A PROPOSED RESIDENCE FOR THE

COORY FAMILY

AT 220 32ND ST., MANHATTAN BEACH, CA

OWNER

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PROJECT CONTACTS

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PROJECT DESCRIPTION

NEW THREE STORY FAMILY RESIDENCE W/ATTACHED 2-CAR GARAGE + JADU
REQUIRED PHOTOVOLTAIC SYSTEM: **3.67 kWdc** (SEE T24 REPORT, CF1R FOR FULL SOLAR REQUIREMENTS)

REQUIRED SPECIAL FEATURES
THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS:

- FLOOR HAS HIGH LEVEL OF INSULATION
- NON-STANDARD DUCT LOCATION (ANY LOCATION OTHER THAN ATTIC, EXCEPTION: CONDITIONED ATTICS)
- VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RAA3)
- NORTHWEST ENERGY EFFICIENCY ALLIANCE **(NEEA)** RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED

HERS VERIFICATION REQUIREMENT: YES
FIRM OR INDIVIDUAL RESPONSIBLE FOR THE VERIFICATION:

NAME:_____ LICENSE:_____

PROJECT INFO

OWNER: NOREEN & JOE COORY

AREA DISTRICT: III
LEGAL: LOT 4, BLOCK 45, PECK'S MANHATTAN BEACH TRACT #2, M.B 10-37
ZONING: RH

PROJECT DATA

	EXISTING (SF)	PROPOSED (SF)
PARCEL NUMBER(S):		4176-025-005
PROJECT ADDRESS(S):		220 32ND ST., MANHATTAN BEACH,CA
NO. OF STORIES:		3
TYPE OF CONSTRUCTION:		V-B (FULLY SPRINKLERED)
CODE CYCLE:		2022 CRC, CBC, CMC, CPC, CEC, CGBC, CFC, CA ENERGY EFFICIENCY CODE, TITLE 24 & MBMC
OCCUPANT USE:		R3/U
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE:		NFPA-13D
SPECIAL CONDITIONS:		

MAIN RESIDENCE (GROSS FLOOR AREA)

DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
INSIDE FOOTPRINT:	**0 SQ. FT.**	**3,431 SQ. FT.**
BASEMENT 2:	0 SQ. FT.	0 SQ. FT.
BASEMENT 1:	0 SQ. FT.	0 SQ. FT.
1ST FLOOR:	0 SQ. FT.	782 SQ. FT.
2ND FLOOR:	0 SQ. FT.	1,435 SQ. FT.
3RD FLOOR:	0 SQ. FT.	1,214 SQ. FT.
GARAGE:	0 SQ. FT.	660 SQ. FT.
DECKS OVER 30":	0 SQ. FT.	740 SQ. FT.

GRADING DATA

GRADING / SITE WORK (CUBIC YARDS)

CUT:	185 CY
FILL:	13 CY
NET EXPORT:	172 CY

ACCESSORY STRUCTURE (GROSS FLOOR AREA)

TYPE: N/A

DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
INSIDE FOOTPRINT:	**0 SQ. FT.**	**0 SQ. FT.**
BASEMENT 2:	0 SQ. FT.	0 SQ. FT.
BASEMENT 1:	0 SQ. FT.	0 SQ. FT.
1ST FLOOR:	0 SQ. FT.	0 SQ. FT.
2ND FLOOR:	0 SQ. FT.	0 SQ. FT.
3RD FLOOR:	0 SQ. FT.	0 SQ. FT.
GARAGE:	0 SQ. FT.	0 SQ. FT.
DECKS OVER 30":	0 SQ. FT.	0 SQ. FT.

ADU (GROSS FLOOR AREA)

TYPE: N/A

DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
INSIDE FOOTPRINT:	**0 SQ. FT.**	**248 SQ. FT.**
BASEMENT 2:	0 SQ. FT.	0 SQ. FT.
BASEMENT 1:	0 SQ. FT.	0 SQ. FT.
1ST FLOOR:	0 SQ. FT.	248 SQ. FT.
2ND FLOOR:	0 SQ. FT.	0 SQ. FT.
3RD FLOOR:	0 SQ. FT.	0 SQ. FT.
GARAGE:	0 SQ. FT.	0 SQ. FT.
DECKS OVER 30":	0 SQ. FT.	0 SQ. FT.

JADU (GROSS FLOOR AREA)

TYPE: N/A

DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
INSIDE FOOTPRINT:	**0 SQ. FT.**	**248 SQ. FT.**
BASEMENT 2:	0 SQ. FT.	0 SQ. FT.
BASEMENT 1:	0 SQ. FT.	0 SQ. FT.
1ST FLOOR:	0 SQ. FT.	248 SQ. FT.
2ND FLOOR:	0 SQ. FT.	0 SQ. FT.
3RD FLOOR:	0 SQ. FT.	0 SQ. FT.
GARAGE:	0 SQ. FT.	0 SQ. FT.
DECKS OVER 30":	0 SQ. FT.	0 SQ. FT.

EXTERIOR DECK, PORCH, PATIO STRUCTURE (GROSS FLOOR AREA)

DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
EXTERIOR FOOTPRINT:	**0 SQ. FT.**	**58 SQ. FT.**
DECK:	0 SQ. FT.	0 SQ. FT.
PORCH:	0 SQ. FT.	58 SQ. FT.
PATIO:	0 SQ. FT.	0 SQ. FT.

MAX BFA CALCULATION

LOT SQ. FT.:	2,704 SF
ADDITION FACTOR:	+ 0
MULTIPLICATION FACTOR:	X 1.7
MAX BFA:	**4,596.8 SQ. FT.**

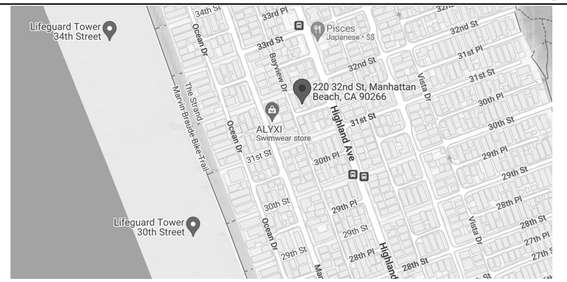
PROPOSED BFA BREAKDOWN

GARAGE:	0 SQ. FT.	1ST FLOOR:	782 SQ. FT.
JADU:	248 SQ. FT.	2ND FLOOR:	1,435 SQ. FT.
ADU:	0 SQ. FT.	3RD FLOOR:	1,214 SQ. FT.
PROPOSED BFA:	**3,679 SQ. FT.**	BFA SQ. FT. DIFFERENCE FROM MAX TO PROPOSED:	917.8 SQ. FT.
SATISFACTORY:	**YES**		

MAX BUILDING HEIGHT CALCULATION

PROPERTY CORNER	HEIGHT VALUE	PROPERTY CORNER	HEIGHT VALUE
PC #1:	309.38' PC	PC #2:	306.4' PC
PC #3:	305.07' PC	PC #4:	301.75' PC
AVERAGE:	305.65'	MAX ZONE HEIGHT:	30'
MAX BUILDING HEIGHT:	**335.65' MAX**		

VICINITY MAP



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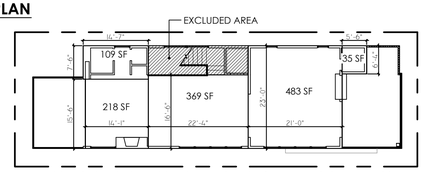
TK
09/25/2024

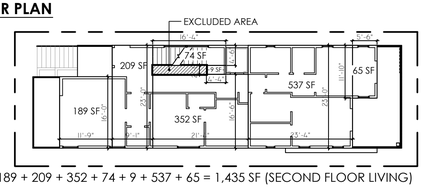
AREA BREAKDOWN

THIRD FLOOR PLAN



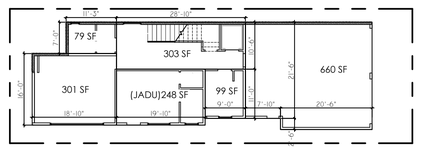
109 + 218 + 369 + 483 + 35 = 1,214 SF (THIRD FLOOR LIVING)

SECOND FLOOR PLAN



189 + 209 + 352 + 74 + 9 + 537 + 65 = 1,435 SF (SECOND FLOOR LIVING)

FIRST FLOOR PLAN



248 SF (JADU)
79 + 303 + 99 + 301 = 782 SF (FIRST FLOOR LIVING)
660 SF (GARAGE)

REQUIRED OPEN SPACE CALCULATION

FORMULA: TOTAL LIVING + GARAGE SQ. FT. x 15%
TOTAL LIVING: 3,431 SF GARAGE: 0
REQUIRED OPEN SPACE: 515 SF

OPEN SPACE BREAKDOWN

FIRST FLOOR LEVEL		SECOND FLOOR LEVEL	
N/A:	0 SF	@ PRIMARY BEDROOM:	96 SF
N/A:	0 SF	@ BEDROOM:	187 SF
TOTAL:	**0 SF**	**TOTAL:**	**283 SF**
THIRD FLOOR LEVEL			
@ KITCHEN:	254 SF		
N/A:	0 SF		
TOTAL:	**254 SF**		

MAX COUNTED @ THIRD FLOOR LEVEL: 257 SF
FORMULA: REQUIRED OPEN SPACE SQ. FT. / 2
TOTAL PROPOSED OPEN SPACE: 537 SF
SQ. FT. DIFFERENCE: -22 SF **SATISFACTORY:**

GENERAL NOTES

1. PROVIDE 3" CLEARANCE ON ALL SIDES, BACK AND TOP AND 6" IN FRONT OF THE FURNACE AND WATER HEATER.
2. PROVIDE (2) ANCHOR STRAPS FOR WATER HEATER. (CPC-510.5)
3. RECEPTACLE OUTLETS SHALL BE LOCATED WITHIN 12 TO 15 INCHES OFF THE FLOOR. (NEC 210-50 (D)).
4. LIGHT SWITCHES WILL BE INSTALLED WITHIN 34 TO 48 INCHES OFF THE FLOOR.
5. THE USE OF ALUMINUM WIRE IS NOT PERMITTED.
6. GAS FIRED APPLIANCES EQUIPPED WITH INTERMITTENT IGNITION DEVICES.
7. "AN EXCAVATION/CONSTRUCTION" PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY. THIS INCLUDES, BUT IS NOT LIMITED TO, STANDARD SIDEWALKS, CURBS, GUTTERS, DRIVEWAY APPROACHES, OR UNDERGROUNDING OF UTILITIES.
8. BUILDING, GRADING, AND DEMOLITION PERMITS TO COMPLY WITH **MANHATTAN BEACH ZONING CODE.**
9. FACTORY FIREPLACES SHALL HAVE:
   A. TIGHT FITTING, CLOSEABLE METAL OR GLASS DOORS.
   B. OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
   C. FLUE DAMPER AND CONTROL.
10. NO CONTINUOUS BURNING GAS PILOTS ALLOWED.
11. 4" DIAMETER SPHERE MAY NOT PASS THROUGH THE INTERMEDIATE RAILS.
12. FENCE HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF: 42" IN THE FRONT YARD SETBACK, AND 6' AT OTHER LOCATIONS ON SITE (3' IF OBSTRUCTING DRIVEWAY VISIBILITY).
13. PROVIDE LANDSCAPE IRRIGATION SYSTEM BACK FLOW PREVENTION DEVICE. ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE USED.
14. ALL HOSE BIBS ARE TO PROTECTED BY A BACK FLOW PREVENTION DEVICE.
15. PROVIDE SMOKE DETECTORS IN EVERY LEVEL PER CBC SECTION 310.9. SMOKE DETECTORS SHALL BE ON PERMANENT WIRING WITHOUT AND DISCONNECTING SWITCH OTHER THAN THOSE FOR OVERCURRENT PROTECTION, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP.
16. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.5"-PER SECTION: R319.1
17. WATER CLOSETS SHALL BE EQUIPPED WITH "ULTRA LOW FLUSH" TYPE WITH 1.6 GALLONS MAXIMUM PER FLUSH, SHOWER HEADS (2.5 GPM) AND FAUCETS (2.2 GPM).
18. CONTROL VALVE FOR SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER CPC SECTION 410.7.
19. A TWO-STAGE THERMOSTAT, WHICH CONTROLS THE SUPPLEMENTARY HEAT ON ITS SECOND STAGE, SHALL BE PROVIDED FOR HEAT PUMPS. THERMOSTATS SHALL BE EQUIPPED WITH AN AUTOMATIC SETBACK, WHICH THE BUILDING OCCUPANT CAN PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT TWICE IN 24 HOURS.
20. ALL FAN OR BLOWER SYSTEMS THAT EXHAUST AIR FROM THE CONDITIONED BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
21. ELECTRICAL CONTRACTOR SHALL SUBMIT LOAD CALCULATIONS TO BUILDING DEPARTMENT TO JUSTIFY SIZE OF ELECTRICAL SERVICE PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
22. PROVIDE PEDESTRIAN PROTECTION DURING CONSTRUCTION IF THERE IS A PUBLIC SIDEWALK @ STREET SIDE.
23. ALL WORK SHALL CONFORM TO THE STANDARDS SET FORTH IN THE **2022 CBC, CPC, CMC, CEC , CGBC AND T-24.**
24. THIS PROJECT COMPLIES WITH TITLE 24 REQUIREMENTS FOR ZONE 6 USING THE COMPUTER PERFORMANCE METHOD. SEE COMPLIANCE CHECKLIST AND FORM CF-1R.
25. ALL CONTRACTORS SHALL VISIT THE SITE AND EXAMINE ALL DRAWINGS PRIOR TO COMMENCING WORK, AND REPORT ANY DISCREPANCIES TO THIS OFFICE SO THAT THE MATTER MAY BE RESOLVED.
26. ALL PROPERTY LINES, EASEMENTS AND PROPOSED STRUCTURES, OVERHEAD POWER LINES AND ABANDONED OIL WELLS ARE SHOWN ON THE SITE PLAN.
27. AQMD NOTIFICATION IS REQUIRED 10 DAYS PRIOR TO BEGINNING ANY PARTIAL OR COMPLETE DEMOLITION WORK.
28. RECEPTACLE OUTLETS SHALL BE SPACED @ 12' O.C. MAX. AND SHALL BE LOCATED WITHIN 6' OF DOOR OPENINGS (E.G. CLOSET DOORS, ETC.). ALSO, EVERY 2' OR WIDER OF WALLS, OUTLETS ALSO REQUIRED FOR COUNTER TOPS @ 4' O.C. AND WITHIN OF 2' OF ENDS OR BREAKS OR COUNTERS, CEC.
29. USE 2X6 MAXIMUM STUDS FOR PLUMBING WALLS.
30. STUCCO LATH AND DRYWALL SHALL BE NAILED TO ALL STUDS AND TOP-BOTTOM PLATES.
31. USE 2-#15 FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, CBC SECT.2501.4
32. FIRE BLOCK STUD WALLS (AT 10' INTERVALS (HORIZONTAL AND VERTICAL). ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS,CHIMNEYS, BETWEEN ATTIC AND CHIMNEY CHASE, AT STAIR STRINGERS, AND SIMILAR PLACES AT CEILING.
33. CHECK CITY RECORD FOR THE EXISTENCE OF ABANDONED CESSPOOL/SEPTIC TANKS. ANY EXISTING ABANDONED CESSPOOL OR SEPTIC TANK SHALL BE LOCATED. CITY INSPECTION SHALL ALSO BE REQUIRED PRIOR TO THE ISSUANCE OF DEMO OR BUILDING PERMIT.
34. FIRE SPRINKLERS ARE REQUIRED IN GARAGE PER CITY REQUIREMENTS. SUB-CONTRACTOR TO SUBMIT PLANS TO CITY PRIOR TO PULLING A FIRE SPRINKLER PERMIT.
35. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.5"-CBC SECT. 501.2
36. DECORATIVE CHIMNEY CAPS SHALL BE A PART OF THE APPROVED CHIMNEY ASSEMBLY.
37. PROVIDED SCREENING OF UTILITY METERS (NEED NOT BE SCREENED IF LOCATED ON INTERIOR SIDE OF A SINGLE FAMILY DWELLING, AND DOES NOT ENCROACH INTO REQUIRED YARDS).
38. INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.
39. A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE THE FOLLOWING: (TITLE 24, PART 6, CHAPTER 7, SECTION 150(E))
   A. CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX.
   B. A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE (EXCEPTION: AN OUTSIDE COMBUSTION -AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL); AND
   C. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL.
40. ALL UTILITIES SERVING THE SITE SHALL BE INSTALLED PER **CITY OF MANHATTAN BEACH** "STANDARD UNDERGROUND CONNECTION," SUBJECT TO FIELD INSPECTION AND VERIFICATION. (MCM§ 9.12.140
41. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.) AND SUCH OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE C.B.C. AT THE SITE AT ALL TIMES.
42. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS) AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THE ARCHITECTURAL PLANS SHALL BE USED FOR ALL DIMENSIONS AND WALL LAYOUTS.
43. ALL INFORMATION ON EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON BEST PRESENT KNOWLEDGE AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE. DURING CONSTRUCTION , THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UNUSUAL OR UNFORESEEN CONDITION PRIOR TO CONTINUING WITH CONSTRUCTION. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE APPEARS TO BE A DISCREPANCY BETWEEN THE DRAWINGS AND THE CONDITION IN THE FIELD, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONTINUING WITH WORK.
44. THERE SHALL BE NO DEVIATION FROM THE PLANS, DETAILS, NOTES, AND SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEERS.
45. DO NOT SCALE STRUCTURAL PLANS OR DETAILS. ONLY WRITTEN DIMENSIONS SHALL BE USED.
46. THE FOLLOWING NOTES, TYPICAL DETAILS, AND SCHEDULES SHALL APPLY TO ALL PHASES OF THIS PROJECT UNLESS NOTED OR SHOWN OTHERWISE ON PLANS.
47. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
48. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION, WHICH IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS OF THE STRUCTURE.
49. ALL WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
50. THESE NOTES, DETAILS, DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS) REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
51. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE DRAWINGS AND GENERAL NOTES.
52. THE CONTRACTOR SHALL PROVIDE THE DESIGN, MATERIALS, AND FABRICATION OF ALL TEMPORARY BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS AS REQUIRED FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF THE CONSTRUCTION
53. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE PROPER ALIGNMENT OF THE STRUCTURE AFTER THE INSTALLATION OF ALL STRUCTURAL AND FINISH MATERIALS. THIS SHALL INCLUDE ANY NECESSARY PRE-LOADING OF THE STRUCTURE TO DETERMINE FINAL POSITION OF THE COMPLETED WORK.
54. OBSERVATION VISITS TO THE PROJECT SITE BY FIELD REPRESENTATIVES OF THE ENGINEER (SUPPORT SERVICES) SHALL NOT INCLUDE INSPECTIONS OF SAFETY OR PROTECTIVE MEASURES, NOR CONSTRUCTION PROCEDURES, TECHNIQUES OR METHODS. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING ANY PHASE OF THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES (AS REQUIRED BY ANY REGULATING GOVERNMENTAL AGENCY, I.E. LOCAL BUILDING DEPARTMENT) PROVIDED BY OTHERS. THESE SUPPORT SERVICES, WHETHER MATERIAL OR WORK, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE TO THE CONSTRUCTION DOCUMENTS, BUT DO NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT CONSTRUED AS SUPERVISION OF CONSTRUCTION.
55. PROVIDE OPENINGS AND SUPPORTS AS REQUIRED PER TYPICAL DETAILS AND NOTES FOR MECHANICAL AND ELECTRICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE PROPERLY "SWAY" BRACED AGAINST ALL LATERAL (WIND, SEISMIC, VIBRATION, ETC.) FORCES.
56. THESE NOTES, DETAILS, DRAWINGS, AND SPECIFICATIONS (CONTRACT DOCUMENTS) DO NOT CARRY NECESSARY PROVISIONS FOR CONSTRUCTION SAFETY. THESE DOCUMENTS AND ALL PHASES OF CONSTRUCTION HEREBY CONTEMPLATED ARE TO BE GOVERNED AT ALL TIMES BY APPLICABLE PROVISIONS OF THE CURRENT CALIFORNIA OCCUPATIONAL AND HEALTH ACT.
57. WHERE ANY CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS, CODES, ORDINANCES, RULES, REGULATIONS AND RESEARCH REPORTS, THE MOST STRINGENT (OR CONSERVATIVE) SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SUCH CONFLICT IMMEDIATELY.
58. PRIOR TO COMMENCING WITH THE CONSTRUCTION, THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS TO COORDINATE WITH STRUCTURAL DRAWINGS, AND ANY DISCREPANCY BETWEEN THESE DRAWINGS SHALL BE REFERRED TO THE ENGINEER FOR CLARIFICATION BEFORE START OF CONSTRUCTION.
59. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR (SIM.) CONDITIONS THAT ARE SHOWN OR CALLED FOR.
60. ASTM DESIGNATIONS AND STANDARDS, ICBO REPORTS, AND CITY OF LOS ANGELES (COLA) RESEARCH REPORTS (RP) REFER TO THE LATEST AMENDMENTS.
61. ONLY "APPROVED AND PERMITTED" STRUCTURAL WORKING DRAWINGS (AND ALL OTHER CONSTRUCTION DOCUMENTS) ARE PERMITTED TO BE USED FOR CONSTRUCTION ON THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE, NOR SHALL THEY BE USED FOR ANY CONSTRUCTION PURPOSES (INCLUDING THE CALCULATION OF ALL FINAL ESTIMATES AND BIDS). ANY CONTRACTOR USING UNAPPROVED DRAWINGS WILL BE HELD SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE "APPROVED" DRAWINGS.
62. THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER AND ENGINEER A CONSTRUCTION SCHEDULE OUTLINING THE SEQUENCE OF THE CONSTRUCTION EVENTS AND ACTIVITIES (INCLUDING BUILDING DEPARTMENT SUBMITTALS AND PERMIT ACQUISITIONS) PRIOR TO COMMENCING WITH THIS PROJECT. THE CONTRACTOR SHALL PROVIDE ANY REVISED SCHEDULES TO THE DESIGNER AND THE ENGINEER AT THE TIME OF THE REVISIONS.
63. ALL IDEAS, DESIGNS, DETAILS, AND PLANS REPRESENTED BY THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF **TROTTER BUILDING DESIGNS, INC.** AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN PERMISSION OF **TROTTER BUILDING DESIGNS, INC.** ANY UNAUTHORIZED REUSE OF THESE PLANS, IDEAS, DETAILS, OR DESIGNS (IN WHOLE OR PART) OTHER THAN THAT FOR THE PROJECT AND LOCATION IS STRICTLY PROHIBITED.
64. ANY CHANGE TO EXISTING FIRE SPRINKLERS OR FIRE ALARM SYSTEMS MUST SUBMIT FOR SEPARATE PLAN REVIEW. (FIRE PREVENTION BUREAU MANHATTAN BEACH FIRE DEPARTMENT)
65. PROPERTY ADDRESS(S) MUST BE PERMANENTLY AFFIXED TO BUILDING IN ACCORDANCE WITH MBFC 505.1 PRIOR TO FINAL FIRE INSPECTION. (MBMC 3.16.20)
66. REMODEL OR ADDITION THAT INCLUDES: NEW GARAGE, NEW CARPORT, INCREASES AREA IN A GARAGE, OR ADDS LIVING AREA NEXT TO OR ABOVE A GARAGE OR CARPORT:
   A. AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE GARAGE AND IN OTHER AREAS AS REQUIRED BY THE FIRE CODE OFFICIAL. (CRC R309.6, CFC 903.2.8.2, CFC 903.3 & MBMC 3.16.020)
   B. AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SHALL COMPLY WITH THE MANHATTAN BEACH FIRE DEPARTMENT MINIMUM REQUIRMENTS FOR NFPA 13D FIRE SPRINKLERS SYSTEMS
   C. FIRE SPRINKLERS SHALL BE UNDER SEPERATE PLAN CHECK AND PERMIT

DEFERRED SUBMITTALS

*DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED BY THE DESIGNER OR ENGINEER OF RECORD AND SHALL FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL BE ON **SEPARATE PERMIT** AND NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.*

- SHORING
- FIRE SPRINKLER
-PV SYSTEM (SOLAR)

TROTTER BUILDING DESIGNS

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DATE	DESCRIPTION
10/12/2023	P.E. CHECK #1
2/12/2024	P.E. CHECK #2
3/26/2024	P.E. CHECK #3
6/24/2024	P.E. CHECK #4
9/10/2024	P.E. CHECK #5

PROJECT NO: 23003

SHEET TITLE
COVER SHEET

A-0.0

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

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

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.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

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.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

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.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

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 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 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 California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage .
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

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 sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced 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.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower . When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS . Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in 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:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN . Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or 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 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION . Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

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:

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:
   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 code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

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 are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

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 odorous, 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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DATE	DESCRIPTION
10/12/2023	P.E. CHECK #1
2/12/2024	P.E. CHECK #2
3/26/2024	P.E. CHECK #3
6/24/2024	P.E. CHECK #4
9/10/2024	P.E. CHECK #5

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SHEET TITLE
GREEN BUILDING NOTES

A-0.1

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

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

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 O3/g ROC).
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 shall also 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 startup 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:

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 tricloroethylene), 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 *California Code of Regulations*, 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 *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

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:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT 1,2
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	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
MULTIPURPOSE 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

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 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS 2,3
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	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 COATINGS1	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	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS 1
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13

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).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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 meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, 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 INTERIOR MOISTURE CONTROL
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 (101.6 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 INDOOR AIR QUALITY AND EXHAUST
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 ENVIRONMENTAL COMFORT
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.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC 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 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial 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.

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10/12/2023	P.E. CHECK #1
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3/26/2024	P.E. CHECK #3
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9/10/2024	P.E. CHECK #5

PROJECT NO: 23003
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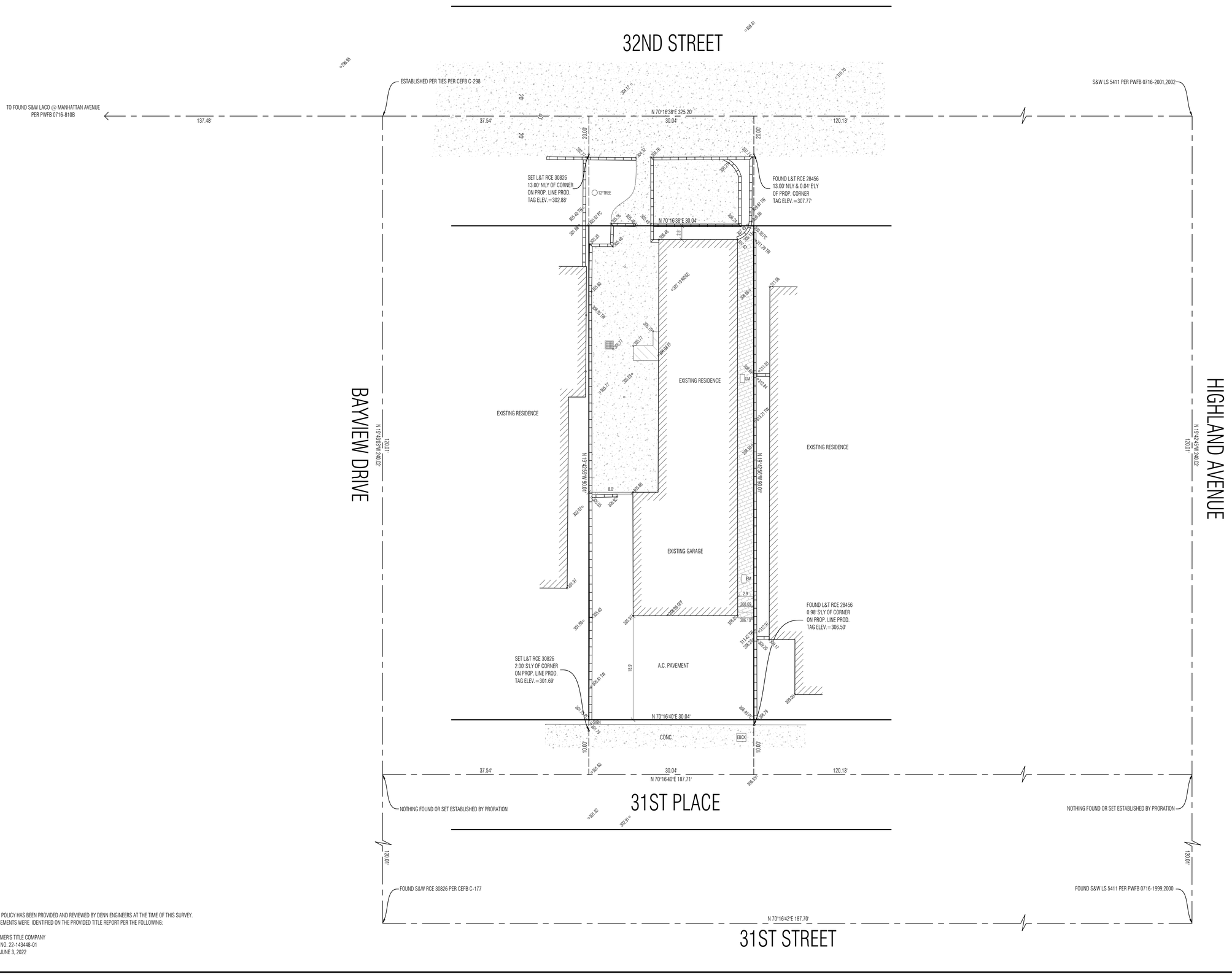
SHEET TITLE
GREEN BUILDING NOTES

A-0.2



NOTE:
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY.
NO EASEMENTS WERE IDENTIFIED ON THE PROVIDED TITLE REPORT PER THE FOLLOWING:

CONSUMER'S TITLE COMPANY
ORDER NO. 22-143448-01
DATED JUNE 3, 2022

SCALE 1" = 8'

DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR
JOE COORY
605 MARINE AVENUE
MANHATTAN BEACH, CA 90266
PHONE 310-749-8784

JOB ADDRESS

220 32ND STREET
MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION

LOT 4, BLOCK 45
PECK'S MANHATTAN BEACH TRACT #2
M.B. 10-37
APN 4176-025-005

LOT AREA = 2,704 S.F.

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
R.C.E. 30826
CIVIL
STATE OF CALIFORNIA

GARY J. ROEHL R.C.E. 30826

DRAWN BY FM CHECK BY TS

DRAWN ON NOVEMBER 4, 2022

REVISIONS
REVISIONS

LEGEND

EXISTING BUILDING
BRICK
CONCRETE
WOOD DECK
×106.76 EXISTING ELEVATION
100 EXISTING CONTOUR
BLOCK WALL — X — EXISTING FENCE

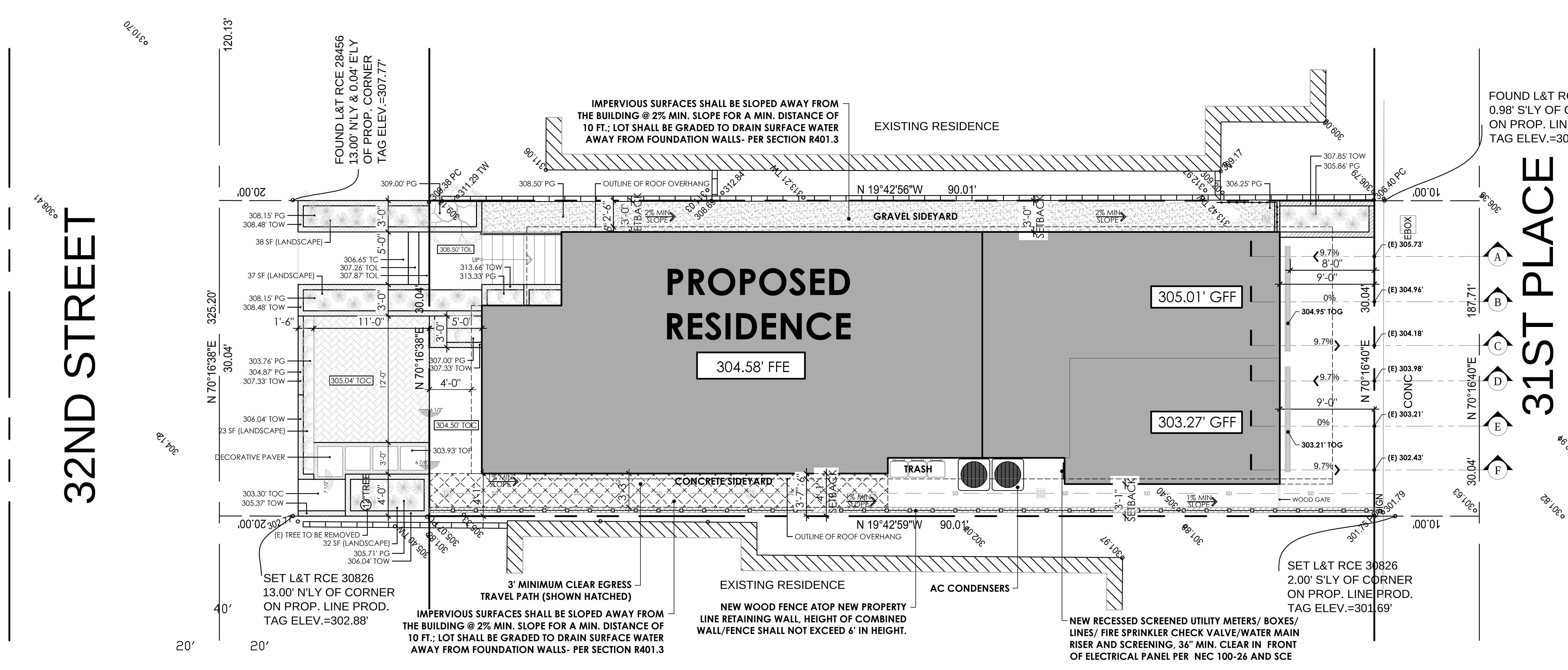
BCR	BEGINNING OF CURB RETURN
CATV	CABLE TV PULL BOX
CONC.	CONCRETE
CHMNY	CHIMNEY
CEFB	CITY ENGINEERS FIELD BOOK
C/L	CENTERLINE
C.L.F. / W.I.F.	CHAIN LINK FENCE / WROUGHT IRON FENCE
ELY	EASTERLY
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GUY / GW	GUY WIRE
I.P.	IRON PIPE MONUMENT
L&T	LEAD AND TACK / TAG MONUMENT
MH	MANHOLE (SANITARY SEWER / STORM DRAIN)
NLY	NORTHERLY
N&T	NAIL AND TAG MONUMENT
PB	PULL BOX (EDISON / TRAFFIC / STREET LIGHT
PB (CONT)	TELEPHONE / CABLE TV)
PC	PROPERTY CORNER / PROP. CORNER
PL	PROPERTY LINE / PROP. LINE
PP / UP	POWER POLE / UTILITY POLE
PPT	PARAPET
PWFB	PUBLIC WORKS FIELD BOOK
R.R.	RAIL ROAD
RDFB	ROAD DEPARTMENT FIELD BOOK
R.S.	RECORD OF SURVEY
SPK / S&W	SPIKE / SPIKE AND WASHER MONUMENT
S'LY	SOUTHERLY
SSCO	SANITARY SEWER CLEANOUT
STK / STK&T	STAKE / STAKE AND TAG MONUMENT
ST.LT / LT	STREET LIGHT POLE / LIGHT POLE
TC	TOP OF CURB
TX / BX	TOP OF APRON / BOTTOM OF APRON
WLY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAT FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

SHEET 1 OF 1

JOB NO. 22-399



SITE PLAN

1/8" = 1'-0"

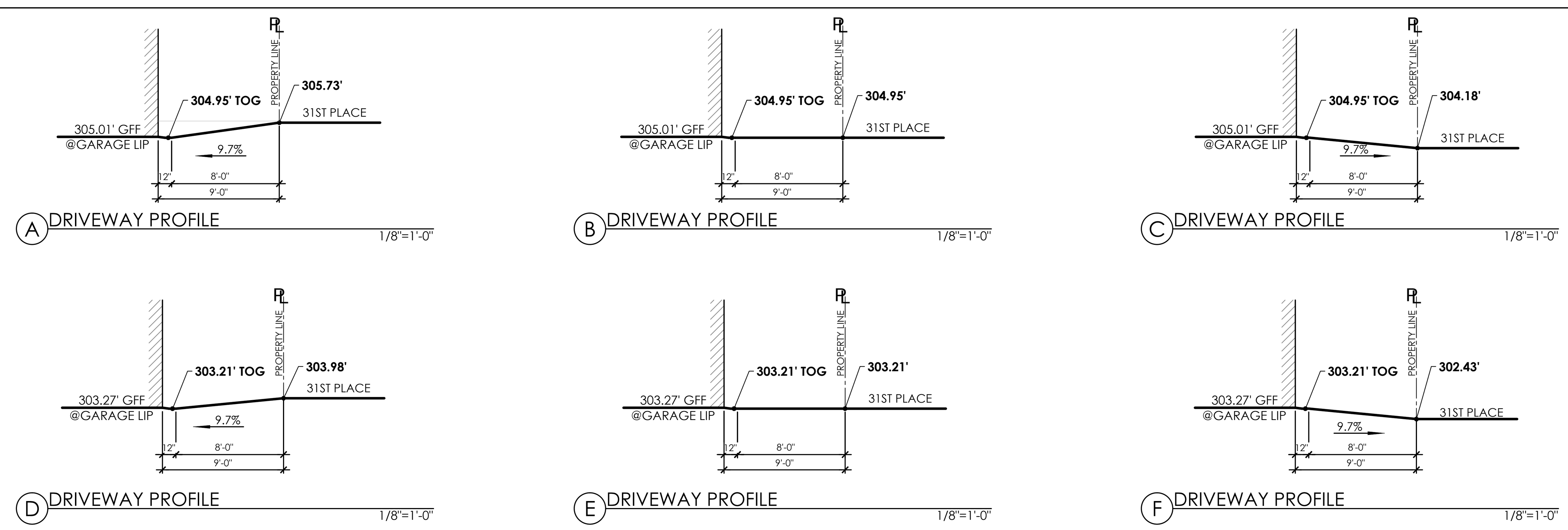
NOTE:
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. NO EASEMENTS WERE IDENTIFIED ON THE PROVIDED TITLE REPORT PER THE FOLLOWING:

CONSUMER'S TITLE COMPANY
ORDER NO. 22-143448-01
DATED JUNE 3, 2022

PUBLIC WORKS NOTES

1. ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.
2. NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED. NO REFUSE OF ANY KIND GENERATED ON A CONSTRUCTION SITE MAY BE DEPOSITED IN RESIDENTIAL, COMMERCIAL, OR PUBLIC REFUSE CONTAINERS AT ANY TIME. THE UTILIZATION OF WEEKLY REFUSE COLLECTION SERVICE BY THE CITY'S HAULER FOR ANY REFUSE GENERATED AT THE CONSTRUCTION SITE IS STRICTLY PROHIBITED. FULL DOCUMENTATION OF ALL MATERIALS/TRASH LANDFILLED AND RECYCLED MUST BE SUBMITTED TO THE PERMITS DIVISION IN COMPLIANCE OF THE CITY'S CONSTRUCTION AND DEMOLITION RECYCLING ORDINANCE.
3. EROSION AND SEDIMENT CONTROL DEVICES BMPs (BEST MANAGEMENT PRACTICES) MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGES TO THE STREET AND ADJACENT PROPERTIES. BMPs MUST BE IDENTIFIED AND SHOWN ON THE PLAN. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER ENTERING THE SITE.
4. ALL STORM WATER, NUISANCE WATER, ETC. DRAIN LINES INSTALLED WITHIN THE STREET RIGHT-OF-WAY MUST BE CONSTRUCTED OF 3" CAST IRON PIPE AND LABELED ON THE SITE PLAN. DRAIN LINES MUST BE SHOWN ON THE PLANS. **CONNECTING ON-SITE DRAINAGE LINE TO SEWER LATERAL IS STRICTLY PROHIBITED.**
5. ALL CONCENTRATED RUNOFF WATER FROM THE ROOF AND SIDE YARDS AND PATIOS MUST DISCHARGE ONTO **32ND STREET/31ST PLACE** THROUGH THE DRAIN LINES AND MUST BE SHOWN ON PLANS WITH ALL REQUIRED OUTLET FLOW LINE ELEVATIONS AT THE DISCHARGE POINT .
6. IMPERVIOUS SURFACE SHALL BE SLOPED AWAY FROM THE BUILDING AT 2% MINIMUM SLOPE FOR A MINIMUM DISTANCE OF 1O FEET; LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS - PER C.R.C. SECTION R401.3.
7. SIDEWALK, DRIVEWAY, CURB, AND GUTTER REPAIRS OR REPLACEMENT MUST BE COMPLETED PER PUBLIC WORKS SPECIFICATIONS. SEE CITY STANDARD PLANS ST-1, ST-2, ST-3 AND ST-10. THE PLANS MUST HAVE A PROFILE OF THE DRIVEWAY, PERCENTAGE (%) OF SLOPE ON DRIVEWAY, AND DRIVEWAY ELEVATIONS FOR EACH SIDE AND THE MIDDLE. IN THE CASE WHERE THE GARAGE LEVEL IS BELOW THE STREET DRAINAGE FLOW LINES, THE COMBINED SLOPE OF PUBLIC AND PRIVATE APPROACH SHALL NOT EXCEED 15% (CITY RECOMMENDS THAT GARAGE FINISH FLOOR ELEVATION PER DESIGN PLANS BE HIGHER THAN EXISTING STREET GRADES, IN ORDER TO MINIMIZE POSSIBILITY OF ANY FUTURE FLOODING IN GARAGE). CITY PLANS/SURVEY MUST SHOW ELEVATIONS FOR EACH ADJOINING PROPERTY. NO DEVIATIONS IN ELEVATIONS BETWEEN PROPERTIES SHALL EXCEED MORE THAN ¼".
8. **DRIVEWAY PROFILES EXCEEDING 10% GRADE WILL BE STAKED AND VERIFIED BY LICENSED PROFESSIONAL LAND SURVEYOR. VERIFICATION OF DRIVEWAY GRADES WILL BE DONE PRIOR TO POURING THE GARAGE SLAB. DRIVEWAY GRADES EXCEEDING 15% ARE NOT PERMITTED.**
9. THE BACK OF DRIVEWAY APPROACH MUST BE SIX INCHES HIGHER THAN THE FLOW LINE ON THE STREET. M.B.M.C. 9.76.030. THE DRIVEWAY APRON ON **31ST PLACE** MUST BE IMPROVED PER CITY STANDARD PLANS.
10. PRIVATE USE OF THE PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT PER M.B.M.C 7.36
11. CONTRACTOR TO PROTECT IN PLACE ALL EXISTING PROPERTY CORNERS DURING CONSTRUCTION. IF ANY OF THE PROPERTY CORNERS ARE REMOVED OR DESTROYED DURING CONSTRUCTION, IT WOULD BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THEM.
12. ALL EXISTING OR CONSTRUCTION RELATED DAMAGES OR DISPLACED CURB/GUTTER, SIDEWALK OR DRIVEWAY APPROACH MUST BE REPLACED AND SHOWN ON THE PLANS. ADDITIONAL PUBLIC IMPROVEMENTS MAY BE REQUIRED DURING AND/OR NEAR THE COMPLETION OF CONSTRUCTION PER M.B.M.C. 9.72 AS DETERMINED BY THE PUBLIC WORKS INSPECTOR BASED ON CONDITIONS OF PUBLIC IMPROVEMENTS.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL THE STREET SIGNS, STREET LAMPS/LIGHTS, WALLS/FENCES, AND/OR TREES AROUND THE PROPERTY. IF THEY ARE DAMAGED, LOST OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE THEM AT THE CONTRACTOR'S EXPENSE. CONTACT THE PUBLIC WORKS INSPECTOR FOR SIGN SPECIFICATION AND SUPPLIERS.
14. **NEW 6" VCP SEWER LATERAL WILL BE INSTALLED IF THE EXISTING LATERAL IS LESS THAN 6" IN DIAMETER PER M.B.M.C. 5.36 AND CITY STANDARD PLAN ST-5.** SEWER CLEANOUT SHOULD BE LOCATED WITHIN PRIVATE PROPERTY LINES. A BACKWATER VALVE IS REQUIRED ON THE SANITARY SEWER LATERAL IF THE DISCHARGES FROM FIXTURES WITH FLOOD LEVEL RIMS ARE LOCATED BELOW THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER (PER CITY STANDARD PLAN ST-24).
15. IF ANY EXISTING SEWER LATERAL (6" MINIMUM) IS USED, IT MUST BE TELEVISED TO CHECK ITS STRUCTURAL INTEGRITY **PRIOR TO ANY DEMOLITION WORK**. THE TAPE MUST BE MADE AVAILABLE FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT AND MUST SHOW PROOF OF THE LOCATION OF WHERE IT WAS SHOT. THE PUBLIC WORKS DEPARTMENT WILL REVIEW THE TAPE AND DETERMINE AT THAT TIME IF THE SANITARY SEWER LATERAL NEEDS REPAIRING, REPLACED, OR THAT IT IS STRUCTURALLY SOUND AND CAN BE USED IN ITS PRESENT CONDITION. VIDEOING OF LATERAL MUST BE IN ITS ORIGINAL STATE. NO CLEANING, FLUSHING OR ALTERING PRIOR TO VIDEOING IS PERMITTED.
16. **IF A NEW SEWER LATERAL IS TO BE INSTALLED AT A DIFFERENT LOCATION ON THE SEWER MAIN LINE, THE OLD LATERAL MUST BE CAPPED AT THE PROPERTY LINE AND AT THE MAIN LINE. PRIOR TO STRUCTURE DEMOLITION A SEWER CAP VERIFICATION AND APPROVAL FROM PUBLIC WORKS INSPECTOR IS REQUIRED.**
17. WATER METERS MUST REMAIN ACCESSIBLE FOR METER READERS DURING CONSTRUCTION. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE. WATER METER PLACEMENT MUST BE SHOWN ON THE PLANS. SEE CITY STANDARD PLAN ST-15. FOR EXISTING WATER SERVICE RELOCATIONS AND/OR ABANDONMENT, WATER SERVICE MUST BE CAPPED AT THE MAIN AND AT THE METER.
18. THE WATER METER BOX MUST BE PURCHASED FROM THE CITY, AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.
19. RESIDENTIAL PROPERTIES MUST PROVIDE AN ENCLOSED STORAGE AREA FOR REFUSE CONTAINERS. THESE AREAS MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF M.B.M.C. 5.24.030. THE AREA MUST BE SHOWN IN DETAIL ON THE PLANS BEFORE A PERMIT IS ISSUED/FINALED.
20. ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY A LICENSED CONTRACTOR WITH A CLASS A, C-12 OR C-34 LICENSE FOR ALL TRENCHING AND PAVING OR A CLASS C-08 LICENSE FOR ALL CONCRETE WORK. A CLASS B LICENSE MAY BE ACCEPTABLE FOR MINOR CURB, GUTTER AND SIDEWALK WORK CONSTRUCTED IN CONJUNCTION WITH A SINGLE-FAMILY RESIDENTIAL STRUCTURE. A SEPARATE PERMIT IS REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
21. PLAN HOLDER MUST HAVE THE PLANS RECHECKED AND STAMPED FOR APPROVAL BY THE PUBLIC WORKS DEPARTMENT BEFORE THE BUILDING PERMIT IS ISSUED.
22. THE CONTRACTOR SHALL MONITOR, SUPERVISE AND CONTROL ALL CONSTRUCTION AND CONSTRUCTION SUPPORTIVE ACTIVITIES, SO AS TO PREVENT THESE ACTIVITIES FROM CAUSING A PUBLIC NUISANCE, INCLUDING BUT NOT LIMITED TO, ENSURING STRICT ADHERENCE TO THE FOLLOWING:
    A. REMOVAL OF DIRT, DEBRIS, OR OTHER CONSTRUCTION MATERIAL DEPOSITED ON ANY PUBLIC STREET NO LATER THAN THE END OF EACH WORKING DAY.
    B. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORKING DAY AND ROADS OPENED TO VEHICULAR TRAFFIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
    C. ALL DUST CONTROL MEASURES PER SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) REQUIREMENTS SHALL BE ADHERED TO DURING THE CONSTRUCTION OPERATIONS.
    D. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH THE REGULATIONS OF CAL-OSHA.
22. **IT SHALL BE THE DUTY OF EVERY PERSON CUTTING OR MAKING AN EXCAVATION IN OR UPON ANY PUBLIC PLACE, TO PLACE AND MAINTAIN BARRIERS AND WARNING DEVICES FOR THE SAFETY OF THE GENERAL PUBLIC. M.B.M.C. 7.16.80. IF ANY EXCAVATION IS MADE ACROSS ANY PUBLIC STREET, ALLEY, OR SIDEWALK, ADEQUATE CROSSINGS SHALL BE MAINTAINED FOR VEHICLES AND PEDESTRIANS. M.B.M.C. 7.16.100.**

DRIVEWAY PROFILES



DRIVEWAY PROFILES EXCEEDING 10% GRADE WILL BE STAKED AND VERIFIED BY LICENSED PROFESSIONAL LAND SURVEYOR. VERIFICATION OF DRIVEWAY GRADES WILL BE DONE PRIOR TO POURING THE GARAGE SLAB. DRIVEWAY GRADES EXCEEDING 15% ARE NOT PERMITTED.

ABBREVIATIONS

A/C	AIR CONDITIONER	EXH.	EXHAUST	H.B.	HOSE BIB	SUSP.	SUSPENDED
		E.F.F.	EXISTING FINISHED FLOOR	HGT.	HEIGHT		
B.C.	BOTTOM OF CURB	EQ.	EQUAL	HVAC.	HEATING & VENTILATION A/C	T.C.	TOP OF CURB
BLDG.	BUILDING	EX.	EXISTING	HYD.	HYDRANT	TEMP.	TEMPERED
B.O.W.	BOTTOM OF WALL	EG.	EXISTING GRADE			T.O.A.	TOP OF CONCRETE
		EXT.	EXTERIOR	INT.	INTERIOR	T.O.G.	TOP OF GRATE
CLG.	CEILING LINE	E.S.C.	EXISTING SEWER CLEANOUT	INSUL.	INSULATION	T.O.L	TOP OF LANDING
C.L.	CENTER LINE			IN.	INCHES	T.O.P	TOP OF PAVER
CONC.	CONCRETE	F.G.	FINISHED GRADE			T.O.W	TOP OF WALL
C.M.U.	CONCRETE MASONRY UNIT	FND.	FOUNDATION	L.F.	LINEAR FEET	TYP.	TYPICAL
C.J.	CEILING JOIST	F.E.	FIRE EXTINGUISHER			T&G	TONGUE AND GROVE
C.F.	CUBIC FEET	FIN.	FINISH	MAS.	MASONRY		
C.Y	CUBIC YARD	F.F.E.	FINISHED FLOOR ELEVATION	MAX.	MAXIMUM	VENT.	VENTILATION
		F.D.	FLOOR DRAIN	MECH.	MECHANICAL		
DBL.	DOUBLE	F.L.	FLOOD LINE	MIN.	MINIMUM	W/	WITH
D.D.	DECK DRAIN	FLR.	FLOOR	M.H.	MANHOLE	W.W.	WITHOUT
DET.	DETAIL	FURR.	FURRING	MISC.	MISCELLANEOUS	W.M.	WATER METER
DEPT.	DEPARTMENT	F.S.	FINISHED SLAB			W.P.	WATERPROOFING
DIA.	DIAMETER			P.	PROPOSED	WIN.	WINDOW
DIM.	DIMENSION	GALV.	GALVANIZED	PC.	PROPERTY CORNER	W.C.	WATER CLOSET
DN.	DOWN	GEN.	GENERAL	PL.	PROPERTY LINE		
DWG.	DRAWING	GR.	GRADE	PG.	PROPOSED GRADE		
		G.C.	GENERAL CONTRACTOR	SB.	SETBACK		
ELEC.	ELECTRICAL	G.M.	GAS METER	STD.	STANDARD		
EL.	ELEVATION	G.W.	GUY WIRE	STOR.	STORAGE		
E.M.	ELECTRIC METER	G.F.F	GARAGE FINISH FLOOR	STRUCT.	STRUCTURAL		
ENGR.	ENGINEER			SF.	SQUARE FEET		

PLANNING NOTES

1. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAPS OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF AN APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.
2. FENCE, WALL, HANDRAIL HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES MAY BE A MAXIMUM OF 42" IN HEIGHT IN THE FRONT SETBACK, AND 6'-0" AT ALL OTHER LOCATIONS ON THE SITE (3'-0" IF OBSTRUCTING DRIVEWAY VISIBILITY).
3. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION SYSTEM AND SIMILAR SERVICE WIRES AND CABLES SHALL BE INSTALLED UNDERGROUND FOR ALL NEW BUILDINGS. (MBMC 9.12.140) UNDERGROUND FUTURE STUB-OUT IS REQUIRED IF REMODEL IS OVER 50% (MBMC 9.12.130)
4. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER.
5. VISIBILITY OF DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FT. & 9 FT. FOR A DEPTH OF 5FT. FROM THE STREET PROPERTY LINE AS VIEWED FROM THE EDGE OF THE RIGHT-OF-WAY ON EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 15 FT. OR AT THE NEAREST PROPERTY LINE INTERSECTION OF THE STREET PROPERTY, WHICHEVER IS LESS (MBMC 10.64.130).
6. REQUIRED PARKING AREA IS TO BE 18'X19' CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN SEVEN (7') ABOVE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT, OR SIMILAR OBSTRUCTION. (MBMC 10.64.100C)
7. PARKING IS NOT PERMITTED IN REQUIRED YARDS OR OPEN SPACE EXCEPT FOR A 20 FOOT WIDE FRONT YARD DRIVEWAY ACCESSING A GARAGE IN AREA DISTRICTS 1 & II; OR ONE INTERIOR SIDE YARD IN AREA DISTRICTS III & IV.
8. A TREE REMOVAL PERMIT OR TREE PROTECTION PLAN IS REQUIRED FOR THE REMOVAL OR PRESERVATION OF TREES WITHIN THE FRONT YARD (RESIDENTIAL ZONES, AREA DISTRICT II, WEST OF SEPULVEDA BOULEVARD--MBMC 10.52.120.) **SEE TREE PROTECTION REQUIREMENTS NOTE #13**.
9. AT LEAST 20% OF ALL VISIBLE PORTIONS OF A REQUIRED FRONT OR CORNER SIDE YARD ADJOINING A STREET SHALL BE PLANTING AREA (MBMC 10.12.030 (O)).
10. EXCEPTION: THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY GRANT AN EXCEPTION FOR A PORTION OF THE AMOUNT OF REQUIRED LANDSCAPING, NOT TO EXCEED 75% OF THE TOTAL, IN ORDER TO ACCOMMODATE DRIVEWAYS AND WALKWAYS.
11. NEW UTILITY METER/BOXES/LINES AND SCREENING (METER NEED NOT BE SCREENED IF LOCATED ON THE INTERIOR SIDE OF A DWELLING AND RECESSED BEHIND SETBACK MBMC 10.60.090(B)). PROVIDE GAS COMPANY (310)793 4290) APPROVAL OF METER LOCATIONS IN AREA DISTRICTS III &IV.
12. A NEW 36" BOX TREE TO BE DESIGNATED AS A PROTECTED TREE WITH A NEW TREE PERMIT. (REQUIRED FOR PROJECTS OVER 50% VALUATION UNLESS PLANNING DETERMINES THAT A NEW TREE IS INAPPROPRIATE FOR THE PROPERTY)
13. TREE PERMIT WITH A TREE PROTECTION PLAN:
    - PROTECTED TREE(S) MAY NOT BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL.
    - TREE(S) SHALL BE PROTECTED WITH REQUIRED FENCING AND ADVISORY SIGNS WITH TREE PROTECTION REQUIREMENTS SHALL BE CLEARLY POSTED ON THE SITE AND PROPERLY MAINTAINED.
    - NO TRASH, CONSTRUCTION MATERIAL OR DEBRIS, DIRT, PORTABLE TOILETS, OR ANY OTHER MATERIAL SHALL BE PLACED WITHIN THE PROTECTIVE FENCING AREA.
    - PROVIDE 2" MULCH IN PROTECTIVE AREA.
    - PROVIDE IRRIGATION (SOAKER HOSE) CIRCLING AROUND PROTECTIVE AREA STARTING AT A MINIMUM DISTANCE OF 1' AWAY FROM TREE TRUNK.
    - NO GRADING WITHIN THE PROTECTIVE FENCING AREA.
    - ANY PRUNING OF BRANCHES OR ROOTS MUST COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300) PRUNING STANDARDS.
    - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS. ANY PROPOSED REVISIONS REQUIRE PRIOR APPROVAL BY THE CITY OF MANHATTAN BEACH.
    - A SECURITY DEPOSIT MAY BE REQUIRED TO ENSURE THE EXISTING TREE(S) ARE PROTECTED.
    - VIOLATIONS OF THE TREE PRESERVATION REGULATIONS MAY RESULT IN EXTENSIVE FINES.
14. CERTIFICATES OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND/OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
15. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUILDER.

BEST MANAGEMENT PRACTICES

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOILED WASTE.
5. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.

SITE NOTES

1. NEW SEWER LATERAL SHALL BE CONNECTED TO MAIN SEWER LINE WITHIN FRONTAGE SECTION OF MAIN SEWER LINE. SEWER LATERAL SHALL BE PERPENDICULAR TO MAIN SEWER LINE. MINIMUM SEWER LATERAL DIAMETER SHALL BE 6-INCH. NO CONNECTION TO EXISTING SEWER IS ALLOWED UNLESS THE EXISTING SEWER MEETS THE CURRENT CODE REQUIREMENTS AND THE APPROVAL OF THE BUILDING DIVISION. QUALITY/QUANTITY OF SEWAGE CONSTITUENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE WASTEWATER ORDINANCE OF THE SANITATION DISTRICTS OF LOS ANGELES COUNTY. PROVIDE 6-INCH CLEANOUT IMMEDIATELY BEHIND SIDEWALK. ENCASE CLEANOUT IN CONCRETE BOX MARKED "S" OR "SEWER".
2. **ALL PUBLIC UTILITIES SHALL ACCESS THE PROPERTY *PERPENDICULAR* TO PROPERTY LINE.**
3. ALL GRADES EXISTING UNLESS OTHERWISE NOTED **(SEE SITE LEGEND)**.
4. IMPERVIOUS SURFACE SHALL BE SLOPED AWAY FROM THE BUILDING @ 2% MIN. SLOPE FOR A MIN. DISTANCE OF 10 FT.; LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS- PER SECTION R401.3.
5. NEW SCREENED UTILITY METERS/BOXES/LINES/ FIRE SPRINKLER CHECK VALVE/WATER MAIN RISER AND SCREENING 36" MIN. CLEAR IN FRONT OF ELECTRICAL PANEL PER NEC 100-26 AND SCE.
6. TRASH AREA W/ ASPHALT OR CONCRETE BASE WITH 6-FOOT HIGH FENCES / GATES SURROUNDING SAID AREA.
7. PROVIDE UNDERGROUND ELECTRICAL AND COMMUNICATION SERVICE LATERALS-PER CITY ORDINANCE SECTION 9.12.050
8. UNDERGROUND UTILITIES REQUIRED [MBMC 9.12.050]. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION SYSTEM, AND SIMILAR SERVICE WIRES AND CABLES THAT PROVIDE DIRECT SERVICE TO NEW MAIN BUILDINGS, NEW ACCESSORY BUILDINGS, AND STRUCTURES, SHALL BE INSTALLED UNDERGROUND.
9. ALL ABOVE-GROUND EXTERIOR CONDUIT MUST BE RIGID GALVANIZED STEEL OR SCHEDULE 80 SUNLIGHT-RESISTANT NON-METALLIC CONDUIT. [MBMC 9.12.050]
10. ALL CONDUCTORS SHALL BE OF COPPER. [MBMC 9.12.060]

GENERAL INFORMATION

OWNER:	JOE COORY	**LEGAL DESCRIPTION:**	LOT 4, BLOCK 45, PECK'S MANHATTAN BEACH TRACT NO. #2 MB 10-37
ADDRESS:	220 32D ST., MANHATTAN BEACH, CA		
AREA DISTRICT:	III	**APN:**	4176-025-005
ZONING:	RH	**STORIES:**	3-STORY

SITE LEGEND

BASEMENT LEVEL	PROPOSED GRADE (000.00' PG)	RETAINING WALL
FIRST FLOOR LEVEL	EXISTING GRADE (∘000.00')	FENCE LINE
SECOND FLOOR LEVEL	DRIVEWAY PROFILE	PROPERTY LINE
EXISTING RESIDENCE	CATCH BASIN/ SUMP PUMP	TRENCH DRAIN
WALL/PLANTER /CURB	SLOPE OF GRADE (0% MIN. SLOPE)	STEP/ GRADE CHANGE

TROTTER

BUILDING DESIGNS

TROTTER BUILDING DESIGNS, INC.
1011 Manhattan Beach Blvd., Suite A
Manhattan Beach, CA 90266
P: (310) 545-2727 F: (310) 545-2722
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PROJECT NAME
COORY RESIDENCE

PROJECT ADDRESS
220 32nd ST.
MANHATTAN BEACH, CA

ENGINEER

NAMVAR ASSOCIATES
231 VISTA DEL MAR, SUITE D
REDONDO BEACH, CA 90277
P: (310) 540-7788
F: (310) 540-7733

DATE	DESCRIPTION
10/12/2023	P.E. CHECK #1
2/12/2024	P.E. CHECK #2
3/26/2024	P.E. CHECK #3
6/24/2024	P.E. CHECK #4
9/10/2024	P.E. CHECK #5

PROJECT NO: 23003
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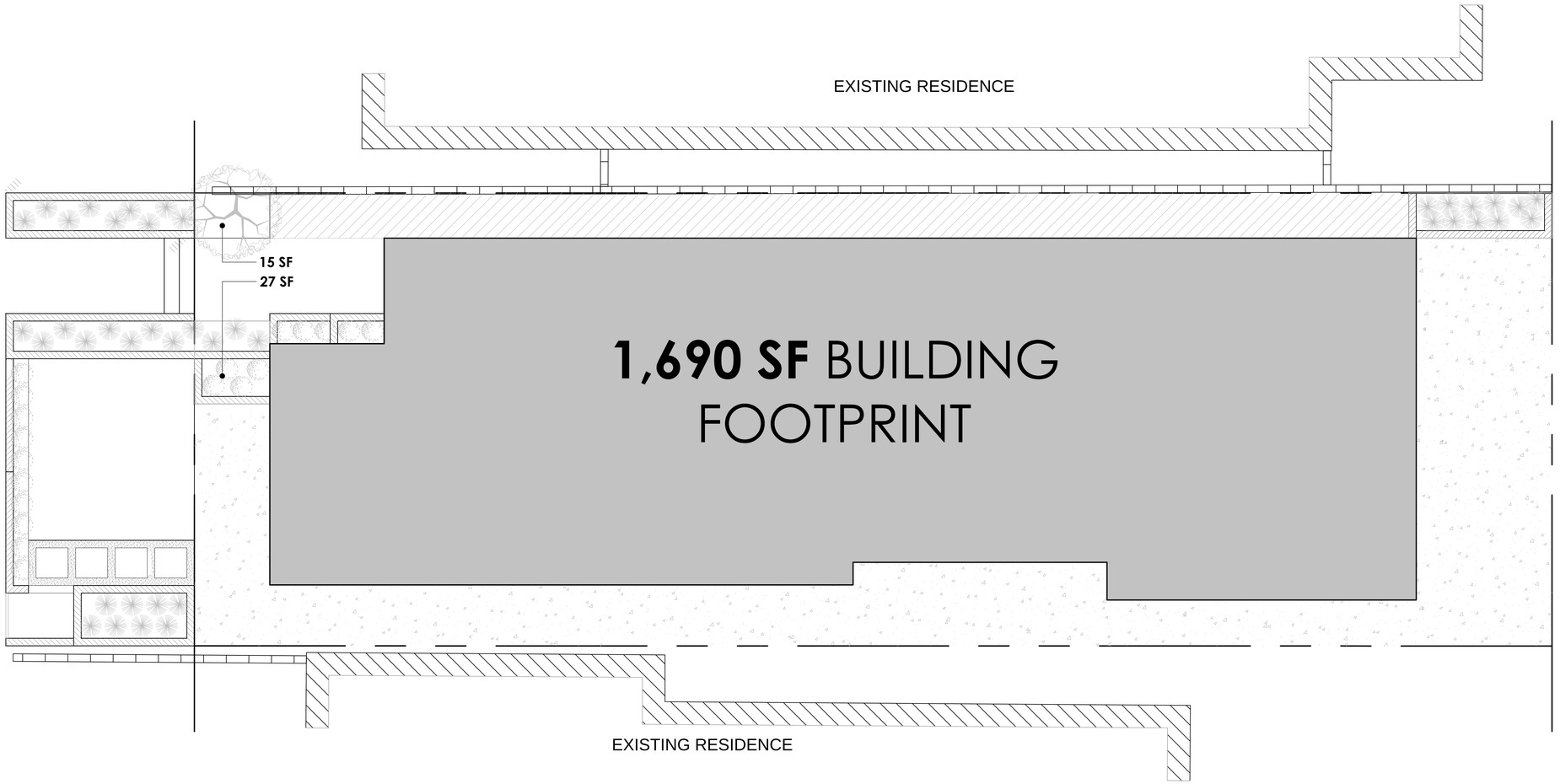
SHEET TITLE

SITE PLAN

A-0.3

32ND STREET



31ST PLACE

NORTH

SITE PLAN

1/4" = 1'-0"

All landscape irrigation provided by potable (not reclaimed) water must use drip or microspray irrigation systems. Show conformance on landscape/irrigation plans (7.44.020 J. – Permanent water conservation measures.)

PLANT LEGEND

SYMBOL	VEGETATION TYPE	BOTANICAL NAME	COMMON NAME	REGIONAL EVAL. WATER NEEDS	SIZE	DIAMETER (PLANTING/MATURED)	HEIGHT (PLANTING/MATURED)	QUANTITY
	TREE	OLEA EUROPAEA "FRUITLESS"	FRUITLESS OLIVE	LOW	36 X 36 BOX	9" TO 12' Ø	20'-0" TO 30'-0"	1 MIN.
	FLOWER	GALVEZIA SPECIOSA FIRECRACKER	ISLAND SNAPDRAGON	VERY LOW	5 GALLON	3'-0" WIDE	2'-0" TO 3'-0"	5-10
	SHRUB	EURYOPS PECTINATUS	EURYOPS/SHRUB DAISY	LOW	5 GALLON	MASS PLANTING (3-4 FT. APART)	9"-12"	5-10

NOTE: IRRIGATION SYSTEM AND SPECIFICATIONS TO BE PROVIDED BY LANDSCAPE CONTRACTOR

CITY OF MANHATTAN BEACH PLANNING REQUIREMENTS SUSTAINABLE LANDSCAPING

For new projects and projects exceeding 50% building valuation, landscape plans must be submitted showing no more than 20% of the landscape/hardscape area containing high water use plants as defined by Water Use Classification of Landscape Species (WUCOLS) for Region 3 (MBMC 10.60.070 A). For more information on WUCOLS, visit *http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf.*

LOT SQUARE FOOTAGE: 2,703 SQ. FT.
BUILDING FOOTPRINT: 1,690 SQ. FT.

***LANDSCAPE/HARDSCAPE AREA** = LOT SQ. FT. - BUILDING FOOTPRINT
2,703 SQ. FT. - 1,690 SQ. FT. **= 1,013 SQ. FT.**

A MAXIMUM 20% OF LANDSCAPE/HARDSCAPE AREA CAN HAVE HIGH WATER USAGE PLANTS AS DEFINED BY WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) FOR REGION 3.

MAX AREA OF HIGH WATER USE PLANTS= LANDSCAPE/HARDSCAPE AREA X 20%
1,013 SQ. FT. X 20% = 203 SQ. FT.
(PROVIDED) 0 SQ. FT. ≤ 203 SQ. FT. MAX. OK

REQUIRED LANDSCAPING ADJOINING STREETS
AT LEAST 20% OF ALL VISIBLE PORTIONS OF A REQUIRED FRONT OR CORNER SIDE YARD ADJOINING A STREET SHALL BE PLANTING AREA (MBMC10.12.030 (O))

30.00' X 5' = 150 SF X 20% = **30 SF (REQUIRED)**
15SF + *27SF* = 42 SF (PROPOSED)
42 SF ≥ 30 SF COMPLIES

HARDSCAPE AREAS

PERMEABLE AREAS

LANDSCAPE AREAS

REQUIRED LANDSCAPING

CATEGORIES OF WATER NEEDS
VL= VERY LOW
L= LOW

CEANOTHUS SPP (CALIFORNIA LILAC)——— L
GALVEZIA SPECIOSA FIRECRACKER (ISLAND SNAPDRAGON)——— L
AGAVE SHAWII (SHAW'S AGAVE)——— L
PAVONIA LASIOPETALA (ROCK ROSE)——— VL
FESTUCA RUBRA (CREEPING RED FESCUE)——— L

LOT BREAKDOWN

HARDSCAPE:	717 SQ. FT.
LANDSCAPING/PERMEABLE/LOW WATER AREA:	296 SQ. FT.
HIGH WATER USE AREA:	0 SQ. FT.
BUILDING FOOTPRINT:	1,690 SQ. FT.
	2,703 SQ. FT. (LOT AREA)

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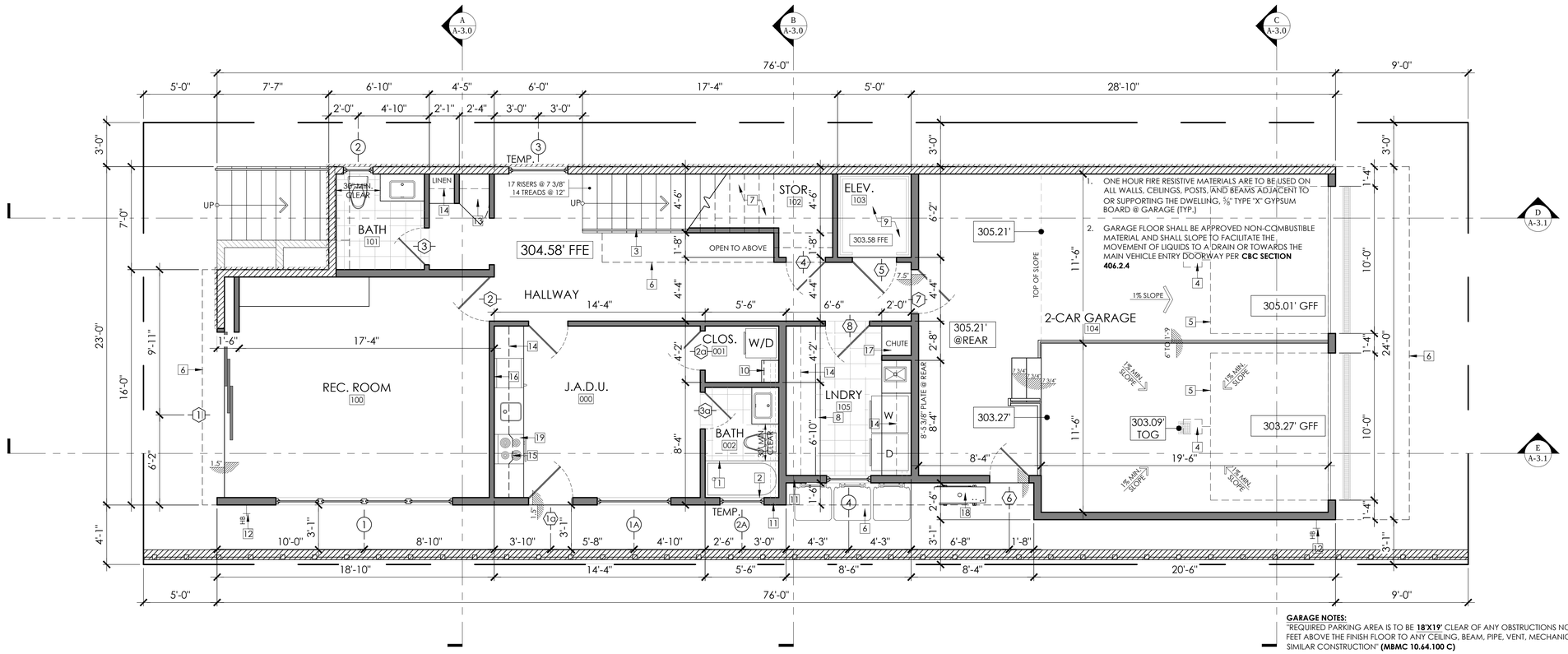
PROJECT NO: 23003

SHEET TITLE
LANDSCAPE PLAN

A-0.4



1. ONE HOUR FIRE RESISTIVE MATERIALS ARE TO BE USED ON ALL WALLS, CEILINGS, POSTS, AND BEAMS ADJACENT TO OR SUPPORTING THE DWELLING, ⅝" TYPE "X" GYPSUM BOARD @ GARAGE (TYP.)
2. GARAGE FLOOR SHALL BE APPROVED NON-COMBUSTIBLE MATERIAL AND SHALL SLOPE TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY PER **CBC SECTION 406.2.4**

GARAGE NOTES:
"REQUIRED PARKING AREA IS TO BE **18'X19'** CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN SEVEN (7) FEET ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION" **(MBMC 10.64.100 C)**

EXCEPTION: AUTOMATIC GARAGE DOOR OPENING EQUIPMENT AND THE GARAGE DOOR ENTRANCE MAY BE 6.67 FEET.

ELECTRIC VEHICLE CHARGING SYSTEMS & TEMPORARY STORAGE IMPROVEMENTS, (WALL-MOUNTED SHELVES OR CABINETS) MAY ENCROACH INTO THE VERTICAL CLEARANCE, PROVIDED A MINIMUM 4.5 FEET VERTICAL CLEARANCE IS MAINTAINED ABOVE THE FINISH FLOOR OF THE GARAGE WITHIN THE FRONT 5 FEET OF A PARKING SPACE **(MBMC 10.64.100 C, NOT FOR REQUIRED STORAGE)**

N

FIRST FLOOR PLAN

1/4" = 1'-0"

ALL EXTERIOR WALLS TO BE 2X6 TO ACCOMMODATE INSULATION PER T24

1. FACTORY-BUILT FIREPLACE HEARTHS, MANTLE AND CLEARANCES SHALL CONFORM WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND CONDITIONS OF LISTING. **(LABC 2008, 3102.1, 3102.5.1 & 2)**
2. WINDOWS IN ALL BEDROOMS MUST PROVIDE: MINIMUM 5.7 SQUARE FEET OF OPENABLE AREA, MINIMUM CLEAR WIDTH OF 20" MINIMUM CLEAR HEIGHT OF 24" AND HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
3. GAS-FIRED WATER HEATERS REQUIRE TWO 100 SQUARE INCHES NET AIR OPENINGS EACH WITHIN 12" OF FLOOR AND CEILING AND MINIMUM 2' WIDE DOOR.
4. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AS REQUIRED TO REDUCE ADDITIONAL RUN OFF ONTO NEIGHBORING PROPERTIES AND REDUCE UNDER FLOOR INFILTRATION. **(CBC 1506)**
5. RETURN AND SUPPLY DUCTS IN GARAGES THAT PENETRATE WALLS OR CEILING BETWEEN GARAGE AND DWELLING SHALL BE 26 GA. STEEL MINIMUM OR SHALL HAVE LISTED FIRE AND SMOKE DAMPERS AND SHALL BE EITHER INTERNALLY OR EXTERNALLY INSULATED WITH A MINIMUM OF R-4.2 INSULATION WITH NO OPENING INTO THE GARAGE **PER SECTION R302.5.2 (LABC 2008, EXCEPTION 3)**
6. A FURNACE OR HOT WATER HEATER "B" VENT FLUE PASSING THROUGH WALLS OR CEILINGS SHALL NOT BE CLOSER THAN 1" TO COMBUSTIBLES INCLUDING SHEETROCK AND SHALL BE INSTALLED WITH A METAL COLLAR AROUND THE FLUE AT THE POINT OF PASSAGE THROUGH WALL OR CLG. **(CBC 710,2)**
7. SEAL ALL PENETRATIONS IN WALLS BETWEEN GARAGES AND DWELLING WITH NON-COMBUSTIBLE FIRE RATED MATERIAL. **(CBC 709.6)**
8. ALL GLAZING WITHIN DOORS AND PANELS IN SHOWER AND TUB ENCLOSURES AND WINDOWS LESS THAN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL DISPLAY A SAFETY OR TEMPERED LABEL. **(CBC 2406.2 & 4.5)**
9. STAIRWAY HANDRAIL HEIGHT SHALL BE 34" TO 38" MEASURED FROM THE STAIR NOSING; RAIL ENDS SHALL TERMINATE AT POSTS OF SAFETY TERMINALS. **(CBC 1003.3.3.6)**
10. GUARDRAILS 42" HIGH MIN. SHALL BE INSTALLED AT ANY DECK, PORCH, OR OTHER ELEVATED AREA HIGHER THAN 30". PER CBC
11. CERTIFICATES OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES ***HERS*** FIELD VERIFICATION AND/OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED ***HERS*** PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
12. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE ***HERS RATER***. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUILDER.
13. CONTRACTOR SHALL PROVIDE COPIES OF THE CA GUIDE TO HOME COMFORT & ENERGY SAVINGS, CF-1R, MF-1R & CF-6R & IC-1 FORMS TO THE BUILDING OWNER.
14. COMPARTMENT DIMENSIONS 12" WIDER THAN UNIT, 3" MIN. CLR. ON SIDES AND BACK, 6" MIN. CLR. FROM FRONT TO COMBUSTION AIR INTAKE. **[315.1 CMC].**
15. W/H: AREA OF COMBUSTION AIR OPENINGS 1 SQ. INCH PER 5,000 BTU. 1 SQ. INCH PER 1,000 BTU (100 MIN.) IN CONFINED SPACES. HALF OF OPENING AREA WITHIN 12" OF CEILING AND HALF 12" FROM FLOOR.
16. INSTANTANEOUS WATER HEATER WITH AN INPUT RATING GREATER THAN 6.8 KBTU/HR. SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER HEATER - **PER SECTION 110.3(c)7.**
17. COMBUSTION AIR FROM ATTIC THROUGH 26-GA. GALVANIZED STEEL SLEEVE TO 6" ABOVE CEILING JOISTS WITHOUT A SCREEN. PROVIDE ADEQUATE OPENINGS TO ATTIC **[704 CMC].**
18. COMBUSTION AIR DIRECTLY FROM OUTSIDE WITH ¼" SCREEN **[707 CMC]**. ONE SQUARE INCH PER 4,000 BTU AND ONE SQUARE INCH PER 2,000 FOR HORIZONTAL DUCTS, NOT ALLOWED IN ANY BEDROOM, BATHROOM, OR CLOSET THAT OPENS INTO ONE OF THESE.
19. COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE.
20. A FACTORY BUILT FIREPLACE SHALL HAVE THE FOLLOWING:
    A. CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX;
    B. A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE.
    C. (EXCEPTION: AN OUTSIDE COMBUSTION-AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL.); AND
    D. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. (**TITLE 24, PART 6, CHAPTER 7, SECTION 150 (E)**)
21. INSTALL ENERGY STAR RATED APPLIANCES
22. PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH **CRC R302.4.** PENETRATIONS SHALL BE FIRE-STOPPED BY A SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE-RATING OF THE WALL PENETRATED. **(CRC R302.4.1.2)**
23. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED AN APPROVED FIRE-RESISTANT JOINT SYSTEM WITH A FIRE-RESISTASNCE RATING NOT LESS THAN THAT OF THE ASSEMBLY IN WHICH IT IS INSTALLED. **(CBC 714.1)**
24. FIREBLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH **CRC R302.11** IN THE FOLLOWING LOCATIONS:
    A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
       - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
       - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
    B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
    C. WHERE ANNULAR SPACE PROTECTION IS PROVIDED IN ACCORDANCE WITH **CRC R302.4** FIRE BLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. **(CBC 717.2.5, R1003.19)**

FLOOR PLAN NOTES

FLOOR PLAN KEYNOTES

1. TEMPERED SHOWER ENCLOSURE, GLASS TO BE PERMANENTLY LABELED AS SUCH.
2. 72" HIGH TILE SURROUND
3. HANDRAIL, HEIGHT OF HANDRAIL TO BE BETWEEN 34"-38" ABOVE NOSING LINE OF STAIRS. ALSO SEE FOOTNOTE #9 **(SEE STRUCT. PLAN FOR DETAIL)**
4. AUTO GARAGE DOOR OPENER
5. 10'-0" X 8'-0" WOOD SECTIONAL GARAGE DOOR
6. OUTLINE OF FLOOR ABOVE
7. ENCLOSED USABLE SPACE UNDER STAIRS TO BE 1-HR FIRE RATED. PROVIDE ⅝" TYPE "X" GYPSUM BOARD ON ALL WALLS AND CLGS.
8. PROVIDE DRIP PAN / FLOOR DRAIN PER CPC SECTION 804.1
9. ELEVATOR (DOOR TO BE SELF CLOSING W/ SMOKE SEALS, 1-HR RATED) SHAFT WALLS TO BE 1-HR RATED. PROVIDE TYPE "X" GYPSUM BOARD ON ALL WALLS. **(SEE DETAIL 18/A-5.2)**
10. SHELF & POLE AS REQUIRED
11. DRYER VENT TO OUTSIDE, A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED.DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAXIMUM OF TWO 90 DEG. ELBOWS, A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED (CMC 504.4.2)
12. ANTI-SIPHON HOSE BIB
13. MEDIA CABINET
14. UPPER CABINETRY WITH ADJUSTABLE SHELVES
15. RANGE HOOD; SHALL BE CERTIFIED AND LISTED ON THE CALIFORNIA ENERGY COMMISSION APPLIANCE DATABASE (MIN. 100 C.F.M., MAX SOUND RATING OF 3 SONES @ 100 C.F.M., & VENT DIRECTLY OUTSIDE)
16. REF / FREEZER: PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER W/ RECESSED SHUTOFF VALVE
17. LAUNDRY CHUTE
18. AC CONDENSER
19. 24" RANGE/OVEN

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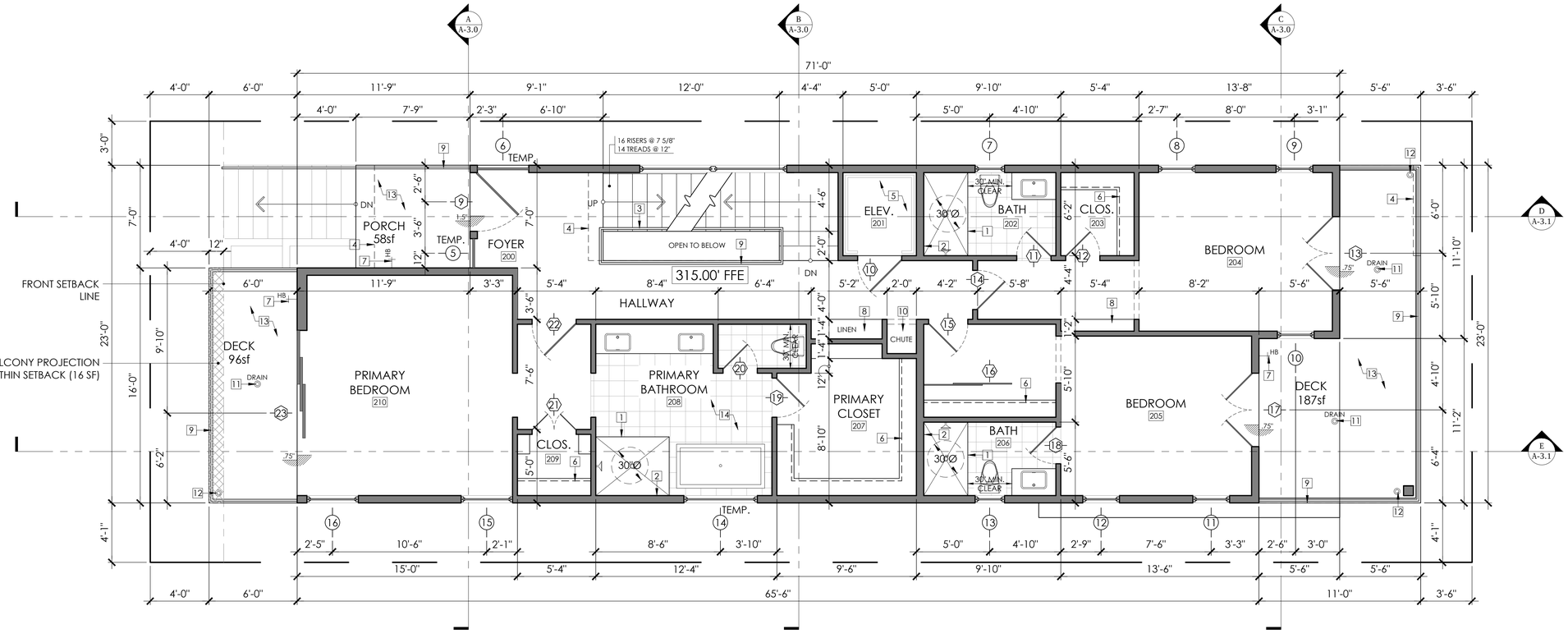
PROJECT NO: 23003

SHEET TITLE

FIRST FLOOR PLAN

A-1.0



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SECOND FLOOR PLAN

1/4" = 1'-0"

ALL EXTERIOR WALLS TO BE 2X6 TO ACCOMMODATE INSULATION PER T24

25. WALL, AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN **CRC R302.9.**

26. GARAGE DOOR SPRINGS:
    - SPRING SHALL BE FABRICATED FROM EITHER HARD-DRAWN SPRING WIRE (PER ASTM A227-21) OR OIL-TEMPERED WIRE **(PER ASTM A229-71).**
    - MINIMUM DESIGN STANDARD SHALL BE 9,000 CYCLES.
    - PHYSICAL CYCLING TESTS SHALL BE PERFORMED AND CERTIFIED BY AN APPROVED TESTING AGENCY.
    - EACH SPRING SHALL BE EQUIPPED WITH AN APPROVED DEVICE CAPABLE OF RESTRAINING THE SPRING OR ANY PART THEREOF IN THE EVENT IT BREAKS. CONTAINMENT DEVICE SHALL BE TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY.

27. STAIR TREADS AND RISERS SHALL BE DETAILED AS FOLLOWS:
    - THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED 0.375" IN ANY FLIGHT OF STAIR. **(CRC R3.117.4.3)**
    - THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD OR BEVELING OF NOSING SHALL NOT EXCEED 0.5" **(CRC R311.7.4.3)**
    - RISERS SHALL BE VERTICAL OR SLOPED A MAX. 30 DEGREES FROM THE VERTICAL. **(CRC R311.7.4.3)**
    - LEADING EDGE OF TREAD SHALL NOT PROJECT MORE THAN 1.25" BEYOND TREAD BELOW. **(CRC R311.7.4.3)**
    - OPENING BETWEEN TREADS SHALL NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. **(CRC R311.7.4.3)**

28. THE WALKING SURFACE OF TREADS AND LANDINGS SHALL NOT BE SLOPED STEEPER THAN 2% (1:48) IN ANY DIRECTION. **(CRC R311.7.6)**

29. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH **ASTM C1178, C1288 OR C1325** SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: **(CRC R702.3.8)**
    - VAPOR RETARDER
    - ON CEILINGS WHERE FRAME SPACING EXCEEDS 12" O.C. FOR ½" THICK AND MORE THAN 16" O.C. FOR ⅝" THICK.

30. BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIALS. **(CRC R307.2)**

31. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH AND NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6' ABOVE THE FLOOR. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PER **CBC 2509.2**

32. BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL. **(CBC 1210.4)**

33. ATTIC ACCESS, SERVICE SPACE **(C.M.C 304, CRC R807)** & VENTILATION:
    - 30X22X30 INCH HIGH MINIMUM UNOBSTRUCTED ACCESS, BUT NOT LESS THAN THE LARGEST EQUIPMENT SIZE.
    - THE INSIDE MEANS OF ACCESS SHALL BE A PERMANENT, OR FOLDAWAY INSIDE STAIRWAY OR LADDER, TERMINATING IN AN ENCLOSURE, SCUTTLE, OR TRAP DOOR. **(CMC 304.3.1.1)**
    - PERMANENT LIGHTING SHALL BE PROVIDED AT THE ROOF ACCESS. THE SWITCH FOR SUCH LIGHTING SHALL BE LOCATED INSIDE THE BUILDING NEAR THE ACCESS MEANS LEADING TO THE ROOF. **(CMC 304.3.2)**
    - A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY **(CMC 304.4.4)**
    - 30X30 INCH MINIMUM UNOBSTRUCTED PASSAGE TO REMOVE EQUIPMENT, BUT NOT LESS THAN THE LARGEST EQUIPMENT & MAXIMUM 20' DISTANCE FROM ACCESS TO UNIT.
    - 30X30 INCH DEEP LEVEL SERVICE SPACE LOCATED AT THE EQUIPMENT SERVICE SIDE.
    - PROVIDE ADDITIONAL COMBUSTION AIR IN ATTIC SPACE WHERE FAU IS LOCATED AS REQUIRED PER C.M.C. CHAPTER 7 OR NOTE SPECIAL COMBUSTION AIR VENTING PER MANUFACTURES DESIGN (VERIFY AVAILABILITY FROM MANUFACTURE).
    - FAU ACCESS FLOORING SHALL PROVIDE A MINIMUM 24 WIDE SOLID SURFACE TO & A LEVEL 30"X30" SURFACE IN FRONT OF SERVICE SIDE.
    - MECHANICAL EQUIPMENT AREA SHALL HAVE REQUIRED SWITCHING & LIGHTING.

34. FOR DWELLING INSTALLED "TANKLESS WATER HEATER READY". (BEES 150.0(n)1A-D) REGARDLESS OF THE PROPOSED WATER HEATER SYSTEM THE WATER HEATER LOCATION SHALL BE INCLUDE THE FOLLOWING:
    - 120 V OUTLET WITHIN 3 FEET OF WATER HEATER
    - CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE TERMINATION AND WATER HEATER SPACE
    - CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF WATER HEATER
    - GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200,000 BTU/HOUR-PER SECTION 150.0(n)1

35. HVAC SYSTEM WITH MORE THAN 10 FEET OF DUCTWORK SHALL HAVE A FILTER WITH NO LESS THAN MERV 6 EFFICIENCY-PER ASHRAE STANDARD 62.2

36. IMPERVIOUS MOISTURE BARRIER AT BALCONY FLOOR SHALL NOT BE CONCEALED UNTIL IT HAS BEEN INSPECTED AND APPROVED BY THE CITY INSPECTOR. **(CRC SECTION R109.1.5.3)**

37. ELEVATOR SHALL COMPLY WITH ASME A.17.1/CSA B44 **(CRC SECTION R321.1)**

38. ENERGY STORAGE SYSTEMS (ESS) SHALL NOT BE INSTALLED IN HABITABLE ROOMS OR SPACES OPENING DIRECTLY TO HABITABLE ROOMS - PER SECTION R328.4.

39. ENERGY STORAGE SYSTEMS (ESS) SUBJECT TO VEHICLE DAMAGE SHALL BE PROVIDED WITH IMPACT PROTECTION COMPLYING WITH SECTION 1207.11.7.3 - PER SECTION R328.8.1.

FLOOR PLAN NOTES

FLOOR PLAN KEYNOTES

1. TEMPERED SHOWER ENCLOSURE. GLASS TO BE PERMANENTLY LABELED AS SUCH.
2. 72" HIGH TILE SURROUND
3. HANDRAIL, HEIGHT OF HANDRAIL TO BE BETWEEN 34"-38" ABOVE NOSING LINE OF STAIRS. ALSO SEE FOOTNOTE #9 **(SEE STRUCT. PLAN FOR DETAIL)**
4. OUTLINE OF FLOOR ABOVE
5. ELEVATOR (DOOR TO BE SELF CLOSING W/ SMOKE SEALS, 1-HR RATED) SHAFT WALLS TO BE 1-HR RATED. PROVIDE TYPE "X" GYPSUM BOARD ON ALL WALLS. **(SEE DETAIL 18/A-5.2)**
6. SHELF & POLE AS REQUIRED
7. ANTI-SIPHON HOSE BIB
8. BUILT-IN CABINETRY
9. GUARDRAIL TO BE 42" HIGH, INTERMEDIATE RAILS SHALL BE SPACED SUCH THAT A 4" Ø SPHERE MAY NOT PASS THROUGH. **(SEE STRUCT. PLAN FOR DETAIL)**
10. LAUNDRY CHUTE
11. DECK DRAIN, 1/4" MIN. SLOPE TOWARD DRAIN **(SEE DETAIL 8/A-5.0)**
12. DECK OVERFLOW **(SEE DETAIL 5/A-5.0)**
13. DEX-O-TEX WEATHERWEAR WATERPROOFING DECKING ICC, CLASS A, REPORT #ESR-1757, LOS ANGELES RR#2360 **(PLYWOOD ONLY, NO OSB)**
14. PROVIDE GRAB BAR REINFORCEMENTS FOR AGING-IN-PLACE REQUIREMENTS PER CRC SECTION R327 **(SEE DETAIL 15/A-5.1)**
15.
16.
17.
18.

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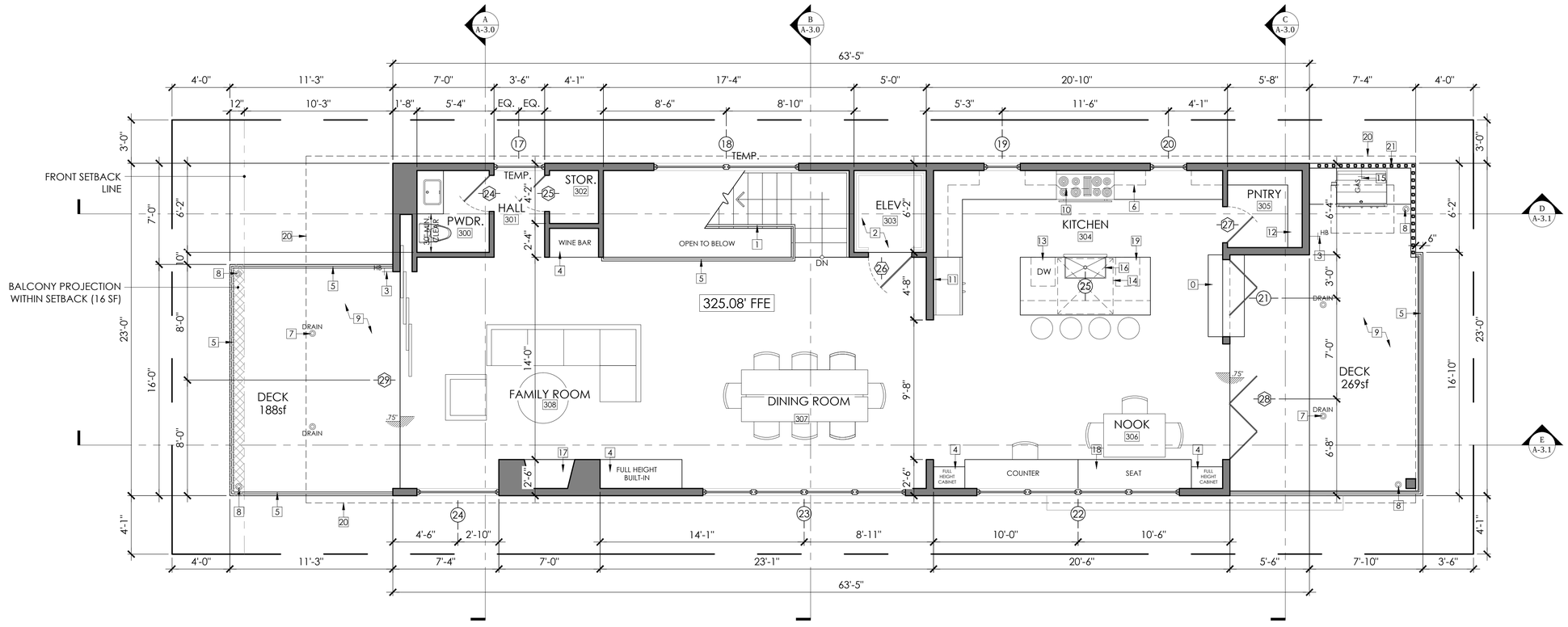
PROJECT NO: 23003

SHEET TITLE

SECOND FLOOR PLAN

A-1.1



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THIRD FLOOR PLAN

1/4" = 1'-0"

ALL EXTERIOR WALLS TO BE 2X6 TO ACCOMMODATE INSULATION PER T24

40. WATER-HEATING SYSTEM REQUIREMENTS (2022 CALIFORNIA ENERGY CODE 150.0(N)):

- INDICATE SPACE OF AT LEAST 2.5 FT X 2.5 FT X 7 FT TALL FOR FUTURE HEAT PUMP WATER HEATER.
- IF HPWH SPACE IS WITHIN 3 FT PROVIDE A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE, A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE LABELED AS "FUTURE 240V USE", A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE
- IF HPWH IS MORE THAN 3 FT PROVIDE A DEDICATED 240 VOLT BRANCH CIRCUIT RATED AT 30 AMPS, DEDICATED COLD WATER SUPPLY, HOT WATER SUPPLY, AND A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE. R-7.7 INSULATION SHALL BE INSTALLED ON THE FIRST 5 FEET OF HOT AND COLD-WATER PIPES. ALL HOT WATER PIPING ¾" OR LARGER, FROM THE WATER HEATER TO THE KITCHEN FIXTURES, SHALL HAVE R4 INSULATION.

41. APPLIANCES LOCATED IN A GARAGE SHALL BE PROTECTED FROM MECHANICAL DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS LOCATED OUT OF THE NORMAL PATH OF VEHICLES. (305.1.1 CMC)

42. HEAT PUMP SPACE HEATER READY (CA ENERGY CODE 150.0(T)): IF NATURAL OR PROPANE GAS FURNACES ARE INSTALLED:

- DEDICATED, 240-VOLT BRANCH CIRCUIT WIRING MUST BE INSTALLED WITHIN 3 FT FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS MUST BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER MUST BE LABELED "240V READY." ALL ELECTRICAL COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE; AND
- THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER PERMANENTLY LABELED "FOR FUTURE 240V USE."

43. CLOTHES DRYER:

- A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.4.2)
- DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAXIMUM OF TWO 90 DEG. ELBOWS (CMC 504.4.2.1)
- A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED (CMC 504.4.2.2)

44. ONLY GAS FIREPLACES MAY BE INSTALLED IN NEW RESIDENTIAL OR COMMERCIAL BUILDINGS. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 445 DOES NOT PERMIT PERMANENT INSTALLATION OF INDOOR OR OUTDOOR WOOD-BURNING DEVICES IN A NEW DEVELOPMENT UNLESS THEY ARE ONE OF THE FOLLOWING TYPES LISTED. WWW.AQMD.GOV/DOCS/DEFAULT-SOURCE/RULE-BOOK/RULE-IV/RULE-445.PDF

45. FACILITIES FOR THE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT MUST BE PROVIDED FOR NEW UNITS. [CGBSC 4.106.4]

46. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING UNIT WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. ADD NOTE TO PLANS. [§ R311.2 CRC, § 1010.1.9 CBC]

FLOOR PLAN NOTES

FLOOR PLAN KEYNOTES

1. HANDRAIL, HEIGHT OF HANDRAIL TO BE BETWEEN 34"-38" ABOVE NOSING LINE OF STAIRS. ALSO SEE FOOTNOTE #9 **(SEE STRUCT. PLAN FOR DETAIL)**
2. ELEVATOR (DOOR TO BE SELF CLOSING W/ SMOKE SEALS, 1-HR RATED) SHAFT WALLS TO BE 1-HR RATED. PROVIDE TYPE "X" GYPSUM BOARD ON ALL WALLS. **(SEE DETAIL 18/A-5.2)**
3. ANTI-SIPHON HOSE BIB
4. BUILT-IN CABINETRY
5. GUARDRAIL TO BE 42" HIGH, INTERMEDIATE RAILS SHALL BE SPACED SUCH THAT A 4" Ø SPHERE MAY NOT PASS THROUGH. **(SEE STRUCT. PLAN FOR DETAIL)**
6. UPPER CABINETRY WITH ADJUSTABLE SHELVES
7. DECK DRAIN, 1/4" MIN. SLOPE TOWARD DRAIN **(SEE DETAIL 8/A-5.0)**
8. DECK OVERFLOW **(SEE DETAIL 5/A-5.0)**
9. DEX-O-TEX WEATHERWEAR WATERPROOFING DECKING ICC, CLASS A, REPORT #ESR-1757, LOS ANGELES RR#2360 **(PLYWOOD ONLY, NO OSB)**
10. RANGE HOOD; SHALL BE CERTIFIED AND LISTED ON THE CALIFORNIA ENERGY COMMISSION APPLIANCE DATABASE (MIN. 100 C.F.M., MAX SOUND RATING OF 3 SONES @ 100 C.F.M., & VENT DIRECTLY OUTSIDE)
11. REF / FREEZER: PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER W/ RECESSED SHUTOFF VALVE
12. BUILT-IN PANTRY SHELVES W/ SPICE RACK
13. PROVIDE DRIP PAN / FLOOR DRAIN PER CPC SECTION 804.1
14. OUTLINE OF SKYLIGHTS **(SEE DETAIL 23/A-5.2)**
15. GAS HOOKUP FOR OUTDOOR GRILL
16. SEE DETAIL **10/A-5.1** FOR ISLAND SINK VENTING, PER CPC 909.1
17. MAJESTIC FIREPLACE **MARQUIS II SERIES** MODEL #: MARQ36/42IN ANSI Z21.88-2017/ CSA 2.33 -2017 STANDARDS/ UL307 **(NO WOOD BURNING, PER AQMD, DIRECT VENT ONLY)**
18. BUILT IN BUFFET SEAT W/STORAGE BELOW
19. TRASH COMPACTOR
20. OUTLINE OF ROOF ABOVE
21. 2"X2" VERTICAL SLATS FOR PRIVACY SCREENING

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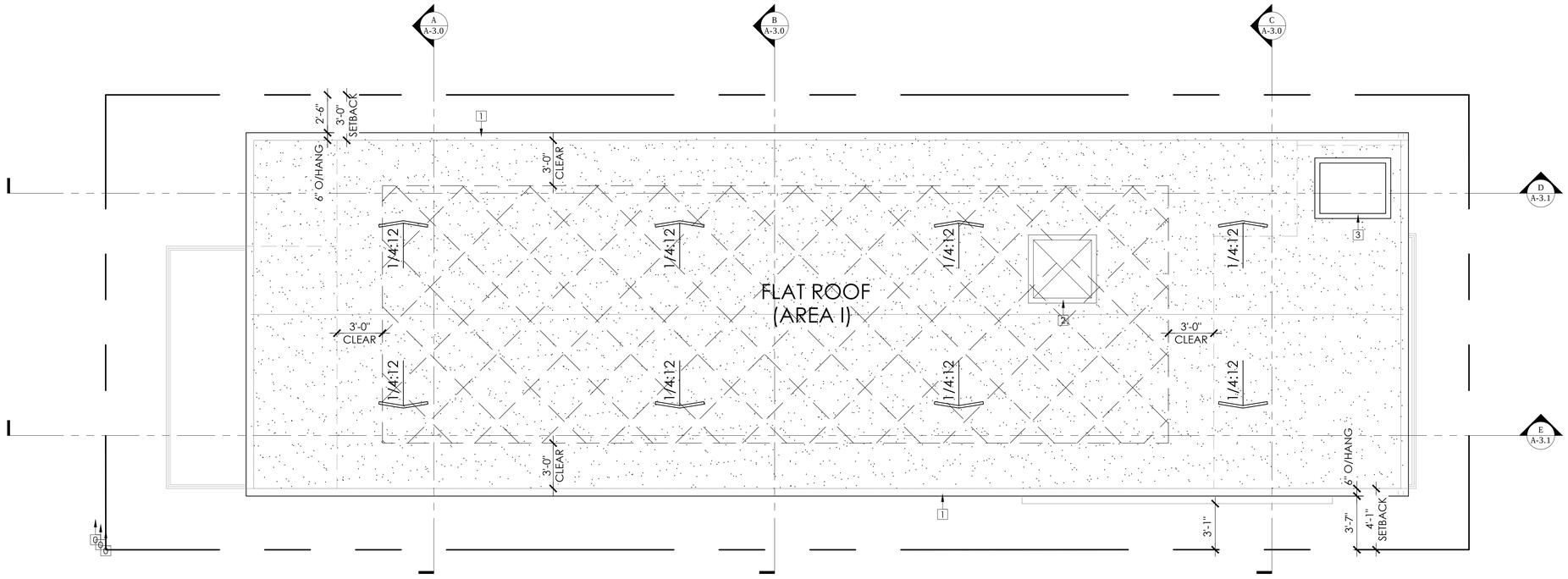
THIRD FLOOR PLAN

A-1.2



N

ROOF PLAN

1/4" = 1'-0"

- PHOTOVOLTAIC SYSTEM SHALL BE INSTALLED **PER SECTION 3-4.110 SOLAR PANEL REGULATIONS**
- PV SYSTEM TO BE INSTALLED PRIOR TO FINAL INSPECTION AND PRIOR TO BUILDING OCCUPANCY
- **250 SF MIN. SOLAR ZONE (SHOWN HATCHED)**

EQUATION 150.1-C ANNUAL PHOTOVOLTAIC ELECTRICAL OUTPUT

kPWV = (CFA X A)/1000 + (NDwell X B)

5.87 kPWV = (3,676 X .594)/1000 + (3 X 1.23)

WHERE:

kPWV =	kWdc SIZE OF THE PV SYSTEM
CFA =	CONDITIONED FLOOR AREA
NDwell =	NUMBER OF DWELLING UNITS
A =	ADJUSTMENT FACTOR FROM TABLE 150.1-C
B =	DWELLING ADJUSTMENT FACTOR FROM TABLE 150.1-C

TABLE 150.1-C CFA AND DWELLING ADJUSTMENT FACTORS

CLIMATE ZONE	A - CFA	B - DWELLING UNITS
1	0.793	1.27
2	0.621	1.22
3	0.628	1.12
4	0.586	1.21
5	0.585	1.06
6	0.594	1.23
7	0.572	1.15
8	0.586	1.37
9	0.613	1.36
10	0.627	1.41
11	0.836	1.44
12	0.613	1.40
13	0.894	1.51
14	0.741	1.26
15	1.56	1.47
16	0.59	1.22

SEE CF1R FOR SOLAR REQUIREMENTS

ALL DOWNSPOUTS TO BE CONNECTED TO DRAIN LINES

ROOF MATERIAL @ FLAT (1/4:12 MIN.):

CONTRACTOR TO REFER TO FULL T-24 REPORT PRIOR TO SELECTION/INSTALLATION OF ROOFING MATERIALS. MATERIALS CHOSEN MUST CONFORM TO APPLICABLE T-24 GUIDELINES FOR ROOF REFLECTANCE, EMITTANCE AND COOL ROOF COMPLIANCE.

- 3-LAYERS OF 15# FELT LAID W/19" OVERLAP, **PER CRC R905.2.2.** HOT MOPPED THROUGHOUT W/ GAFGLAS ENERGY CAP BUR MINERAL SURFACED CAP SHEET **(ICC# ESR-1274)**
- MINIMUM CLASS "A" ROOF REQUIRED
- NAIL BASE SHEET **PER CRC R905**

SOLAR REQUIREMENTS:

MINIMUM 3.67 KWdc PHOTOVOLTAIC SYSTEM (SYSTEM MUST BE INSTALLED PRIOR TO FINAL INSPECTION)

NON-VENTED ROOF ASSEMBLY

AREA I: SPRAY FOAM INSULATION (AIR-IMPERMEABLE INSULATION) SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING FOR CONDENSATION CONTROL (SPRAY INSULATION THICKNESS TO ACHIEVE MIN. REQUIREMENTS PER T24) COMPLY WITH **CRC R806.5** FOR UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.

"CONTRACTOR TO CONSULT WITH INSULATION MANUFACTURER FOR BEST USE/TYPE OF SPRAY FOAM INSULATION FOR REQUIRED AREAS".

ATTIC/ROOF VENTILATION NOTES:

(PER CRC R806)

1. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN **(PER CRC R806.2)**:
   a. 1/150 OF THE ATTIC SPACE (APPROX. 10 SQ. IN. FOR EACH 10 SQ. FT. OF ATTIC AREA)
   OR
   b. 1/300 PROVIDED A VAPOR RETARDER IS INSTALLED WITH A TRANSMISSION RATE NOT EXCEEDING 1 PERM MEETING ASTM E96.
2. TO ACHIEVE A **"BALANCED"** ATTIC VENTILATION SYSTEM, 50% OF THE REQUIRED VENTILATION AREA MUST BE LOCATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS. IN NO CASE SHOULD THE AMOUNT OF EXHAUST VENTILATION EXCEED THE AMOUNT OF INTAKE VENTILATION. **CONSULT ATTIC VENTILATION MANUFACTURER(S) TO ENSURE/VERIFY PROPER PLACEMENT/QUANTITIES/TYPES/USE OF VENTS.**
3. OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8" MIN. AND 1/4" MAX. OPENING.
4. **VENT AND INSULATION CLEARANCE:** WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING, AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT. **(PER CRC R806.3)**
5. THE 2022 CALIFORNIA ENERGY CODE ALSO STATES THAT ATTIC SPACE SHALL BE PROVIDED WITH VENTILATORS EQUAL TO OR GREATER THAN 1 SQ. FT. FOR EVERY 150 SQ. FT. OF ATTIC SPACE, WITH A MINIMUM 30% OF THE FREE VENTILATION AREA INSTALLED WITHIN 2' VERTICALLY OF THE RIDGE. (CF-1R-ALT FORM)
6. RAFTERS MAY BE NOTCHED FOR CROSS VENTILATION PROVIDED THE NOTCHES AND ASSOCIATED SAW-BLADE OVER-CUTS DO NOT AFFECT THE STRUCTURAL INTEGRITY OF THE RAFTERS. **(SEE STRUCTURAL NOTES REGARDING NOTCHING & ALLOWABLE HOLES)**

ROOF PLAN NOTES

ROOF PLAN KEYNOTES

1 INTEGRATED GUTTER SYSTEM **(SEE DETAIL 19/A-5.2)**

2 SKYLIGHTS **(SEE DETAIL 23/A-5.2)**

3 OPEN TO SKY SKYLIGHT

4

LEGEND

0:0 ROOF SLOPE PITCH

SOLAR ZONE

ABBREVIATIONS

O/H OVERHANG
PL PROPERTY LINE

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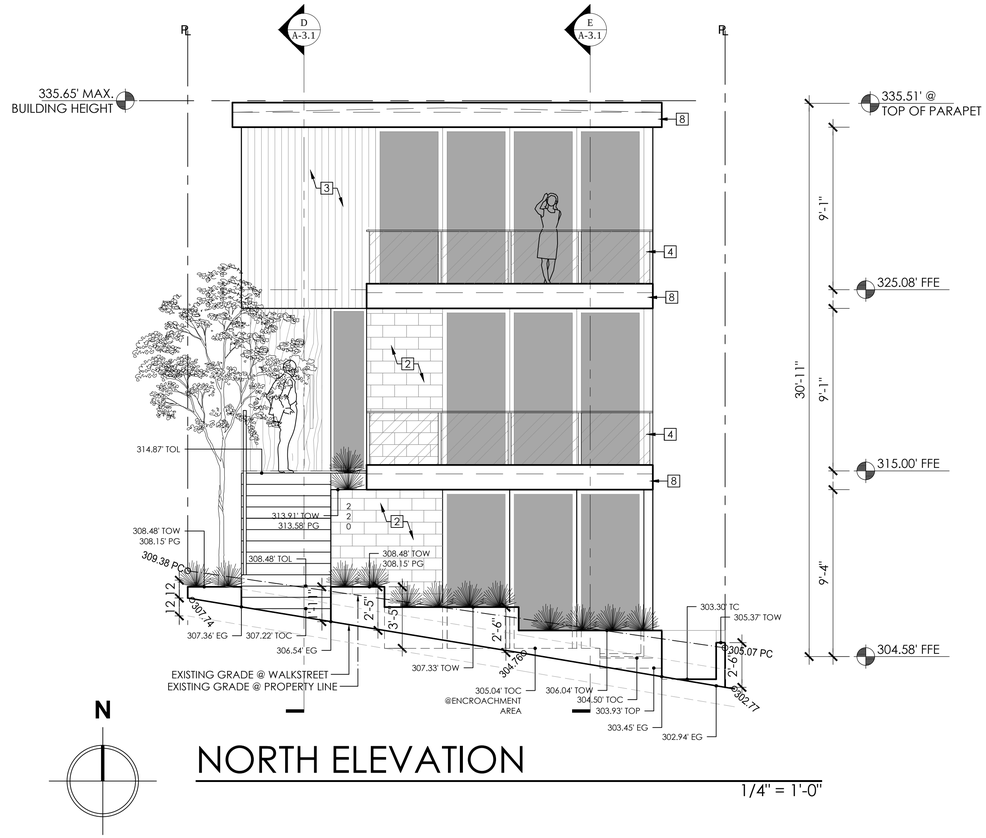
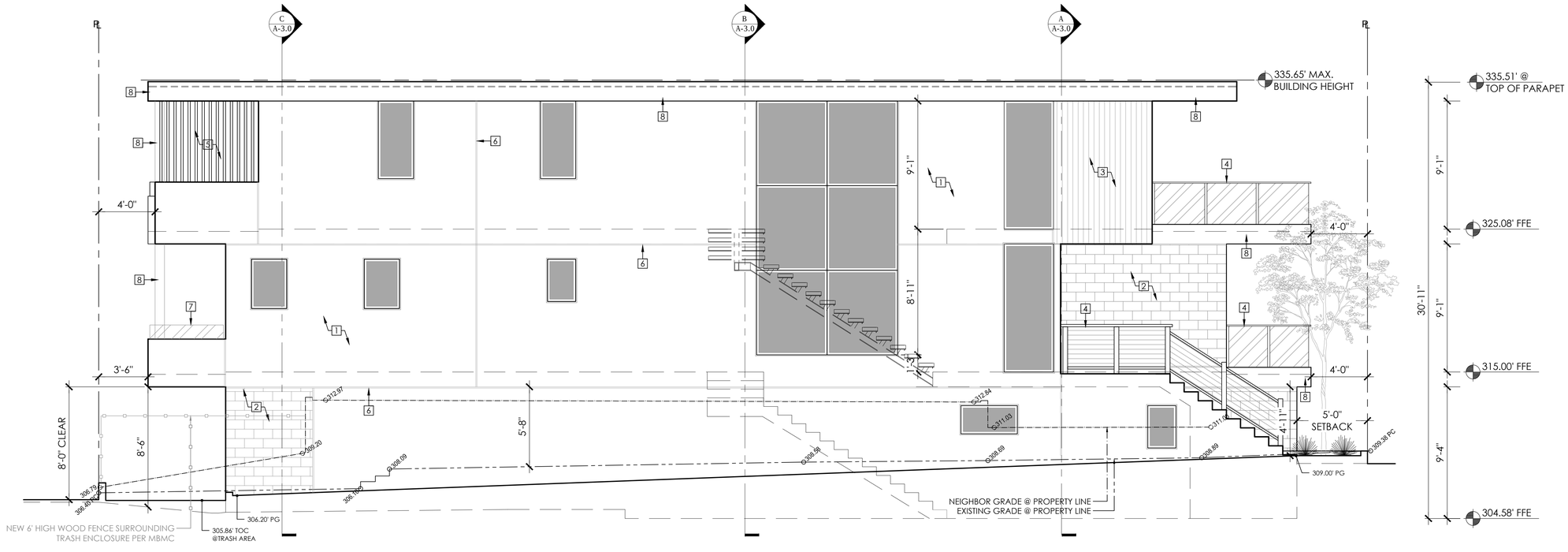
ROOF PLAN

A-1.3



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

1. PARAPETS, RAILS AND SKYLIGHTS MUST BE WITHIN THE HEIGHT LIMIT.
2. GUARDRAILS TO BE 42" HIGH MIN. HANDRAILS TO BE 34"-38" HIGH, NEITHER SHALL HAVE OPENING LARGER THAN 4" Ø. **(CRC R312)**
3. GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED. **(CRC R308.4)**
4. CONTRACTOR TO SURVEY EACH FLOOR AS COMPLETED TO ENSURE OVERALL BUILDING HEIGHT DOES NOT EXCEED MAX. HEIGHT PERMITTED.
5. VENT PIPES AND RADIO AND TELEVISION ANTENNAS MAY EXCEED THE MAXIMUM PERMITTED HEIGHT IN THE DISTRICT IN WHICH THE SITE IS LOCATED BY NO MORE THAN 10'. **(MBMC 10.60.060)**
6. CHIMNEYS MAY EXCEED THE MAXIMUM PERMITTED HEIGHT BY NO MORE THAN 5' PROVIDED THE LENGTH AND WIDTH OF THE CHIMNEY PORTION EXCEEDING THE HEIGHT SHALL NOT EXCEED 3' IN WIDTH AND 5' IN LENGTH. **(MBMC 10.60.060)**
7. SOLAR ENERGY SYSTEMS MAY EXCEED THE MAXIMUM PERMITTED HEIGHT BY NO MORE THAN 12" AS NEEDED TO MEET SOLAR RIGHTS ACT EFFICIENCY STANDARDS. **(MBMC 10.60.060)**
5. SEE CF1R FOR SOLAR REQUIREMENTS

ELEVATION KEYNOTES:

1. SMOOTH STUCCO **(SEE DETAIL 0/A-5.0)**
2. CULTURED STONE VENEER **(SEE DETAIL 0/A-5.0)**
3. VERTICAL WOOD SIDING **(SEE DETAIL 0/A-5.0)**
4. **METAL/GLASS** GUARDRAIL TO BE 42" HIGH, NEITHER SHALL HAVE OPENING LARGER THAN 4" Ø SEE GENERAL NOTE #2 ABOVE **(SEE STRUCT. PLAN FOR DETAIL)**
5. 2"X2" VERTICAL SLATS PRIVACY SCREEN
6. 1" FRY REGLET
7. PARAPET W/GLASS GUARDRAIL TO BE 42" HIGH SEE GENERAL NOTE #2 ABOVE **(SEE STRUCT. PLAN FOR DETAIL)**
8. METAL CLADDING
9.
10.

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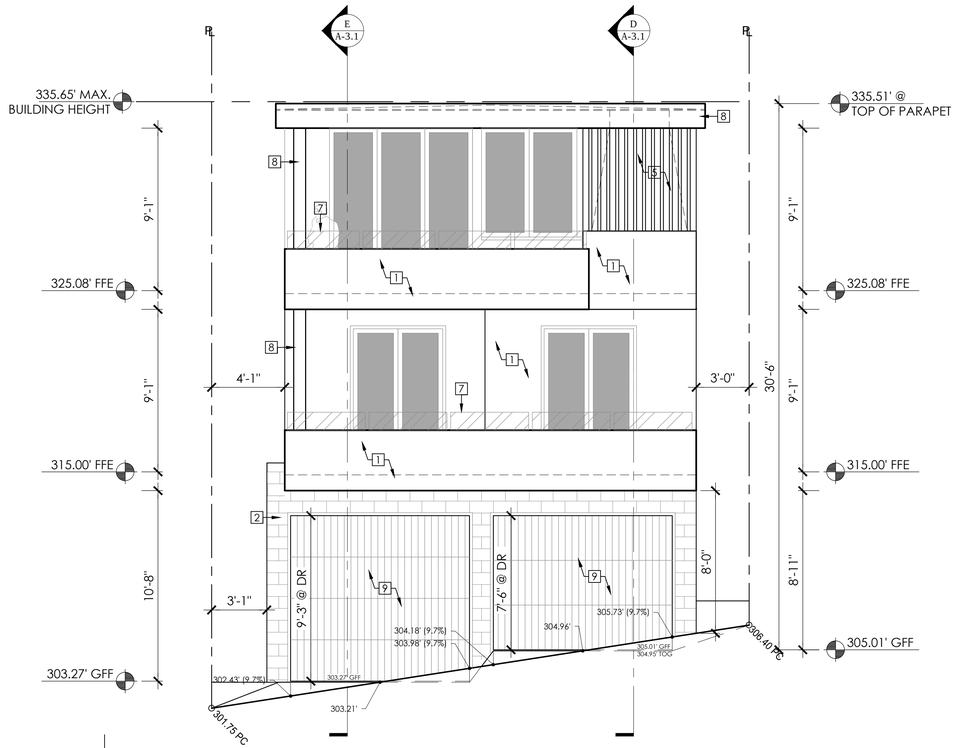
ELEVATIONS
NORTH & EAST

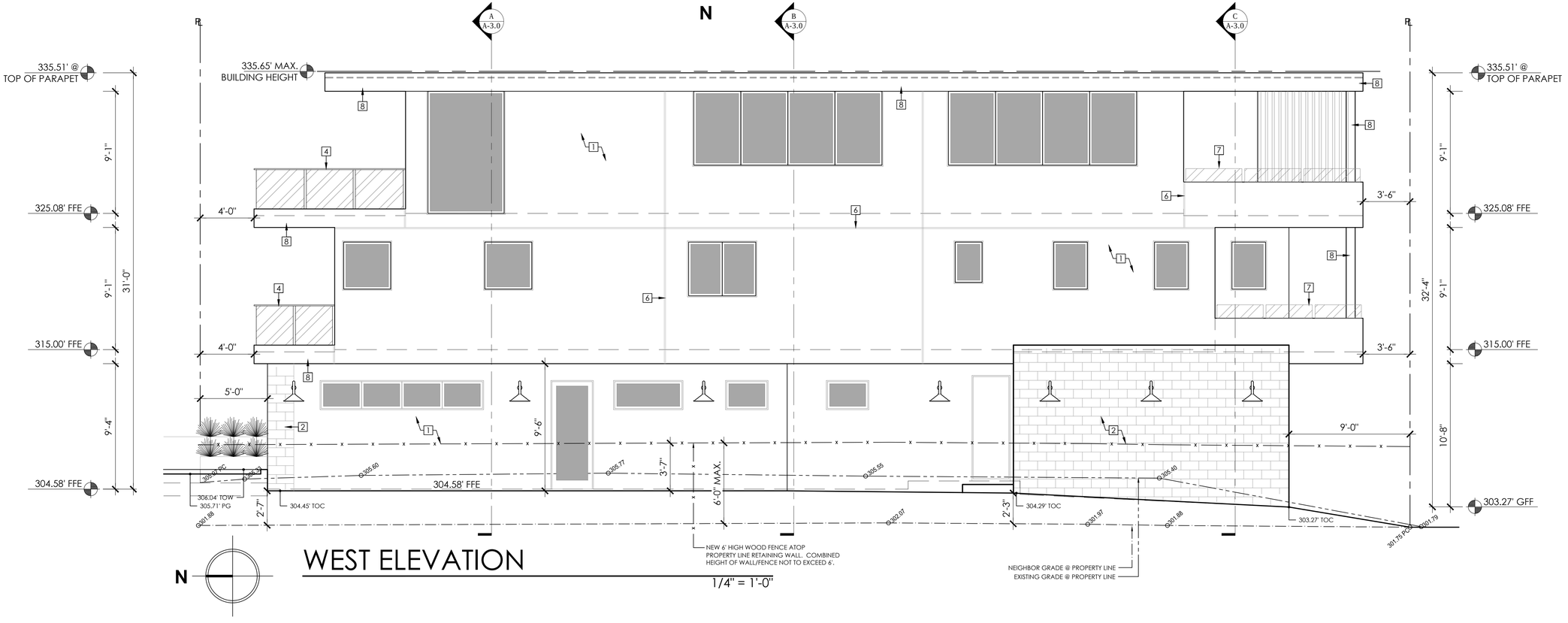
A-2.0



SOUTH ELEVATION

1/4" = 1'-0"

N



WEST ELEVATION

1/4" = 1'-0"

N

GENERAL NOTES:

1. PARAPETS, RAILS AND SKYLIGHTS MUST BE WITHIN THE HEIGHT LIMIT.
2. GUARDRAILS TO BE 42" HIGH MIN. HANDRAILS TO BE 34"-38" HIGH, NEITHER SHALL HAVE OPENING LARGER THAN 4" Ø. **(CRC R312)**
3. GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED. **(CRC R308.4)**
4. CONTRACTOR TO SURVEY EACH FLOOR AS COMPLETED TO ENSURE OVERALL BUILDING HEIGHT DOES NOT EXCEED MAX. HEIGHT PERMITTED.
5. VENT PIPES AND RADIO AND TELEVISION ANTENNAS MAY EXCEED THE MAXIMUM PERMITTED HEIGHT IN THE DISTRICT IN WHICH THE SITE IS LOCATED BY NO MORE THAN 10'. **(MBMC 10.60.060)**
6. CHIMNEYS MAY EXCEED THE MAXIMUM PERMITTED HEIGHT BY NO MORE THAN 5' PROVIDED THE LENGTH AND WIDTH OF THE CHIMNEY PORTION EXCEEDING THE HEIGHT SHALL NOT EXCEED 3' IN WIDTH AND 5' IN LENGTH. **(MBMC 10.60.060)**
7. SOLAR ENERGY SYSTEMS MAY EXCEED THE MAXIMUM PERMITTED HEIGHT BY NO MORE THAN 12" AS NEEDED TO MEET SOLAR RIGHTS ACT EFFICIENCY STANDARDS. **(MBMC 10.60.060)**
5. SEE CF1R FOR SOLAR REQUIREMENTS

ELEVATION KEYNOTES:

1. SMOOTH STUCCO **(SEE DETAIL 0/A-5.0)**
2. CULTURED STONE VENEER **(SEE DETAIL 0/A-5.0)**
3. VERTICAL WOOD SIDING **(SEE DETAIL 0/A-5.0)**
4. **METAL/GLASS** GUARDRAIL TO BE 42" HIGH, NEITHER SHALL HAVE OPENING LARGER THAN 4" Ø SEE GENERAL NOTE #2 ABOVE **(SEE STRUCT. PLAN FOR DETAIL)**
5. 2"X2" VERTICAL SLATS PRIVACY SCREEN
6. 1" FRY REGLET
7. PARAPET W/GLASS GUARDRAIL TO BE 42" HIGH SEE GENERAL NOTE #2 ABOVE **(SEE STRUCT. PLAN FOR DETAIL)**
8. METAL CLADDING
9. 10'-0"X8'-0" WOOD SECTIONAL GARAGE DOOR
10.

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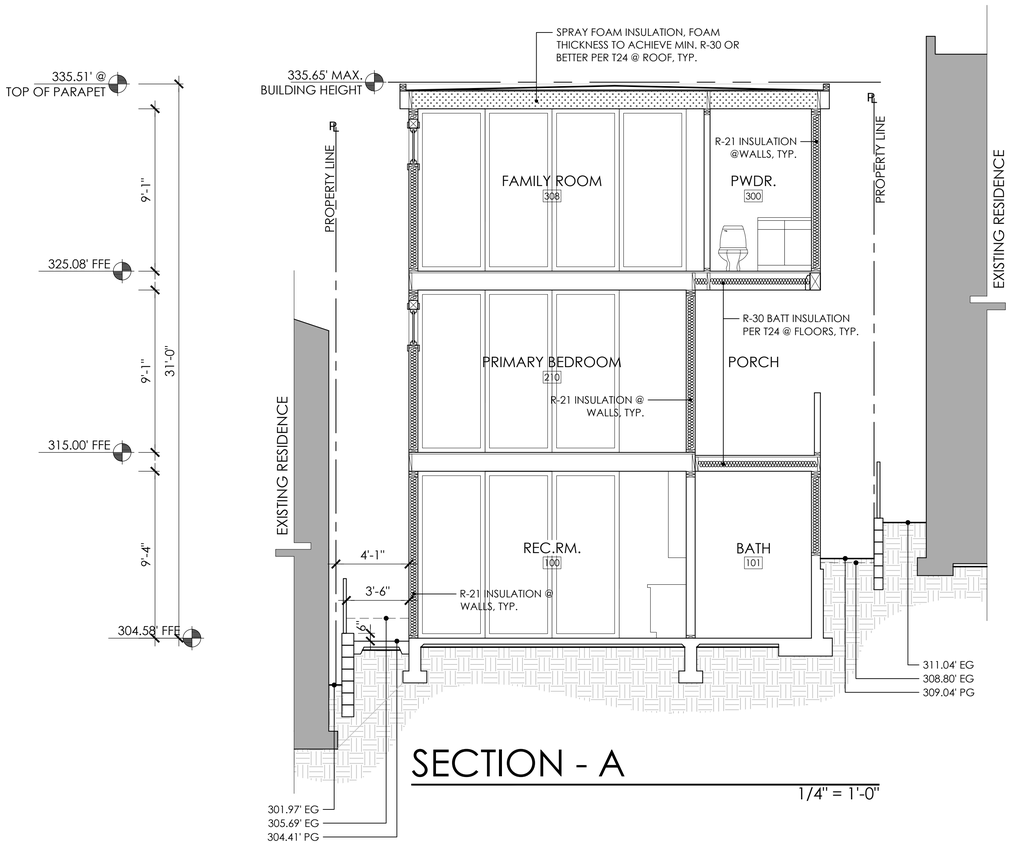
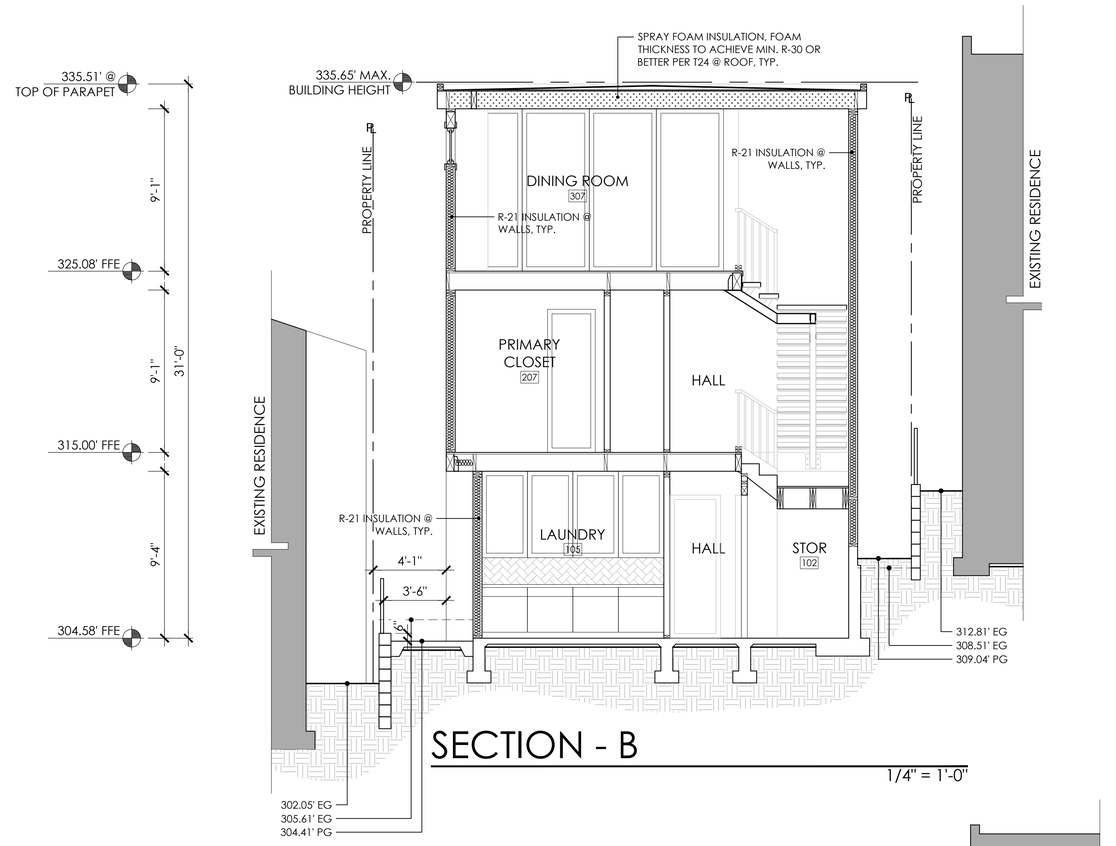
ELEVATIONS
SOUTH & EAST

A-2.1



SECTION - A

1/4" = 1'-0"



SECTION - B

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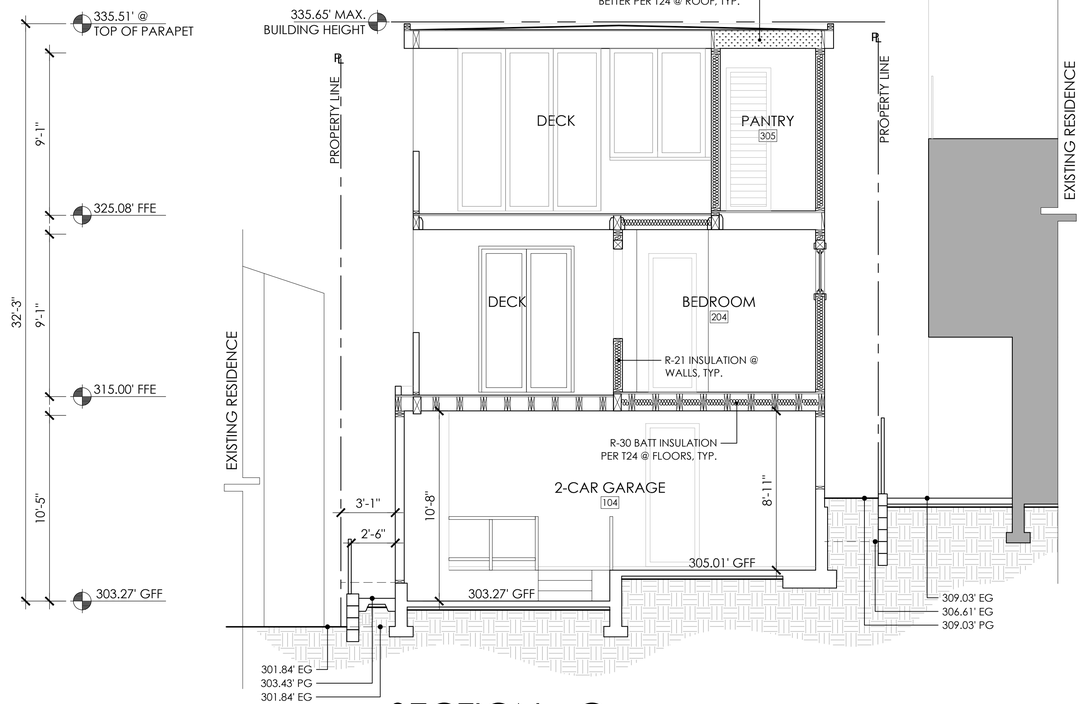

SECTION - C

1/4" = 1'-0"

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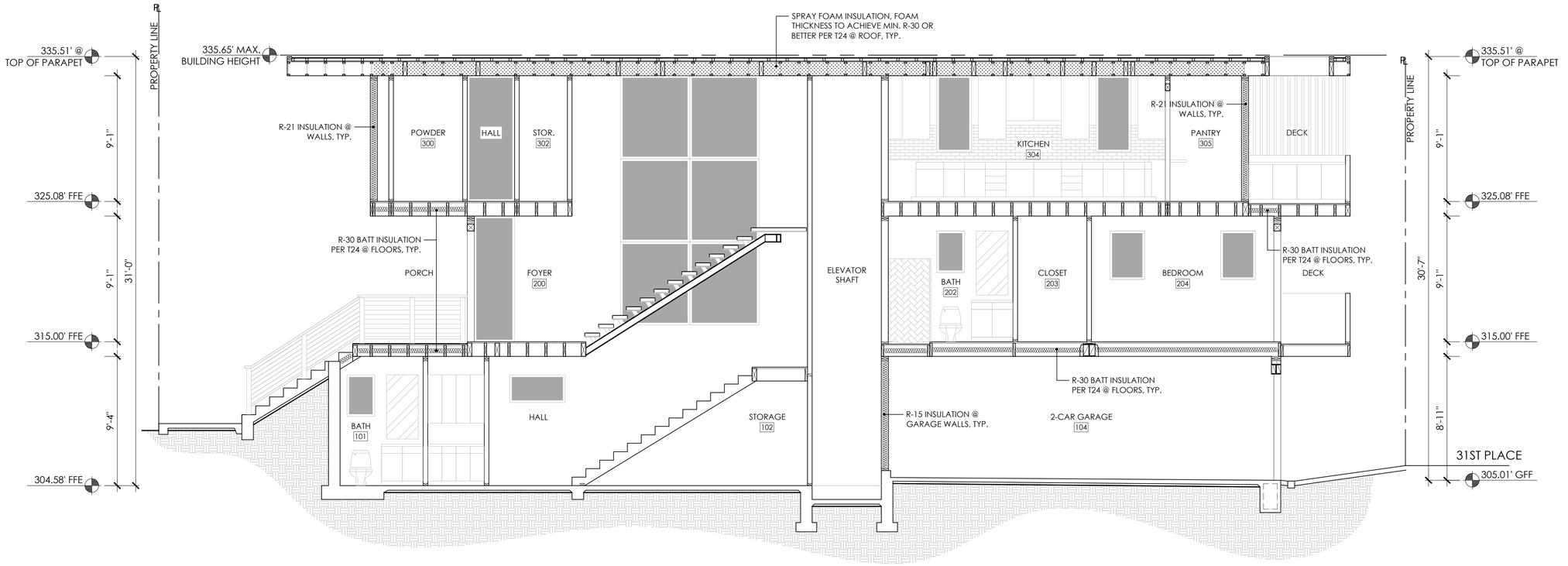
SHEET TITLE

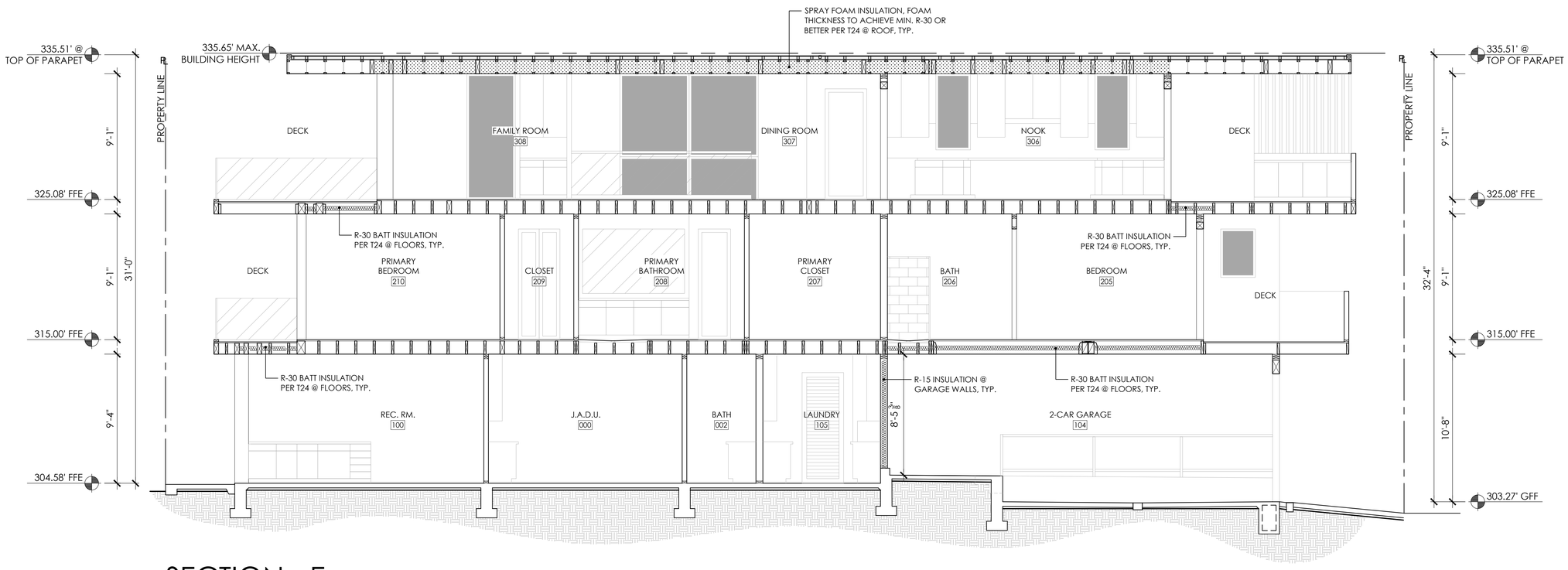
SECTIONS
A - C

A-3.0



SECTION - D

1/4" = 1'-0"



SECTION - E

1/4" = 1'-0"

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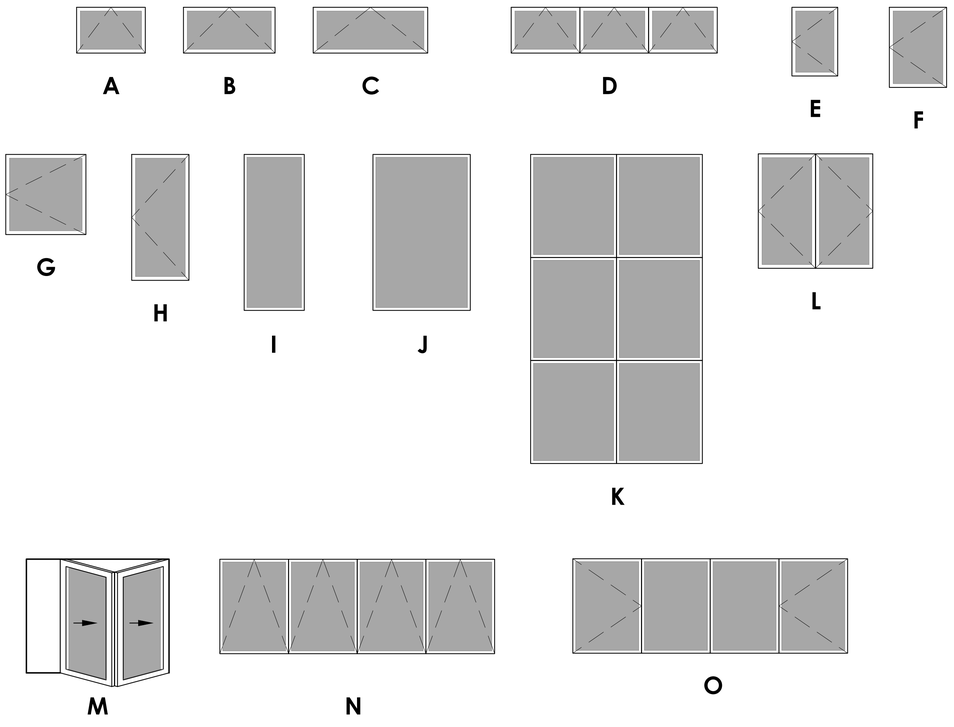
SHEET TITLE

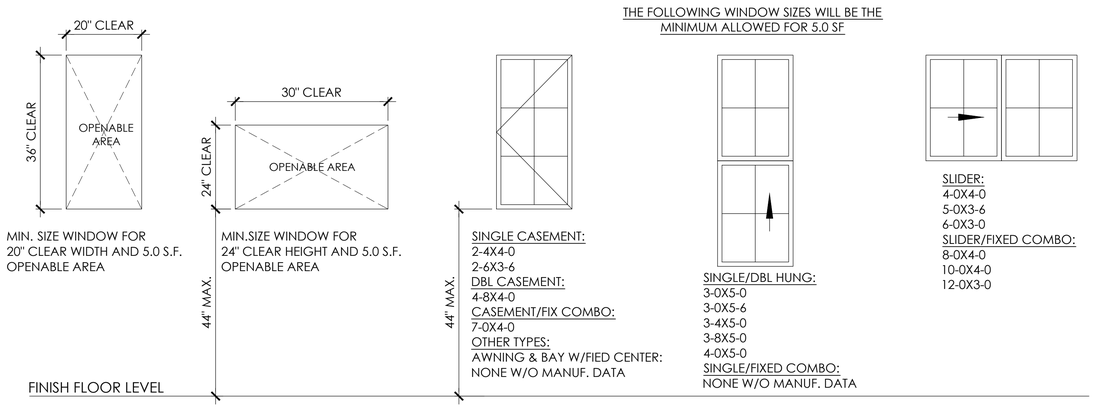
SECTIONS
D - E

A-3.1

WINDOW STYLE



EMERGENCY ESCAPE/RESCUE OPENING (CRC R310, CBC 1030)



1. 20" MIN. CLEAR WIDTH
2. 24" MIN CLEAR HEIGHT
3. 5.0 SF MIN. OPENABLE AREA AT GRADE-FLOOR ONLY, 5.7 SF MIN. ELSEWHERE

NOTE: SIZES ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURERS. HOWEVER, THESE ARE GENERAL DIMENSIONS AND MUST BE VERIFIED WITH ACTUAL WINDOWS INSTALLED TO MEET MINUMUM EGRESS REQUIREMENTS.

WINDOW SCHEDULE

ADU / 000

SYMBOL	LOCATION/UNIT #	WINDOW STYLE	WINDOW SIZE	WINDOW TYPE	EGRESS	GLASS INSULATED	GLASS TEMPERED	GLASS OBSCURED	HGT. @ FFE HEADER	HGT. @ FFE SILL	MATERIALS INTERIOR	MATERIALS EXTERIOR	ENERGY U-FACTOR	ENERGY SHGC VALUE	REMARKS
1A	A.D.U. / 000	C	5'-0" X 2'-0"	AWNING	NO	●			8'-0"	6'-0"	WOOD	CLAD	0.45	0.31	
2A	BATH / 002	A	3'-0" X 2'-0"	AWNING	NO	●	●	●	8'-0"	6'-0"	CLAD	CLAD	0.45	0.31	

FIRST FLOOR / 100

SYMBOL	LOCATION/UNIT #	WINDOW STYLE	WINDOW SIZE	WINDOW TYPE	EGRESS	GLASS INSULATED	GLASS TEMPERED	GLASS OBSCURED	HGT. @ FFE HEADER	HGT. @ FFE SILL	MATERIALS INTERIOR	MATERIALS EXTERIOR	ENERGY U-FACTOR	ENERGY SHGC VALUE	REMARKS
1	J.A.D.U. / 100	D	8'-8" X 2'-0"	AWNING COMBO	NO	●			8'-0"	6'-0"	WOOD	CLAD	0.45	0.31	
2	BATH / 101	E	2'-0" X 3'-0"	CASEMENT	NO	●	●		8'-0"	5'-0"					
3	STAIRWELL	B	4'-0" X 2'-0"	AWNING	NO	●	●		8'-0"	6'-0"					
4	LAUNDRY / 104	A	3'-0" X 2'-0"	AWNING	NO	●	●		8'-0"	6'-0"					

SECOND FLOOR / 200

SYMBOL	LOCATION/UNIT #	WINDOW STYLE	WINDOW SIZE	WINDOW TYPE	EGRESS	GLASS INSULATED	GLASS TEMPERED	GLASS OBSCURED	HGT. @ FFE HEADER	HGT. @ FFE SILL	MATERIALS INTERIOR	MATERIALS EXTERIOR	ENERGY U-FACTOR	ENERGY SHGC VALUE	REMARKS
5	FOYER / 200	I	2'-0" X 9'-1"	FIXED	NO	●	●		9'-1"	0	WOOD	CLAD	0.45	0.31	
6	FOYER / 200	I	3'-6" X 9'-1"	FIXED	NO	●	●		9'-1"	0					
7	BATH / 202	E	2'-0" X 3'-0"	CASEMENT	NO	●			8'-0"	5'-0"					
8	BEDROOM / 204	F	2'-6" X 3'-6"	CASEMENT	NO	●			8'-0"	4'-6"					
9	BEDROOM / 204	F	2'-6" X 3'-6"	CASEMENT	NO	●			8'-0"						
10	BEDROOM / 204	F	2'-6" X 3'-6"	CASEMENT	NO	●			8'-0"						
11	BEDROOM / 205	F	2'-6" X 3'-6"	CASEMENT	NO	●			8'-0"						
12	BEDROOM / 205	F	2'-6" X 3'-6"	CASEMENT	NO	●			8'-0"						
13	BATH / 206	E	2'-0" X 3'-0"	CASEMENT	NO	●			8'-0"	5'-0"					
14	PRIMARY BATHROOM / 208	L	5'-0" X 4'-0"	DOUBLE CASEMENT	NO	●	●		8'-0"	4'-0"					
15	PRIMARY BEDROOM / 210	G	3'-6" X 3'-6"	CASEMENT	NO	●			8'-0"	4'-6"					
16	PRIMARY BEDROOM / 210	G	3'-6" X 3'-6"	CASEMENT	NO	●			8'-0"	4'-6"					

THIRD FLOOR / 300

SYMBOL	LOCATION/UNIT #	WINDOW STYLE	WINDOW SIZE	WINDOW TYPE	EGRESS	GLASS INSULATED	GLASS TEMPERED	GLASS OBSCURED	HGT. @ FFE HEADER	HGT. @ FFE SILL	MATERIALS INTERIOR	MATERIALS EXTERIOR	ENERGY U-FACTOR	ENERGY SHGC VALUE	REMARKS
17	HALL / 301	I	3'-6" X 9'-1"	FIXED	NO	●	●		9'-1"	0	WOOD	CLAD	0.45	0.31	
18	STAIRWELL	K	10'-0" X 18'-0"	FIXED COMBO	NO	●	●		9'-1"	-					(6) 5'-0" X 6'-0" FIXED. 2 ACROSS, 3 DOWN
19	KITCHEN / 304	H	2'-6" X 5'-6"	CASEMENT	NO	●			9'-1"	3'-7"					
20	KITCHEN / 304	H	2'-6" X 5'-6"	CASEMENT	NO	●			9'-1"	3'-7"					
21	KITCHEN / 304	M	5'-4" X 6'-1"	FOLDING	NO	●			9'-1"	3'-2"					
22	NOOK / 306	N	14'-0" X 5'-6"	AWNING COMBO	NO	●			9'-1"	3'-7"					(4) EQUAL WIDTH X 5'-6" AWNINGS, SIDE BY SIDE
23	DINING ROOM / 307	O	14'-0" X 5'-6"	CASE/FIXED COMBO	NO	●			9'-1"	3'-7"					(4) EQUIL WIDTH X 5'-6" CASEMENT, FIXED, FIXED, CASEMENT, SIDE BY SIDE
24	FAMILY ROOM / 308	J	5'-8" X 9'-1"	FIXED	NO	●	●		9'-1"	0					

SKYLIGHTS

SYMBOL	LOCATION/UNIT #	WINDOW STYLE	WINDOW SIZE	WINDOW TYPE	EGRESS	T24 U-FACTOR	T24 SHGC	REMARKS
25	KITCHEN / 304	SKYLIGHT	4646	VELUX SKYLIGHT		.48	.27	MODEL #: FCM4646 (APPROVALS: LA RESEARCH REPORT #25885)

GENERAL NOTES:

1. 44" MAX. SILL HEIGHT @ EGRESS WINDOWS, TYPICAL
2. ALL WINDOW OPENINGS ARE CALLED OUT NOMINALLY, NOT ACTUAL ROUGH OPENING SIZES. CONTRACTOR SHALL VERIFY WITH WINDOW MANUFACTURER FOR THE ACTUAL WINDOW SIZES IN ORDER TO DETERMINE ROUGH FRAMING OPENINGS FOR ALL WINDOWS.
3. CONTRACTOR TO VERIFY T24 REQUIREMENTS FOR WINDOWS/DOORS PRIOR TO ORDERING.
4. SAFETY GLAZING (TEMPERED GLAZING) IS REQUIRED FOR THE FOLLOWING:

- FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS
- WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR. (CRC R308.4.2 ITEM 1)
- WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR. (CRC R308.4.2 ITEM 2)
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WITH AN EXPOSED AREA IN THE INDIVIDUAL PANE LARGER THAN 9 SQ. FT., THE BOTTOM EDGE OF THE GLAZING IS 18 IN. ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS MORE THAN 36 IN. ABOVE THE FLOOR, AND HAS ONE OR MORE WALKING SURFACES WITHIN 36 IN. OF THE GLAZING. (CRC R308.4.3, CBC 2406.4.3)
- GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR. (CRC R308.4.5, CBC 2406.5)
- GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE THE STAIRWAYS, LANDINGS, AND RAMPS. (CRC R308.4.6, CBC 2406.4.6)
- GLAZING ADJACENT TO THE STAIRWAY BOTTOM LANDING WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE SAFETY GLAZING. (CRC R308.4.7, CBC 2406.4.7)
- GLAZING IN GUARDS AND RAILINGS. (CRC R308.4.4, CBC 2406.4.4)

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9/10/2024	P.E. CHECK #5

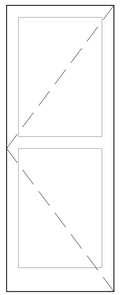
PROJECT NO: 23003

SHEET TITLE

WINDOW SCHEDULE

A-4.0

DOOR STYLE



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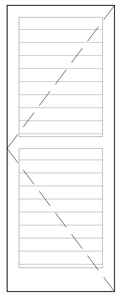

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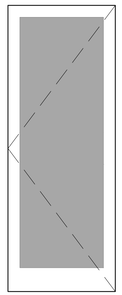

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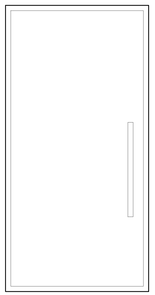

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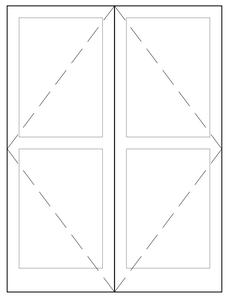

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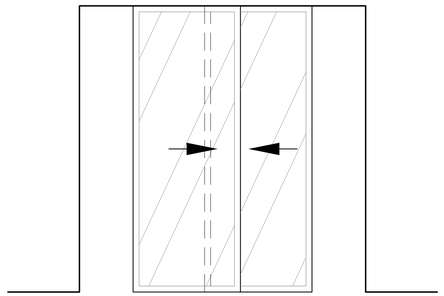

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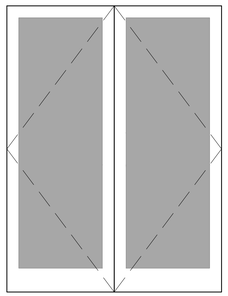

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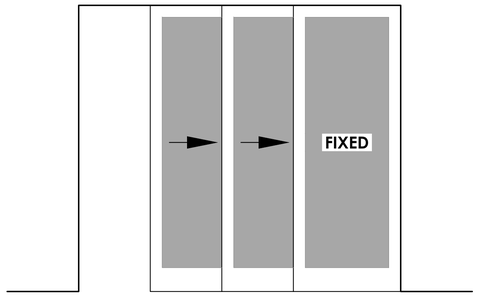

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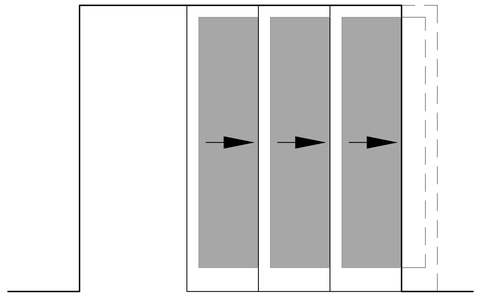

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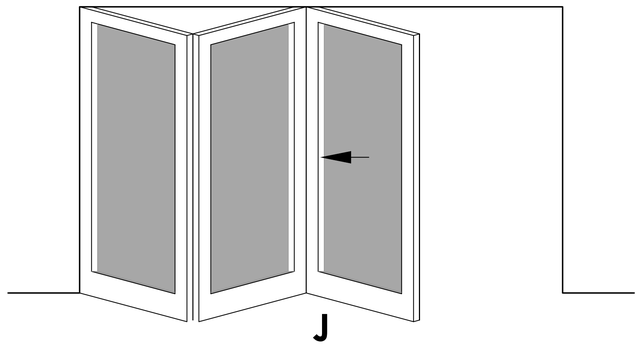

J

DOOR SCHEDULE

JADU / 000

SYMBOL	LOCATION/UNIT #	DOOR				GLASS		T24		MATERIALS		REMARKS
		STYLE	WIDTH & HEIGHT	TYPE	THICKNESS	GLAZING	TEMPERED	U-FACTOR	SHGC	INTERIOR FINISH	EXTERIOR FINISH	
1a	J.A.D.U. / 000	C	3'-0" X 8'-0"	ENTRY	1 3/4"	●	●	.45	.31	CLAD	CLAD	EXTERIOR GRADE, SINGLE LITE, DEAD BOLT
2a	CLOSET / 001	B	2'-8" X 8'-0"	LOUVERED	1 3/4"					WOOD	WOOD	PROVIDE 100 SQ. IN. OF VENT. MIN.
3a	BATH / 002	A	2'-6" X 8'-0"	SOLID CORE	1 3/4"					⌄	⌄	

FIRST FLOOR / 100

SYMBOL	LOCATION/UNIT #	DOOR				GLASS		T24		MATERIALS		REMARKS
		STYLE	WIDTH & HEIGHT	TYPE	THICKNESS	GLAZING	TEMPERED	U-FACTOR	SHGC	INTERIOR FINISH	EXTERIOR FINISH	
1	RECREATION RM / 100	I	11'-3" X 9'-4"	FRENCH POCKET SYSTEM	1 3/4"	●	●	.45	.31	WOOD	CLAD	
2	RECREATION RM / 100	A	3'-0" X 8'-0"	SOLID CORE	1 3/8"					WOOD	WOOD	
3	BATH / 101	A	2'-6" X 8'-0"	SOLID CORE	1 3/8"							
4	STORAGE / 102	A	2'-8" X 8'-0"	SOLID CORE	1 3/8"							
5	ELEVATOR / 103	A	3'-0" X 8'-0"	SOLID CORE	1 3/4"							20 MIN. RATED, SELF-CLOSING, SELF-LATCHING, TIGHT-FIT W/SMOKE SEALS. INSTALL PER MFR. REQUIREMENTS
6	GARAGE / 104	A	2'-8" X 7'-6"	SOLID CORE	1 3/4"							EXTERIOR GRADE, DEAD BOLT
7	GARAGE / 104	A	3'-0" X 8'-0"	SOLID CORE	1 3/4"							20 MIN. RATED, SELF-CLOSING, SELF-LATCHING, TIGHT-FIT W/SMOKE SEALS, DEAD BOLT
8	LAUNDRY / 105	B	3'-0" X 8'-0"	LOUVERED	1 3/4"					⌄	⌄	PROVIDE 100 SQ. IN. OF VENT. MIN.

SECOND FLOOR / 200

SYMBOL	LOCATION/UNIT #	DOOR				GLASS		T24		MATERIALS		REMARKS
		STYLE	WIDTH & HEIGHT	TYPE	THICKNESS	GLAZING	TEMPERED	U-FACTOR	SHGC	INTERIOR FINISH	EXTERIOR FINISH	
9	FOYER / 200	D	4'-0" X 9'-1"	S.C. ENTRY	1 3/4"					WOOD	CLAD	EXTERIOR GRADE, D.B.L.
10	ELEVATOR / 201	A	3'-0" X 8'-0"	SOLID CORE	1 3/4"							20 MIN. RATED, SELF-CLOSING, SELF-LATCHING, TIGHT-FIT W/SMOKE SEALS. INSTALL PER MFR. REQUIREMENTS
11	BATH / 202	A	2'-4" X 8'-0"	SOLID CORE	1 3/8"							
12	CLOSET / 203	A	2'-4" X 8'-0"	SOLID CORE	1 3/8"							
13	BEDROOM / 204	G	5'-0" X 8'-0"	FRENCH	1 3/4"	●	●	.45	.31			EXTERIOR GRADE, SINGLE LITE. INSTALL PER MFR. REQUIREMENTS
14	BEDROOM / 204	A	2'-8" X 8'-0"	SOLID CORE	1 3/8"							
15	BEDROOM / 205	A	2'-8" X 8'-0"	SOLID CORE	1 3/8"							
16	BEDROOM / 205	F	9'-0" X 8'-0"	MIRRORED BY-PASS	TBD							
17	BEDROOM / 205	G	5'-0" X 8'-0"	FRENCH	1 3/4"	●	●	.45	.31			EXTERIOR GRADE, SINGLE LITE. INSTALL PER MFR. REQUIREMENTS
18	BATH / 206	A	2'-6" X 8'-0"	SOLID CORE	1 3/8"							
19	PRIMARY CLOSET / 207	A	2'-8" X 8'-0"	SOLID CORE	1 3/4"							
20	PRIMARY BATH / 208	A	2'-4" X 8'-0"	SOLID CORE	1 3/4"							
21	PRIMARY CLOSET / 209	E	3'-0" X 8'-0"	SOLID CORE	1 3/4"							(2) 1'-6" X 8'-0"
22	PRIMARY BEDROOM / 210	A	3'-0" X 8'-0"	SOLID CORE	1 3/4"							
23	PRIMARY BEDROOM / 210	H	11'-3" X 9'-1"	STACKING SLIDER	TBD	●	●	.45	.31	⌄	⌄	EXTERIOR GRADE, SINGLE LITE. INSTALL PER MFR. REQUIREMENTS

THIRD FLOOR / 300

SYMBOL	LOCATION/UNIT #	DOOR				GLASS		T24		MATERIALS		REMARKS
		STYLE	WIDTH & HEIGHT	TYPE	THICKNESS	GLAZING	TEMPERED	U-FACTOR	SHGC	INTERIOR FINISH	EXTERIOR FINISH	
24	POWDER / 300	A	2'-6" X 8'-0"	SOLID CORE	1 3/8"					WOOD	CLAD	
25	STORAGE / 302	A	2'-6" X 8'-0"	SOLID CORE	1 3/8"							
26	ELEVATOR / 303	A	3'-0" X 8'-0"	SOLID CORE	1 3/4"							20 MIN. RATED, SELF-CLOSING, SELF-LATCHING, TIGHT-FIT W/SMOKE SEALS. INSTALL PER MFR. REQUIREMENTS
27	STORAGE / 305	A	2'-6" X 8'-0"	SOLID CORE	1 3/8"					⌄	⌄	
28	NOOK / 306	J	8'-0" X 9'-1"	FOLDING SYSTEM	TBD	●	●	.45	.31	CLAD	CLAD	EXTERIOR GRADE, SINGLE LITE. INSTALL PER MFR. REQUIREMENTS
29	FAMILY ROOM / 308	I	15'-0" X 9'-1"	POCKET SYSTEM	TBD	●	●	.45	.31	CLAD	CLAD	EXTERIOR GRADE, SINGLE LITE. INSTALL PER MFR. REQUIREMENTS

GENERAL NOTES:

1. ALL DOOR OPENINGS ARE CALLED OUT NOMINALLY, NOT ACTUAL ROUGH OPENING SIZES. CONTRACTOR SHALL VERIFY ALL ROUGH OPENING DOOR SIZES, AND WITH DOOR MANUFACTURER FOR THE ACTUAL DOOR SIZES IN ORDER TO DETERMINE ROUGH FRAMING OPENINGS FOR ALL DOORS.
2. CONTRACTOR TO VERIFY T24 REQUIREMENTS FOR WINDOWS/DOORS PRIOR TO ORDERING
3. EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN." EXIT ALARMS ARE ALSO REQUIRED ON ANY DOOR OR WINDOW THAT PERMITS ACCESS FROM THE RESIDENCE TO THE POOL AREA WITHOUT AN ENCLOSURE BETWEEN THE POOL AND THE HOME. THE EXIT ALARM MUST MAKE A CONTINUOUS AUDIBLE SOUND WHEN THE DOOR OR WINDOW IS OPEN AND OR AJAR.
4. DWELLING UNIT ENTRANCE DOORS SHALL INCLUDE PERIMETER SEALS AND MEET A SOUND TRANSMISSION CLASS (STC) OF THIRTY-THREE (33). [MBMC 10.52.110 B1]

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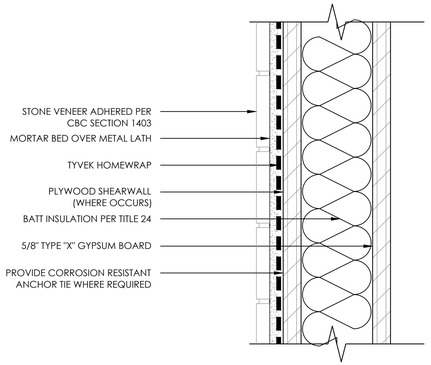
PROJECT NO: 23003

SHEET TITLE

DOOR SCHEDULE

A-4.1

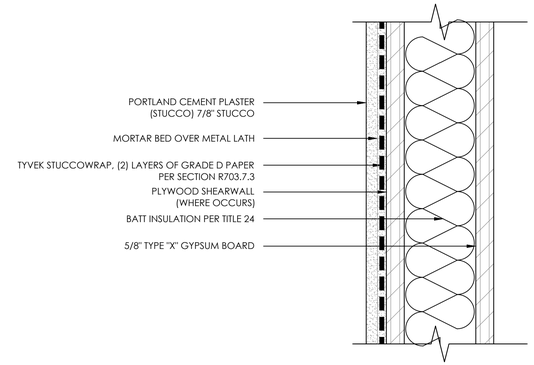


BRICK VENEER SIDING
SCALE: 3" = 1'-0"

1

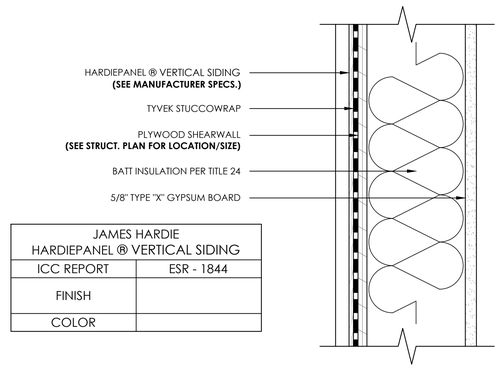
NOTE:

1. PORTLAND CEMENT PLASTER (STUCCO) FINE SAND MIX, SMOOTH STEEL TROWELL FINISH:



EXTERIOR STUCCO SIDING
SCALE: 3" = 1'-0"

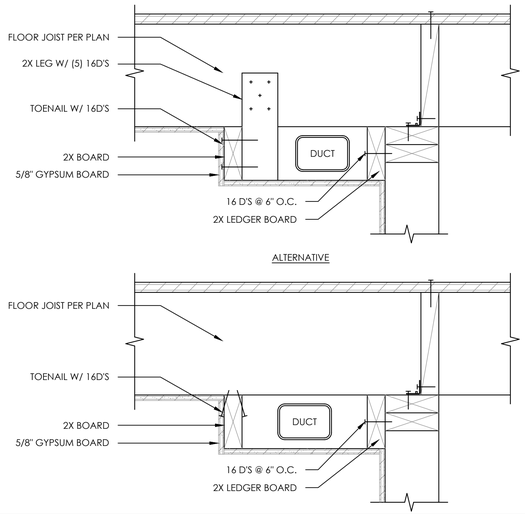
2



JAMES HARDIE HARDIEPANEL ® VERTICAL SIDING	
ICC REPORT	ESR - 1844
FINISH	
COLOR	

JAMES HARDIE VERTICAL BOARDS
SCALE: 3" = 1'-0"

3

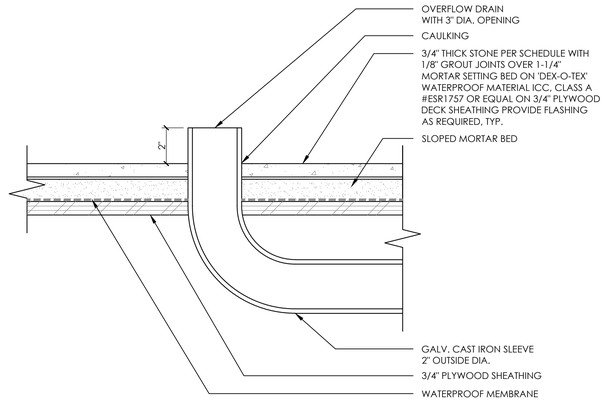


DROPPED SOFFIT
SCALE: 1 1/2" = 1'-0"

4

NOTE:

1. AFTER COMPLETE INSTALLATION OF THE ROOFING SYSTEM, CONTRACTOR SHALL TEST & INSPECT ALL ROOF DRAINS TO ASSURE THAT NO CLOGGING OF THE DRAINAGE SYSTEM IS PRESENT.
2. REFERENCE ROOF PLAN FOR LOCATION.

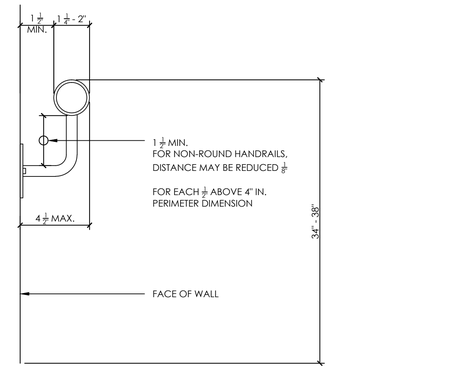


DECK OVERFLOW
SCALE: 3" = 1'-0"

5

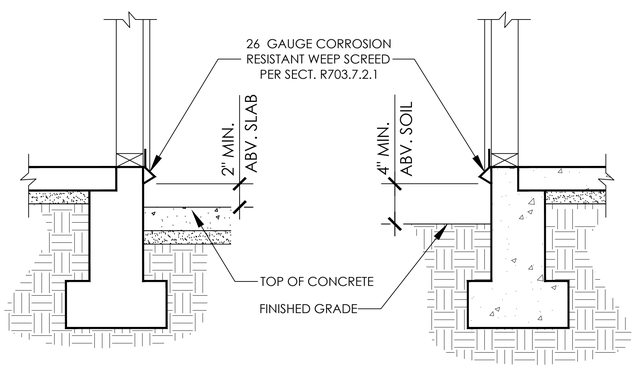
NOTE:

1. HEIGHT OF HANDRAIL TO BE BETWEEN 34"-38" ABOVE NOSING LINE OF STAIRS



WALL MOUNTED GUARDRAIL
NOT TO SCALE

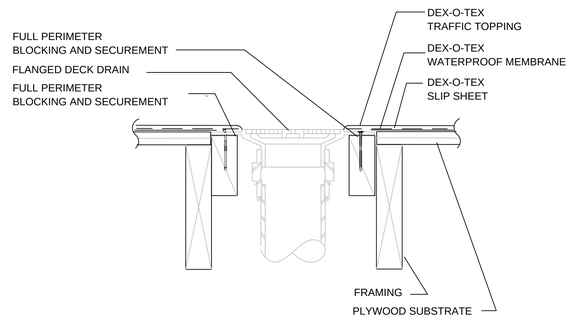
6



WEEP SCREED DETAIL
NOT TO SCALE

7

Weatherwear Over Plywood:
Cast Iron Flange Plate Drain



NOTE:

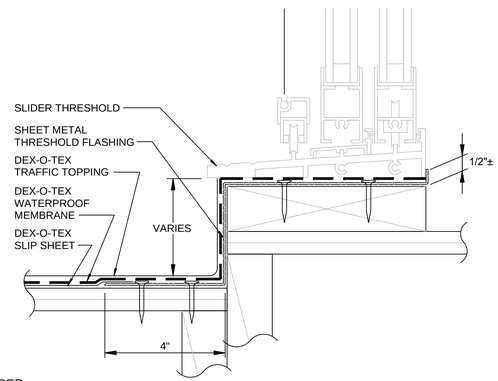
1. CONTRACTOR SHALL TEST & INSPECT ALL DECK DRAINS TO VERIFY THAT NO CLOGGING OF THE DRAINAGE SYSTEM IS PRESENT.
2. OVERFLOW SHALL BE DISPENSED USING OVERFLOW DRAINS. (SEE PLANS FOR OVERFLOW LOCATIONS)

MANUFACTURER:
DEX-O-TEX

DECK DRAIN
SCALE: NTS

8

Weatherwear:
Door Threshold



MANUFACTURER:
DEX-O-TEX

SLIDE DOOR THRESHOLD
SCALE: NTS

9

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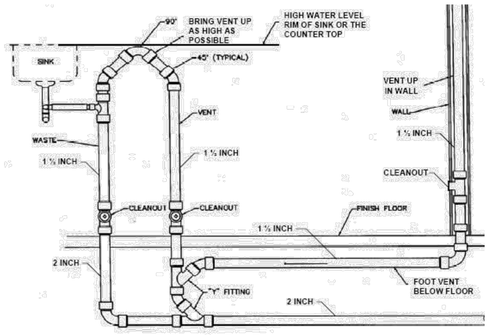
SHEET TITLE

DETAILS

A-5.0



2019 CALIFORNIA PLUMBING CODE SECTION 909.0:
TRAPS FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE ROUGHED IN ABOVE THE FLOOR AND MAY BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN DRAIN BOARD HEIGHT. THE VENT IS THEN RETURNED DOWNWARD AND CONNECTED TO THE HORIZONTAL SINK DRAIN IMMEDIATELY DOWNSTREAM FROM THE VERTICAL FIXTURE DRAIN. THE DRAWING BELOW ILLUSTRATES THE CONSTRUCTION OF THE COMPLETED ISLAND VENTING SYSTEM.

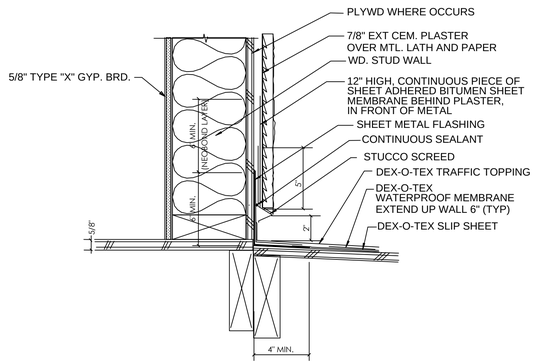
THE RETURNED VENT SHALL BE CONNECTED TO THE HORIZONTAL DRAIN THROUGH A WYE BRANCH FITTING AND SHALL, IN ADDITION, BE PROVIDED WITH A FOOT VENT TAKEN OFF THE VERTICAL FIXTURE VENT BY MEANS OF A WYE BRANCH FITTING IMMEDIATELY BELOW THE FLOOR. THIS FOOT VENT EXTENDS TO THE NEAREST PARTITION AND THEN THROUGH THE ROOF TO THE OPEN AIR, OR MAY BE CONNECTED TO OTHER VENTS AT A POINT NOT LESS THAN (6) INCHES (152.4MM) ABOVE THE FLOOD LEVEL RIM OF THE FIXTURES SERVED.

DRAINAGE FITTINGS SHALL BE USED ON ALL PARTS OF THE VENT BELOW THE FLOOR LEVEL. THE FOOT VENT SHALL MAINTAIN A MINIMUM SLOPE OF ONE-QUARTER INCH PER FOOT BACK TO THE DRAIN. THE RETURN BEND USED UNDER THE DRAIN BOARD SHALL BE A ONE PIECE FITTING OR AN ASSEMBLY OF A 45 DEGREE (0.79 RADIUS), A 90 DEGREE (1.6 RADIUS), AND A 45 DEGREE (0.79 RADIUS) ELBOW IN THE ORDER NAMED. PIPE SIZING SHALL BE AS ELSEWHERE REQUIRED IN THE CODE. THE FIGURE BELOW SHOWS THE MINIMUM PIPE SIZES REQUIRED.

VENTING FOR ISLAND SINKS
SCALE: 3" = 1'-0"

10

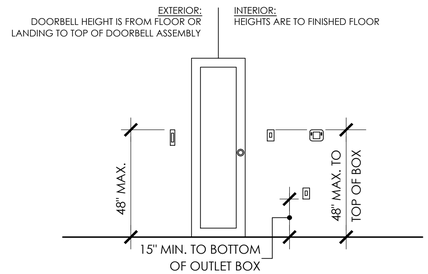
Weatherwear:
Over Plywood Perimeter



MANUFACTURER:
DEX-O-TEX

DECK TO WALL O/PLY
SCALE: NTS

11



HEIGHTS FOR ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, DOORBELL BUTTONS, INCLUDING HVAC CONTROLS

NOTES:

1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS AND CONTROLS LOCATED ON APPLIANCES; AND REQUIRED RECEPTACLES BY THE CEC ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE FINISH FLOOR SUCH AS A WINDOW, IS LESS THAN 15-INCHES.

AGING-IN-PLACE ELEC.
3" = 1'-0"

12

SPACE LEFT BLANK

13

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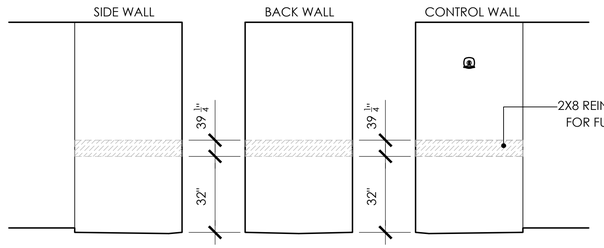
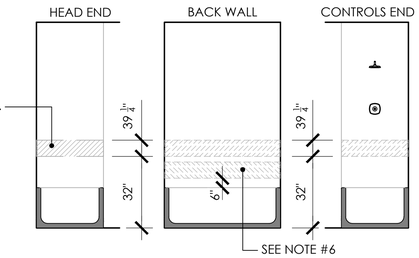
14

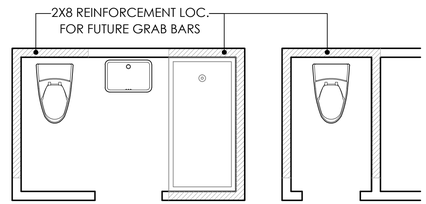
AGING-IN-PLACE DESIGN AND FALL PREVENTION REQUIREMENTS CRC R327



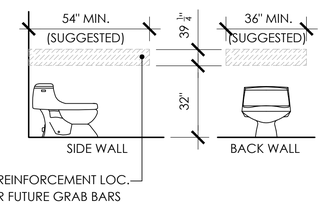
SHOWER ENCLOSURE



BATHTUB OR TUB/SHOWER



WATER CLOSET AND TUB/SHOWER



NOTES:

1. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.
2. REINFORCEMENT MUST BE LOCATED BETWEEN THE DIMENSIONS SPECIFIED.
3. REINFORCEMENT MUST BE CONTINUOUS IN BATHTUB, BATHTUB COMBO AND SHOWER WALL ENCLOSURES, WHERE WALL FRAMING IS PROVIDED.
4. REINFORCEMENT MAY BE NOT BE LESS THAN 2X8 NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIALS THAT PROVIDE EQUAL HEIGHT AND LOAD CAPACITY.
5. THE LOCATION OF THE REINFORCEMENT MUST BE INCORPORATED IN THE OPERATION AND MAINTENANCE MANUAL (E.G., FLOOR PLAN AND ELEVATION DETAILS) REQUIRED BY CAL GREEN SECTION 4.410.1.
6. ADDITIONAL BACK WALL REINFORCEMENT MUST BE INSTALLED WITH THE BOTTOM EDGE NO MORE THAN 6-INCHES ABOVE THE BATHTUB RIM.
7. THE SUGGESTED DIMENSIONS ARE TO ACCOMMODATE THE MINIMUM REQUIRED 36-INCHES CLEARANCE, CENTER TO CENTER, AT A WATER CLOSET; AND MINIMUM 24-INCHES CLEAR SPACE IN FRONT OF WATER CLOSET (CPC 402.5). AT THIS TIME CRC R327 DOES NOT SPECIFY THE MINIMUM LENGTHS AT THESE LOCATIONS. HOWEVER, PLEASE CONSULT WITH THE LOCAL JURISDICTION.

EXCEPTIONS:

- WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
- REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY- INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
- SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
- BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
- REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

AGING-IN-PLACE DESIGN
SCALE: 3" = 1'-0"

15

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Manhattan Beach, CA 90266
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REDONDO BEACH, CA 90277
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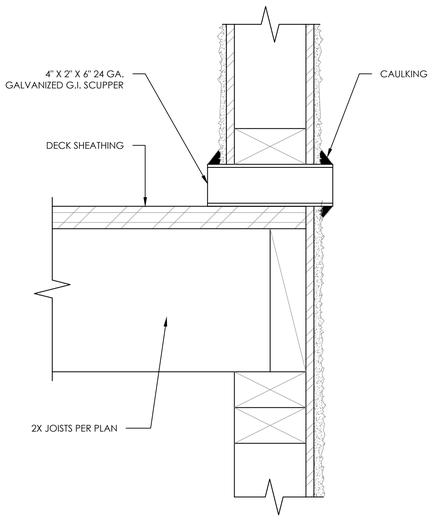
F: (310) 540-7733

DATE	DESCRIPTION
10/12/2023	P.E. CHECK #1
2/12/2024	P.E. CHECK #2
3/26/2024	P.E. CHECK #3
6/24/2024	P.E. CHECK #4
9/10/2024	P.E. CHECK #5

PROJECT NO: 23003

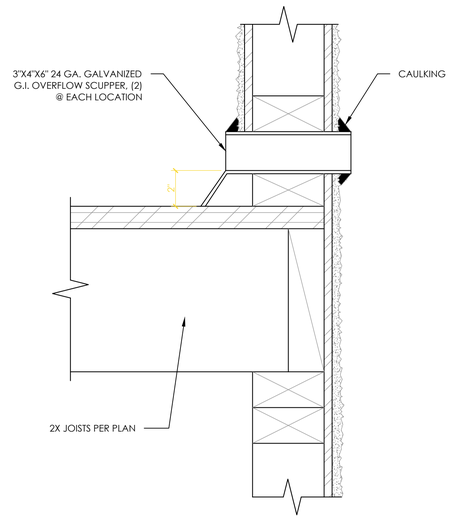
SHEET TITLE
DETAILS

A-5.1



DECK SCUPPER
SCALE: 3" = 1'-0"

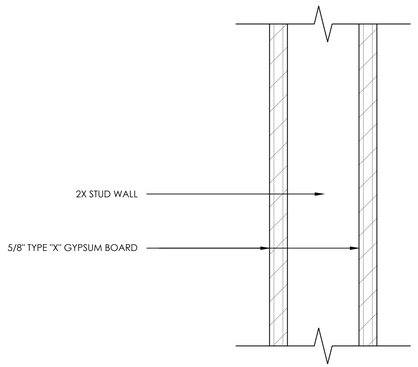
16



DECK OVERFLOW
SCALE: 3" = 1'-0"

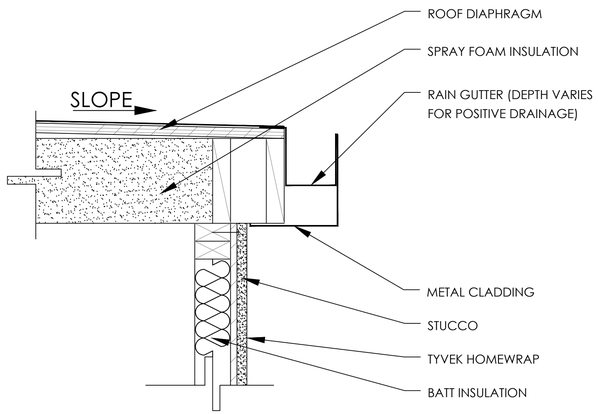
17

NOTE:
1. INTERIOR WALL OF ELEVATOR SHAFT TO BE 1-HR RATED



ELEVATOR SHAFT: 1-HR RATED
SCALE: 3" = 1'-0"

18



EAVE W/GUTTER
SCALE: NTS

19

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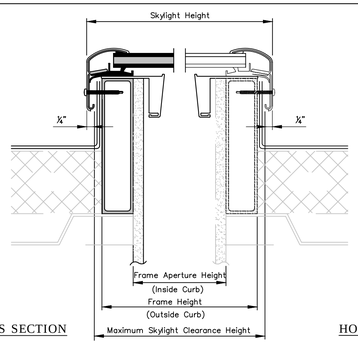
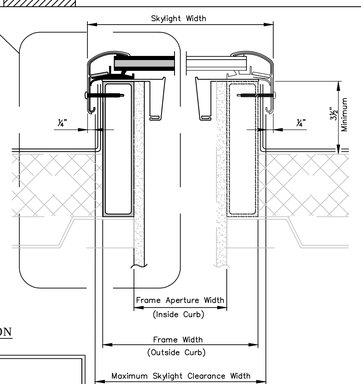
SEE DETAIL 1



VERTICAL CROSS SECTION



HORIZONTAL CROSS SECTION

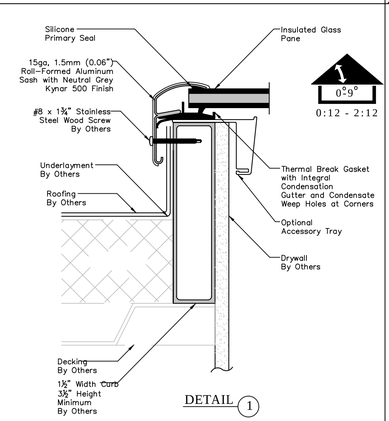
PRODUCT DIMENSIONS

IMPERIAL UNITS (INCHES)

Size	Frame Width	Frame Aperture Width	Skylight Width	Maximum Skylight Clearance Width	Frame Height	Frame Aperture Height	Skylight Height	Maximum Skylight Clearance Height	Daylight Area (Sq. Feet)
4646	49 1/2	46 1/2	51 1/8	50 5/8	49 1/2	46 1/2	51 1/8	50 5/8	15.02

STANDARD GLAZING OPTIONS:

- Laminated LowE3 (04)
- Tempered LowE3 (05)
- Impact (06)
- White Laminated (08)



DETAIL 1

FCM is also available for use in high roof slope applications up to 60°

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Sky-Global Product Management

VELUX
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FCM - Fixed Curb Mounted Skylight
Low slope roof application

SKYLIGHT DETAIL
NOT TO SCALE

23

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PROJECT NO: 23003

SHEET TITLE

DETAILS

A-5.2