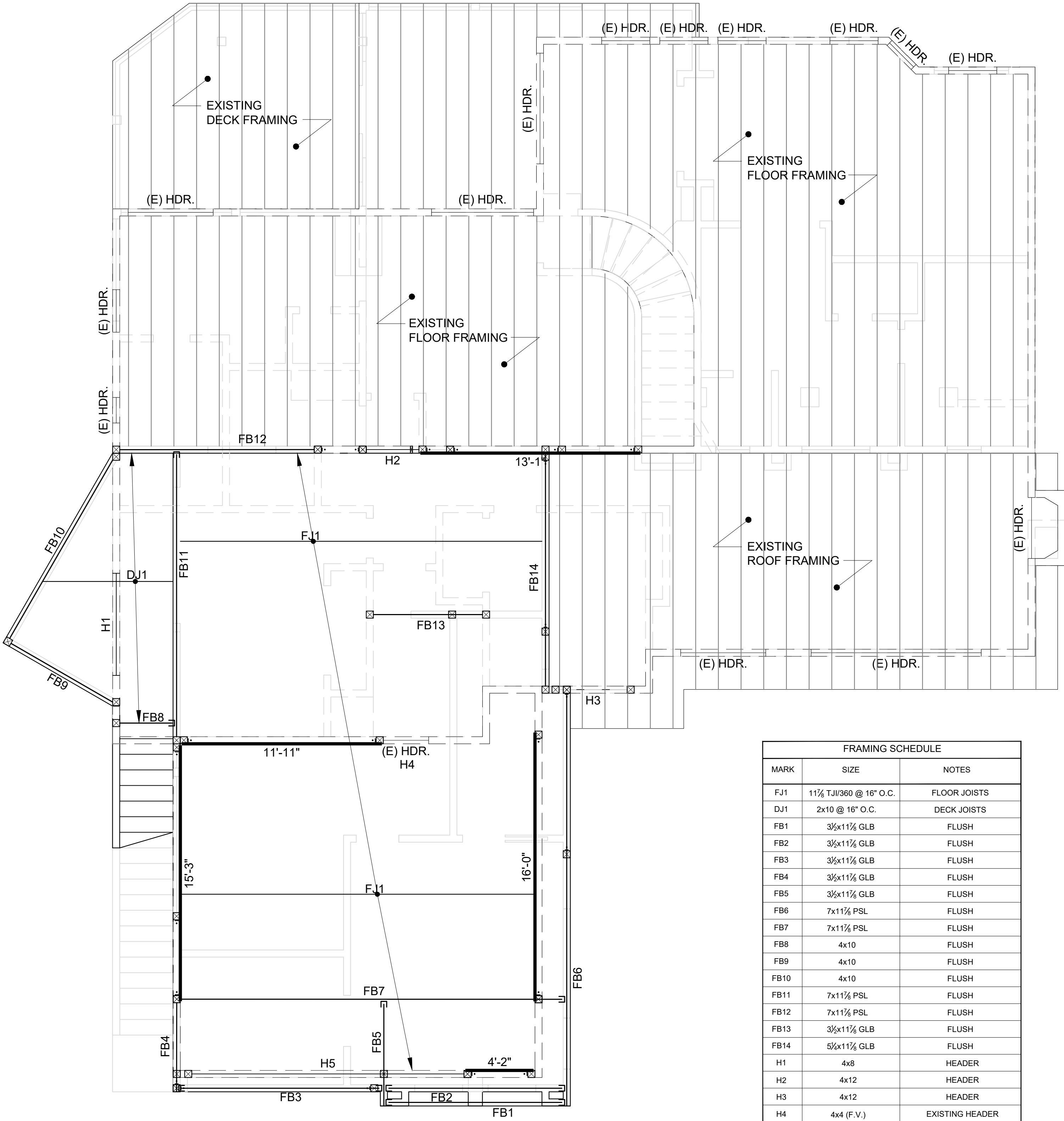
PLOT DATE : March 3, 2021

SHEET TITLE:
FOUNDATION
PLAN

SHEET NUMBER:

S2.0

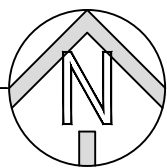
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FRAMING SCHEDULE		
MARK	SIZE	NOTES
FJ1	1 1/2" TJI/360 @ 16" O.C.	FLOOR JOISTS
DJ1	2x10 @ 16" O.C.	DECK JOISTS
FB1	3/2"x11 1/2" GLB	FLUSH
FB2	3/2"x11 1/2" GLB	FLUSH
FB3	3/2"x11 1/2" GLB	FLUSH
FB4	3/2"x11 1/2" GLB	FLUSH
FB5	3/2"x11 1/2" GLB	FLUSH
FB6	7x11 1/2" PSL	FLUSH
FB7	7x11 1/2" PSL	FLUSH
FB8	4x10	FLUSH
FB9	4x10	FLUSH
FB10	4x10	FLUSH
FB11	7x11 1/2" PSL	FLUSH
FB12	7x11 1/2" PSL	FLUSH
FB13	3/2"x11 1/2" GLB	FLUSH
FB14	5/2"x11 1/2" GLB	FLUSH
H1	4x8	HEADER
H2	4x12	HEADER
H3	4x12	HEADER
H4	4x4 (F.V.)	EXISTING HEADER
H5	3/2"x10 1/2" GLB	HEADER

FLOOR/LOW ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"



PLAN NOTES

- SEE GENERAL NOTES AND TYPICAL DETAILS ON SHEETS S3.0-S3.3. THESE NOTES AND DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES WITH THE STRUCTURAL REQUIREMENTS INDICATED. REFER TO CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
- STRUCTURAL WALLS ARE WALLS THAT RESIST GRAVITY, WIND, AND/OR SEISMIC LOADS. ALL EXTERIOR WOOD FRAME WALLS ARE STRUCTURAL WALLS. WALLS OR PORTIONS OF WALLS NOT INDICATED ON THE STRUCTURAL DRAWINGS ARE PARTITION WALLS. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND EXTENT OF PARTITIONS.
- ALL WOOD FRAME STRUCTURAL WALLS ARE 2x4 @ 16" O.C. U.O.N. (USE 2x6 @ 16" O.C. AT PLUMBING WALLS.)
- FOR DIMENSIONS, EXTENT, AND NATURE OF ALL WALLS, REFER TO ARCH. DRAWINGS.
- FOR TOP OF SHEATHING AND TOP OF PARAPET ELEVATIONS NOT NOTED REFER TO ARCHITECTURAL DRAWINGS.
- FOR SIZE AND LOCATION OF FLOOR OPENINGS FOR PIPES AND DUCTS, REFER TO MECHANICAL AND PLUMBING DRAWINGS.
- FOR SIZE AND LOCATION OF FLOOR OPENINGS FOR STAIRS AND ELEVATORS, REFER TO ARCHITECTURAL DRAWINGS.
- ALL WOOD EXPOSED TO WEATHER TO BE TREATED WOOD, REDWOOD OR OTHER SPECIES NATURALLY RESISTANT TO DECAY AND JOIST HANGERS, STRAPS, TIES, ETC. SHALL BE GALVANIZED (G185 COATING). FASTENERS SHALL BE STAINLESS STEEL OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE SHEATHING BETWEEN SHEARWALLS CALLED OUT ON PLANS TO AVOID LET-IN CONDITIONS.

LEGEND

- REQUIRED TOP PLATE SPLICE. SEE SCHEDULE ON 10/S3.1 FOR ALL REQUIREMENTS. THE MARKED SPLICE SHALL APPLY FOR THE FULL LENGTH OF THE WALL WHERE INDICATED. USE TYPE (6) SPLICE MIN., U.N.O. ON PLAN.
- FRAMING MEMBER BEARING ON TOP OF SUPPORT. SEE TYP. DETAILS FOR CONNECTION.
- INDICATES MEMBER INSTALLED FLUSH (IN HANGER) AT ITS SUPPORT, SEE TYP. HANGER DETAILS 12/S3.2.
- INDICATES BEAM MEMBER INSTALLED DIRECTLY BELOW SHEATHING, U.N.O.
- INDICATES HEADER MEMBER. INSTALL MEMBER AT HEAD OF OPENING IN WALL BELOW. SEE DETAIL 1/S3.2.
- INDICATES POST SIZE. POST SIZE IS INDICATED AT THE TOP OF THE POST.
- INDICATES SHEARWALL PER SCHEDULE ON THIS SHEET SEE DETAILS 1/S3.1, 3/S3.1 & 7/S3.1 FOR TYPICAL SHEARWALL ASSEMBLY.
- INDICATES POST SIZE BELOW AND HOLDOWN STRAP SIZE PER DETAIL 5/S3.3. HOLDOWN IS REQUIRED AT FOUNDATION AT EACH FLOOR TO FLOOR STRAP/POST.
- (F.V.) INDICATES FIELD VERIFY. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF EXISTING CONDITIONS ARE NOT AS SPECIFIED ON PLANS. IF (F.V.) ITEMS ARE NOT PRESENT AS SPECIFIED, THEY MUST THEN BE ADDED AS SHOWN.
- 4x JOIST DEPTH DRAG w/ 2-ROWS OF E.N. & 'MST60' @ EA. END, U.O.N.
- 4x JOIST DEPTH DRAG BLKG. w/ 2-ROWS OF E.N. AND FULL LENGTH 'CS14' STRAP.

SCHEDULES

SHEARWALL SCHEDULE									
MARK	SHEATHING (1)	NAIL SIZE (2)	EDGE NAIL SPACING	FIELD NAIL SPACING	SILL TO WOOD CONN.	SILL TO CONC. CONN.	BLKG. TO TOP PLATE CONNECTION	SHEAR WALL TYPE(3)	ALLOW SHEAR (PLF)
A	15/32"	10d	6"	12"	SDWS1/4x6" @ 16"	2x: 5/8"Ø A.B. @ 32" 3x: 5/8"Ø A.B. @ 48"	A35 @ 16"	I	340
B	15/32"	10d	4"	12"	SDWS1/4x6" @ 12"	3x: 5/8"Ø A.B. @ 32"	A35 @ 12"	II	510
C	15/32"	10d	3" STGR(4)	12"	SDWS1/4x6" @ 9"	3x: 5/8"Ø A.B. @ 24"	A35 @ 10"	III	665
D	15/32"	10d	2" STGR(4)	12"	SDWS1/4x6" @ 6"	3x: 5/8"Ø A.B. @ 16"	A35 @ 8"	II	870
E	15/32"	10d	4"	12"	SDWS1/4x6" @ 6"	3x: 5/8"Ø A.B. @ 16"	A35 @ 6"	III	1020
F	15/32"	10d	3" STGR(4)	12"	SDWS1/4x6" @ 4"	3x: 5/8"Ø A.B. @ 12"	A35 @ 5"	IV	1330
G	15/32"	10d	2" STGR(4)	12"	SDWS1/4x6" @ 3"	3x: 5/8"Ø A.B. @ 8"	A35 @ 4.5"	IV	1740

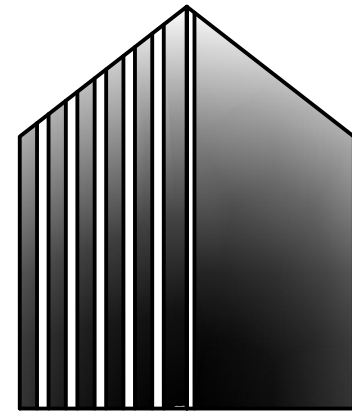
NOTES:

- 2B, 2C, & 2D INDICATE DOUBLE SIDED SHEARWALL: SHEATHING ON BOTH SIDES OF WALL. G.C. MAY USE EITHER STRUCT-1 OSB OR PLYWOOD.
- USE COMMON WIRE NAILS.
- SEE DETAILS 3/S3.1 & 7/S3.1 FOR SHEARWALL ASSEMBLIES BASED ON SHEARWALL TYPE.
- FOR STAGGERED EDGE NAILING REQUIREMENTS SEE DETAILS 3/S3.1 & 7/S3.1MIN. EDGE DISTANCE AT ALL PLYWOOD EDGES SHALL BE 1/2".
- NO PENETRATIONS TO BE MADE IN ANY SHEARWALLS OF ANY KIND.

HD STRAP SCHEDULE						
TAG	STRAP TYPE	END LENGTH 'L'1'	NAILS REQUIRED WITHIN END LENGTH 'L'1'	CAPACITY (KIPS)	L.A. CITY (KIPS)	EQUIVALENT HOLDOWN AT FOUNDATION
HDS1	CSHP18	9"	16-10d	1.54	1.16	HDU2
HDS2	2-CSHP18	9"	32-10d	3.08	2.31	HDU2
HDS3	CMSTC16	20"	50-10d	4.69	3.51	HDU5
HDS4	CMST14	26"	56-16d	6.47	4.86	HDU8
HDS5	CMST12	33"	74-16d	9.22	6.92	HDU11
HDS6	2-MST60		136-16d	13.46	10.10	HDU14
HDS7	2-CMST12	33"	148-16d	18.43	13.82	HD19

NOTES:

- SEE DETAIL 5/S3.3 FOR STRAP TO BEAM CONDITIONS.
- BASED ON LARR# 25713 & ICC# ESR-2105.
- HOLDOWN IS REQUIRED AT FOUNDATION AT EACH FLOOR TO FLOOR STRAP/POST.
- INSTALL STRAP OVER SHEATHING. SHEATHING EDGE NAILING REQUIRED IN ADDITION TO STRAP NAILING.



DCA

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David Choi, P.E., S.E.

PROJECT NAME:

PROJECT ADDRESS:

DELTA	DATE	NOTES

JOB #: XX	DRAFTER: XX
DATE: XX	ENGINEER: XX

PLOT DATE : March 3, 2021

SHEET TITLE:
FLOOR/LOW ROOF
FRAMING
PLAN
SHEET NUMBER:

S2.1

