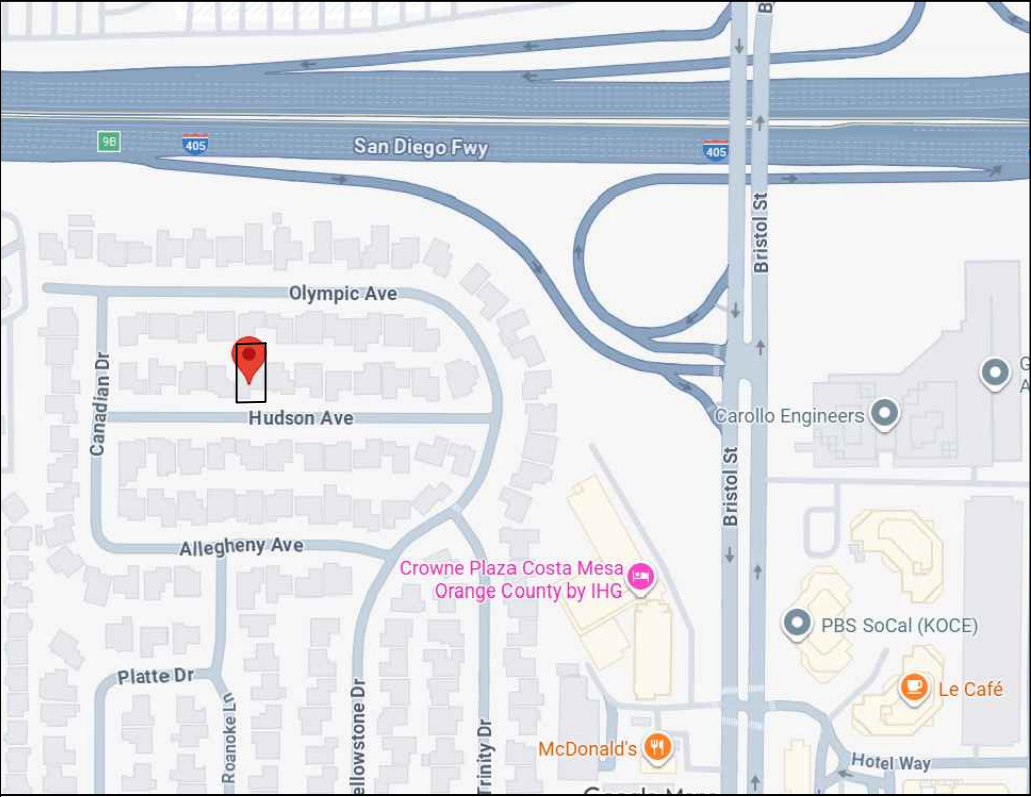


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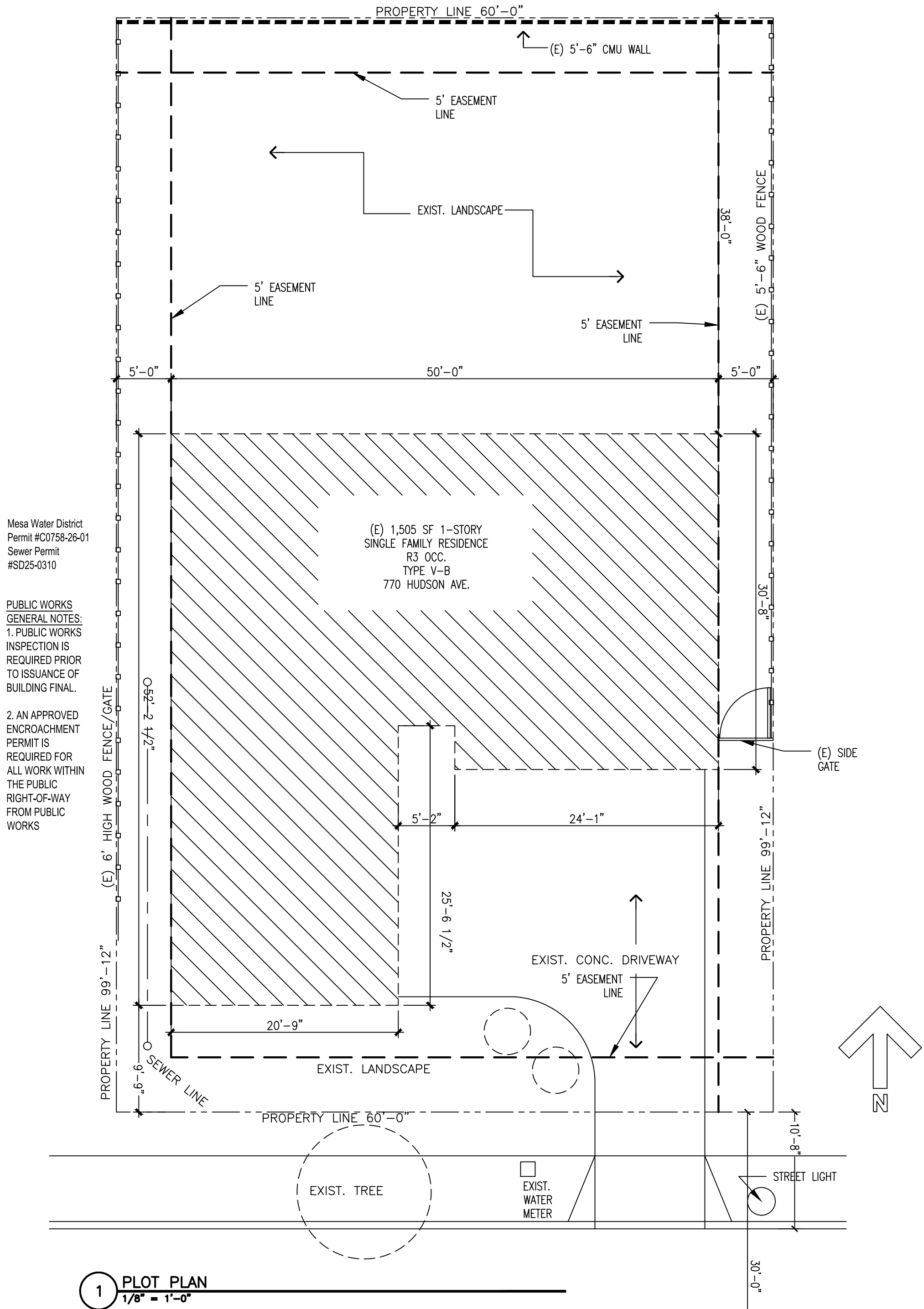


SHEET INDEX:

SHEET INDEX

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A-02.2	Existing Floor Plan & Roof Plan
A-03	Cal Green Sheet
A-03.2	Cal Green Sheet
A-04	Cal Green Checklist
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A-05	M.E.P Details for Reference Only
A-06	General Details
S-0	General Details
S1	Foundation and Framing Plans
SD1	General Notes
SD2	Structural Details
T24.1	Title 24
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GN-01	General Notes
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GN-03	General Notes

- PROPOSED INTERIOR REMODEL AND BATHROOM ADDITION CONSISTING OF
- 1) REMOVING WALLS BETWEEN KITCHEN & HALLWAY AND ADDING A FLUSH BEAM TO CREATE AN OPEN AREA AT KITCHEN,
 - 2) MAKING WALL BETWEEN BETWEEN GARAGE AND KITCHEN FLUSH AND 1-HR FIRE RATED FOR NEW KITCHEN LAYOUT,
 - 3) UPDATING KITCHEN CABINET LAYOUT & APPLIANCES,
 - 4) REMODELING HOME TO CREATE A 4 BED 3 BATH HOME BY ADDING A NEW BATHROOM AND STACK LAUNDRY,
 - 5) REMODELING MASTER BEDROOM AND BATH 1
- AT 770 HUDSON AVE. COSTA MESA, 92626



PROPERTY LINE HAS NOT BEEN ESTABLISHED BY A SURVEYOR OR CIVIL ENGINEER. PLOT PLAN REFLECTS ON-SITE MEASUREMENTS VERIFIED AGAINST ASSESSOR DATA.

AS ALLOWED UNDER 2022 CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 5537.(A) MEI LI HOMES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IS ACTING AS A DESIGNER TO PREPARE THE 'PLANS, DRAWINGS, OR SPECIFICATIONS' FOR (1) A SINGLE-FAMILY DWELLING OF WOODFRAME CONSTRUCTION NOT MORE THAN TWO STORIES AND BASEMENT IN HEIGHT. THESE PAGES OF THE PLANS ARE REFLECTED AS SUCH AND ARE SIGNED AS SUCH.

AS FURTHER PROVIDED UNDER 2022 CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 5537.(B) "IF ANY PORTION OF ANY STRUCTURE EXEMPTED BY THIS SECTION DEVIATES FROM SUBSTANTIAL COMPLIANCE WITH CONVENTIONAL FRAMING REQUIREMENTS FOR WOODFRAME CONSTRUCTION FOUND IN THE MOST RECENT EDITION OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS OR TABLES OF LIMITATION FOR WOODFRAME CONSTRUCTION. [...] THE BUILDING OFFICIAL HAVING JURISDICTION SHALL REQUIRE THE PREPARATION OF PLANS, DRAWINGS, SPECIFICATIONS, OR CALCULATIONS FOR THAT PORTION BY, OR UNDER THE RESPONSIBLE CONTROL OF, A LICENSED ARCHITECT OR REGISTERED ENGINEER. THE DOCUMENTS FOR THAT PORTION SHALL BEAR THE STAMP AND SIGNATURE OF THE LICENSEE WHO IS RESPONSIBLE FOR THEIR PREPARATION. THOSE PORTIONS (I.E. THE STRUCTURAL PLANS) ARE UNDER THE RESPONSIBLE CONTROL OF THE REGISTERED ENGINEER, WHO HAS SIGNED AND STAMPED THE PAGES AS REQUIRED.

APPLICABLE CODES:
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ALL ASSOCIATED CITY AMENDMENTS:

2022 CALIFORNIA BUILDING CODE (CBC) AND/OR
2022 CALIFORNIA RESIDENTIAL CODE (CRC),
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN),
2022 CALIFORNIA ENERGY CODE (CEC),
2022 CALIFORNIA ELECTRICAL CODE (CEC),
2022 CALIFORNIA MECHANICAL CODE (CMC),
2022 CALIFORNIA PLUMBING CODE (CPC),
2022 CALIFORNIA FIRE CODE (CFC),
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)
2022 APPLICABLE COSTA MESA BUILDING CODE

PROJECT DIRECTORY:

OWNER: Jeffrey Mullen
ADDRESS: 770 Hudson Ave, Costa Mesa, CA 92626
PHONE: 714-884-4466
DESIGNER
DESIGNER: Mei Li Homes LLC
ADDRESS: 1220 Highland Ave, #831 Duarte, CA 91010
PHONE: 909-243-3022
EMAIL: meilihomes@gmail.com
T-24 DESIGNER
DESIGNER: Dong Engineering, C75466
ADDRESS: 7661 Garden Grove Blvd, Garden Grove, CA 92841
PHONE: 714-617-5979
EMAIL: info@dongengineering.com
STRUCTURAL ENGINEER
ENGINEER: Dong Engineering, C75466
PHONE 714-617-5979
EMAIL: info@dongengineering.com

SCOPE OF WORK:

PROPOSED INTERIOR REMODEL AND ALTERATION CONSISTING OF 1) REMOVING WALLS BETWEEN KITCHEN & HALLWAY AND ADDING A FLUSH BEAM TO CREATE AN OPEN AREA AT KITCHEN, 2) MAKING WALL BETWEEN BETWEEN GARAGE AND KITCHEN FLUSH AND 1-HR FIRE RATED FOR NEW KITCHEN LAYOUT, 3) UPDATING KITCHEN CABINET LAYOUT & APPLIANCES, 4) REMODELING HOME TO CREATE A 4 BED 3 BATH HOME BY ADDING A NEW BATHROOM AND STACK LAUNDRY, 5) REMODELING MASTER BEDROOM AND BATH 1.

PROPERTY DESCRIPTION:

EXISTING DWELLING UNITS: 1
EXISTING FLOOR AREA: 1,505 SF
EXISTING FIRE SPRINKLERS: NO
PROPOSED FIRE SPRINKLERS: NO
PROPERTY TYPE: Single Family Residence
STORIES: 1
TYPE OF CONSTRUCTION: TYPE V-B
OCCUPANCY TYPE: R3
FIRE ZONE: NO
SPRINKLERS: NO
OWNER:
LOT:
LEGAL DESCRIPTION: N-TRACT: 3500 BLOCK:

LOT: 58
ZONING: R1
OVERLAYS: NO
VERY HIGH FIRE SEVERITY ZONE: NO

PARKING:
EXISTING PARKING: 2
REQUIRED PARKING: 0
PROPOSED PARKING: 0

APPLIANCES:

GAS: Stove

STRUCTURAL OBSERVATION(S):

SEE STRUCTURAL PAGES ON S0, S1, SD1, SD2 FOR INFO. ON STRUCTURAL OBSERVATION(S).

DEFERRED SUBMITTALS:

THE FOLLOWING IS A LIST OF CONTRACTOR-PROVIDED DELAYED REVIEW / DEFERRED APPROVAL ITEMS FOR SUBMITTAL AND REVIEW BY THE DEPARTMENT OF BUILDING AND SAFETY.

- LOCATIONS AND DIMENSIONS OF PLUMBING SUPPLY

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

NOTE TO OWNER: IF THE CITY REQUIRES IT, YOU MAY NEED A LOCAL ENGINEER IN YOUR AREA TO ACT AS THE RESPONSIBLE DESIGN PERSON IN CHARGE TO OVERSEE THE STRUCTURAL DESIGN FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS INCLUDING PHASED AND STAGGERED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH DESIGN OF THE BUILDING. THIS SERVICE MUST BE NEGOTIATED DIRECTLY BETWEEN THE OWNER AND THE ENGINEER AND MAY COME AT AN ADDITIONAL FEE.

SHOULD THE CITY HAVE A STRUCTURAL OBSERVATION PROGRAM THE OWNER CAN EMPLOY A LOCAL ENGINEER TO PERFORM STRUCTURAL OBSERVATIONS AS DEFINED IN SECTION 220. AGAIN, THESE HAVE TO BE NEGOTIATED DIRECTLY BETWEEN THE OWNER AND THE ENGINEER AND MAY COME AT AN ADDITIONAL FEE.

THE OWNER RETAINS THEIR RIGHT TO CHANGE THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND MUST NOTIFY THE CITY IN WRITING.

NOTE TO CONTRACTOR:

IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO READ ALL OF THE GENERAL NOTES ON THIS PLAN SET. ALL NOTES AND CONDITIONS MUST BE STRICTLY ADHERED TO. INFORMATION IN THESE WORKING DRAWINGS IS SPREAD OUT OVER MULTIPLE SHEETS AND ALL SHEETS INTERRELATE TO EACH OTHER.

SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH PLANS, SPECS, AND SITE CONDITIONS. CLAIMS FOR MATERIALS AND LABOR SUBSEQUENT TO THE BID WILL NOT BE RECOGNIZED AS LACK OF PROPER REVIEW OF PLANS, SPECS, AND SITE.

BY SUBMISSION OF A PROPOSAL YOU CERTIFY TO YOU HAVE THOROUGHLY REVIEWED THESE PLANS, SPECIFICATIONS, SITE CONDITIONS AND THAT YOU ARE SATISFIED WITH THE SAME WITHOUT INQUIRY TO THE DESIGNER. YOU ALSO CERTIFY THAT YOU CAN COMPLETE THE WORK INDICATED IN YOUR PROPOSAL TO AT LEAST INDUSTRY STANDARDS WITHOUT ADDITIONAL DETAILING FROM DESIGNER OR ENGINEER.

CLARIFICATIONS ON AND/OR INCONSISTENCIES WITHIN THE DRAWINGS AND SPECIFICATIONS MUST BE ADDRESSED PRIOR TO SUBMITTING YOUR PROPOSAL TO DO WORK ON THE PROJECT.

ENERGY EFFICIENCY:

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY." CF2R FORMS ARE AVAILABLE AT HTTP://WWW.SDCOUNTY.CA.GOV/PDS/BLDG/ENERGY-STDs.HTML. (CBEES 10-103)

PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY." CF3R FORMS ARE AVAILABLE AT HTTP://WWW.SDCOUNTY.CA.GOV/PDS/BLDG/ENERGY-STDs.HTML. (CBEES 10-103)

CONDITIONS OF USE:

BY USING THESE CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE THE DESIGNER WHO PREPARED THESE FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE DOCUMENTS.

ANY CHANGES MADE TO THE APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE REVIEW AND APPROVAL BY THE PLANNING AND BUILDING DEPARTMENTS, AND MAY RESULT IN PROJECT DELAYS OR CITY ORDER TO REMOVE NON-APPROVED WORK. CONTRACTOR AND OWNER ARE SOLELY RESPONSIBLE FOR THESE.

PROJECT NAME:
Home Remodeling & Bathroom Addition
770 Hudson Ave.
Costa Mesa, CA 92626

DESIGNER:

Mei Li Homes LLC
1220 Highland Ave. #831
Duarte, CA 91010
888-205-3213
meilihomes@gmail.com



HISTORY RECORD:

NO.:	DATE:	DESCRIPTION:

B&S STAMP:

Home Remodeling & Bathroom Addition
770 Hudson Ave.
Costa Mesa, CA 92626

OWNERSHIP AND USE OF DOCUMENTS
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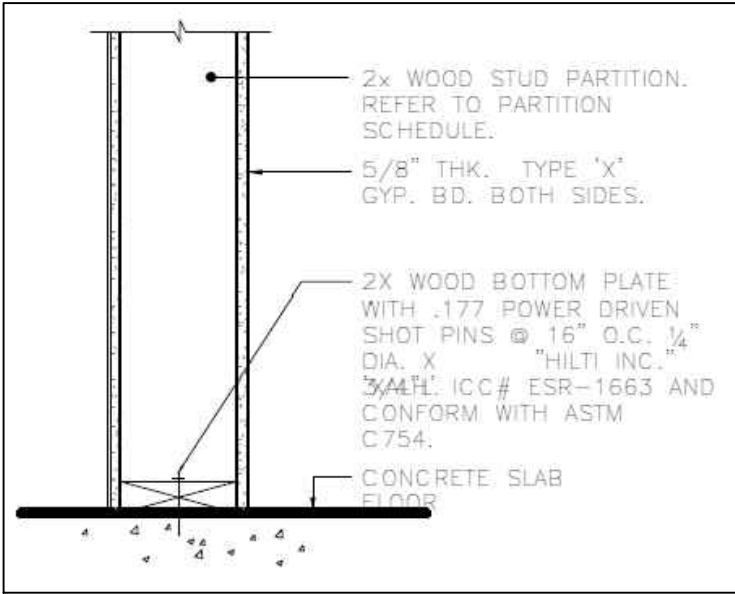
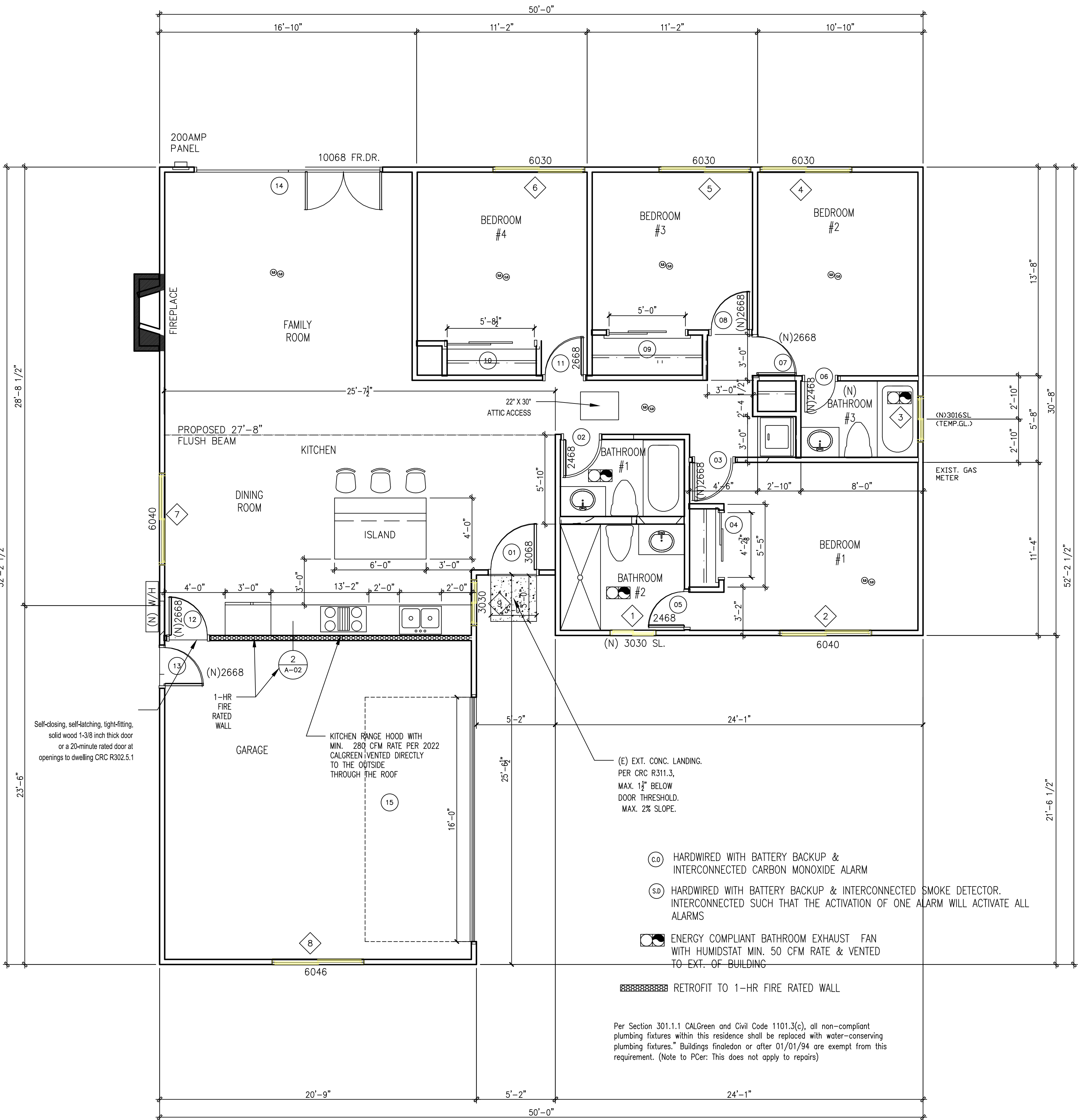
DATE: 11/24/25
PROJECT NO.: D060 OrgCoMHud770
DRAWN BY: Dominique Higgins
REVIEWED BY: Dominique Higgins
SCALE: 1/8" = 1'-0"

SHEET TITLE:

Cover Sheet

SHEET NO.:

A-01



1-1HR Rated Wall Detail (Interior to Interior)
1/4" = 1'-0"

DOOR AND FRAME SCHEDULE

MARK	DOOR			Head Height	Style	Remarks
	WD	HGT	THK			
1	3'-0"	6'-8"	2"	6'-8"	Standard	---
2	2'-4"	6'-8"	2"	6'-8"	Standard	---
3	2'-6"	6'-8"	2"	6'-8"	Standard	---
4	4'-2 7/8"	6'-8"	1 1/4"	6'-8"	Sliding - Double - Full Lite	---
5	2'-4"	6'-8"	2"	6'-8"	Standard	---
6	2'-6"	6'-8"	2"	6'-8"	Standard	---
7	2'-6"	6'-8"	2"	6'-8"	Standard	---
8	2'-6"	6'-8"	2"	6'-8"	Standard	---
9	5'-0"	6'-8"	1 1/4"	6'-8"	Sliding - Double - Full Lite	---
10	5'-8 1/2"	6'-8"	1 1/4"	6'-8"	Sliding - Double - Full Lite	---
11	2'-6"	6'-8"	2"	6'-8"	Standard	---
12	2'-6"	6'-8"	2"	6'-8"	Standard	---
13	2'-6"	6'-8"	2"	6'-8"	Standard	---
14	12'-0"	6'-8"	1 3/4"	6'-8"	Hinged - Double	---
15	16'-0"	7'-0"	1"	7'-0"	Overhead - 4 Window	---

MARK	SIZE		Style	NOTES
	Width	HEIGHT		
1	3'-0"	1'-6"	Glider	New Window, U-Factor 0.3, SHGC 0.23, Tempered Glazing
2	6'-0"	4'-0"	Glider	Existing Window - Not Part of Scope
3	3'-0"	1'-6"	Glider	New Window, U-Factor 0.3, SHGC 0.23, Tempered Glazing
4	6'-0"	3'-0"	Glider	Existing Window - Not Part of Scope
5	6'-0"	3'-0"	Glider	Existing Window - Not Part of Scope
6	6'-0"	3'-0"	Glider	Existing Window - Not Part of Scope
7	6'-0"	4'-6"	Glider	Existing Window - Not Part of Scope
8	6'-0"	4'-0"	Glider	Existing Window - Not Part of Scope
9	3'-0"	1'-6"	Glider	Existing Window - Not Part of Scope

NOTE: GLIDER = SLIDER WINDOW

DOOR & WINDOW NOTES

THE NFRC TEMPORARY LABEL DISPLAYED ON DOORS AND WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.). CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS.
- ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION / NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
- A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2
- B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4

- EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE
- FIRE-RESISTANCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 1208. CONSTRUCTED OF GLASS BLOCK UNITS OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
- EXTERIOR DOORS SHALL EITHER HAVE EXTERIOR SURFACE OR CLADDING OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL HAVE A MIN 20 MINUTE FIRE-RESISTANCE RATING BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF STANDARD 12-7A-1 BE CONSTRUCTED OF SOLID CORE WOOD WITH STILES AND RAILS NOT LESS THAN 1 3/8" AND RAISED PANELS NOT LESS THAN 1 1/4" THICK WITH EXT PERIMETER OF RAISED PANEL TAPERING TO A TONGUE NOT LESS THAN 3/8" THICK (CRC R327.8.3.)
- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- SEE FLOOR PLANS FOR DOOR SWING DIRECTION.
- DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
- VENT. TO COMPLY WITH C.B.C. 1203.4 AND R303.
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE
- EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/8 INCHES THICK OR SHALL HAVE A

PROJECT NAME:
Home Remodeling &
Bathroom Addition
770 Hudson Ave.
Costa Mesa, CA 92626

DESIGNER:
Mei Li Homes LLC
1220 Highland Ave. #831
Duarte, CA 91010
888-205-3213
meilihomes@gmail.com

HISTORY RECORD:		
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B&S STAMP:

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Costa Mesa, CA 92626

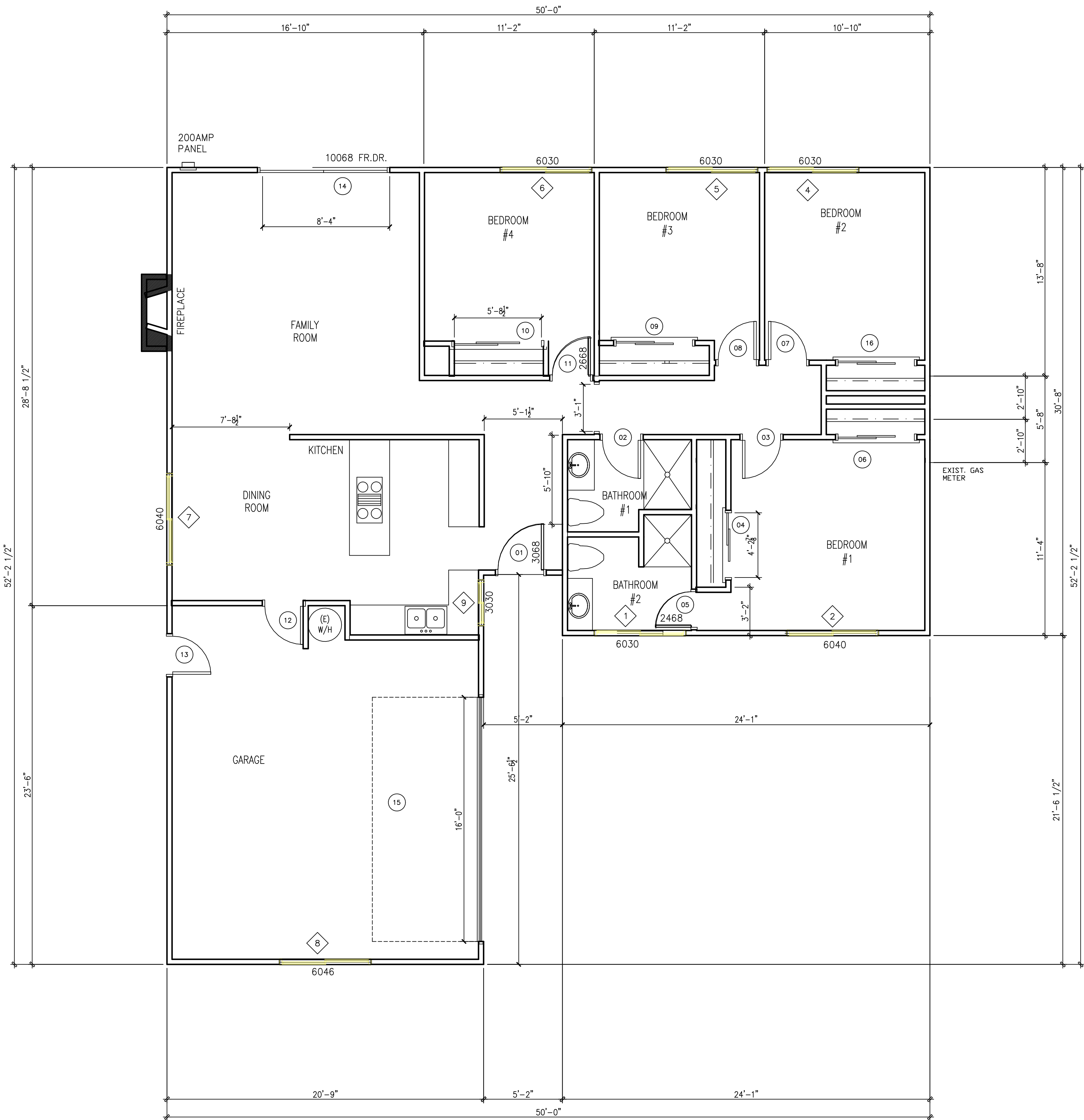
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DATE: 11/24/25
PROJECT NO.: D060 OrgCoMHud770
DRAWN BY: Dominique Higgins
REVIEWED BY: Dominique Higgins
SCALE: 1/2" = 1'-0"

SHEET TITLE:
Proposed Floor Plan

SHEET NO.:
A-02

SHEET # OF -



2 EXISTING FLOOR PLAN
1/4" = 1'-0"

DOOR AND FRAME SCHEDULE

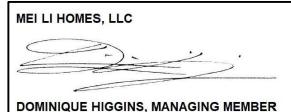
MARK	DOOR SIZE			Head Height	Style	Remarks
	WD	HGT	THK			
1	3'-0"	6'-8"	2"	6'-8"	Standard	---
2	2'-6"	6'-8"	2"	6'-8"	Standard	---
3	2'-6"	6'-8"	2"	6'-8"	Standard	---
4	4'-2 7/8"	6'-8"	1 1/4"	6'-8"	Sliding - Double - Full Lite	---
5	2'-6"	6'-8"	2"	6'-8"	Standard	---
6	2'-6"	6'-8"	1 1/4"	6'-8"	Sliding - Double - Full Lite	---
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9	2'-0"	6'-8"	1 1/4"	6'-8"	Sliding - Double - Full Lite	---
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14	6'-4"	6'-8"	1 3/4"	6'-8"	Hinged - Double	---
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16	5'-0"	6'-8"	1 1/4"	6'-8"	Sliding - Double - Full Lite	---

WINDOW SCHEDULE

MARK	SIZE		Style	NOTES
	Width	HEIGHT		
1	6'-0"	3'-0"	Glider	Existing Window - Not Part of Scope
2	6'-0"	4'-0"	Glider	Existing Window - Not Part of Scope
4	6'-0"	3'-0"	Glider	Existing Window - Not Part of Scope
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PROJECT NAME:
Home Remodel
770 Hudson Ave.
Costa Mesa, CA 92626

DESIGNER:
Mei Li Homes LLC
1220 Highland Ave. #831
Duarte, CA 91010
909-243-3022
meilihomes@gmail.com



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DATE: 11/24/25
PROJECT NO.: D060 OrgCoMHud770
DRAWN BY: Dominique Higgins
REVIEWED BY: Dominique Higgins
SCALE:

SHEET TITLE:
Existing Floor Plan & Roof Plan

SHEET NO.:
A-02.2

<p>GREEN BUILDING STANDARDS CODE (CALGREEN) REQUIREMENTS:</p> <p>1. APPLICABILITY. CALGREEN RESIDENTIAL MANDATORY MEASURES SHALL APPLY TO EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE AND WITHIN ANY ADDITION OR ALTERATION INCREASING A BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. (CALGREEN 101.3, CALGREEN 301.1.1)</p> <p>a. EXCEPTION: ALL RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES PER CALGREEN 301.1.1 AND CALGREEN 4.303.1</p> <p>2. WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING PER CALGREEN 4.303.1:</p> <p>a. WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH</p> <p>b. URINALS: MAXIMUM 0.5 GALLONS PER FLUSH</p> <p>c. SINGLE SHOWERHEADS: MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE AT 80 PSI</p> <p>d. MULTIPLE SHOWERHEADS SERVING ONE SHOWER: MAXIMUM COMBINED FLOW RATE OF 2.0 GALLONS PER MINUTE AT 80 PSI</p> <p>e. LAVATORY FAUCETS: MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI, MINIMUM FLOW RATE OF 0.8 GALLONS PER MINUTE AT 20 PSI</p> <p>f. KITCHEN FAUCETS: MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI</p> <p>g. EXCEPTION: TEMPORARY INCREASE ALLOWED TO MAXIMUM 2.2 GALLONS PER MINUTE AT 60 PSI IF FAUCET DEFAULTS BACK TO MAXIMUM 1.8 GALLONS PER MINUTE AT 60 PSI</p> <p>3. ALL SHOWER AND TUB-SHOWER SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE, PER CPC 408.3</p> <p>4. IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING (CALGREEN 4.304.1):</p> <p>a. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.</p> <p>b. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.</p> <p>5. JOINTS AND OPENINGS. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE UTILITY AND OTHER PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE. (CALGREEN 4.406.1)</p> <p>a. EXCEPTION: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENING WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.</p> <p>6. CONSTRUCTION WASTE SHALL BE REDUCED BY 50 % AND HANDLED BY A CITY OF LOS ANGELES CERTIFIED HAULER.</p> <p>7. CONSTRUCTION WASTE MANAGEMENT PLAN. A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE PREPARED AND AVAILABLE ON SITE DURING CONSTRUCTION. DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THE PLAN SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR THE ENFORCING AGENCY. (CALGREEN 4.408.2) THE PLAN:</p> <p>a. 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</p> <p>b. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM)</p> <p>c. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE TAKEN</p> <p>d. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED</p> <p>e. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED</p>	<p>SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH</p> <p>8. ALL MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCE OF MOISTURE.</p> <p>9. 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 (CALGREEN 4.505.3):</p> <p>a. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.</p> <p>b. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.</p> <p>c. 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 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.</p> <p>10. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.</p> <p>11. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING 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 DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. (CALGREEN 4.504.1)</p> <p>12. OPERATION AND MAINTENANCE MANUAL. PRIOR TO FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING (CALGREEN 4.410.1):</p> <p>a. DIRECTIONS TO OWNER OR OCCUPANT THAT MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.</p> <p>b. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:</p> <p>i. a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEM, PHOTOVOLTAIC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.</p> <p>ii. b. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.</p> <p>iii. c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.</p> <p>iv. d. LANDSCAPE IRRIGATION SYSTEMS.</p> <p>v. e. WATER REUSE SYSTEMS.</p> <p>w. INFORMATION FROM LOCAL UTILITY, WATER, AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.</p> <p>x. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.</p> <p>y. 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.</p> <p>z. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.</p> <p>aa. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.</p> <p>ab. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.</p> <p>ac. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.</p>	<p>od. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR CODE.</p> <p>13. AN OPERATION AND MAINTENANCE MANUAL INCLUDING A MINIMUM, THE ITEMS LISTED IN SECTION 9.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION FOR GRN16 (9.410.1).</p> <p>14. ADHESIVES, SEALANTS, CAULKS, PAINTS, AND COATINGS POLLUTANT CONTROL. ADHESIVES (INCLUDING CARPET ADHESIVES), SEALANTS, CAULKS, PAINTS, AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CALGREEN 4.504.2. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. (CALGREEN 4.504.2.1)</p> <p>15. DESIGNER MURAL PAINTS AND COATINGS, ADHESIVES, CAULK AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLE 9.504.1-9.504.3</p> <p>16. THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUIT, OR OTHER OPENING IN THE BUILDING'S ENVELOPE AT EXTERIOR WALL SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE.</p> <p>17. CARPET SYSTEMS. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING (CALGREEN 4.504.3):</p> <p>a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM (ALL CARPET CUSHION MUST MEET THE REQUIREMENTS OF THIS PROGRAM).</p> <p>b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350).</p> <p>c. NSF/ANSI 140 AT THE GOLD LEVEL.</p> <p>d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.</p> <p>18. RESILIENT FLOORING SYSTEMS. AT LEAST 80 PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OF OR MORE OF THE FOLLOWING (CALGREEN 4.504.4):</p> <p>a. VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE</p> <p>b. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM</p> <p>c. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM</p> <p>d. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)</p> <p>19. COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING 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 CALGREEN TABLE 4.504.5. THE FOLLOWING LIMITS ARE IN PARTS PER MILLION (CALGREEN 4.504.5):</p> <p>a. HARDWOOD PLYWOOD VENEER CORE 0.05</p> <p>b. HARDWOOD PLYWOOD COMPOSITE CORE 0.05</p> <p>c. PARTICLE BOARD 0.09</p> <p>d. MEDIUM-DENSITY FIBERBOARD (MDF) 0.11</p> <p>e. THIN MDF (5/16 INCH OR LESS) 0.13</p> <p>20. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.</p> <p>21. NEWLY INSTALLED BATHROOM EXHAUST FAN SHALL COMPLY WITH THE FOLLOWING PER THE FOLLOWING (CALGREEN 4.506.1):</p> <p>a. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE BUILDING</p> <p>b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS SHALL HAVE HUMIDITY CONTROLS CAPABLE OF ADJUSTMENT - MANUALLY OR AUTOMATICALLY -- BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%.</p>	<p>22. HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS (CALGREEN 4.507.2):</p> <p>a. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J, ASHRAE HANDBOOKS, OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.</p> <p>b. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D 2009, ASHRAE HANDBOOKS, OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.</p> <p>c. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHOD</p> <p>23. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION (9.504.2.4)</p> <p>24. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10 (B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.</p> <p>25. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.</p> <p>26. EACH NEW APPLIANCE PROVIDED AND INSTALLED SHALL MEET ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.</p>
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PROJECT NAME:
Home Remodeling &
Bathroom Addition
770 Hudson Ave.
Costa Mesa, CA 92626

DESIGNER:
Mei Li Homes LLC
1220 Highland Ave. #831
Duarte, CA 91010
909-243-3022
meilihomes@gmail.com

HISTORY RECORD:		
NO.:	DATE:	DESCRIPTION:

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Bathroom Addition
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DATE: 11/24/25

PROJECT NO.: D060 OrgCoMHud770

DRAWN BY: Dominique Higgins

REVIEWED BY: Dominique Higgins

SCALE: NIS

SHEET TITLE:

Cal Green Sheet

SHEET NO.:
A-03

PLUMBING FIXTURE FLOW RATES
Residential Occupancies

FORM
GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi ^{1,3}
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}
Kitchen faucets	1.5 gpm @ 60 psi ^{2,4}
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush ⁵
Flushometer tank water closets	1.28 gallons/flush ⁵
Flushometer valve water closets	1.28 gallons/flush ⁵
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

¹ Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
² Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
³ Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
⁴ Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
⁵ Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

WATER CONSERVATION NOTES
RESIDENTIAL BUILDINGS

FORM
GRN 18R

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)

2. Water use reduction shall be met by complying with one of the following:
A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
C. Plumbing fixtures shall use recycled water.
Exception: Fixture replacements (4.303.4)

3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)

4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)

5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)

6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)

7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)

8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
A. Shall have a minimum of 6 cycles of concentration (blowdown); or
B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)

10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
A. Shall have a minimum of 6 cycles of concentration (blowdown); and
B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)

11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)

IRRIGATION SYSTEM

VOC CONTENT VERIFICATION CHECKLIST

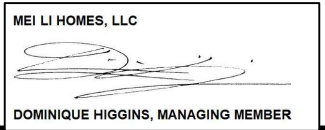
FORM
GRN 2

VOC content verification of paints, coatings, carpets, cushions, resilient flooring, adhesives, sealants, and caulks.

Item #	Product Category (e.g. paint, carpet, adhesive)	Product Manufacturer	Product Specification (e.g. model #)	VOC Content (in grams / liters) or Test Certification (See product label or MSDS)	Allowable VOC Limits * (in grams / liters)

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DESIGNER:
Mei Li Homes LLC
1220 Highland Ave. #831
Duarte, CA 91010
909-243-3022
meilihomes@gmail.com



HISTORY RECORD:		
NO.:	DATE:	DESCRIPTION:

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FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST

FORM
GRN 3

Formaldehyde emissions verification of non-structural engineered wood, hardwood plywood, particleboard, and medium density fiberboard composite wood.

Item #	Product Category (e.g. particleboard, hardwood plywood, etc.)	Product Manufacturer	Product Specification (e.g. model #)	CARB Certification or Formaldehyde Content (in parts per million)	Formaldehyde Limits * (in parts per million)

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DATE: 11/24/25
PROJECT NO.: D060 OrgCoMHud770
DRAWN BY: Dominique Higgins
REVIEWED BY: Dominique Higgins
SCALE: NTS

SHEET TITLE:
Cal Green Sheet

SHEET NO.:
A-03.2

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

[illegible]

PROJECT NAME:
Home Remodeling &
Bathroom Addition
770 Hudson Ave.
Costa Mesa, CA 92626

DESIGNER:
Mei Li Homes LLC
1220 Highland Ave. #831
Duarte, CA 91010
909-243-3022
meilihomes@gmail.com

HISTORY RECORD:		
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Home Remodeling &
Bathroom Addition
770 Hudson Ave.
Costa Mesa, CA 92626

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DATE: 11/24/25

PROJECT NO. D060 OrgCoMHud770

DRAWN BY: Dominique Higgins

REVIEWED BY: Dominique Higgins

SCALE:

SHEET TITLE:

○ | ○ ○ | | | |

Red Green Checklist

SHEET NO.:

A-04

SHEET # OF -

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

[illegible]

PROJECT NAME:
Home Remodeling &
Bathroom Addition
770 Hudson Ave.
Costa Mesa, CA 92626

DESIGNER:

Mei Li Homes LLC
1220 Highland Ave. #831
Duarte, CA 91010
909-243-3022
meilihomes@gmail.com

 MEI LI HOMES, LLC
CORPORATE MEMBER, TRANSFORMING MEMBER

HISTORY RECORD:		
NO.:	DATE:	DESCRIPTION:

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Home Remodeling &
Bathroom Addition
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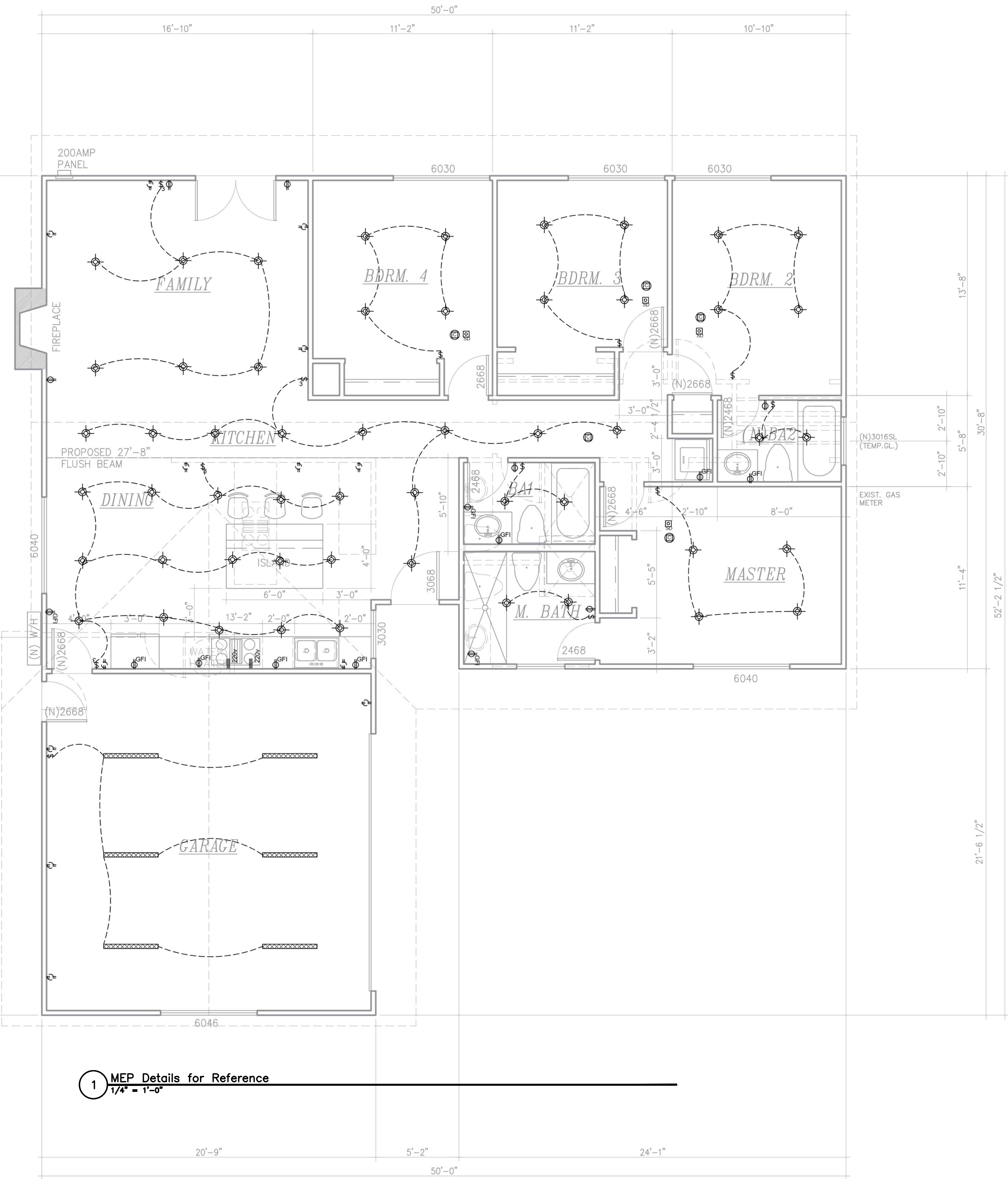
SCALE: _____

SHEET TITLE:

Cal Green Checklist

SHEET NO.:

A-04.2



legend

- PROPOSED NEW STUD WALLS
- EXISTING STUD WALL TO REMAIN
- EXISTING STUD WALL TO REMOVE

SYMBOLS	
	DUPLEX CONVENIENCE OUTLET AT 12\"/>
	125V. GROUND FAULT CIRCUIT-INTERRUPTER (GFCI) DUPLEX CONVENIENCE RECEPTACLE
	4-PLEX CONVENIENCE OUTLET AT 12\"/>
	1/2 HOT OUTLET.
	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER CIRCUIT(AFCI)
	WEATHERPROOF DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER CIRCUIT.
	220 VOLT SPECIAL PURPOSE OUTLET ON SEPARATE CIRCUIT.
	FLOOR DUPLEX CONVENIENCE OUTLET, SWITCH, SWITCH DIMMER, TWO-WAY SWITCH, THREE-WAY SWITCH, FOUR-WAY SWITCH, MANUAL ON VACANCY SENSOR SWITCH, SURFACE MOUNTED WALL FIXTURE, SURFACE MOUNTED CEILING FIXTURE, FLUORESCENT SURFACE MOUNTED CEILING FIXTURE, HANGING LIGHT
	CIRCULAR RECESSED MOUNTED CEILING FIXTURE. All recessed lighting must be IC at AT rated and must be sealed
	VAPOR PROOF CEILING FIXTURE.
	CIRCULAR FLUORESCENT RECESSED CEILING FIXTURE.
	FUEL GAS.
	PUSH BUTTON FOR DOOR CHIMES OR GARAGE DOOR OPENER
	EXHAUST FAN CAPABLE OF FIVE AIR CHANGES PER HOUR. (50 CFM MIN)
	SMOKE DETECTOR.
	CARBON MONOXIDE
	CEILING FAN W/ LIGHT
	ROUGH-IN WATER, HOSE BIBB, HOSE BIBB WITH SHUT OFF VALVE, THEATRICAL LIGHT, TELEVISION JACK, TELEPHONE JACK, CAT. 5 OUTLET.

TITLE 24 ELECTRICAL / LIGHTING NOTES

- A24. PROVIDE DIMMER SWITCH AT ALL ROOMS AND HALLS. - NOT REQUIRED AT SWITCHES WITH MANUAL ON OCCUPANCY SENSOR.
- E24. BATHROOM, GARAGE, LAUNDRY AND UTILITY ROOMS PERMANENTLY INSTALLED LIGHTING MUST BE HIGH EFFICACY OR BE PROVIDED WITH MANUAL ON OCCUPANCY SENSOR. THE HIGH AND LOW EFFICACY LIGHTING SHALL BE CONTROLLED FROM SEPARATE SWITCHES.
- F24. OUTDOOR LIGHTING ATTACHED TO THE BUILDING MUST BE HIGH EFFICACY OR CONTROLLED BY MOTION SENSOR OR PHOTOCELL.

NOTES

- 1 - ALL RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [CEC 210.52C]
- 2 - AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS.
- 3 - ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). [CEC 210.12]

NOTE:
- All branch circuits that supply 125 volt, single phase, 15 and 20 ampere outlets installed in kitchens, dining rooms, living rooms, bedrooms, closets, hallways, laundry areas, or similar rooms or areas in dwelling units shall be protected by an arc-fault circuit interrupter (AFCI). Note this requirement is for entire circuit, not just the outlets. [CEC 210.12]
- All receptacles shall be tamper resistant. [CEC 406.12]
- Kitchen required to have an exhaust fan ducted to the outside with a minimum ventilation rate of 100 cfm.
- Outdoor luminaires mounted to the building or to other buildings on the same lot shall be controlled by a manual ON/OFF switch AND either a photocell/motion sensor OR photocontrol/automatic time switch control OR astronomical time clock OR energy management control system. [CEnC 150(k)3]

PROJECT NAME:
Home Remodeling & Bathroom Addition
770 Hudson Ave.
Costa Mesa, CA 92626

DESIGNER:
Mei Li Homes LLC
1220 Highland Ave. #831
Duarte, CA 91010
888-205-3213
meilihomes@gmail.com



HISTORY RECORD:		
NO.:	DATE:	DESCRIPTION:

B&S STAMP:

Home Remodeling & Bathroom Addition
770 Hudson Ave.
Costa Mesa, CA 92626

OWNERSHIP AND USE OF DOCUMENTS
THIS DRAWING IS THE PROPERTY OF MEI LI HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL RIGHTS RESERVED.

DATE: 11/24/25
PROJECT NO.: D060 OrgCoMHud770
DRAWN BY: Dominique Higgins
REVIEWED BY: Dominique Higgins
SCALE: 3/8" = 1'-0"

SHEET TITLE:
M.E.P Details for Reference Only

SHEET NO.:
A-05

GENERAL NOTES

1. "DESIGNER(S)" AS USED IN THESE DOCUMENTS REFERS TO: MEI LI HOMES LLC.

2. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY IN THE CONTRACT DOCUMENTS.

3. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

4. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROVAL AND PERMITS FOR ALL DESIGN-BUILD SYSTEMS, AND THAT THE SYSTEMS MEET ALL APPLICABLE CODE REQUIREMENTS.

6. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. CLARIFICATIONS SHALL BE OBTAINED FROM THE DESIGNER FOR ANY DIMENSIONAL DISCREPANCIES.

7. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES OF THE SAME PLANE. WHERE GYPSUM BOARD LAYERS DIFFER, STUDS ARE TO BE OFFSET TO PERMIT A CONTINUOUS SMOOTH FINISH LINE IN ALL CORRIDORS OR WHERE SUCH CONDITIONS OCCUR.

8. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE DESIGNER DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS.

9. IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION, OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER AND OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTORS EXPENSE.

10. THE CLIENT, DESIGNER, CONSULTANTS, AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOBSITE AT ALL TIMES DURING NORMAL WORKING HOURS.

11. ALL VERTICAL DIMENSIONS SHOWN TO FLOOR ARE TO THE CONCRETE SLAB OR CONCRETE FLOOR FILL, UNLESS OTHERWISE NOTED.

12. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THE PROJECT.

13. WHENEVER AN ARTICLE, DEVISE, OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR THESE NOTES IN THE SINGULAR NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE REQUIRED TO COMPLETE THE INSTALLATION.

14. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE DESIGNER FOR RESOLUTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK IN, ON, OR ABOUT THE JOB SITE; THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUBCONTRACTORS.

16. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATION" OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS.

17. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

18. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.

19. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE DESIGNER ENGINEER.

20. WHETHER OR NOT DETAILED ON THE DRAWINGS, THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT, INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.

21. CONTRACTOR BEARS SOLE RESPONSIBILITY TO INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL AUTHORITIES.

22. AT NO POINT IS THE CONTRACTOR AND/OR APPLICABLE SUB-CONTRACTOR RELIEVE FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS CALLED THE DESIGNER'S ATTENTION (IN WRITING) TO SUCH DEVIATION AT THE TIME OF INTIAL BID SUBMISSION. NOTHING SHALL RELIEVE HIM OR HER OF RESPONSIBILITY FOR ERROR OF ANY SORT FROM WHAT'S OUTLINED IN THE DRAWINGS.

23. CONTRACTORS SHALL MAINTAIN, FOR THE ENTIRE DURATION OF

THE PROJECT, FULL AND UNLIMITED WORKMENS COMPENSATION INSURANCE IN ACCORDANCE WITH THE LABOR CODE OF THE STATE OF CALIFORNIA. THEY SHALL ALSO CARRY PUBLIC CONTINGENT LIABILITY INSURANCE IN AMOUNTS SATISFACTORY TO THE OWNER, THE APPLICABLE CITY AND/OR JURISDICTION, AND WITH COMPANIES SELECTED WITH THE CONSENT OF THE OWNER.

24. INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 16-CFR-1202 AND ALL LOCAL CODES AND ORDINANCES. GLASS SUBJECT TO HUMAN IMPACT, SHALL COMPLY WITH U.S. CONSUMER PRODUCT SAFETY STANDARDS. CERTIFICATE SHALL ACCOMPANY PRODUCT STATING DATE AND PLACE OF MANUFACTURE.

25. ALL OVERHEAD UTILITIES (ELECTRICAL, TELEPHONE, CABLE, ETC.) SHALL BE PLACED UNDERGROUND PER CITY OF LOS ANGELES B CODE 7.04.820. WHEN UNDERGROUND, OBTAIN SEPARATE UTILITY EXCAVATION PERMIT FROM EPPWMS ADMIN ROOM 113 AT CITY HALL.

26. ALL UTILITY LINES SHALL BE INSTALLED BELOW GROUND WITH TRENCH DAMS, IF UNDERGROUND SERVICE IS NOT CURRENTLY AVAILABLE, THEN PROVISIONS SHALL BE MADE FOR FUTURE UNDERGROUND SERVICES

27. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

28. ROOMS CONTAINING BATHTUBS, SHOWER, SPAS, AND SIMILAR BATH FIXTURES, SHALL BE MECHANICALLY VENTILLATED. A SEPARATE MECHANICAL PERMIT MAY BE REQUIRED. (1203.4.2.1)

29. FOR PURPOSES OF PLANTING AND PAVERS STANDARDS ONLY THE FRONT YARD SHALL INCLUDED THE PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET. WITH THE EXCEPTION OF WALKWAYS, THE FRONT YARD SHALL BE PLANTED IN ITS ENTIRETY WITH TREE SHRUBS, GROUND COVER, AND WATER CONSERVING PLANTS MATERIALS. THE REMAINING OF THE PLANTING STRIP SHALL BE PLANTED WITH SMALL SHRUBS GROUND COVER AND WATER CONSERVING PLANT MATERIALS

30. MAX. DRIVEWAY SLOPE SHALL NOT EXCEED 20% ON VEHICULAR PATH OF TRAVEL AND SHALL NOT EXCEED 10% ON DRIVEWAY CROSS SLOPE, MAX. SLOPE OF 5% WITHIN PARKING ARE.

31. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE, AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

32. PRIOR TO BUILDING PERMIT ISSUANCE APPROVAL MUST BE OBTAINED FROM THE ENGINEERING DEPT. FIRE DEPT, AND THE PLANNING DEPARTMENT.

a. A BUILDING PERMIT SHALL BE SECURED FOR ALL PAVING AND SUBGRADE PREPARATION. SEC 3319.5

b. ANY FILL MADE WITH THE MATERIAL FROM SUCH EXCAVATIONS REQUIRES A GRADING PERMIT 3306.2

c. VEHICULAR DRIVEWAYS SHALL BE A MINIMUM OF 4" THICK 3319.6

d. ALL CONCRETE SHALL BE LAID ON FIRMLY COMPACTED SOIL. THE MINIMUM GRADING SHALL BE 0.5 %.

33. ALL FIRE RATED ASSEMBLIES SHALL BE PER TABLE 720, GENERIC ASSEMBLIES OF GYPSUM HANDBOOK, HAVE LARR APPROVAL OR ICC APPROVAL.

34. GC, TO PROVIDE 1HR FIRE RESISTANCE RATING FOR EXTERIOR WALLS FOR R-3 AND OR U OCCUPANCY LESS THAT 5 FROM PROPERTY LINE M OR ASSUMED PROPERTY LINE. (TABLE 602, 706.1.1, & 706.4, R302.1)

35. PROVIDE 5/8" TYPE X GYPSUM WALLBOARD ON EACH SIDE TO ACHIEVE 1-HR SEPARATION. SEE DETAIL

36. PROVIDE NON-ABSORBENT WALLS AND CEILING AND APPROVED-SHATTER RESISTANT MATERIALS AT SHOWER ENCLOSURE OR WET AREAS.

37. WINDOWS AT SHOWERS/TUBS SHALL BE TEMPERED, IF LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.

38. PROVIDE INSECT SCREEN FOR ALL OPERABLE WINDOWS AND SLIDING/FRENCH DOORS.

39. PROVIDE A MINIMUM SHOWER AREA OF 1024 SQ. INCHES WITH A 30" DIAMETER, CLEAR TURNING CIRCLE.

40. REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS @ 1/20 OF THE FLOOR AREA OF THE ROOM OR 5 S.F. MINIMUM (NATURAL VENTILATION MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION).

41. VENTILATION (R303): ALL ROOMS REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS MIN. 4% OF THE FLOOR AREA OF THE ROOM. BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT. ONE HALF OF WHICH MUST BE OPENABLE WHEN MECHANICAL VENTILATION IS NOT PROVIDED.

42. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

43. ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHENS AND LAUNDRY REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS @ 1/10 OF THE FLOOR AREA OF THE ROOM OR 10 S.F. MINIMUM WHICHEVER IS GREATER.

44. ALL DOORS MUST OPEN OVER A LANDING NO MORE THAT 1.5" BELOW THE THRESHOLD

45. OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION

46. ALL HEATING AND/OR COOLING SYSTEMS OTHER THAT WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISSION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANTS TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.

47. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:

a. STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR <0.58 SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN

INSULATED THERMAL RESISTANCE OF R-12 OR GREATER.

b. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE.

c. PIPING, WHETHER BURIED OF UNBURIED, FOR RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS, PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INDIRECT-FIRED DOMESTIC

d. WATER HEATING SYSTEM, COLLING SYSTEN PIPING BELOW 55° F, AND THE FIRST FIVE FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NONRECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE 1-1.T.

e. SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS SHALL BE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION. (TITLE 24, PART6, CHAPTER 7, SECTION 150(J))

48. CERTIFICATES OF INTALLATION (CF2R-ENV,CF2R-LTG) 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.

49. 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.

50. ALL DIMENSIONS ARE SHOWN TO FINISH FACE OF WALL U.O.N.

51. ALL DOOR JAMBS TO BE 4" AWAY FROM CORNER OF WALL, U.O.N.

52. MINIMUM ROOM DIMENSIONS: (R304 & R305)

a. HABITABLE ROOMS HALL HAVE A FLOOR ARE NOT LESS THAN 70 SF

b. HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FT. IN ANY HORIZONTAL DIMENSION.

c. HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FT.

A. ELECTRICAL, PLUMBING, AND MECHANICAL

1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE CITY OF LOS ANGELES LIGHTING ORDINANCE.

2. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)

3. AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (CEC 210.12)

4. LUMINAIRE REQUIREMENTS. INSTALLED LUMINAIRES SHALL MEET THE EFFICACY AND FIXTURE REQUIREMENTS OF CBEES 150.0(K).

5. SMOKE DETECTORS IN BUILDING REMODELS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. BATTERY-OPERATED DETECTORS ARE ACCEPTABLE IN EXISTING AREAS WITH NO CONSTRUCTION TAKING PLACE AND IN ALTERATIONS NOT RESULTING IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES AND WITHOUT ACCESS VIA AN ATTIC, CRAWL SPACE, OR BASEMENT. (CRC R314.3)

6. CARBON MONOXIDE DETECTORS IN BUILDING REMODELS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. BATTERY-OPERATED DETECTORS ARE ACCEPTABLE IN EXISTING AREAS WITH NO CONSTRUCTION TAKING PLACE AND IN ALTERATIONS NOT RESULTING IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES AND WITHOUT ACCESS VIA AN ATTIC, CRAWL SPACE, OR BASEMENT. (CRC R315.3)

7. WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4-INCH-BY-24-GAUGE STRAPS REQUIRED AROUND WATER HEATERS. WITH 1/4-INCH-BY-3-INCH LAP BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. (CPC 507.2

8. GAS APPLIANCES IN GARAGES. WATER HEATERS AND HEATING/COOLING EQUIPMENT CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE PLACED ON MINIMUM 18-INCH-HIGH PLATFORM UNLESS LISTING REPORT NUMBER PROVIDED SHOWING IGNITION-RESISTANT APPLIANCE. (CPC 507.13 AND CMC 305.1)

9. IMPACT PROTECTION OF APPLIANCES. WATER HEATERS AND HEATING/COOLING EQUIPMENT SUBJECT TO VEHICULAR IMPACT SHALL BE PROTECTED BY BOLLARDS OR AN EQUIVALENT MEASURE. (CPC 507.13.1 AND CMC 305.11)

10. WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCH-DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)

11. SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30-INCH-DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22-INCH UNOBSTRUCTED WIDTH. (CPC 408.5 AND CPC 408.6)

B. MECHANICAL VENTILATION AND INDOOR AIR QUALITY (ASHRAE 62.2-2010)

1. TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWLSPACES, OR UNCONDITIONED ATTICS. (CBEES 150.0(O))

2. INSTRUCTIONS AND LABELING. VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOMEOWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM. (CBEES 150.0(O))

3. COMBUSTION AND SOLID-FUEL BURNING APPLIANCES. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING. (CBEES 150.0(O))

4. GARAGES. THE WALL AND OPENINGS BETWEEN OCCUPIABLE SPACES AND THE GARAGE SHALL BE SEALED. HVAC SYSTEMS THAT INCLUDE AIR HANDLERS OR RETURN DUCTS LOCATED IN GARAGES SHALL HAVE TOTAL AIR LEAKAGE OF NO MORE THAN 6% OF TOTAL FAN FLOW WHEN MEASURED AT 0.1 IN. W.C. USING CALIFORNIA TITLE 24 OR EQUIVALENTS. (CBEES 150.0(O))

5. MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 6 OR BETTER. (CBEES 150.0(O))

6. AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(O))

7. AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE-BUILDING VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND. (CBEES 150.0(O))

A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.

B. INTERMITTENTLY OPERATED WHOLE-BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.

C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT A MAXIMUM OF 3.0 SONE.

D. REMOTELY LOCATED AIR-MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) NEED NOT MEET SOUND REQUIREMENTS IF AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.

8. WOOD FRAMING

1. FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). (CRC R502.9, CRC R602.3, AND CRC R802.2)

2. STUD SIZE, HEIGHT, AND SPACING. THE SIZE, HEIGHT, AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH CRC TABLE R602.3(5). (CRC R602.3.1)

3. SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)

4. BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC R602.3.3)

5. DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. (CRC R602.6)

6. TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. (CRC R602.3.2)

7. TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. (CRC R602.10.8.1)

8. DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054-INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. (CRC R602.6.1)

9. CRIPPLE WALLS. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. CRIPPLE WALLS MORE THAN 4 FEET IN HEIGHT SHALL HAVE STUDS SIZED AS REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH STUD HEIGHT LESS THAN 14 INCHES SHALL BE SHEATHED ON AT LEAST ONE SIDE WITH A WOOD STRUCTURAL PANEL FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.3(1), OR THE CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING. CRIPPLE WALLS SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS. (CRC R602.9)

10. WALL BRACING. BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THE METHODS ALLOWED PER CRC R602.10.2, CRC R602.10.4, AND/OR CRC R602.10.5.

11. BRACED WALL LINE SPACING. SPACING BETWEEN BRACED WALL LINES SHALL NOT EXCEED 20 FEET OR ALTERNATE PROVISIONS OF CRC R602.10.1.3.

12. SHEAR WALL CUMULATIVE LENGTH. THE CUMULATIVE LENGTH OF SHEAR WALLS WITHIN EACH BRACED WALL LINE SHALL MEET THE PROVISIONS OF CRC TABLE R602.10.3(1) FOR WIND LOADS AND CRC TABLE R602.10.3(2) FOR SEISMIC LOADS.

(CRC R602.10.1.1)

13. SHEAR WALL SPACING. SHEAR WALLS SHALL BE LOCATED NOT MORE THAN 25 FEET ON CENTER. (CRC R602.10.2.2)

14. SHEAR WALL OFFSET. SHEAR WALLS MAY BE OFFSET OUT-OF-PLAN NOT MORE THAN 4 FEET FROM THE DESIGNATED BRACED WALL LINE AND NOT MORE THAN 8 FEET FROM ANY OTHER OFFSET WALL CONSIDERED PART OF THE SAME BRACED WALL LINE. (CRC R602.10.1.2)

15. SHEAR WALL LOCATION. SHEAR WALLS SHALL BE LOCATED AT THE ENDS OF EACH BRACED WALL LINE OR MEET THE ALTERNATE PROVISIONS OF CRC R602.10.2.2.

16. INDIVIDUAL SHEAR WALL LENGTH. SHEAR WALLS SHALL MEET MINIMUM LENGTH REQUIREMENTS OF CRC R602.10.6.5.1.

17. CRIPPLE WALL BRACING. CRIPPLE WALLS SHALL BE BRACED PER CRC R602.10.11.

18. SHEAR WALL AND DIAPHRAGM NAILING. ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). (CRC R604.3)

19. SHEAR WALL JOINTS. ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1-1/2-INCH-THICK BLOCKING. (CRC R602.10.10)

20. FRAMING OVER OPENINGS. HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD-BEARING WALLS AND PARTITIONS. (CBC 2304.3.2)

21. JOISTS UNDER BEARING PARTITIONS. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL-DEPTH SOLID-BLOCKED WITH MINIMUM 2-INCH NOMINAL LUMBER SPACED AT MAXIMUM 4 FEET ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS, OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD. (CRC R502.4)

22. JOISTS ABOVE OR BELOW SHEAR WALLS. WHERE JOISTS ARE PERPENDICULAR TO A SHEAR WALL ABOVE OR BELOW, A RIM JOIST, BAND JOIST, OR BLOCKING SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE SHEAR WALL. WHERE JOISTS ARE PARALLEL TO A SHEAR WALL ABOVE OR BELOW, A RIM JOIST, END JOIST, OR OTHER PARALLEL FRAMING SHALL BE PROVIDED DIRECTLY ABOVE AND/OR BELOW THE SHEAR WALL. WHERE A PARALLEL FRAMING MEMBER CANNOT BE LOCATED DIRECTLY ABOVE AND/OR BELOW THE SHEAR WALL, FULL-DEPTH BLOCKING AT 16-INCH SPACING SHALL BE PROVIDED BETWEEN THE PARALLEL FRAMING MEMBERS TO EACH SIDE OF THE SHEAR WALL. (CRC R602.10.8)

23. FLOOR MEMBER BEARING. THE ENDS OF EACH FLOOR JOIST, BEAM, OR GIRDER SHALL HAVE MINIMUM 1-1/2 INCHES OF BEARING ON WOOD OR METAL AND MINIMUM 3 INCHES OF BE

44. **DRILLING, CUTTING, AND NOTCHING OF ROOF/FLOOR FRAMING.** NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, BLOCKING, AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH. SHALL BE NOT LONGER THAN ONE-THIRD THE MEMBER DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT MEMBER ENDS SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT MEMBER ENDS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE. LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH. (CRC R502.8.1)

45. EXTERIOR LANDINGS, DECKS, BALCONIES, AND STAIRS. SUCH ELEMENTS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. (CRC R311.3)

46. FIREBLOCKING. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):

A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

i. VERTICALLY AT THE CEILING AND FLOOR LEVELS

ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS

OCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS

C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN

D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH

AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION

E. AT CHIMNEYS AND FIREPLACES PER ITEM E.49

F. CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING-UNIT SEPARATION

47. FIREBLOCKING MATERIALS. EXCEPT AS OTHERWISE SPECIFIED IN ITEMS 48 AND 49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1)

A. TWO-INCH NOMINAL LUMBER

B. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS

C. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANEL

D. ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4 INCH PARTICLEBOARD

E. 1/2-INCH GYPSUM BOARD

F. 1/4-INCH CEMENT-BASED MILLBOARD

G. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS-SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

48. FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)

49. FIREBLOCKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)

50. DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):

A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING

B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS

51. DRAFTSTOPPING MATERIALS. DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)

52. COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE

INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES. (CRC R302.14)

D. CONVENTIONAL ROOF FRAMING

1. ROOF AND CEILING FRAMING SHALL BE IN ACCORDANCE WITH CBC §2308.7 & CRC CHAPTER 8.

2. SPAN LIMITATIONS FOR CEILING JOISTS SHALL BE IN ACCORDANCE WITH CBC TABLE 2308.7.1(1), 2308.7.1(2), CRC TABLES R802.5.2(1)&(2) AND MUNICIPAL JURISDICTION TABLES.

3. SPAN LIMITATIONS FOR CEILING JOISTS SHALL BE IN ACCORDANCE WITH CBC TABLE 2308.7.2(1), 2308.7.2(2), 2308.7.2(3), 2308.7.2(4), 2308.7.2(5), 2308.7.2(6), CRC TABLES R802.4.1(1)-(8) AND MUNICIPAL JURISDICTION TABLES.

4. WHEN THE ROOF SLOPE IS LESS THAN 3/12, MEMBERS SUPPORTING RAFTERS & CEILING JOISTS SUCH AS RIDGES, HIPS AND VALLEYS SHALL BE DESIGNED AS BEAMS (CBC SECTION 2308.7).

5. DRILLING, CUTTING, AND NOTCHING OF ROOF/FLOOR FRAMING. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, BLOCKING, & BEAMS SHALL NOT EXCEED 1/6 THE MEMBER DEPTH, SHALL BE NOT LONGER THAN 1/3 THE MEMBER DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 THIRD OF THE SPAN. NOTCHES AT MEMBER ENDS SHALL NOT EXCEED 1/4 THE MEMBER DEPTH.

THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT MEMBER ENDS THE Ø OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED 1/3 THE MEMBER DEPTH. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH. (CBC 2308.7.4 & CRC R502.8.1)

6. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER PER CRC TABLE R802.5.1(9), AND THE RAFTER SHALL BE NAILED TO THE WALL TOP PLATE PER CRC TABLE R602.3(1). CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED PER CRC TABLE R802.5.1(9) WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO RAFTERS. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE WALL TOP PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RAFTER TIES, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, RAFTER TIES SHALL BE INSTALLED. RAFTER TIES SHALL BE MINIMUM 2"x4" NOMINAL, INSTALLED PER CRC TABLE R802.5.1(9), OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILINGS JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL OR ENGINEER-DESIGNED GIRDER. (CBC 2808.7.3 & CRC R802.3.1)

7. RIDGES, HIPS, AND VALLEYS. RAFTERS SHALL BE FRAMED TO A RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARDS SHALL BE MINIMUM 1" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEY AND HIPS, THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2" NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. (CRC R802.3)

8. COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE. COLLAR TIES SHALL BE A MINIMUM 1"x4" NOMINAL AND SPACED AT MAXIMUM 4' OC. (CRC R802.3.1)

9. PURLINS INSTALLED TO REDUCE THE SPAN OF RAFTERS SHALL BE SIZED NOT LESS THAN THE REQUIRED SIZE OF THE RAFTERS THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2"x4" NOMINAL BRACES INSTALLED TO BEARING WALLS AT A MINIMUM 45° SLOPE FROM HORIZONTAL. THE BRACES SHALL BE SPACED MAXIMUM 4' OC WITH A MAXIMUM 8' LENGTH. (CRC R802.5.1)

10. ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" BEARING ON WOOD OR METAL AND NOT LESS THAN 3" OF BEARING ON MASONRY OR CONCRETE. (CBC 2308.4.2.2 & CRC R802.6)

11. ROOF FRAMING MEMBERS AND CEILING JOISTS WITH A NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 5:1 SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION. (CRC R802.8)

12. RAFTERS AND CEILING JOISTS WITH A NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 6:1 SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1"x3" WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT MAXIMUM 8' INTERVALS. (CRC R802.8.1)

13. OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4', THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED WITHIN 3' OF THE TRIMMER

JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4' THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOISTS OR RAFTERS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER-JOIST TO TRIMMER-JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6'. TAIL JOISTS OVER 12' LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2"x2". (CRC R502.10)

14. TRUSS FLOOR AND ROOF FRAMING

14.A. THE TRUSS SUPPLIER SHALL PROVIDE CALCULATIONS AND SHOP DRAWINGS OF ALL ROOF TRUSSES. ROOF TRUSSES SHALL COMPLY WITH T.P.I. SPECIFICATIONS. PRIOR TO TRUSS FABRICATION THE CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND MUNICIPAL JURISDICTION FOR APPROVAL (CBC 2303.4.1 & CRC R802.10.1).

14.B. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2' OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD; THE IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS, THE DESIGN LOAD OF THE TRUSS & THE REQUIRED SPACING OF THE TRUSSES. (CBC 2304 & CRC R802.10)

14.C. WHEN LATERAL BRACING OF WEB MEMBERS IN TRUSSES IS REQUIRED THE LATERAL BRACE SHALL END ON AN EXTERIOR BEARING WALL OR IN SOLID ROOF SHEATHING. (CBC 2303.4.1.2 & CRC R802.10.3)

14.D. MINIMUM 2" NOMINAL BLOCK REQUIRED BETWEEN TRUSSES AT RIDGE LINES & AT POINTS OF BEARING AT EXTERIOR WALLS.

14.E. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.

14.F. ROOF TRUSSES SHALL BE CONNECTED TO SHEAR WALL TOP PLATES WITH BLOCKING BETWEEN THE TRUSSES. (CRC R602.10.8)

14.G. ALL TRUSS SPAN DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO ORDERING AND PURCHASING OF TRUSSES. ENGINEERED JOIST FRAMING

14.H. PREFABRICATED WOOD I-JOISTS & I-RAFTERS SHALL BE IN ACCORDANCE WITH CBC 2303.1.2, ASTM D5055 & ICC ESR-1153, OAE.

14.I. ALL PSL & LVL ENGINEERED FRAMING LUMBER SHOWN ON THE PLANS TO BE 2.2E PARALLAM (E=2200 KSI) & 1.9E MICROLAM BEAMS (E=1900 KSI), RESPECTIVELY, AS DESCRIBED IN ICC ESR-1153 & ICC ESR-1387.

15. GLUED-LAMINATED WOOD TIMBERS

15.A. GLUED-LAMINATED WOOD TIMBERS SHALL BE IN ACCORDANCE WITH CBC 2303.1.3, NSI/AITC A 190.1 AND ASTM D3737.

15.B. GLUED-LAMINATED TIMBERS SHALL BE INDUSTRIAL APPEARANCE GRADE, USING EXTERIOR GLUE, COMBINATION SYMBOL 24F-V4 FOR SIMPLE SPANS & 24F-V8 FOR CONTINUOUS SPAN OR CANTILEVERED MEMBERS, UON. GLUED-LAMINATED TIMBERS SHALL BE STAMPED WITH A QUALITY MARK INDICATING CONFORMANCE WITH AITC SPECIFICATIONS. MOISTURE CONTENT SHALL NOT EXCEED 14%.

15.C. WHERE GLUED-LAMINATED TIMBERS ARE EXPOSED TO WEATHER, FABRICATION AND ADHESIVES SHALL BE SUITABLE FOR WET USE COMPLYING WITH CBC 2303.1.3.1. GLUED-LAMINATED TIMBERS SHALL BE ALASKAN CEDAR ARCHITECTURAL GRADE, COMBINATION SYMBOL 20F-V12, UON.

15.D. ALL GLUED-LAMINATED WOOD TIMBER SPAN DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.

15.E. GLUED-LAMINATED TIMBERS SHALL BE FABRICATED IN A PLANT WITH AN APPROVED QUALITY CONTROL SYSTEM & AN AITC FABRICATION LICENSE.

15.F. AN AITC CERTIFICATE OF CONFORMANCE FOR GLUED-LAMINATED TIMBERS IS REQUIRED TO BE SUBMITTED TO THE STRUCTURAL ENGINEER AND THE MUNICIPAL JURISDICTION PRIOR TO INSTALLATION.

15.G. GLUED-LAMINATED TIMBERS SHALL HAVE A STANDARD CAMBER, UON. RESIDENTIAL APPLICATIONS SHALL USE A STANDARD CAMBER BASED ON A RADIUS OF 3,500 FEET. COMMERCIAL & INDUSTRIAL APPLICATIONS SHALL USE A STANDARD CAMBER BASED ON A RADIUS OF 2,000 FEET. DECK & BALCONY FRAMING

15.H. EXTERIOR LANDINGS, DECKS, BALCONIES, & STAIRS ELEMENTS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. (CRC R311.3)

E. GENERAL MATERIAL SPECIFICATIONS

1. **LUMBER.** ALL JOISTS, RAFTERS, BEAMS, AND POSTS 2-INCHES TO 4-INCHES THICK SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER. ALL POSTS AND BEAMS 5 INCHES AND THICKER SHALL BE NO. 1 GRADE DOUGLAS FIR-LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD-GRADE DOUGLAS FIR-LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER.

2. **CONCRETE.** CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS AND SHALL CONSIST OF 1 PART CEMENT, 3 PARTS SAND, 4 PARTS 1-INCH MAXIMUM SIZE ROCK, AND NOT MORE THAN 7-1/4 GALLONS OF WATER PER SACK OF CEMENT. (CRC R402.2)

3. **MORTAR.** MORTAR USED IN CONSTRUCTION OF MASONRY WALLS, FOUNDATION WALLS, AND RETAINING WALLS SHALL CONFORM TO ASTM C 270 AND SHALL CONSIST OF 1 PART PORTLAND CEMENT, 2-1/4 TO 3 PARTS SAND, AND 1/4 TO 1/2 PART HYDRATED LIME. (CBC 2103.2)

4. **GROUT.** GROUT SHALL CONFORM TO ASTM C 476 AND SHALL CONSIST OF 1 PART PORTLAND CEMENT, 1/10 PART HYDRATED LIME, 2-1/4 TO 3 PARTS SAND, AND 1 TO 2 PARTS GRAVEL. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. (CBC 2103.3)

5. **MASONRY.** MASONRY UNITS SHALL COMPLY WITH ASTM C 90 FOR LOAD-BEARING CONCRETE MASONRY UNITS. (CBC 2103.1)

6. **REINFORCING STEEL.** REINFORCING STEEL USED IN CONSTRUCTION OF REINFORCED MASONRY OR CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615. (CBC 2103.4)

7. **STRUCTURAL STEEL.** STEEL USED AS STRUCTURAL SHAPES SUCH AS WIDE-FLANGE SECTIONS, CHANNELS, PLATES, AND ANGLES SHALL COMPLY WITH ASTM A36. PIPE COLUMNS SHALL COMPLY WITH ASTM A53. STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B.

8. **FASTENERS FOR PRESERVATIVE-TREATED WOOD.** FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD - INCLUDING NUTS AND WASHERS - SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.1)

A. EXCEPTION: 1/2-INCH DIAMETER OR GREATER STEEL BOLTS

B. EXCEPTION: FASTENERS OTHER THAN NAILS AND TIMBER RIVETS MAY BE OF MECHANICALLY

C. DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 689,

D. CLASS 55 MINIMUM

E. EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT

9. **FASTENERS FOR FIRE-RETARDANT-TREATED WOOD.** FASTENERS FOR FIRE-RETARDANT-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.3)

E. ROOFING AND WEATHERPROOFING

1. **ROOF COVERING.** ALL ROOF COVERING SHALL BE INSTALLED PER APPLICABLE REQUIREMENTS OF CBC 1507. ROOF COVERINGS SHALL BE AT LEAST CLASS A RATED IN ACCORDANCE WITH ASTM E 108 OR UL 790, WHICH SHALL INCLUDE COVERINGS OF SLATE, CLAY OR CONCRETE ROOF TILE, EXPOSED CONCRETE ROOF DECK, FERROUS OR COPPER SHINGLES OR SHEETS, (COUNTY BUILDING CODE 92.1.1505.1)

2. **ROOF FLASHING.** FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET). (CRC R903.2.1)

3. **CRICKETS AND SADDLES.** A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERING SHALL BE SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. (CRC R903.2.2)

4. **WATER-RESISTIVE BARRIER.** A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT SHALL BE ATTACHED TO STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER MINIMUM 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED MINIMUM 6 INCHES. THE FELT SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRC R703.2)

5. **WALL FLASHING.** APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.8):

A. EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE

B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS

C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS

D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM

E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION

F. AT WALL AND ROOF INTERSECTIONS

G. AT BUILT-IN GUTTERS

6. **DAMP-PROOFING.** DAMPPROOFING MATERIALS FOR FOUNDATION WALLS ENCLOSEING USABLE SPACE BELOW GRADE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO FINISHED GRADE. (CRC R406.1)

7. **SPECIFICATIONS.** ROOFING MATERIAL & ITS APPLICATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS, MATERIAL ICC ESR REPORT, & APPLICABLE CODES. (CBC CHAPTER 15 & CRC CHAPTER 9).

F. DEMOLITION & PREPARATION

1. REMOVE ALL DEBRIS FROM THE PROJECT AND DISPOSE OF IT LEGALLY IN A TIMELY FASHION.

2. DO NOT REMOVE ANY VEGETATION EXCEPT AS NOTED ON THE DRAWINGS OR WITH PRIOR OWNER OR ARCHITECT APPROVAL.

3. CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED, PRIOR TO BEGINNING WORK AND THROUGHOUT CONSTRUCTION, CALL DIG-ALERT.

4. ALL UTILITY LINES SHALL BE BURIED, WRAPPED AND PROTECTED TO MEET APPLICABLE CODE REQUIREMENTS & INDUSTRY STANDARD CONSTRUCTION PROCEDURES.

5. FORM SIDES OF TRENCHES FOR FOOTINGS AS REQUIRED TO PROVIDE FOR FIRM CONTAINMENT OF FOOTINGS AND REMOVE ALL LOOSE MATERIAL AND STANDING WATER FROM THE TRENCHES.

6. SHOULD LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR OTHER HAZARDOUS CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION OF THE FOOTINGS, THE CITY SHOULD BE NOTIFIED AND ALL FOUNDATION WORK SHALL HALT UNTIL THE CITY EITHER PROVIDES A SOLUTION TO THE ISSUE OR ASSURES WORK CAN PROGRESS.

7. TRENCHES OR EXCAVATIONS MORE THAN 5 FEET IN DEPTH INTO

WHICH A PERSON IS REQUIRED TO DESCEND SHALL HAVE ALL NECESSARY PERMITS FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO BUILDING/GRADING PERMIT ISSUANCE OR BEFORE ANY WORK COMMENCES WITHIN THE TRENCH.

G. GRADING AND SOILS

1. **GRADING PERMIT.** GRADING PERMIT REQUIRED IF VOLUME OF EARTH MOVED EXCEEDS THE MAXIMUM CUBIC YARDS ALLOWED BY THE MUNICIPAL JURISDICTION OR IF ANY CUTS OR FILLS EXCEED 8 FEET IN HEIGHT/DEPTH. (MUNICIPAL GRADING ORDINANCE)

2. **COMPACTION REPORT.** COMPACTION REPORT REQUIRED FOR FILL MATERIAL 12 INCHES OR MORE IN DEPTH. (CBC 1803.5.8)

3. **ALL UTILITY TRENCHES** SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE DENSITY.

4. **FINISH GRADES** SHALL BE SLOPED SO THAT SURFACE WATER DRAINS AWAY FROM THE BUILDING. (CRC R401.3 & CBC 1804.4)

5. **ALL REQUIRED BACKFILL** SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY OBTAINABLE BY ASTM D1557-12E1 (LATEST ADOPTED STANDARD) METHOD OF COMPACTION. BACKFILL SHALL ALSO CONFORM TO THE SOILS REPORT RECOMMENDATIONS IF A SOILS REPORT IS A PART OF THE CONSTRUCTION DOCUMENTS. (CBC 1804.3)

6. **BACKFILL FOR ALL RETAINING WALLS** SHALL BE PERVIOUS MATERIAL. BACKFILLING SHALL NOT BEGIN UNTIL THE MASONRY OR CONCRETE RETAINING STRUCTURES HAVE ATTAINED THE SPECIFIED DESIGN STRENGTH. BACKFILL SHALL CONFORM TO THE SOILS REPORT RECOMMENDATIONS IF A SOILS REPORT IS A PART OF THE CONSTRUCTION DOCUMENTS. (CRC R404.1.7)

7. **FOR RETAINING WALLS** WHICH WILL HAVE PERMANENT STRUCTURAL SUPPORT AT THE TOP PROVIDE SHORING PRIOR TO BACKFILLING. UON. SHORING TO REMAIN IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORTING MEMBERS ARE IN PLACE AND HAVE DEVELOPED SPECIFIED STRENGTHS. IN THE CASE OF CONCRETE SUPPORTS, THE SHORING SHALL REMAIN IN PLACE A MINIMUM OF 7 DAYS AFTER CONCRETE PLACEMENT.

8. **ALL RETAINING WALLS** MUST BE PROVIDED WITH AN ADEQUATE DRAINAGE SYSTEM (CRC SECTION R405):

8.A GRAVEL & PIPE BACK DRAIN AND OUTLET SYSTEM, WITH A MINIMUM OF 2 OUTLETS PER WALL, TO PREVENT BUILDUP OF HYDROSTATIC PRESSURES. PIPES SHOULD CONSIST OF SCHEDULE 40 PERFORATED PVC PIPE. GRAVEL USED IN THE BACKDRAIN SYSTEMS MUST BE A MINIMUM OF 3 CUBIC FEET PER LINEAL FOOT OF 3/8" TO 1 1/2" CLEAN CRUSHED ROCK ENCAPSULATED IN NON-WOVEN FILTER FABRIC(MIRAFI 140N, OAE). PERFORATIONS IN THE PIPE MUST BE FACE DOWN. THE SURFACE OF THE BACKFILL MUST BE SEALED BY PAVEMENT OR THE TOP 18" COMPACTED TO 90% RELATIVE COMPACTION WITH NATIVE SOIL. PROPER SURFACE DRAINAGE MUST BE MAINTAINED.

8.B AS AN ALTERNATIVE TO A GRAVEL & PIPE BACK DRAIN SYSTEM, PANEL DRAINS (MIRADRAIN 6000, TENSAR UX1700 MSE, OAE) MAY BE USED. PANEL DRAINS MUST BE INSTALLED PER MANUFACTURER'S GUIDELINES.

8.C RETAINING & STEM WALLS SHALL BE WATERPROOFED WHERE THEY WOULD IMPACT LIVING AREAS OR WHERE WALL STAINING OR EFFLORESCENCE WOULD BE OBJECTIONABLE. DAMPPROOFING MATERIALS FOR FOUNDATION WALLS ENCLOSEING USABLE SPACE BELOW GRADE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, & SHALL EXTEND FROM THE TOP OF THE FOOTING TO FINISHED GRADE. (CRC SECTION R406 & CBC SECTION 1805)

H. GEOTECHNICAL

(CRC R401.4 & CBC SECTION 1803 & 1806).

1. PROJECTS WITH NO SOILS REPORT SHALL USE A SOIL LOAD BEARING VALUE OF 1,500 PSF. (CRC TABLE R401.4.1 & CBC TABLE 1806.2)

2. PROJECTS REQUIRING OR PROVIDED WITH SOILS REPORT SHALL:

2.A CONSIDER THE REPORT AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS TO BE COMPLIED WITH BY THE CONTRACTOR.

2.B HAVE THE FOUNDATION PLAN REVIEWED BY SOILS ENGINEER.

2.C HAVE THE FOUNDATION DESIGN BASED ON THE MAXIMUM SOIL BEARING VALUE AND SOIL TYPE PROVIDED IN THE REPORT.

2.D HAVE THE BUILDING PAD PREPARED IN ACCORDANCE WITH THE REPORT.

2.E REQUIRE ALL SOIL AND GRADING WORK IS DONE UNDER THE DIRECT OBSERVATION OF THE SOILS ENGINEER.

2.F REQUIRE THE SOILS ENGINEER TO VERIFY IN WRITING TO THE ARCHITECT THAT CONSTRUCTION AT THE SITE COMPLIES WITH ALL OF THE RECOMMENDATIONS AND CONCLUSIONS CONTAINED IN THE REPORT.

2.G A COMPACTION REPORT MUST BE SUBMITTED TO & APPROVED BY THE GOVERNING JURISDICTION PRIOR TO PLACEMENT OF CONCRETE ON FILL MATERIAL 12 INCHES OR MORE IN DEPTH. (CBC 1803.5.8 & 1803.6)

I. FINISHES

1. EXTERIOR WALL COVERINGS SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CBC §1404 (CBC 1404.1) AND CRC §R703 (CRC R703.1)

2. A MINIMUM 0.019" (#26 GALVANIZED SHEET GAUGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 92. THE WEEP SCREED SHALL BE PLACED A MINIMUM 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS & SHALL BE OF A TYPE ALLOWING TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (CRC R703.7.2.1)

3. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT

MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES. PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM. WHERE SELF-ADHERED MEMBRANES ARE USED AS FLASHINGS OF FENESTRATION IN WALL ASSEMBLIES, THOSE SELF-ADHERED FLASHINGS SHALL COMPLY WITH AAMA 711. WHERE FLUID APPLIED MEMBRANES ARE USED AS FLASHING FOR EXTERIOR WALL OPENINGS, THOSE FLUID APPLIED MEMBRANE FLASHINGS SHALL COMPLY WITH AAMA 714. (CBC 1404.4 & CRC R703.4)

4. A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT SHALL BE ATTACHED TO STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER MINIMUM 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED MINIMUM 6". THE FELT SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRC R703.2)

5. WHEN CEMENT PLASTER IS INSTALLED OVER SOLID WOOD SHEATHING INSTALL 2 LAYERS GRADE D BUILDING PAPER OVER WOOD SHEATHING, OAE (CBC SECTION 2510.6).

6. INTERIOR WALL COVERINGS SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CRC §R702 (CRC R702.1)

7. USE 1/2" GYPSUM BOARD AT ALL INTERIOR WALLS & CEILINGS. USE 5/8" GYPSUM BOARD WHERE STUDS, JOISTS OR RAFTERS ARE SPACED 24" OC (CRC R702.3.1.1 & CRC TABLE R702.3.5).

8. USE 5/8" TYPE X GYPSUM BOARD AT ALL GARAGE SURFACES COMMON TO THE RESIDENCE, FROM FLOOR TO ROOF SHEATHING & AT CEILINGS (CBC SECTION 406.3.2.1; CRC TABLE R302.6).

9. GYPSUM BOARD ATTACHMENT SHALL BE 6d COOLER OR WALLBOARD NAIL: 1-5/8" LONG; 0.086" RING SHANK; 15/64" HEAD @ 7" OC OR #6 TYPE S OR W 1-1/4" LONG GYPSUM BOARD SCREWS @ 7" OC @ ALL STUDS, JOISTS, RAFTERS & PLATES. OR APPROVED EQUAL AS SHOWN IN CRC TABLE R702.3.5 (CBC TABLE 2508.6 & 2508.6.4; CRC TABLE R702.3.5 & CRC TABLE R702.3.6)

10.0 ALL SURFACES SHALL BE PAINTED WITH A CLASS III FLAME SPREAD MATERIAL, WITH 1 PRIMER COAT AND 2 FINISH COATS, EXCEPT FLAME SPREAD PROVISIONS ARE NOT APPLICABLE IN KITCHEN AND BATHROOMS (CBC 803.1).

11. SHOWER & TUB/SHOWER COMBINATIONS WALLS MUST BE FINISHED TO A HEIGHT OF 72" ABOVE THE DRAIN INLET WITH A SMOOTH, HARD, NON- ABSORBENT SURFACE MATERIAL (CBC SECTION 1209.2.3).

12. USE AN APPROVED BASE MATERIAL AT BATHTUB & SHOWER WALLS AND USE ASPHALTIC MEMBRANE MATERIAL AT SHOWER FLOORS & UP WALLS TO PROVIDE A WATERPROOF UNDERLAYMENT (CBC SECTION 1209.2).

13. PAINTED OR STAINED WOOD BASE BOARD SHALL BE PROVIDED AT THE BASE OF ALL INTERIOR WALLS EXCEPT WHERE MOISTURE RESISTANCE IS REQUIRED. PAINTED OR STAINED WOOD CASING SHOULD BE PROVIDED AT ALL INTERIOR OPENINGS AND AT THE INTERIOR SIDE OF EXTERIOR OPENINGS. THIS MAY BE SUPERCEDED IF SPECIFIC DETAILS ARE PROVIDED ON THE

PLANS FOR BASEBOARD AND CASING DIFFERENT FROM THIS SPECIFICATION.

STORM WATER DEVELOPMENT PLANING PROGRAM

BEST MANAGEMENT PRACTICES (BMPs) NECESSARY TO CONTROL POLLUTANTS AFTER CONSTRUCTION ARE REQUIRED TO BE INCORPORATED INTO THE DEVELOPMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT BEST MANAGEMENT PRACTICE HANDBOOK, PART B PLANNING ACTIVITIES AS ADOPTED BY THE BOARD OF PUBLIC WORKS OF THE APPLICABLE CITY OR JURISDICTION.

STANDARD URBAN STORM WATER MITIGATION PLAN (SUSMP) IS REQUIRED TO BE PREPARED AND SUBMITTED TO THE WATERSHED PROTECTION DIVISION, BUREAU OF SANITATION, DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL FOR: SINGLE FAMILY DWELLINGS AND ACCESSORY STRUCTURE WHERE GRADING WILL OCCUR ON SLOPES 25% (1:4) OR STEEPER.

BY SUBMISSION OF A PROPOSAL TO PERFORM WORK ON THIS PROJECT, YOU CERTIFY THAT YOU HAVE THOROUGHLY REVIEWED THESE PLANS, SPECIFICATIONS, SITE CONDITIONS AND THAT YOU ARE SATISFIED WITH THE SAME. YOU ALSO CERTIFY THAT YOU CAN COMPLETE THE WORK INDICATED IN YOUR PROPOSAL TO AT LEAST INDUSTRY STANDARDS WITHOUT ADDITIONAL DETAILING FROM DESIGNER OR ENGINEER. CLARIFICATIONS ON AND/OR INCONSISTENCIES WITHIN THE DRAWINGS AND SPECIFICATIONS MUST BE ADDRESSED PRIOR TO SUBMITTING YOUR PROPOSAL TO DO WORK ON THE PROJECT. EXTRA CHARGES WILL NOT BE GRANTED BASED UPON CLAIMS OF INCOMPLETE, INACCURATE, OR INCONSISTENT DRAWINGS OR SPECIFICATIONS, WHERE INFORMATION CONFLICTS, IT SHALL BE THE INTERPRETATION OF DESIGNER THAT PREVAILS.

CITY OF LOS ANGELES (SITE HOUSEKEEPING)

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL CONSTRUCTION PROJECTS/CERTIFICATION STATEMENT

THE FOLLOWING NOTES SHALL BE INCORPORATED OR ATTACHED TO THE APPROVED CONSTRUCTION/GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION PROJECTS.

PROJECT NAME:
Home Remodeling & Bathroom Addition
770 Hudson Ave.
Costa Mesa, CA 92626

DESIGNER:

Mei Li Homes LLC
1220 Highland Ave. #831
Duarte, CA 91010
888-205-3213
meilihomes@gmail.com

HISTORY RECORD:

NO.:	DATE:	DESCRIPTION:

B&S STAMP:

Home Remodeling & Bathroom Addition
770 Hudson Ave.
Costa Mesa, CA 92626

OWNERSHIP AND USE OF DOCUMENTS
THIS DRAWING IS THE PROPERTY OF MEI LI HOMES, LLC. A CALIFORNIA LIMITED LIABILITY COMPANY AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL RIGHTS RESERVED.

DATE: 11/24/25

PROJECT NO.: D060 OrgCoMHud770

DRAWN BY: Dominique Higgins

CONSTRUCTION MEANS CONSTRUCTING, CLEARING, GRADING OR EXCAVATION THAT RESULTS IN SOIL DISTURBANCE CONSTRUCTION INCLUDES STRUCTURE TEARDOWN. IT DOES NOT INCLUDE ROUTINE MAINTENANCE TO MAINTAIN ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, OR ORIGINAL PURPOSE OF FACILITY. EMERGENCY CONSTRUCTION ACTIVITIES REQUIRED TO IMMEDIATELY PROTECT PUBLIC HEALTH AND SAFETY; INTERIOR REMODELING WITH NO OUTSIDE EXPOSURE OF CONSTRUCTION MATERIAL OR CONSTRUCTION WASTE TO STORM WEATHER; MECHANICAL PERMIT WORK; OR SING PERMIT WORK.

- NPDES PERMIT PART 5 "DEFINITIONS"
- ERODED SEDIMENTS AND POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
- 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. SPILL MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS, LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

Print Name _____ Date _____
(Owner or authorized agent of the owner)

Signature _____ Date _____
(Owner or authorized agent of the owner)

INTERIOR ENVIRONMENT NOTES

- PROVIDE STAIRWAY ILLUMINATION. MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)
- A MECHANICAL VENTILATION SYSTEM IN LIEU OF OPENABLE WINDOWS IN THE BATHROOM, TOILET ROOM AND LAUNDRY, WHICH FURNISHES FIVE AIR CHANGES PER HOUR DIRECT TO THE OUTSIDE, IS REQUIRED.
- INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.3. SPECIFY THE CLASSIFICATIONS PER TABLE 803.9 AND SECTION 803.1.
- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 M²) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN INLET. (1210.2.3, LAPC 411.7)
- TOILET ROOMS SHALL BE PROVIDED WITH A FULLY OPENABLE EXTERIOR WINDOW WITH AN AREA NOT LESS THAN 3 SQUARE FEET OR A VERTICAL DUCT NOT LESS THAN 100 SQUARE INCHES IN AREA FOR THE FIRST WATER CLOSET PLUS 50 SQUARE INCHES ADDITIONAL OF AREA FOR EACH ADDITIONAL WATER CLOSET, OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 15 MINUTES. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
- TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" (1210.2.1)
- WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (1210.2.2)
- 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. PER SECTION 2509.2 WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
 - OVER A VAPOR RETARDER.

- IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS
- ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR ½ INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)
- INDICATE ON PLANS THAT INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. IN ADDITION, PROVIDE DETAILS SHOWING APPLICATION IN ACCORDANCE WITH SECTION 803.3, 804, AND TABLE 803.9.
- THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (†-803.9)

SAFETY GLAZING NOTES

- EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD.
- THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. PER SECTION 2406, GLAZING IN:
 - SWING DOORS.
 - FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
 - STORM DOORS.
 - UNFRAMED SWINGING DOORS.
 - DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
 - FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.
 - FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M²)
 - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - III. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE, WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
 - ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
 - GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)
 - FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - GLAZING IN RAILINGS.
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
 - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

CITY OF LOS ANGELES NOTES

- CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION

- FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,168) (SEPARATE PLUMBING PERMIT IS REQUIRED).
 - PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
 - KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
 - BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
 - PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
 - UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE (RESEARCH REPORT NOT REQUIRED).
 - (R308.6.9) WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)
 - AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
 - WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
 - (R315.2.2) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY EANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 8 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.(R303.1)
 - A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

DRAINAGE NOTES :

- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS TO PROTECT THE FOUNDATION WALL AND FOOTING OF THE PROPOSED IMPROVEMENTS WITH A MIN. FALL OF 6 INCHES WITHIN THE FIRST 10 FEET. [1804.3]
- ALL UNDERGROUND PIPES FROM DOWNSPOUTS AND AREA DRAINS SHALL HAVE AN ACCEPTABLE SLOPE LEADING TO THE INFILTRATION PIT AND OVERFLOW TO STREET CURB.
- WATER SHALL BE DIRECTED TO THE STREET WITH A 2% SLOPE MINIMUM.
- PRIOR TO INSTALLATION OF INFILTRATION PITTS OVER FLOW PIPE TOWARDS STREET, OBTAIN A SEPARATE PERMIT AND INSPECTION FROM EPWIN ADMIN.
- ALL DOWNSPOUTS AT GUTTER LEVEL AND ALL HARDSCAPE AREA DRAINS THAT ARE CONNECTED TO THE INFILTRATION PIT, INFILTRATION AREA OR ANY OTHER BMP SHALL BE NET SCREENED.
- CONTACT NEAL SHAPIRO (310) 458-8223 FOR BMP INSPECTION. TWO WORKING DAYS PRIOR TO START CONSTRUCTION OF URBAN RUNOFF MITIGATION PIT AND/OR INFILTRATION AREA.
- NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES
- CURB DRAIN SHALL BE INSTALLED PER THE APWA STANDARD DRAWINGS 150-3 SHEETS 1 AND 2
- DAMPPOOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.
- AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- DRAINAGE PIPING SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH CPC SEC.703.0 VENT PIPING SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH CPC SEC. 904.0

FIRE NOTES

- DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HR FIRE RESISTANCE RATING WHEN TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263. (R302.3)
- THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2. PROVIDE DETAIL AND COPY OF LISTING ON THE PLANS. (R302.4.1)
- MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRERESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)
- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE

- SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEAL.
- PENETRATIONS IN A FIRE-RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH SECTION 714.3.1.
 - STEEL, COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES
 - MEMBRANE PENETRATIONS OF MAXIMUM 2- HR FIRE RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.3.2)
 - WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION (714.3.1.1)
 - SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 717.3
 - DUCT PENETRATIONS OF FIRE WALLS IN ACCORDANCE TO SECTION (717.1.1)
 - DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE. (717.5.2)
 - DUCTS PENETRATING SHAFTS. (717.5.3)
 - DUCTS PENETRATING FIRE PARTITIONS AND FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR (717.5.4.1)
 - DUCTS PENETRATING SMOKE BARRIERS (717.5.5) F. DUCTS PENETRATING HORIZONTAL ASSEMBLIES (717.6)
 - FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (718.2.2)
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.2)
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3) D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)
 - SHOW DRAFT STOP LOCATION ON PLANS. ALSO, PROVIDE THESE NOTES ON THE PLANS:
 - IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION. (718.3.3).
 - IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC (MANSARDS) (OVERHANGS) (FALSE FRONTS SET OUT FROM WALLS) (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND INLINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE. (718.4.3).
 - DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN ¼-INCH GYPSUM BOARD, ¾-INCH PLYWOOD, ¾-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFTSTOPPING MUST BE ADEQUATELY SUPPORTED. (718.3.1)
 - AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGH OUT PER SEC. (903.2.8).
 - THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. 12.21A17(D)
 - NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (LAFIC 505).
 - ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) (L.A.M.C. 57.22)
 - PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION. (L.A.M.C.57.140)
 5. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
 - THE MEANS OF EGRESS SYSTEM MUST HAVE A CLEAR CEILING HEIGHT OF 7'-6" (1003.2)
 - STAIR REQUIREMENTS:
 - RISE: 7.75" MAX. RUN (TREAD): 10" FOR STAIRS WITHIN DWELLING UNITS. (1009.7.2 EXP 5)
 - HEADROOM CLEARANCE: 6'-8" (1009.5)
 - WIDTH: (36")/48" BETWEEN HAND RAILS FOR ACCESSIBLE STAIRS) (1009.4)
 - LANDING WIDTH: SAME AS STAIRWAY SERVED (1009.8)
 - LANDING LENGTH: SAME AS WIDTH, MAX. 48" (1009.8)
 - PROVIDE LANDING AT EVERY 12FT. OF VERTICAL RISE AT STAIRWAYS (1009.10)
 - HANDRAIL HEIGHT: 34-38", MAX. 4" OPENINGS (1012.2)
 - HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NOT GREATER THAN 2" IN CROSS-SECTION FOR CIRCULAR TYPE 4"-6.25" PERIMETER FOR OTHER SHAPES (1012.3.1)

- A MINIMUM 1.5" HANDRAIL CLEARANCE FROM AJACENT WALL (1012.6)
- HANDRAIL EXTENSION OF 12" BEYOND THE TOP AND BOTTOM RISER (1012.6)
- 1-HOUR FIRE RATED CONSTRUCTION FOR THE ENCLOSED USABLE SPACE UNDER THE STAIRS. (1009.9.3)
- CURVED STAIRWAYS (1009.11)
- SPIRAL SAIRWAYS (1009.12)
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9-1008.1.9.12.
- EXIT SIGNS SHALL:
 - BE INTERNALLY OR EXTERNALLY ILLUMINATED. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES.
 - INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
 - BE ILLUMINATED AT ALL TIMES.
 - BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS (1011.2-1011.6.3)
- EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEAN OS EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - AISLES AND ENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
 - CORRIDORS, EXIT ENCLOSURE AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO MORE EXITS.
 - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRE TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.1003.2.8.5.
- PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
- MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 1006, IN ADDITION TO ANY OTHER CODE REQUIRED.
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE PRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA130. (SEPARATE PERMIT)
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION.

G. TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

PIBC 2020-004

ALLOWED SPANS OF FLOOR JOISTS
 Note: See Table 1 for Lateral Bracing
 Min. Floor Joist Depth: 2" (1750 mm)

Span	14" Lateral Bracing	16" Lateral Bracing	18" Lateral Bracing
Span	Span	Span	Span
2'-0"	4'-2"	4'-4"	3'-6"
2'-6"	7'-4"	5'-5"	4'-0"
3'-0"	9'-2"	6'-4"	5'-0"
3'-6"	8'-0"	7'-0"	5'-0"
4'-0"	9'-8"	8'-0"	6'-0"
4'-6"	11'-0"	9'-0"	6'-0"
5'-0"	13'-0"	9'-0"	7'-0"

1. Bending with a perpendicular to ridge measure in eaves.
2. Bending with a perpendicular to ridge measure in gables.
3. Minimum end over end: 3'-0" and 3'-6" over eaves.

RAPID FIRE CONNECTION
 Note: See Table 1 for Lateral Bracing
 Min. Floor Joist Depth: 2" (1750 mm)

Roof Slope	14" Lateral Bracing	16" Lateral Bracing	18" Lateral Bracing
Roof Slope	Span	Span	Span
12/12	10'	10'	10'
9/12	24'	24'	11'
6/12	18'	18'	11'
3/12	24'	5'	11'
0/12	24'	5'	11'

1. Winter loads as discussed, siding may be made to span.
2. Roof used as a measure between eaves only or between eaves and end of gable when eaves are not used.

ALLOWED SPANS AND LOADS FOR WOOD STRUCTURAL STEEL SHEETING AND SINGLE OR DOUBLE CONTINUOUS OVER TWO (2) JOISTS OR THREE (3) JOISTS WITH AN INTERMEDIATE JOIST OR JOISTS

SHEATHING JOIST	SHEATHING JOIST		SHEATHING JOIST		SHEATHING JOIST		SHEATHING JOIST	
	THICKNESS	THICKNESS	THICKNESS	THICKNESS	THICKNESS	THICKNESS	THICKNESS	THICKNESS
240	24"	24"	24"	24"	24"	24"	24"	24"
360	36"	36"	36"	36"	36"	36"	36"	36"
480	48"	48"	48"	48"	48"	48"	48"	48"
600	60"	60"	60"	60"	60"	60"	60"	60"

CONNECTION

Roof	FASSTENERS	REMARKS
Roofing between eaves to eaves or to ridge	4-16d @ 16" (4" x 150)	See table
Roofing to ridge	4-16d @ 16" (4" x 150)	See table
Roofing to ridge	4-16d @ 16" (4" x 150)	See table
Roofing to ridge	4-16d @ 16" (4" x 150)	See table
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