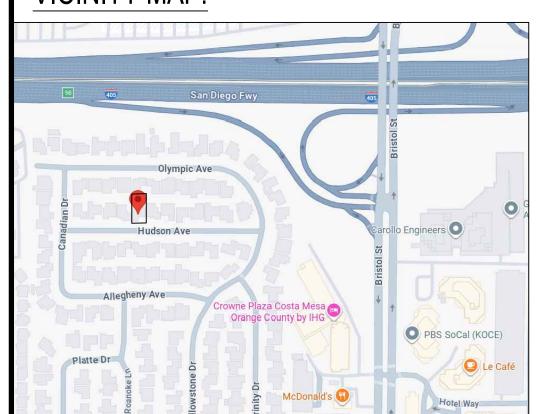
VICINITY MAP:



SHEET INDEX:

A - 04.2

GN-03

Proposed Floor Plan Existing Floor Plan & Roof Plan A-02.2A - 03Cal Green Sheet A - 03.2Cal Green Sheet A - 04Cal Green Checklist

Cal Green Checklist

M.E.P Details for Reference Only

A - 05General Details A-06 S-0General Details

Foundation and Framing Plans SD1 General Notes

Structural Details T24.1 Title 24 T24.2 Title 24 GN-01 General Notes GN-02 General Notes

General Notes

PROPOSED INTERIOR REMODEL AND BATHROOM ADDITION CONSISTING OF

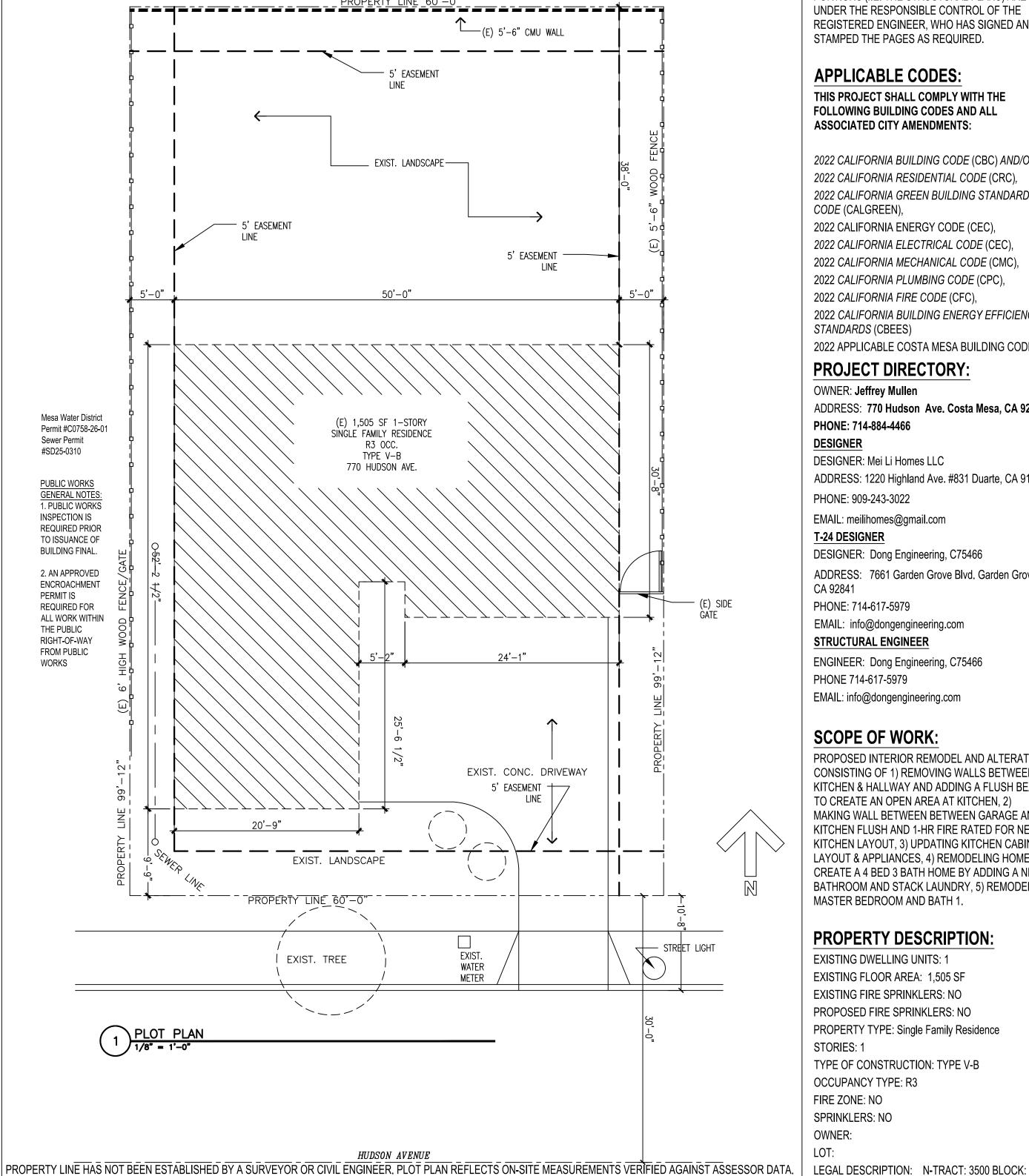
1) REMOVING WALLS BETWEEN KITCHEN & HALLWAY AND ADDING A FLUSH BEAM TO CREATE AN OPEN AREA AT KITCHEN,

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



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

2022 APPLICABLE COSTA MESA BUILDING CODE

PROJECT DIRECTORY: **OWNER: Jeffrey Mullen**

STANDARDS (CBEES)

ADDRESS: 770 Hudson Ave. Costa Mesa, CA 92626 PHONE: 714-884-4466

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,

PHONE: 714-617-5979

CA 92841

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: 58 ZONING: R1 **OVERLAYS: NO** VERY HIGH FIRE SEVERITY ZONE: NO PARKING: **EXISTING PARKING: 2**

> PROPOSED PARKING: 0 **APPLIANCES:** GAS: Stove

REQUIRED PARKING: 0

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

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 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

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

IISTORY RECORD:

DESCRIPTION:	DATE:	VO.:

B&S STAMP:

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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

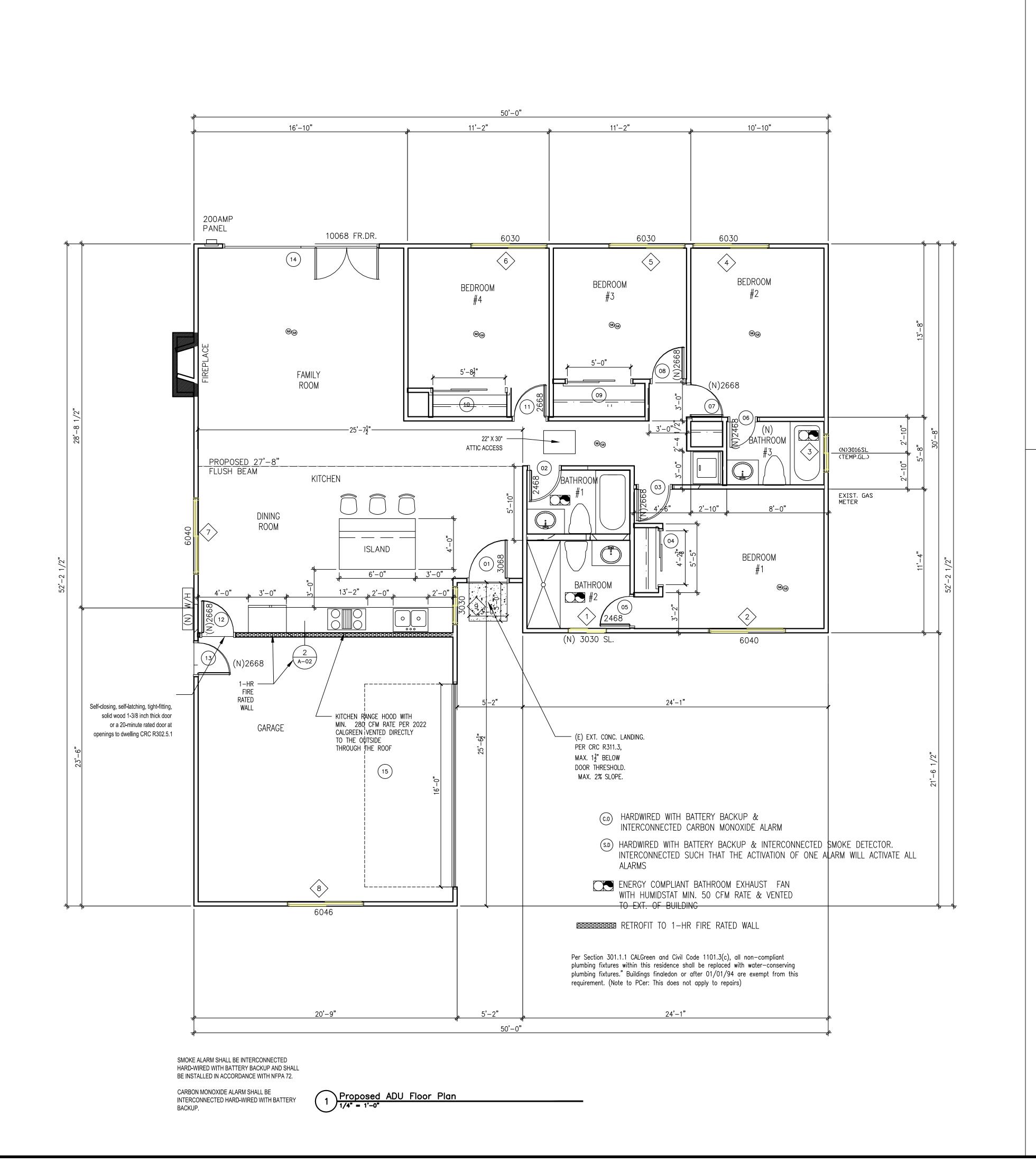
DRAWN BY: Dominique Higgins REVIEWED BY: Dominique Higgins

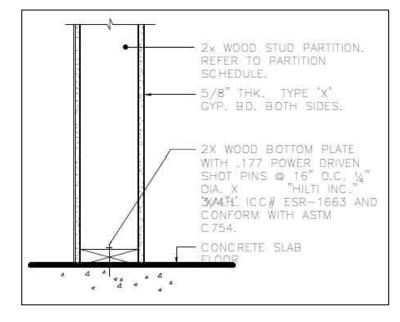
SCALE: 1/8" = 1'-0"

SHEET TITLE:

Cover Sheet

SHEET NO .: A - 01





1 1-HR Rated Wall Detail (Interior to Interior)

DOOR AND FRAME SCHEDULE

	DOOR					
MARK		SIZE		Head Height	Style	Remark
WARK	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	1
6	2'-0"	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	

-0	/ -0	1 1	7 –0		Overhead - 4 Window
	\diamondsuit V	VIN	DOW	SC	HEDULE
	MARK	Width	HEIGHT	Style	NOTES
	1	3'-0"	1'-6"	Glider	New Window, U-Factor 0.3, SGHC 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, SGHC 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	Exising Window — Not Part of

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

2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS 3. ALL GLAZING SHALL BE SPECTRALY SELECTIVE

LOW E COATED TO MEET TITLE 24 ENERGY 4. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D

5. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4

6. 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. 8. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY

SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND

A) THE MINIMUM NET GLAZED AREA FOR

FLOOR AREA OF THE ROOM SERVED. CBC SECTION B)THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4%

OF THE FLOOR AREA BEING VENTILATED. SECTION

NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE

10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE

11. FIRE-RESISTENCE 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 MULIT-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 2406, CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257. 12. 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 SFM 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 PERMIETER OF RAISED PANEL TAPERING TO A TONGUE NOT LESS THAN 3/8" THICK (CRC R327.8.3.)

13. ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.

14. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE. 15. SEE FLOOR PLANS FOR DOOR SWING DIRECTION. 16. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.

17. VENT. TO COMPLY WITH C.B.C. 1203.4 AND R303. 18. GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE

19. 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 1/4 INCHES THICK, OR SHALL HAVE A

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DATE: 11/24/25

PROJECT NAME:

DESIGNER:

Home Remodeling &

Costa Mesa, CA 92626

1220 Highland Ave. #831

meilihomes@gmail.com

NO.: DATE: DESCRIPTION:

Bathroom Addition

770 Hudson Ave.

Mei Li Homes LLC

Duarte, CA 91010

888-205-3213

HISTORY RECORD:

B&S STAMP:

Addition

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PROJECT NO.: D060 OrgCoMHud770

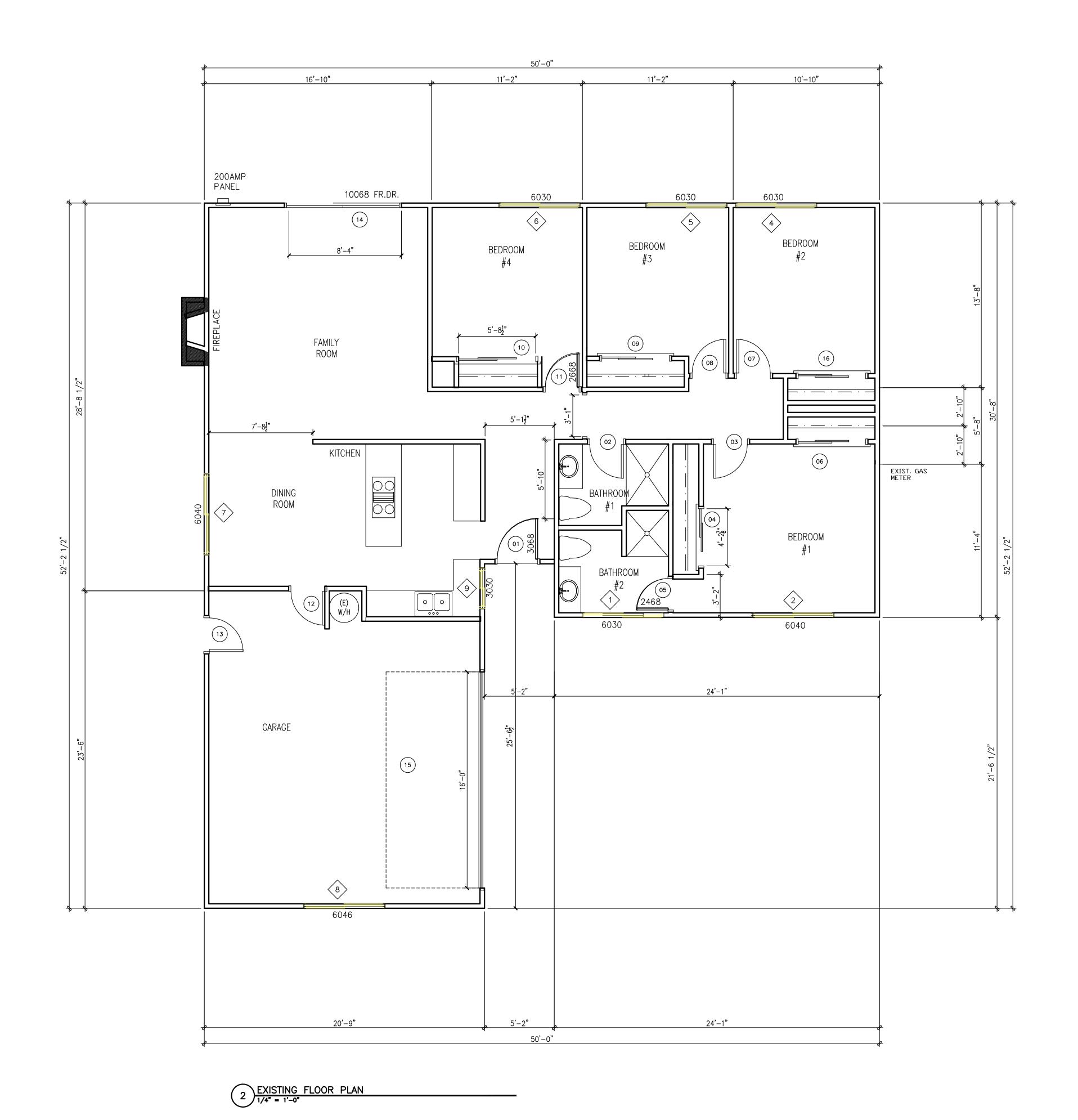
DRAWN BY: Dominique Higgins REVIEWED BY: Dominique Higgins

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

SHEET TITLE:

Proposed Floor Plan

SHEET NO.:



DOOR AND FRAME SCHEDULE

MARK 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" 2" 6'-8" Sliding - Double - Full Lite 5 2'-4" 6'-8" 2" 6'-8" Standard 6 5'-0" 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" 2" 6'-8" Sliding - Double - Full Lite 10 5'-8 1/2" 6'-8" Sliding - Double - Full Lite 11 2'-6" 6'-8" 2" 6'-8" Standard		<u> </u>	~ ,			_	
MARK		DOO	R				
WD HGT THK	MADK		SIZE		Head Height	Style	Remarks
2 2'-6" 6'-8" 2" 6'-8" Standard 3 2'-6" 6'-8" 1 1/4" 6'-8" Sliding - Double - Full Lite 5 2'-4" 6'-8" 1 1/4" 6'-8" Sliding - Double - Full Lite 6 5'-0" 6'-8" 1 1/4" 6'-8" Sliding - Double - Full Lite 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" Sliding - Double - Full Lite 12 2'-6" 6'-8" 2" 6'-8" Standard 13 2'-6" 6'-8" 2" 6'-8" Standard 14 8'-4" 6'-8" 2" 6'-8" Standard 15 16'-0" 7'-0" 13/4" 6'-8" Hinged - Double 15 16'-0" 7'-0" 1" 7'-0" Overhead - 4 Window	IVIARK	WD	HGT	THK			
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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 8'-4" 6'-8" 1 3/4" 6'-8" Standard 15 16'-0" 7'-0" 1" 7'-0" Overhead - 4 Window	7	2'-6"	6'-8"	2"	6'-8"	Standard	
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 8'-4" 6'-8" 1 3/4" 6'-8" Hinged - Double 15 16'-0" 7'-0" 1" 7'-0" Overhead - 4 Window	8	2'-6"				Standard	
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 8'-4" 6'-8" 1 3/4" 6'-8" Hinged - Double 15 16'-0" 7'-0" 1" 7'-0" Overhead - 4 Window	9		6'-8"	1 1/4"		Sliding - Double - Full Lite	
12 2'-6" 6'-8" 2" 6'-8" Standard 13 2'-6" 6'-8" 2" 6'-8" Standard 14 8'-4" 6'-8" 1 3/4" 6'-8" Hinged - Double 15 16'-0" 7'-0" 1" 7'-0" Overhead - 4 Window	10	5'-8 1/2"		1 1/4"		Sliding - Double - Full Lite	
13 2'-6" 6'-8" 2" 6'-8" Standard 14 8'-4" 6'-8" 1 3/4" 6'-8" Hinged - Double 15 16'-0" 7'-0" 1" 7'-0" Overhead - 4 Window	11	2'-6"	6'-8"	2"		Standard	
14 8'-4" 6'-8" 1 3/4" 6'-8" Hinged - Double 15 16'-0" 7'-0" 1" 7'-0" Overhead - 4 Window	12			2"		Standard	
15 16'-0" 7'-0" 1" 7'-0" Overhead - 4 Window	13	2'-6"	6'-8"		6'-8"	Standard	
	14		6'-8"	1 3/4"	6'-8"	Hinged - Double	
16 5'-0" 6'-8" 1 1 /4" 6'-8" Sliding - Double - Full Lite	15	16'-0"		1		Overhead – 4 Window	
	16	5'-0"	6'-8"	1 1/4"	6'-8"	Sliding - Double - Full Lite	

♦ WINDOW SCHEDULE

MARK	SIZE		Style	NOTES
IVIZITAL	Width	HEIGHT	Style	NOTES
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
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

PROJECT NAME: Home Remodel 770 Hudson Ave. Costa Mesa, CA 92626

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Duarte, CA 91010
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HISTORY RECORD:

	TIISTONT NECOND.					
NO.:	DATE:	DESCRIPTION:				

<u>B&S STAMP:</u>

Home Remodel 770 Hudson Ave. Casta Mesa CA 9262

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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

SHEET # OF -

GREEN BUILDING STANDARDS CODE (CALGREEN) REQUIREMENTS:

- 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)
- 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
- 2. WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING PER CALGREEN 4.303.1:
- a. WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH
- b.URINALS: MAXIMUM 0.5 GALLONS PER FLUSH
- c. SINGLE SHOWERHEADS: MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE AT 80 PSI
- d.MULTIPLE SHOWERHEADS SERVING ONE SHOWER: MAXIMUM COMBINED FLOW RATE OF 2.0 GALLONS PER MINUTE AT 80 PSI
- 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
- f. KITCHEN FAUCETS: MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI
- q.EXCEPTION: TEMPORARY INCREASE ALLOWED TO FAUCET DEFAULTS BACK TO MAXIMUM 1.8 GALLONS PER MINUTE AT 60 PSI
- 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'
- 4.IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING (CALGREEN 4.304.1): 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.
- RAIN SENSORS OR COMMUNICATION SYSTEMS THAT 4.410.1): 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.
- 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)
- 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.
- 6.CONSTRUCTION WASTE SHALL BE REDUCED BY 50 % AND HANDLED BY A CITY OF LOS ANGELES CERTIFIED HAULER.
- 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:
- 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
- b. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM)
- c. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE TAKEN
- d.IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED
- e. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED

- SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH
- 8. ALL MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCE OF MOISTURE.
- 9.MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING BUILDING AT THE TIME OF FINAL INSPECTION FOR 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):
- a.MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.
- 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.
- 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
- 10. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.
- MAXIMUM 2.2 GALLONS PER MINUTE AT 60 PSI IF 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)
- 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 b. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL SHALL BE PLACED IN THE BUILDING (CALGREEN
 - a.DIRECTIONS TO OWNER OR OCCUPANT THAT MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
 - b. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - i.a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEM, PHOTOVOLTAIC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - ii.b. ROOF AND YARD DRAINAGE. INCLUDING GUTTERS AND DOWNSPOUTS.
 - iii.c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
 - iv.d. LANDSCAPE IRRIGATION SYSTEMS.
 - v.e. WATER REUSE SYSTEMS.
 - w. INFORMATION FROM LOCAL UTILITY, WATER, AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
 - x. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
 - 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.
 - z.INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
 - aa. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
 - ab. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
 - ac. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

- ad. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR CODE.
- 13. AN OPERATION AND MAINTENANCE MANUAL INCLUDING A MINIMUM, THE ITEMS LISTED IN SECTION 9.410.1 SHALL BE COMPLETED AND PLACE IN THE GRN16 (9.410.1).
- 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)
- 15. DESIGNER MURAL PAINTS AND COATINGS, ADHESIVES, 23. THE VOC CONTENT VERIFICATION CHECKLIST, FORM CAULK AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLE 9.504.1-9.504.3
- 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.
- 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):
- a.CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM (ALL CARPET CUSHION MUST MEET THE GREEN BUILDING STANDARDS CODE (CALGREEN) REQUIREMENTS OF THIS PROGRAM).
- b.CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350).
- c.NSF/ANSI 140 AT THE GOLD LEVEL.
- d.SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.
- 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):
- a. VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE
- b.PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM
- c. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
- 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)
- 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 29. 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND CALGREEN TABLE 4.504.5. THE FOLLOWING LIMITS ARE FITTINGS. IN PARTS PER MILLION (CALGREEN 4.504.5):
- a.HARDWOOD PLYWOOD VENEER CORE 0.05
- b.HARDWOOD PLYWOOD COMPOSITE CORE 0.05
- c.PARTICLE BOARD 0.09
- d.MEDIUM-DENSITY FIBERBOARD (MDF) 0.11
- e. THIN MDF (5/16 INCH OR LESS) 0.13
- 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.
- 21. NEWLY INSTALLED BATHROOM EXHAUST FAN SHALL COMPLY WITH THE FOLLOWING PER THE FOLLOWING (CALGREEN 4.506.1):
- a.FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE BUILDING 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%.

- 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):
- 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.

ACCORDING TO ACCA 36-S MANUAL S OR OTHER

- b.DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D 2009, ASHRAE HANDBOOKS, OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS c. SELECT HEATING AND COOLING EQUIPMENT
- 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)

EQUIVALENT DESIGN SOFTWARE OR METHOD

- 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.
- 25. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GNR 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- 26.EACH NEW APPLIANCE PROVIDED AND INSTALLED SHALL MEET ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.

REQUIREMENTS:

27. ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT (4.504.1)

28. GREEN NOTES

- a. SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVS SHALL BE PROVIDED.
- b. SHOW ON PLANS A 1" MINIMUM (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT TERMINATION POINT.
- c. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
- d. A LABEL STATNG "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION

e. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.

f. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRICAL".

- a. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SECTIONS 4.303.1.1, 4.303.1.2, 4.303.1.3 AND 4.303.1.4
- **b. NOTE**: ALL NONCOMPLIANT PLUMBING FIXTURES IN ANY RESIDENTIAL REAL PROPERTY SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

c. 4.303.1.1 WATER CLOSETS

- d. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- e. NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE

FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

f. 4.303.1.2 URINALS

g. THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

h. 4.303.1.3 SHOWERHEADS i. 4.303.1.3.1 SINGLE SHOWERHEAD

ii. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

iii.4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER

- iv. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD. THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1,8 GALLONS PER MINUTE AT 80 PSI. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
- v. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

i. 4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS

i. 4.303.1.4 FAUCETS

ii. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

iii.4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND **PUBLIC USE AREAS**

iv. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

v. 4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

vii. 4.303.1.4.4 KITCHEN FAUCETS

- viii. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
- ix.NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
- x. 4.303.1.4.5 PRE-RINSE SPRAY VALVES. WHEN INSTALLED, SHALL MEET THE REQUIREMENTS IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 20 (APPLIANCE EFFICIENCY REGULATIONS), SECTIONS 1605.1(H)(4) TABLE H-2, SECTION 1605.3(H)(4)(A), AND SECTION 1607(D)(7), AND SHALL BE EQUIPPED WITH AN INTEGRAL AUTOMATIC SHUTOFF.
- xi. FOR REFERENCE ONLY: THE FOLLOWING TABLE AND CODE SECTION HAVE BEEN REPRINTED FROM THE CALIFORNIA CODE OF REGULATIONS, TITLE 20 (APPLIANCE EFFICIENCY REGULATIONS), SECTION 1605.1(H)(4) AND SECTION 1605.3(H)(4)(A).
- j. TABLE H-2STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER **JANUARY 28, 2019** PRODUCT CLASS [SPRAY FORCE IN OUNCE FORCE

(OZF)|MAXIMUM FLOWRATE (GPM)PRODUCT CLASS 1 (≤ 5.0 OZF)1.00PRODUCT CLASS 2 (> 5.0 OZF AND ≤ 8.0 OZF)1.20PRODUCT CLASS 3 (> 8.0 OZF)1.28 k. TITLE 20 SECTION 1605.3(H)(4)(A): COMMERCIAL PRERINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 1, 2006, SHALL HAVE A MINIMUM SPRAY FORCE OF NOT LESS THAN 4.0 OUNCES-FORCE (OZF)

[113 GRAMS-FORCE (GF)].

FORM GRN 1 STORM WATER POLLUTION CONTROL

Storm Water Pollution Control Requirements for Construction Activities

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). 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

Minimum Water Quality Protection Requirements for All Construction Projects

- 1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- 2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall
- not be washed into the drainage system. 4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained
- on the project site. 5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- 6. Trash and construction -related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind. 7. Sediments and other materials shall 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
- by rain or by any other means. 8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be
- 9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

street/public ways. Accidental depositions must be swept up immediately and may not be washed down

FORM GRN 14

 For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-amper minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective.

The service penel or subpanel circuit directory shall dentify the overcurrent. space(s) reserved to permit installation or a trainer circuit of rectory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV (4 106 4 1)"

All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and vanishing equipment. (4.504.1)

properly located to collect all tributary site runoff.

- For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4
- 3. Residential Buildings 1-3 stories in height with roof slope ≤ 2:12 shall have a 3-year aged SRI value of at least 7.8 or both a 3-year aged solar reflectance of at least 0.65 and a thermal emittance of at least 0.85. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 0.85. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 0.05 or both a 3-year solar reflectance of at least 0.25 and a thermal emittance of at least 0.85. Roofs with slopes ≥ 2:12 shall have an aged sRI value of at least 0.05 or both a 3-year solar reflectance of at least 0.25 and a thermal emittance of at least 0.85. Roofs with slopes ≥ 2:12 shall have an aged sRI value of at least 0.85. Roofs with slopes ≥ 2:12 shall have an aged building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

- 6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time.

 (4.303.1.3.2)

 7. Installed automatic irrigation system controllers shall be weather- or soil-based
- Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWELO, § 492.7)

 ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004, ANSI/ACCA 36-S Manual 8. Annular spaces around pipes, electric cables, conduits, or other openings in the
 - building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Plping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1) Materials delivered to the construction site shall be protected from rain or other sources of moisture.
 (4.407.4)

- All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1. AQMD Rule 445)
- 13. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):

 a. VOC emission limits defined in the CHPS High Performance Products Database
 b. Certified under UL GREENGUARD Gold
 c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore
- program

 Meet the California Department of Public Health's Specification 01350 14. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed (4.504.5)
- Residential Buildings 4+ stories in height with roof slope < 2:12 shall have a 3-year aged SRI value of at least 78 or both a 3-year aged solar reflectance of at least 0.65 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 20 or both a 3-year solar reflectance of at least 0.25 and a second of at least 20 or both a 3-year solar reflectance of at least 0.25 and a second of at least 20 or both a 3-year solar reflectance of at least 0.25 and a second of at least 20 or both a 3-year solar reflectance of at least 0.25 and a second of at least 20 or both a 3-year aged solar reflectance of at least 0.25 and a second of at least 20 or both a 3-year aged solar reflectance of at least 20 or both a 3-year aged solar reflectan contact with concrete for proposed slab on grade construction. (4.505.2. (4.106.5) 17. Building materials with visible signs of water damage shall not be installed. Wall
- 4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549.

 (4.106.7)

 (4.106.7)

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 (9.106.7)

 (9.106.7)

 (1.106.7)

 (1.106.7) temporal meaning and controlled the building. Fans must be controlled by a tumidistat which shall be readily accessible. Provide the manufacturer's cut sheet

Mei Li Homes LLC 1220 Highland Ave. #831 construction material or construction waste to storm water; mechanical permit work; or sign permit work. Duarte, CA 91010 909-243-3022 MEI LI HOMES, LLC

PROJECT NAME:

Home Remodeling &

Costa Mesa, CA 92626

Bathroom Addition

770 Hudson Ave

DESIGNER:

meilihomes@gmail.com HICTODY DECODD.

H121C	IRT REC	UKD:
NO.:	DATE:	DESCRIPTION:

B&S STAMP:

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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

PLUMBING FIXTURE FLOW RATES Residential Occupancies

FORM GRN 16

WATER CONSERVATION NOTES RESIDENTIAL BUILDINGS

FORM GRN 18R

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

¹Lavatory 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.

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

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, orC. 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. 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.
- 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.

- 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); orB. 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.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity.

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)

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:

<u>B&S STAMP:</u>

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: NTS

SHEET TITLE:

Cal Green Sheet

SHEET NO.: A-03.2

SHEET # OF -

FORMALDEHYDE EMISSIONS VERFICATION CHECKLIST FORM GRN 3

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

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)
		1 Todact mandactarer	1 Todact managetarer	Product Category Product Manufacturer Product Specification or Formaldehyde Content

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES. SHEET 1 (July 2024 Supplement)

	RESIDENTIAL	MANDATORY N	MEASURES, SHEE	: T 1	(July 2024 Supplement)		Y = YES N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEE) OWNER, CONTRACTOR, INSPECTOR ETC.)
Y N/A RESI	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Not When parking is provided, parking spaces for ne requirements of Section 4.106.4.2.2. Calculation	and motels and new residential parking facilities. ew multifamily dwellings, hotels and motels shall meet the ns for spaces shall be rounded up to the nearest whole number. A equipment or designed as an EV charging space shall count as at		DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy	Y N/A RES PAI	4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water
	301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.	least one standard automobile parking space on space requirements established by a local jurisd 4.106.4.2.1 Reserved.	nly for the purpose of complying with any applicable minimum parking diction. See Vehicle Code Section 22511.2 for further details.		Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE	No nev lan	dscape
	301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.	4.106.4.2.2 Multifamily dwellings, hotel 1. EV ready parking spaces with a. Hotels and motels. Forty			4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE
	The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application. Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.	MFD with low power Level 2 EV of b. Multifamily parking facil equipped with low power Level this section shall be located	lities. Forty (40) percent of the total number of parking spaces shall be vel 2 EV charging receptacles. EV charging receptacles required by in at least one assigned parking space per dwelling unit where d but need not exceed forty (40) percent of the total number of assigned	Not MFD	 Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense 	Buil	## Comparison of
	Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.	automated mechanica Code; or parking facilit c. Receptacle power sourc provided with a dedicated bra	parking facilities served by parking lifts, including but not limited to al-access open parking garages as defined in the California Building lities otherwise incapable of supporting electric vehicle charging. ce. EV charging receptacles in multifamily parking facilities shall be ranch circuit connected to the dwelling unit's electrical panel, unless		Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.	Buil	4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. der Exceptions:
	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.	enforcing agency. Exception: Areas of pautomated mechanica Code; or parking facilit	parking facilities served by parking lifts, including but not limited to al-access open parking garages as defined in the <i>California Building</i> ities otherwise incapable of supporting electric vehicle charging.		 4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 		 Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
	SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions:	the following configurations: 1. For 20-ampere rece 2. For 30-ampere rece		See GRN 14 & GRN 16	4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.		4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling.
	[HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. DIVISION 4.1 PLANNING AND DESIGN	with Level 2 EV chargers. At with J1772 connectors.	EV chargers. (10) percent of the total number of parking spaces shall be equipped t least fifty (50) percent of the required EV chargers shall be equipped lities. Ten (10) percent of the total number of parking spaces shall be	Reference	 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 		reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
	ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development	equipped with J1772 connect	nargers. At least fifty (50) percent of the required EV chargers shall be ctors. Where common use parking or unassigned parking is provided, d in common use or unassigned parking areas and shall be available uests.		 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver 		Špecify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and
	LR Low Rise HR High Rise AA Additions and Alterations N New	the minimum required, an au the maximum required electr and any on-site distribution t simultaneously to each EV c	EV charging receptacles or Level 2 EV chargers are installed beyond utomatic load management system (ALMS) may be used to reduce trical capacity to each space served by the ALMS. The electrical system transformers shall have sufficient capacity to deliver at least 3.3 kW charging station (EVCS) served by the ALMS. The branch circuit shall 40 amperes, and installed EV chargers shall have a capacity of not		more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but no to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.	Bui	materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined
	CHAPTER 4 RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS	less than 30 amperes. 4.106.4.2.2.1 Electric vehicle charging			 Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance 	Buil	weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds
	4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.	shall not be required to comply with this s requirements. 4.106.4.2.2.1.1 Electric vehicle charging	ions serving public accommodations, public housing, motels and hotels section. See <i>California Building Code</i> , Chapter 11B, for applicable ag stations (EVCS) spaces with EV chargers installed; dimensions		Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff. FOR REFERENCE ONLY: The following table and code section have been reprinted from the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).		per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4
Buil	WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.	2. The minimum width of each EVCS 3. One in every 25 EVCS spaces, but aisle. A 5-foot (1524 mm) wide min	S space shall be 18 feet (5486 mm).		TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019	Buil	 Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
	4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent exercise and static soil support the site.	unit vertical in 48 units horizontal (2 comply with at least one of the follo	2.083 percent slope) in any direction. These EVCS spaces shall also		PRODUCT CLASS [spray force in ounce force (ozf)] Product Class 1 (≤ 5.0 ozf) MAXIMUM FLOW RATE (gpm) 1.00		4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the
Buil See GRN For as Ref	1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.	Chapter 2, to the building. Exception: Electric vehicle chargin Building Code, Chapter 11B, are no 4.106.4.2.2.1.2 Accessible electric vehi In addition to the requirements in Section	ng stations designed and constructed in compliance with the <i>California</i> not required to comply with Section 4.106.4.2.2.1.1. icle charging station spaces. 14.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the in the <i>California Building Code</i> , Chapter 11B. EV ready spaces and	-1-1 .	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20 Product Class 3 (> 8.0 ozf) 1.28 Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial	Buil	life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems.
See	are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:	EVCS in multifamily developments shall of 4.106.4.2.3 Reserved. 4.106.4.2.4 Reserved. 4.106.4.2.5 Electric vehicle ready space	comply with California Building Code, Chapter 11A, Section 1109A.		 buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code. 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. 		 e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve
Bui	tions, der	Traffic Operations Policy Directive 13-01 successor(s). 4.106.4.3 Electric vehicle charging for additimulti-family buildings. Where new parking facilities are added, or e	entified by signage or pavement markings, in compliance with Caltrans (Zero Emission Vehicle Signs and Pavement Markings) or its ions and alterations of parking facilities serving existing electrical systems or lighting of existing parking facilities are added or		NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER USE FIXTURE TYPE FLOW RATE		 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible
	Exception: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code. Exceptions:	altered shall be EV capable spaces to suppo or subpanel circuit directory shall identify the future EV charging purposes as "EV CAPABI Notes:			SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI LAVATORY FAUCETS (RESIDENTIAL) MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI LAVATORY FAUCETS IN COMMON & PUBLIC		space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling.
N _j	power. 1.1 Where there is no local utility power supply of the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.	EV charging.	to be constructed or available until EV chargers are installed for use.	Not MFD	LAVATORY FAUCETS IN COMMON & PUBLIC 0.5 GPM @ 60 PSI USE AREAS KITCHEN FAUCETS 1.8 GPM @ 60 PSI O.2 GAL/CYCLE WATER CLOSET 1.28 GAL/FLUSH	Owi	ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.
	Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the			See GRN 14 & GRN	URINALS 0.125 GAL/FLUSH		DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
N/	proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is			16 For Reference	e		SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
	installed in close proximity to the proposed location of an ÉV charger at the time of original construction in accordance with the <i>California Electrical Code</i> . 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".						COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
DISCLAIM	ER :THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFOR	NIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE V.	'ARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST	IS TO BE USED O	ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END	USER ASSUME	DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere. S ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.
		,	The state of the s				

Home Remodeling & Bathroom Addition 770 Hudson Ave. Costa Mesa, CA 92626 Mei Li Homes LLC 1220 Highland Ave. #831 Duarte, CA 91010 909-243-3022 meilihomes@gmail.com HISTORY RECORD: NO.: DATE: DESCRIPTION: B&S STAMP: Remodeling om Addition AVE. Home Rer Bathroom 770 Huds Costa Mes 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:

SHEET TITLE:

Cal Green Checklist

SHEET NO.: A-04

SHEET # OF

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y	N/A			Y N/A RESPON.			
	\vdash	PARTY		PARTY			
			MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a				
			compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).				
			Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.				
			OISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.				
			PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of				
			product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).				
			REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to				
			ozone formation in the troposphere.				
			VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain				
			hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).				
Ä			4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed				
	FV	isting	woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves,				
		eplace	pellet stoves and fireplaces shall also comply with applicable local ordinances.				
X			4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING				
		Builder	CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component				
		Dulldel	openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.				
X		Builder	4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.				
X			4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the				
		Builder	requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:				
			Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks				
			shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable.				
			Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and				
			tricloroethylene), except for aerosol products, as specified in Subsection 2 below.				
			Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more				
			than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17,				
			commencing with section 94507.				
×			4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits				
		Builder	apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss				
			coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in				
\downarrow			Table 4.504.3 shall apply.				
A			4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic				
		Builder	compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of <i>California Code of Regulations</i> , Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air				
			Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.				
X			4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the				
′		Builder	enforcing agency. Documentation may include, but is not limited to, the following:				
		Dullaci	 Manufacturer's product specification. Field verification of on-site product containers. 				
			TABLE 4.504.1 - ADHESIVE VOC LIMIT _{1,2}				
			(Less Water and Less Exempt Compounds in Grams per Liter)				
			ARCHITECTURAL APPLICATIONS VOC LIMIT				
			INDOOR CARPET ADHESIVES 50 CARPET PAD ADHESIVES 50				
			OUTDOOR CARPET ADHESIVES 150				
			WOOD FLOORING ADHESIVES 100				
			RUBBER FLOOR ADHESIVES 60				
			SUBFLOOR ADHESIVES 50				
			CERAMIC TILE ADHESIVES 65				
			VCT & ASPHALT TILE ADHESIVES 50 DRYWALL & PANEL ADHESIVES 50				
			COVE BASE ADHESIVES 50				
			MULTIPURPOSE CONSTRUCTION ADHESIVE 70				
			STRUCTURAL GLAZING ADHESIVES 100				
			SINGLE-PLY ROOF MEMBRANE ADHESIVES 250				
			OTHER ADHESIVES NOT LISTED 50				
			PVC WELDING 510				
			CPVC WELDING 490				
			ABS WELDING 325				
			PLASTIC CEMENT WELDING 250				
			ADHESIVE PRIMER FOR PLASTIC 550				
			CONTACT ADHESIVE 80				
			SPECIAL PURPOSE CONTACT ADHESIVE 250 STRUCTURAL WOOD MEMBER ADHESIVE 140				
			TOP & TRIM ADHESIVE 250				
			SUBSTRATE SPECIFIC APPLICATIONS				
			METAL TO METAL 30				
			PLASTIC FOAMS 50				
			POROUS MATERIAL (EXCEPT WOOD) 50				
			WOOD 30 FIBERGLASS 80				
			FIBERGLASS 80				
			1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER.				
			THE ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.				

(Less Water and Less Exempt Compounds in G	rams per Liter)
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

ARCHITECTURAL COATINGS 2,3 GRAMS OF VOC PER LITER OF COATING, LESS V	WATER & LESS EXEMPT
COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

Y N/A RESPON. PARTY		Y N/A RESPON. PARTY
	TABLE 4 SOLE TOPING TO THE TOP	CHAPTER 7
	TABLE 4.504.5 - FORMALDEHYDE LIMITS ₁	INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	702 QUALIFICATIONS
	PRODUCT CURRENT LIMIT HARDWOOD PLYWOOD VENEER CORE 0.05	702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper
	HARDWOOD PLYWOOD COMPOSITE CORE 0.05	certification program. Uncertified persons may perform HVAC installations when under the direct supervision and
	PARTICLE BOARD 0.09	responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:
	MEDIUM DENSITY FIBERBOARD 0.11	State certified apprenticeship programs.
	THIN MEDIUM DENSITY FIBERBOARD₂ 0.13	 Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
	VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL	4. Programs sponsored by manufacturing organizations.5. Other programs acceptable to the enforcing agency.
	MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM	702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be
	THICKNESS OF 5/16" (8 MM).	when considered by the enforcing agency when evaluating the qualifications of a special inspector: applicable
Builder	DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emission from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)	Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. Successful completion of a third party apprentice training program in the appropriate trade.
	See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.	 Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).
Builder	 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. 	employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification
	https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.	shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
À □ Builder	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving	
33,740	resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.2, January 2017 (Emission testing method for California Specification 01350)	703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other
	See California Department of Public Health's website for certification programs and testing labs. hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.	methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.
	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard	
Builder	composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5	
Builder	4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:	
	 Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Other methods acceptable to the enforcing agency. 	
	4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.	
₩ □ Builder		
	California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.	
<u>A</u> □ Builder	4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:	
	 A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional. 	
Builder	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:	
	 Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. 	
	 Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped er of each piece verified. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. 	
	Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.	
□Builder	4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the	
	following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.	
	 a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in) 	
	Notes:	
	 For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with the <i>California Energy Code</i>. 	
Builder	4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:	
	 The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. 	

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

DESIGNER:

Mei Li Homes LLC 1220 Highland Ave. #831 Duarte, ČA 91010

HISTO	HISTORY RECORD:				
NO.:	DATE:	DESCRIPTION:			
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DATE: 11/24/25

PROJECT NO.: D060 OrgCoMHud770

DRAWN BY: Dominique Higgins REVIEWED BY: Dominique Higgins

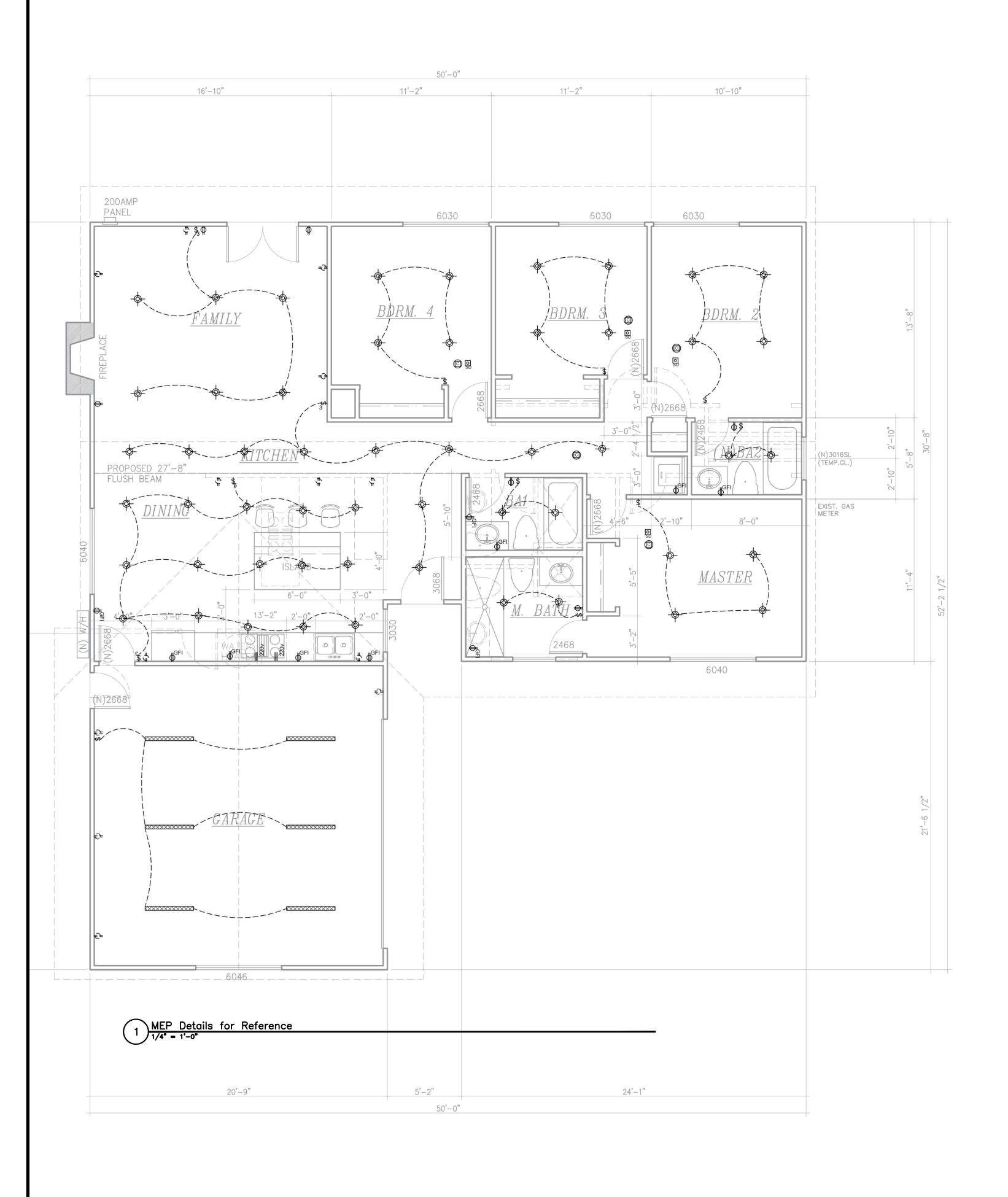
Cal Green Checklist

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE **Exception:** Use of alternate design temperatures necessary to ensure the system functions are THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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

AVAILABLE FROM THE AIR RESOURCES BOARD.



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

SYMBOLS DUPLEX CONVENIENCE OUTLET AT 12" ABOVE FLOOR UNLESS NOTED OTHERWISE. 125V, GROUND FAULT CIRCUIT-INTERRUPTER (GFCI) DUPLEX CONVENIENCE RECEPTACLE 4-PLEX CONVENIENCE OUTLET AT 12" ABOVE FLOOR UNLESS NOTED OTHERWISE. 1/2 HOT OUTLET. DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER CIRCUIT/AFCI WEATHERPROF 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 MONIXIDE CEILING FAN W/ LIGHT ROUGH-IN WATER. HOSE BIBB WITH SHUT OFF VALVE. ⊨ : ⇒□ THEATRICAL LIGHT TELEVISION JACK. TELEPHONE JACK.

TITLE 24 ELECTRICAL / LIGHTING NOTES

Cat.5 CAT. 5 OUTLET.

- 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

- 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

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 and amail a

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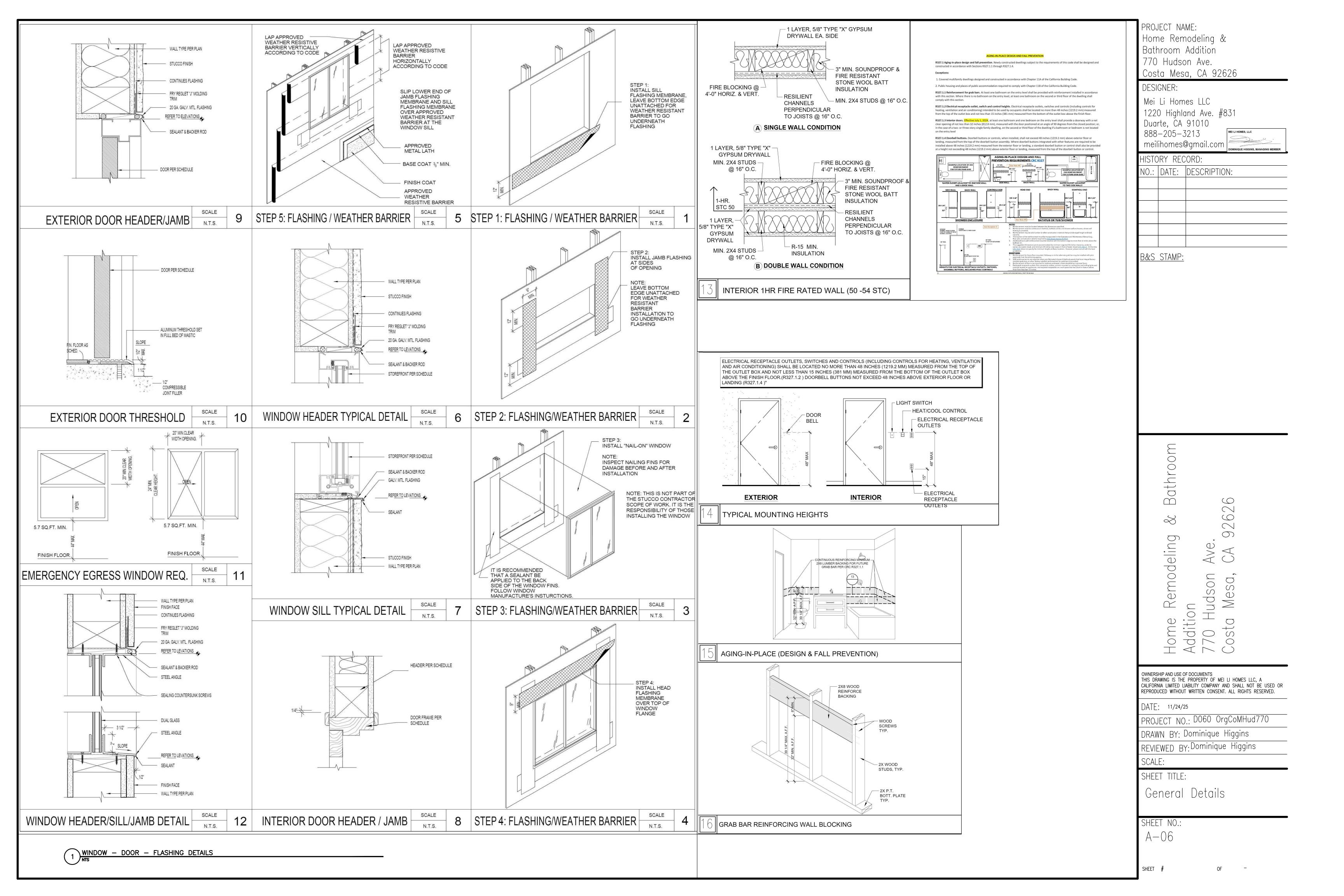
3/8" = 1'-0'

SHEET TITLE:

M.E.P Details for Reference Only

SHEET NO .:

A - 05



GENERAL NOTES

- "DESIGNER(S)" AS USED IN THESE DOCUMENTS REFERS TO: MEI HOMES LLC.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO ICLUDE 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
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT
- ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING ODES, ORDINANCES AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EQUIRED 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.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN ARIFICATIONS SHALL BE OBTAINED FROM THE DESIGNER FOR ANY MENSIONAL DISCREPANCIES.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO CCURATELY LOCATE FINISH FACES OF THE SAME PLANE. WHERE SYPSUM BOARD LAYERS DIFFER, STUDS ARE TO BE OFFSET TO PERMIT A CONTINUOUS SMOOTH FINISH LINE IN ALL CORRIDORS OR WHERE SUCH CONDITIONS OCCUR
- STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND ANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE DESIGNER DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS.
- IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT NFORMATION, OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER AND OBTAIN CLARIFICATION BEFORE ANY WORK S BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTORS EXPENSE.
- THE CLIENT, DESIGNER, CONSULTANTS, AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOBSITE AT ALL TIMES DURING NORMAL WORKING HOURS. ALL VERTICAL DIMENSIONS SHOWN TO FLOOR ARE TO THE CONCRETE SLAB OR CONCRETE FLOOR FILL, UNLESS OTHERWISE
- DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE VHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR ONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THE PROJECT.
- 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 **NSTALLATION.**
- 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.
- 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.
- 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.
- 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
- 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.
- 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.
- 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. 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. 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. CONTRACTORS SHALL MAINTAIN, FOR THE ENTIRE DURATION OF

- PROJECT, FULL AND UNLIMITED WORKMEN'S 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 ANGLES B CODE 7.04.820. WHEN UNDERGROUND, OBTAIN SEPARATE UTILITY EXCAVATION PERMIT FROM EPWMS 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.
- 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, GENERI ASSEMBLIES OF GYPSUM HANDBOOK, HAVE LARR APPROVAL OR ICC
- 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. 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 COMMISION 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

- 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, WHETER 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
- AND THE FIRST FIVE FET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NONRECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE 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))
- CERTIFICATES OF INTALLATION (CF2R-ENV,CF2R-LTG) SHALL BE | 6. AIR INLETS. AIR INLETS (NOT EXHAUST) 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.
- ALL DIMENSIONS ARE SHOWN TO FINISH FACE OF WALL U.O.N. ALL DOOR JAMBS TO BE 4" AWAY FROM CORNER OF WALL, U.O.N. D.
- 52. MINIMUM ROOM DIMENSIONS: (R304 & R305) a. HABITABLE ROOMS HALL HAVE A FLOOR ARE NOT LESS THAN 70
 - 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.

ELECTRICAL, PLUMBING, AND MECHANICAL

- EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE CITY OF LOS ANGELES LIGHTING ORDINANCE.
- 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)
- 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)
- LUMINAIRE REQUIREMENTS. INSTALLED LUMINAIRES SHALL MEET THE EFFICACY AND FIXTURE REQUIREMENTS OF CBEES 150.0(K).
- **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)
- 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) WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4-INCH-BY-24-GAUGE STRAPS REQUIRED AROUND WATER HEATERS WITH 1/4-INCH-BY-3-INCH LAG 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
- 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)
- **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)

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

TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY | 11. BRACED WALL LINE SPACING. SPACING BETWEEN BRACED FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES. SUCH AS GARAGES. UNCONDITIONED CRAWLSPACES, OR UNCONDITIONED ATTICS. (CBEES

- 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(0)
- 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(0))
- 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 d. WATER HEATING SYSTEM, COLLING SYSTEN PIPING BELOW 55° F, 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(0)) 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(0)
 - LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(0)) AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED T 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(0))

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

WOOD FRAMING

- 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) 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)
- 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)
- 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) 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)
- 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)
- 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
- 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 BEARING ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1-INCH-BY-4-INCH RIBBON STRIP AND NAILED TO THE ADJOINING STUD OR BY THE USE OF APPROVED JOIST HANGERS. (CRC R502.6)
- 24. FLOOR JOIST LAP. FLOOR JOISTS FRAMING OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP MINIMUM 3 INCHES AND SHALL BE NAILED TOGETHER WITHIN MINIMUM 3 10D FACE NAILS. A WOOD OR METAL SPLICE WITH STRENGTH EQUAL TO OR GREATER THAN THAT PROVIDED BY THE LAP IS PERMITTED. (CRC |
- 25. FLOOR JOIST-TO-GIRDER SUPPORT. FLOOR JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM NOMINAL 2 INCHES BY 2 INCHES. (CRC R502.6.2)
- 26. FLOOR JOIST LATERAL RESTRAINT. FLOOR JOISTS SHALL BE SUPPORTED LATERALLY AT ENDS AND EACH INTERMEDIATE SUPPORT BY MINIMUM 2-INCH FULL-DEPTH BLOCKING, BY ATTACHMENT TO FULL-DEPTH HEADER, BAND JOIST, OR RIM JOIST, TO AN ADJOINING STUD, OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. (CRC
- 27. FLOOR JOIST BRIDGING. FLOOR JOISTS EXCEEDING NOMINAL 2 INCHES BY 12 INCHES SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1-INCH-BY-3-INCH STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT MAXIMUM 8-FOOT INTERVALS. (CRC R502.7.1)
- 28. FRAMING OF FLOOR OPENINGS. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER-JOIST-TO-TRIMMER-JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6 FEET. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES. (CRC R502.10)
- 29. GIRDERS. GIRDERS FOR SINGLE-STORY CONSTRUCTION OR GIRDERS SUPPORTING LOADS FROM A SINGLE FLOOR SHALL NOT BE LESS THAN 4 INCHES BY 6 INCHES FOR SPANS 6 FEET OR LESS, PROVIDED THAT GIRDERS ARE SPACED NOT MORE THAN 8 FEET ON CENTER. OTHER GIRDERS SHALL BE DESIGNED TO SUPPORT THE LOADS SPECIFIED IN THE CBC. GIRDER END JOINTS SHALL OCCUR OVER SUPPORTS. WHEN A GIRDER IS SPLICED OVER A SUPPORT, AN ADEQUATE TIE SHALL BE

- PROVIDED. THE ENDS OF BEAMS OR GIRDERS SUPPORTED ON MASONRY OR CONCRETE SHALL NOT HAVE LESS THAN 3 INCHES OF BEARING. (CBC 2308.7)
- 30. 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-INCH 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-INCH NOMINAL THICKNESS AND 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. WHERE THE ROOF PITH IS LESS THAN 3:12 SLOPE (25% GRADIENT), STRUCTURAL MEMBERS THAT SUPPORT RAFTER
- AND CEILINGS JOISTS, SUCH AS RIDGES, HIPS, AND VALLEYS, SHALL BE DESIGNED AS BEAMS. (CRC R802.3) 31. CEILING JOIST AND RAFTER CONNECTIONS. CEILING JOIST 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, OF 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 INCHES BY 4 INCHES NOMINAL, INSTALLED PER CRO 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
- 32. CEILING JOISTS LAPPED. ENDS OF CEILING JOISTS SHALL BE LAPPED MINIMUM 3 INCHES OR BUTTED OVER BEARING PARTITIONS OR BEAMS AND TOENAILED TO THE BEARING ELEMENT. WHERE CEILING JOISTS PROVIDE RESISTANCE TO RAFTER THRUST, LAPPED JOISTS SHALL BE NAILED TOGETHER PER CRC TABLE R602.3(1) AND BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST. (CRC

GIRDER. (CRC R802.3.1)

- 33. COLLAR TIES. 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 INCH BY 4 INCHES NOMINAL AND SPACED AT MAXIMUM 4 FEET ON CENTER. (CRC R802.3.1)
- 34. PURLINS. 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-INCH-BY-4-INCH NOMINAL BRACES INSTALLED TO BEARING WALLS AT A MINIMUM 45-DEGREE SLOPE FROM HORIZONTAL. THE BRACES SHALL BE SPACED MAXIMUM 4 FEET ON CENTER WITH A MAXIMUM 8-FOOT UNBRACED LENGTH. (CRC R802.5.1)
- 35. ROOF/CEILING MEMBER BEARING. THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES OF BEARING ON MASONRY OR CONCRETE. (CRC
- 36. ROOF/CEILING MEMBER LATERAL SUPPORT. 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)
- 37. ROOF/CEILING BRIDGING. 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-INCH-BY-3-INCH WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT MAXIMUM 8-FOOT INTERVALS. (CRC R802.8.1)
- 38. FRAMING OF ROOF/CEILING OPENINGS. OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, 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 FEET OF THE TRIMMER JOIST BEARING WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, 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 FEET TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES. (CRC R502.10)
- 39. ROOF FRAMING ABOVE SHEAR WALLS. RAFTERS OR ROOF TRUSSES SHALL BE CONNECTED TO TOP PLATES OF SHEAR WALLS WITH BLOCKING BETWEEN THE RAFTERS OR TRUSSES. (CRC R602.10.8)
- 40. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING. 41. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES 42. BLOCKING OF ROOF TRUSSES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND A POINTS OF BEARING AT EXTERIOR WALLS.
- 43. TRUSS CLEARANCE. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.

Home Remodeling & Bathroom Additior

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)ATE: 11/24/25

PROJECT NO.: D060 OrgCoMHud770

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SHEET TITLE:

General Notes

SHEET NO.: GN - 01

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 ONGER 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

THE NOTCH. (CRC R502.8.2 45. EXTERIOR LANDINGS, DECKS, BALCONIES, AND STAIRS SUCH ELEMENTS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAI FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF 「OENAILS 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):

IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: VERTICALLY AT THE CEILING AND FLOOR LEVELS HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN

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

AT CHIMNEYS AND FIREPLACES PER ITEM E.49 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)

TWO-INCH NOMINAL LUMBER TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH

BROKEN LAP JOINTS ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL

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

1/2-INCH GYPSUM BOARD

THE SPREAD OF FIRE AND HOT GASES.

1/4-INCH CEMENT-BASED MILLBOARD BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS) 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

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 E 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 EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR

SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):

CEILING IS SUSPENDED UNDER THE FLOOR FRAMING FLOOR FRAMING IS CONSTRUCTED OF TRUSS—TYPE OPEN-WEB OR PERFORATED MEMBERS

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) COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE

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

CONVENTIONAL ROOF FRAMING ROOF AND CEILING FRAMING SHALL BE IN ACCORDANCE

WITH CBC \$2308.7 & CRC CHAPTER 8. 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. WHEN THE ROOF SLOPE IS LESS THAN 3/12, MEMBERS SUPPORTING RAFTERS & CEILING JOISTS SUCH AS RIDGES, HIPS

2308.7). 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

AND VALLEYS SHALL BE DESIGNED AS BEAMS (CBC SECTION

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 EXCEED1/3 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)

MEMBER DEPTH.

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) 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 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 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' TH 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 CONSTRUCTION OF REINFORCED MASONRY OR CONCRETE 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 7

OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE

OF THE COMPANY MANUFACTURING THE TRUSS, THE DESIGN

14.F. ROOF TRUSSES SHALL BE CONNECTED TO SHEAR WALL

14.G. ALL TRUSS SPAN DIMENSIONS SHALL BE FIELD VERIFIED

14.H. PREFABRICATED WOOD I-JOISTS & I-RAFTERS SHALL BE

14.I. ALL PSL & LVL ENGINEERED FRAMING LUMBER SHOWN

MICROLAM BEAMS (E=1900 KSI), RESPECTIVELY, AS DESCRIBED

IN ACCORDANCE WITH CBC 2303.1.2, ASTM D5055 & ICC

THE PLANS TO BE 2.2E PARALLAM (E=2200 KSI) & 1.9E

15.A. GLUED-LAMINATED WOOD TIMBERS SHALL BE IN

15.B. GLUED-LAMINATED TIMBERS SHALL BE INDUSTRIAL

SYMBOL 24F-V4 FOR SIMPLE SPANS & 24F-V8 FOR

CONTINUOUS SPAN OR CANTILEVERED MEMBERS, UON.

MOISTURE CONTENT SHALL NOT EXCEED 14%.

SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.

15.F.AN AITC CERTIFICATE OF CONFORMANCE FOR

COMBINATION SYMBOL 20F-V12, UON.

FABRICATION LICENSE

PRIOR TO INSTALLATION.

& BALCONY FRAMING

FIR-LARCH OR BETTER.

R402.2)

2103.2)

(CBC 2103.3)

APPEARANCE GRADE, USING EXTERIOR GLUE, COMBINATION

MARK INDICATING CONFORMANCE WITH AITC SPECIFICATIONS.

15.C. WHERE GLUED-LAMINATED TIMBERS ARE EXPOSED

USE COMPLYING WITH CBC 2303.1.3.1. GLUED-LAMINATED

TIMBERS SHALL BE ALASKAN CEDAR ARCHITECTURAL GRADE,

15.E. GLUED-LAMINATED TIMBERS SHALL BE FABRICATED IN

GLUED-LAMINATED TIMBERS IS REQUIRED TO BE SUBMITTED

15.G. GLUED-LAMINATED TIMBERS SHALL HAVE A STANDARD

STANDARD CAMBER BASED ON A RADIUS OF 2,000 FEET. DECK

CAMBER, UON. RESIDENTIAL APPLICATIONS SHALL USE A

STANDARD CAMBER BASED ON A RADIUS OF 3,500 FEET.

COMMERCIAL & INDUSTRIAL APPLICATIONS SHALL USE A

15.H. EXTERIOR LANDINGS, DECKS, BALCONIES, & STAIRS

ELEMENTS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY

SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT

TO 4-INCHES THICK SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR

GRADE DOUGLAS FIR-LARCH OR BETTER. STUDS NOT MORE THAN 8

FEET LONG SHALL BE STUD-GRADE DOUGLAS FIR-LARCH OR BETTER

STRENGTH OF 2,500 PSI AT 28 DAYS AND SHALL CONSIST OF 1 PART

MORE THAN 7-1/2 GALLONS OF WATER PER SACK OF CEMENT. (CRC

WALLS, FOUNDATION WALLS, AND RETAINING WALLS SHALL CONFORM

TO ASTM C 270 AND SHALL CONSIST OF 1 PART PORTLAND CEMENT,

4. GROUT. GROUT SHALL CONFORM TO ASTM C 476 AND SHALL

CONSIST OF 1 PART PORTLAND CEMENT, 1/10 PART HYDRATED LIME,

ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.

5. MASONRY. MASONRY UNITS SHALL COMPLY WITH ASTM C 90

FOR LOAD-BEARING CONCRETE MASONRY UNITS. (CBC 2103.1)

2-1/4 TO 3 PARTS SAND, AND 1 TO 2 PARTS GRAVEL, GROUT SHALL

2-1/4 TO 3 PARTS SAND, AND 1/4 TO 1/2 PART HYDRATED LIME. (CBC

3. MORTAR. MORTAR USED IN CONSTRUCTION OF MASONRY

STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS

WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING,

CONCRETE. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE

GENERAL MATERIAL SPECIFICATIONS

SUBJECT TO WITHDRAWAL. (CRC R311.3)

SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS

LUMBER. ALL JOISTS, RAFTERS, BEAMS, AND POSTS 2-INCHES

STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR

THE STRUCTURAL ENGINEER AND THE MUNICIPAL JURISDICTION

15.D. ALL GLUED-LAMINATED WOOD TIMBER SPAN DIMENSIONS

PLANT WITH AN APPROVED QUALITY CONTROL SYSTEM & AN AIT

WEATHER, FABRICATION AND ADHESIVES SHALL BE SUITABLE

IN ICC ESR-1153 & ICC ESR-1387.

15. GLUED-LAMINATED WOOD TIMBERS

TOP PLATES WITH BLOCKING BETWEEN THE TRUSSES. (CRC

LOAD OF THE TRUSS & THE REQUIRED SPACING OF THE

& CRC R802.10.3)

EXTERIOR WALLS.

R602.10.8)

JOIST FRAMING

ESR-1153, OAE

D3737.

CHORDS OF TRUSSES.

(CBC 2103.4) STRUCTURAL STEEL. STEEL USED AS STRUCTURAL SHAPES SUBMITTED TO THE ARCHITECT AND MUNICIPAL JURISDICTION FOR SUCH AS WIDE-FLANGE SECTIONS, CHANNELS, PLATES, AND ANGLES APPROVAL (CBC 2303.4.1 & CRC R802.10.1). SHALL COMPLY WITH ASTM A36. PIPE COLUMNS SHALL COMPLY WITH 14.B. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR ASTM A53. STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE

FOLLOWING INFORMATION LOCATED WITHIN 2' OF THE CENTER OF 8. FASTENERS FOR PRESERVATIVE-TREATED WOOD. FASTENERS THE SPAN ON THE FACE OF THE BOTTOM CHORD; THE IDENTIT 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)

REINFORCING STEEL. REINFORCING STEEL USED IN

STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615.

TRUSSES. (CBC 2304 & CRC R802.10) 14.C. WHEN LATERAL BRACING OF WEB MEMBERS IN TRUSSES **EXCEPTION:** 1/2-INCH DIAMETER OR GREATER STEEL BOLTS IS REQUIRED THE LATERAL BRACE SHALL END ON AN EXTERIOR **EXCEPTION**: FASTENERS OTHER THAN NAILS AND TIMBER BEARING WALL OR IN SOLID ROOF SHEATHING. (CBC 2303.4.1.2 RIVETS MAY BE OF MECHANICALLY

DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, 14.D. MINIMUM 2" NOMINAL BLOCK REQUIRED BETWEEN CLASS 55 MINIMUM TRUSSES AT RIDGE LINES & AT POINTS OF BEARING AT

EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN 14.E. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP INTERIOR, DRY ENVIRONMENT PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM 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)

PRIOR TO ORDERING AND PURCHASING OF TRUSSES. ENGINEERED ROOFING AND WEATHERPROOFING

> 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) 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)

ACCORDANCE WITH CBC 2303.1.3, NSI/AITC A 190.1 AND ASTM 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)

GLUED-LAMINATED TIMBERS SHALL BE STAMPED WITH A QUALITY 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) 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

CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION

AT WALL AND ROOF INTERSECTIONS AT BUILT-IN GUTTERS

DAMPPROOFING. DAMPPROOFING MATERIALS FOR FOUNDATION WALLS ENCLOSING 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)

SPECIFICATIONS. ROOFING MATERIAL & ITS APPLICATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS, MATERIAL ICC ESR REPORT BETTER. ALL POSTS AND BEAMS 5 INCHES AND THICKER SHALL BE NO. 1

APPLICABLE CODES. (CBC CHAPTER 15 & CRC CHAPTER 9).

DEMOLITION & PREPARATION

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

DO NOT REMOVE ANY VEGETATION EXCEPT AS NOTED ON THE CEMENT. 3 PARTS SAND. 4 PARTS 1-INCH MAXIMUM SIZE ROCK, AND NOT DRAWINGS OR WITH PRIOR OWNER OR ARCHITECT APPROVAL.

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.

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

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

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.

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

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)
- ALL UTILITY TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE DENSITY.

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

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 ENCLOSING 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

GEOTECHNICAL

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

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

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)

FINISHES

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)

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)

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

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) 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).

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).

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 Additior 770 Hudson Ave Costa Mesa, CA 92626

DESIGNER:

Mei Li Homes LLC 1220 Highland Ave. #831 Duarte, CA 91010 meilih

205-3213	MEI LI HOMES, LLC
omes@gmail.com	DOMINIQUE HIGGINS, MANAGING ME
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DATE:	11/24/25

PROJECT NO.: D060 OrgCoMHud770 DRAWN BY: Dominique Higgins

REVIEWED BY: Dominique Higgins = 1'-0

SHEET TITLE:

General Notes

SHEET NO.: GN - 02

CONSTRUCTION MEANS CONSTRUCTING, CLEARING, GRADING OR EXCAVATION THAT RESULTS IN SOIL DISTURBAN 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
- 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
- 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 SWEPT 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, 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)
- 2. 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
- 3. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.9 AND SECTION 803.1.
- 4. 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:**
- a. OVER A VAPOR RETARDER.

- IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS
- c. 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)
- 10. 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, 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. (T-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 TH 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) ABOV THE FLOOR.
- iii. 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)
- a. 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. d. 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 | (R302.4.1) SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND
- 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 THEBUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (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).
- 5. 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)
- 10. 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.
- 11. (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 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.(R303.1) 12. 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 PITS OVER FLOW PIPE TOWARDS STREET, OBTAIN A SEPARATE PERMIT AND INSPECTION FROM EPWN 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
- DAMPPROOFING, 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.
- 11. 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

(R302.11)

- 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 ASTME 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. 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) 4. 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.

MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION

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 CONCEALE.
- PENETRATIONS IN A FIRE-RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH SECTION 714.3.1.
- a. 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
- a. 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:
- a. 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).
- b. 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 1/2-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFTSTOPPING MUST BE ADEQUATELY SUPPORTED.
- (718.3.1)10. 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)
- 12. 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. (LAFC 505).
- 13. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) (L.A.M.C. 57.22)
- 14. 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)
- 15. 5. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM. OR PARKING GARAGE.
- 16. THE MEANS OF EGRESS SYSTEM MUST HAVE A CLEAR CEILING HEIGHT OF 7'-6" (1003.2)
- 17. STAIR REQUIREMENTS:

(1009.4)

- 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)
- 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)
 - RISER (1012.6) 1-HOUR FIRE RATED CONSTRUCTION FOR THE ENCLOSED

 - JSABLE 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. 19. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH

HANDRAIL EXTENSION OF 12" BEYOND THE TOP AND BOTTOM

- SECTION 1008.1.9-1008.1.9.12. 20. EXIT SIGNS SHALL:
- a. 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.**
- c. BE ILLUMINATED AT ALL TIMES.
- d. 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)
- 21. 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.
- 22. 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.
- 23. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- 24. THE POWER SUPPLY FOR MEAN OS EGRESS ILLUMINATION SHALL NORMALYY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE **FOLLOWING AREAS:**
- a. AISLES AND ENENCLOSED 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
- d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRE TO HAVE TWO OR MORE EXITS.
- 25. 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 MINUMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. LLUMINATION 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 ESCEEDED. 27. 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. 28. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
- 29. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 1006, IN ADDITION TO ANY OTHER CODE
- 30. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE PRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (SEPARATE PERMIT)
- 31. THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION.

Mei Li Homes LLC 1220 Highland Ave. #831 Duarte, CA 91010 888-205-3213 MEI LI HOMES, LLC meilihomes@gmail.com NIQUE HIGGINS, MANAGING MEM ISTORY RECORD

<u>B&S</u> STAMP:

PROJECT NAME

DESIGNER:

Home Remodeling

Bathroom Addition

770 Hudson Ave

Costa Mesa, CA 92626

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

P/BC 2020-004 1. When nails are clinched, nailing may be reduced 25percent CONNECTION FASTENING REMARKS ing between joists or rafters to top plate ing Joist not attached to parallel rafter, laps over partitions ar tie rafter, face nail or 1 ½" 20-gage ridge strap uced wall paneis) outling Studs at intersecting wall corners, face nail Continuous header to stud ottom plate to joist, rim joist, band joist or blocking (not at braced 16d common (3-1/2" x 0.162") /all panels) 30ttom plate to joist, rim joist, band joist or blocking (at braced 4-8d common (2-1/2" x 0.131)" 3-16d box (3-1/2" x 0.135"), or End nail

		P/BC 2020
	2-16d common (3 ½" x 0.135"), or 2-10d (3" x 0.162"), or 3-10d box (3" x 0.128")	End nail
Top plates, lap at corners and intersections	3-10d box (3" x 0.128"), or 2-16d common (3 1/2" x 0.162")	Face nail
	Floor	
Joist to sill, top plate or girder	4-8d box (2-1/2" x 0.113"), or 3-8d common (2-1/2" x 0.131), or 3-10d box (3" x 0.128")	Toenail
Rim Joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2-1/2" x 0.113")	4" o.c.
	8d common (2-1/2" x 0.131"), or 10d box (3" x 0.128")	6" o.c.
Band or rim joist to joist	3-16d common (3-1/2" x 0.162"), or 4-10d box (3" x 0.128")	End nail
Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"), or	Nail each layer as follows: 32 top and bottom and staggere
	10d box (3" x 0.128"), or	24" o.c. face nail at top and be staggered on opposite sides
	AND: 2-20d common (4" x 0.192"), or 3-10d box (3" x 0.128"),	Face nail at ends and at each
Ledger strip supporting joists or rafters	4-16d box (3-1/2 "x 0.135"), or 3-16d common (3-1/2" x 0.162), or 4-10d box (3" x 0.128")	At each joist or rafter, face na
Bridging to Joist	2-10d (3" x 0.128")	Each end, toe nail

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DATE: 11/24/25

PROJECT NO.: D060 OrgCoMHud770 DRAWN BY: Dominique Higgins

REVIEWED BY: Dominique Higgins 1/2" = 1'-0'

SHEET TITLE:

SHEET NO.: GN - 03

SHEET #

General Notes