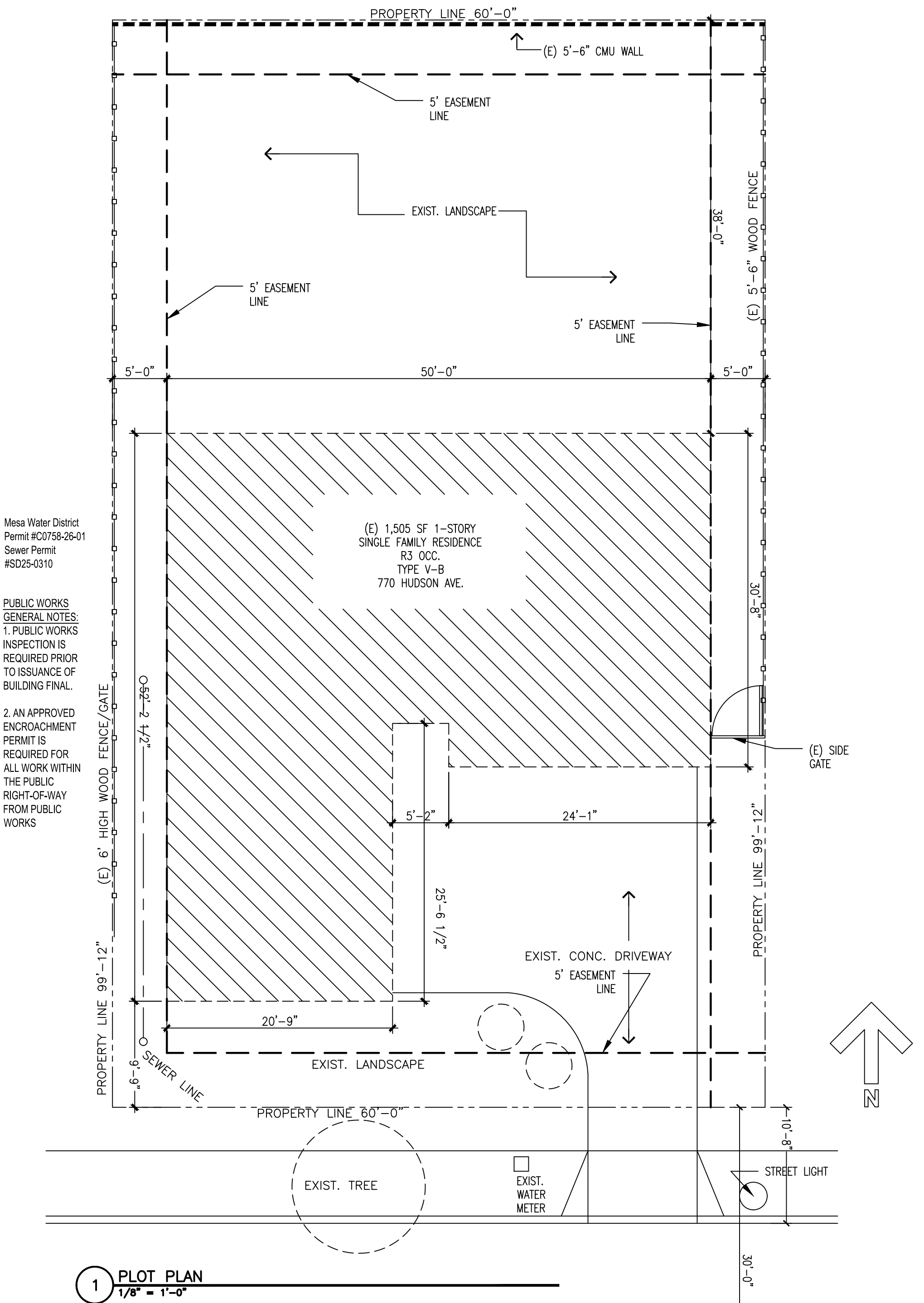


SHEET INDEX:

SHEET INDEX

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A-02.2	Existing Floor Plan & Roof Plan
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A-03.2	Cal Green Sheet
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A-05	M.E.P Details for Reference Only
A-06	General Details
S-0	General Details
S1	Foundation and Framing Plans
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GN-03	General Notes

- PROPOSED INTERIOR REMODEL AND BATHROOM ADDITION CONSISTING OF
- 1) REMOVING WALLS BETWEEN KITCHEN & HALLWAY AND ADDING A FLUSH BEAM TO CREATE AN OPEN AREA AT KITCHEN,
 - 2) MAKING WALL BETWEEN BETWEEN GARAGE AND KITCHEN FLUSH AND 1-HR FIRE RATED FOR NEW KITCHEN LAYOUT,
 - 3) UPDATING KITCHEN CABINET LAYOUT & APPLIANCES,
 - 4) REMODELING HOME TO CREATE A 4 BED 3 BATH HOME BY ADDING A NEW BATHROOM AND STACK LAUNDRY,
 - 5) REMODELING MASTER BEDROOM AND BATH 1
- AT 782 HUDSON AVE. COSTA MESA, 92626



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

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

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

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

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

PROJECT DIRECTORY:
OWNER: Jeffrey Mullen
ADDRESS: 770 Hudson Ave, Costa Mesa, CA 92626
PHONE: 714-884-4466

DESIGNER
DESIGNER: Mei Li Homes LLC
ADDRESS: 1220 Highland Ave, #831 Duarte, CA 91010
PHONE: 909-243-3022
EMAIL: meilihomes@gmail.com
T-24 DESIGNER
DESIGNER: Dong Engineering, C75466
ADDRESS: 7861 Garden Grove Blvd, Garden Grove, CA 92841
PHONE: 714-617-5979
EMAIL: info@dongengineering.com
STRUCTURAL ENGINEER
ENGINEER: Dong Engineering, C75466
PHONE 714-617-5979
EMAIL: info@dongengineering.com

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

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

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

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

APPLIANCES:
GAS: Stove

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

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

- LOCATIONS AND DIMENSIONS OF PLUMBING SUPPLY

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

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

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

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

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

SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH PLANS, SPECS, AND SITE CONDITIONS. CLAIMS FOR MATERIALS AND LABOR SUBSEQUENT TO THE BID WILL NOT RECOGNIZED AS LACK OF PROPER REVIEW OF PLANS, SPECS, AND SITE. BY SUBMISSION OF A PROPOSAL YOU CERTIFY TO YOU HAVE THOROUGHLY REVIEWED THESE PLANS, SPECIFICATIONS, SITE CONDITIONS AND THAT YOU ARE SATISFIED WITH THE SAME WITHOUT INQUIRY TO THE DESIGNER. YOU ALSO CERTIFY THAT YOU CAN COMPLETE THE WORK INDICATED IN YOUR PROPOSAL TO AT LEAST INDUSTRY STANDARDS WITHOUT ADDITIONAL DETAILING FROM DESIGNER OR ENGINEER. CLARIFICATIONS ON AND/OR INCONSISTENCIES WITHIN THE DRAWINGS AND SPECIFICATIONS MUST BE ADDRESSED PRIOR TO SUBMITTING YOUR PROPOSAL TO DO WORK ON THE PROJECT.

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

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

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

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

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

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

HISTORY RECORD:		
NO.:	DATE:	DESCRIPTION:

B&S STAMP:

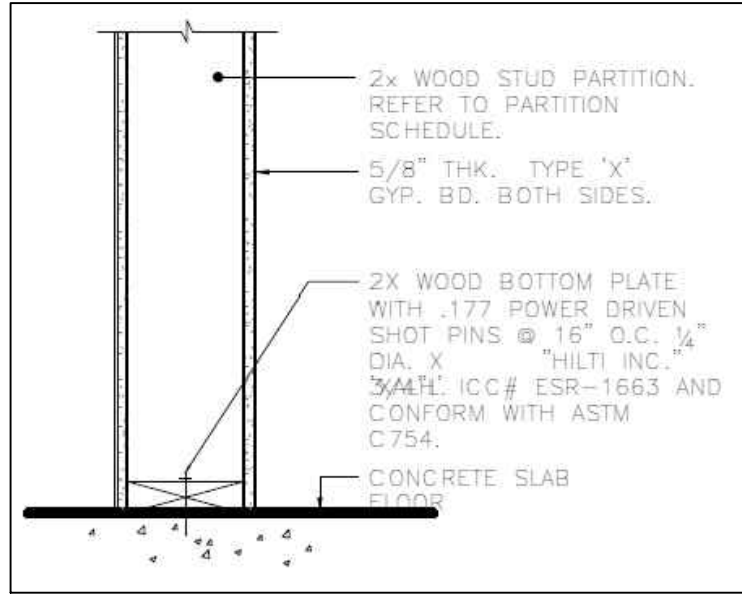
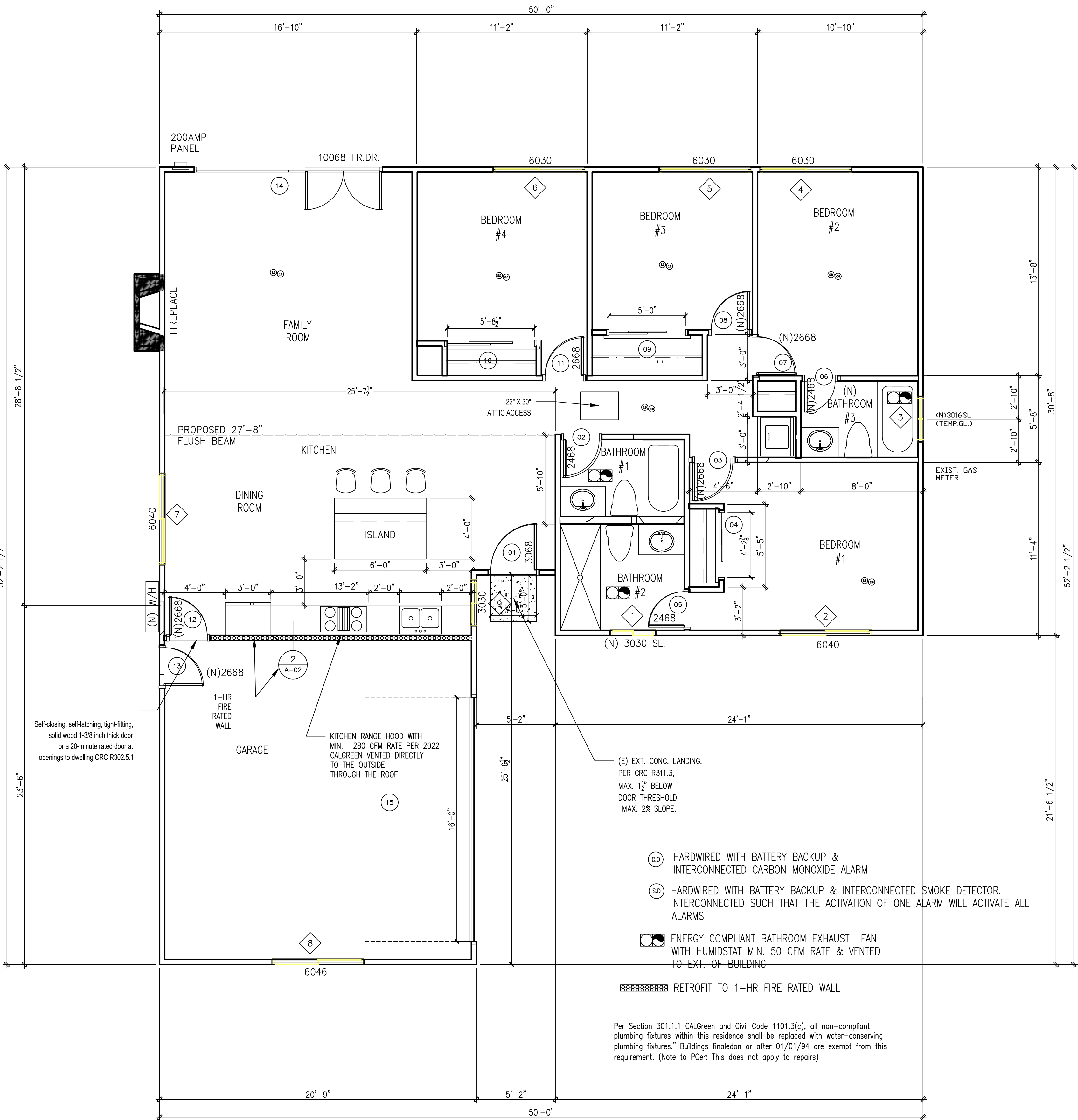
Home Remodeling & Bathroom Addition
782 Hudson Ave.
Costa Mesa, CA 92626

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DATE: 11/24/25
PROJECT NO.: D061 OrgCoMHud782
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)
1/4" = 1'-0"

DOOR AND FRAME SCHEDULE

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

WINDOW SCHEDULE

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

NOTE: GLIDER = SLIDER WINDOW

DOOR & WINDOW NOTES

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

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

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

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

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

HISTORY RECORD:		
NO.:	DATE:	DESCRIPTION:

B&S STAMP:

Home Remodeling & Bathroom Addition
782 Hudson Ave.
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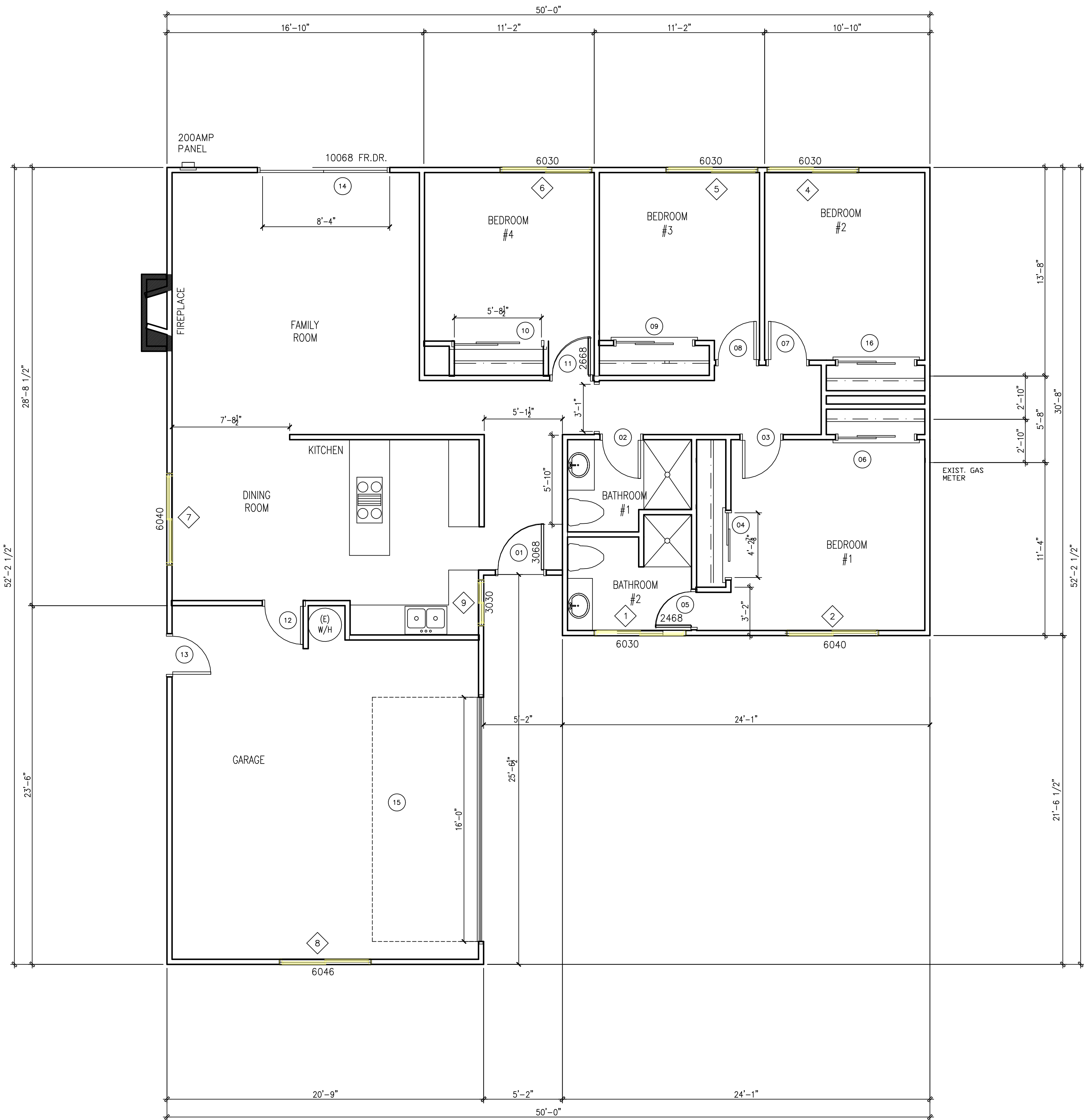
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DATE: 11/24/25
PROJECT NO.: D061 OrgCoMHud782
DRAWN BY: Dominique Higgins
REVIEWED BY: Dominique Higgins
SCALE: 1/2" = 1'-0"

SHEET TITLE:
Proposed Floor Plan

SHEET NO.:
A-02

SHEET # OF -



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

DOOR AND FRAME SCHEDULE

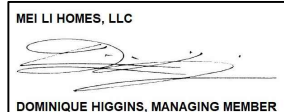
MARK	DOOR SIZE			Head Height	Style	Remarks
	WD	HGT	THK			
1	3'-0"	6'-8"	2"	6'-8"	Standard	---
2	2'-6"	6'-8"	2"	6'-8"	Standard	---
3	2'-6"	6'-8"	2"	6'-8"	Standard	---
4	4'-2 7/8"	6'-8"	1 1/4"	6'-8"	Sliding - Double - Full Lite	---
5	2'-4"	6'-8"	2"	6'-8"	Standard	---
6	5'-0"	6'-8"	1 1/4"	6'-8"	Sliding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

WINDOW SCHEDULE

MARK	SIZE		Style	NOTES
	Width	HEIGHT		
1	6'-0"	3'-0"	Glider	Existing Window - Not Part of Scope
2	6'-0"	4'-0"	Glider	Existing Window - Not Part of Scope
4	6'-0"	3'-0"	Glider	Existing Window - Not Part of Scope
5	6'-0"	3'-0"	Glider	Existing Window - Not Part of Scope
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DESIGNER:
Mei Li Homes LLC
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Home Remodeling &
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DATE: 11/24/25
PROJECT NO.: D061 OrgCoMHud782
DRAWN BY: Dominique Higgins
REVIEWED BY: Dominique Higgins
SCALE:

SHEET TITLE:
Existing Floor Plan

SHEET NO.:
A-02.2

PLUMBING FIXTURE FLOW RATES
Residential Occupancies

FORM
GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

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

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

WATER CONSERVATION NOTES
RESIDENTIAL BUILDINGS

FORM
GRN 18R

PLUMBING SYSTEM

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

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

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

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

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

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

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

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

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

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

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. (4.304.1)

VOC CONTENT VERIFICATION CHECKLIST

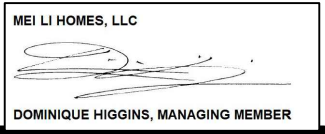
FORM
GRN 2

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
782 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:

B&S STAMP:

FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST

FORM
GRN 3

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

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

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

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DATE: 11/24/25
PROJECT NO.: D061 OrgCoMHud782
DRAWN BY: Dominique Higgins
REVIEWED BY: Dominique Higgins
SCALE: NTS

SHEET TITLE:
Cal Green Sheet


SHEET NO.:
A-03.2

(July 2024 Supplement)

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

DESIGNER:

MEI LI HOMES, LLC



DOMINIQUE HIGGINS, MANAGING MEMBER

HISTORY RECORD:

B&S STAMP:

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DATE: 11/24/25

PROJECT NO. D061 OrgCoMHud782

DRAWN BY: Dominique Higgins

REVIEWED BY: Dominique Higgins

SCALE:

SHEET TITLE:

Cal Green Checklist

SHEET NO.:

A-04

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

[illegible]

	V	N/A RESPON- PARTY	
TABLE 4.504.5 - FORMALDEHYDE LIMITS:			
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION			
PRODUCT	CURRENT LIMIT		
HARDWOOD PLYWOOD VENEER CORE	0.05		
HARDWOOD PLYWOOD COMPOSITE CORE	0.05		
PARTICLE BOARD	0.09		
MEDIUM DENSITY FIBERBOARD	0.11		
THIN MEDIUM DENSITY FIBERBOARD	0.13		
1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1535, FOR ADDITIONAL INFORMATION SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.			
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).			
DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)			
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).			
See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CID/PHP/DCDCC/EHLB/LAQ/Pages/VOC.aspx .			
4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).			
See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CID/PHP/DCDCC/EHLB/LAQ/Pages/VOC.aspx .			
4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.			
4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving essential flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).			
See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CID/PHP/DCDCC/EHLB/LAQ/Pages/VOC.aspx .			
4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17CCR 93120 et seq.) prior to and before the dates specified in those sections, as shown in Table 4.504.5			
4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. 2. Chain of custody certificates. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Other grade products marketed as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 338 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. 5. Other methods acceptable to the enforcing agency.			
4.505 INTERIOR MOISTURE CONTROL			
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.			
4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by the California Residential Code, Chapter 5, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, also shall comply with this section.			
4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be addressed with a vapor barrier in direct contact with concrete and concrete core design, which will provide bleeding, drainage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.			
4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equipment found verification methods may be approved by the enforcing agency and shall satisfy requirements outlined in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation portions 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 parts shall follow the manufacturers' drying recommendations prior to enclosure.			
4.506 INDOOR AIR QUALITY AND EXHAUST			
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).			
Notes: 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.			
4.507 ENVIRONMENTAL COMFORT			
PART 2 HEATING AND AIR CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE Handbooks or other equivalent design software or methods. 2. Dual systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Dual Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCIA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.			

Builder

Not indicated by city. When applicable Builder

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

02 QUALIFICATIONS

02.1 INSTALLER TRAINING.

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

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

02.2 SPECIAL INSPECTION [HCD].

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

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

Notes:

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

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

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

03 VERIFICATIONS

03.1 DOCUMENTATION.

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

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

DESIGNER:

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MEI LI HOMES, LLC
DOMINIQUE HIGGINS, MANAGING MEMBER

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Home Remodeling &
Bathroom Addition
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DATE: 11/24/25

PROJECT NO.: D061 OrgCoMHud782

DRAWN BY: Dominique Higgins

REVIEWED BY: Dominique Higgins

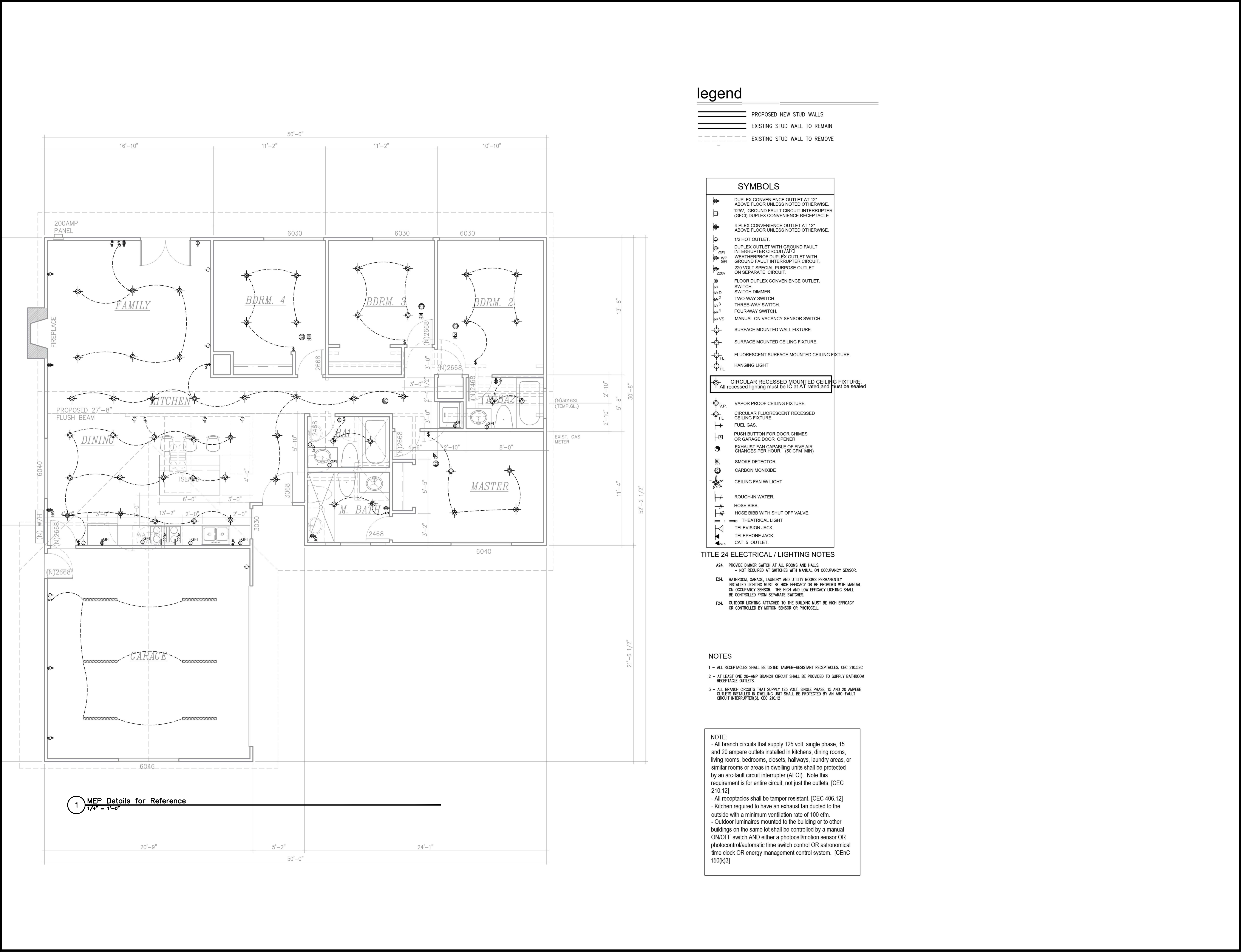
SCALE: _____

SHEET TITLE:

Cal Green Checklist

SHEET NO.:

A-04.2



PROJECT NAME:

Home Remodeling & Bathroom Addition

782 Hudson Ave.

Costa Mesa, CA 92626

DESIGNER:

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888-205-3213

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MEI LI HOMES, LLC

DOMINIQUE HIGGINS, MANAGING MEMBER

HISTORY RECORD:

NO.:	DATE:	DESCRIPTION:

B&S STAMP:

Home Remodeling & Bathroom Addition

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Costa Mesa, CA 92626

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DATE:

11/24/25

PROJECT NO.:

D061 OrgCoMHud782

DRAWN BY:

Dominique Higgins

REVIEWED BY:

Dominique Higgins

SCALE:

3/8" = 1'-0"

SHEET TITLE:

M.E.P Details for Reference Only

SHEET NO.:

A-05

SHEET #

OF

-

<div>GENERAL NOTES</div> <div><div><div>1. "DESIGNER(S)" AS USED IN THESE DOCUMENTS REFERS TO: MEI LI HOMES LLC.</div><div>2. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY IN THE CONTRACT DOCUMENTS.</div><div>3. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.</div><div>4. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.</div><div>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROVAL AND PERMITS FOR ALL DESIGN-BUILD SYSTEMS, AND THAT THE SYSTEMS MEET ALL APPLICABLE CODE REQUIREMENTS.</div><div>6. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. CLARIFICATIONS SHALL BE OBTAINED FROM THE DESIGNER FOR ANY DIMENSIONAL DISCREPANCIES.</div><div>7. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES OF THE SAME PLANE. WHERE GYPSUM BOARD LAYERS DIFFER, STUDS ARE TO BE OFFSET TO PERMIT A CONTINUOUS SMOOTH FINISH LINE IN ALL CORRIDORS OR WHERE SUCH CONDITIONS OCCUR.</div><div>8. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE DESIGNER DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS.</div><div>9. IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION, OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER AND OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTORS EXPENSE.</div><div>10. THE CLIENT, DESIGNER, CONSULTANTS, AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOBSITE AT ALL TIMES DURING NORMAL WORKING HOURS.</div><div>11. ALL VERTICAL DIMENSIONS SHOWN TO FLOOR ARE TO THE CONCRETE SLAB OR CONCRETE FLOOR FILL, UNLESS OTHERWISE NOTED.</div><div>12. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THE PROJECT.</div><div>13. WHENEVER AN ARTICLE, DEVISE, OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR THESE NOTES IN THE SINGLE NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE REQUIRED TO COMPLETE THE INSTALLATION.</div><div>14. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE DESIGNER FOR RESOLUTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.</div><div>15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK IN, ON, OR ABOUT THE JOB SITE; THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUBCONTRACTORS.</div><div>16. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATION" OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS.</div><div>17. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.</div><div>18. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.</div><div>19. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE DESIGNER ENGINEER.</div><div>20. WHETHER OR NOT DETAILED ON THE DRAWINGS, THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT, INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.</div><div>21. CONTRACTOR BEARS SOLE RESPONSIBILITY TO INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL AUTHORITIES.</div><div>22. AT NO POINT IS THE CONTRACTOR AND/OR APPLICABLE SUB-CONTRACTOR RELIEVE FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS CALLED THE DESIGNER'S ATTENTION (IN WRITING) TO SUCH DEVIATION AT THE TIME OF INTIAL BID SUBMISSION. NOTHING SHALL RELIEVE HIM OR HER OF RESPONSIBILITY FOR ERROR OF ANY SORT FROM WHAT'S OUTLINED IN THE DRAWINGS.</div><div>23. CONTRACTORS SHALL MAINTAIN, FOR THE ENTIRE DURATION OF</div></div></div>		<div>THE PROJECT, FULL AND UNLIMITED WORKMENS COMPENSATION INSURANCE IN ACCORDANCE WITH THE LABOR CODE OF THE STATE OF CALIFORNIA. THEY SHALL ALSO CARRY PUBLIC CONTINGENT LIABILITY INSURANCE IN AMOUNTS SATISFACTORY TO THE OWNER, THE APPLICABLE CITY AND/OR JURISDICTION, AND WITH COMPANIES SELECTED WITH THE CONSENT OF THE OWNER.</div> <div>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.</div> <div>25. ALL OVERHEAD UTILITIES (ELECTRICAL, TELEPHONE, CABLE, ETC.) SHALL BE PLACED UNDERGROUND PER CITY OF LOS ANGELES B CODE 7.04.820. WHEN UNDERGROUND, OBTAIN SEPARATE UTILITY EXCAVATION PERMIT FROM EPPWMS ADMIN ROOM 113 AT CITY HALL.</div> <div>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</div> <div>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.</div> <div>28. ROOMS CONTAINING BATHTUBS, SHOWER, SPAS, AND SIMILAR BATH FIXTURES, SHALL BE MECHANICALLY VENTILLATED. A SEPARATE MECHANICAL PERMIT MAY BE REQUIRED. (1203.4.2.1)</div> <div>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</div> <div>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.</div> <div>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.</div> <div>32. PRIOR TO BUILDING PERMIT ISSUANCE APPROVAL MUST BE OBTAINED FROM THE ENGINEERING DEPT. FIRE DEPT, AND THE PLANNING DEPARTMENT.</div> <div><div>a. A BUILDING PERMIT SHALL BE SECURED FOR ALL PAVING AND SUBGRADE PREPARATION. SEC 3319.5</div><div>b. ANY FILL MADE WITH THE MATERIAL FROM SUCH EXCAVATIONS REQUIRES A GRADING PERMIT 3306.2</div><div>c. VEHICULAR DRIVEWAYS SHALL BE A MINIMUM OF 4" THICK 3319.6</div><div>d. ALL CONCRETE SHALL BE LAID ON FIRMLY COMPACTED SOIL. THE MINIMUM GRADING SHALL BE 0.5 %.</div></div> <div>33. ALL FIRE RATED ASSEMBLIES SHALL BE PER TABLE 720, GENERIC ASSEMBLIES OF GYPSUM HANDBOOK, HAVE LARR APPROVAL OR ICC APPROVAL.</div> <div>34. GC, TO PROVIDE 1HR FIRE RESISTANCE RATING FOR EXTERIOR WALLS FOR R-3 AND OR U OCCUPANCY LESSS THAT 5 FROM PROPERTY LINE M OR ASSUMED PROPERTY LINE. (TABLE 602, 706.1.1, & 706.4, R302.1)</div> <div>35. PROVIDE 5/8" TYPE X GYPSUM WALLBOARD ON EACH SIDE TO ACHIEVE 1-HR SEPARATION. SEE DETAIL</div> <div>36. PROVIDE NON-ABSORBENT WALLS AND CEILING AND APPROVED-SHATTER RESISTANT MATERIALS AT SHOWER ENCLOSURE OR WET AREAS.</div> <div>37. WINDOWS AT SHOWERS/TUBS SHALL BE TEMPERED, IF LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.</div> <div>38. PROVIDE INSECT SCREEN FOR ALL OPERABLE WINDOWS AND SLIDING/FRENCH DOORS.</div> <div>39. PROVIDE A MINIMUM SHOWER AREA OF 1024 SQ. INCHES WITH A 30" DIAMETER, CLEAR TURNING CIRCLE.</div> <div>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).</div> <div>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.</div> <div>42. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.</div> <div>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.</div> <div>44. ALL DOORS MUST OPEN OVER A LANDING NO MORE THAT 1.5" BELOW THE THRESHOLD</div> <div>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</div> <div>46. ALL HEATING AND/OR COOLING SYSTEMS OTHER THAT WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISSION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANTS TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.</div> <div>47. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:<div>a. STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR <0.58 SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN</div></div>
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44. **DRILLING, CUTTING, AND NOTCHING OF ROOF/FLOOR FRAMING.** NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, BLOCKING, AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH. SHALL BE NOT LONGER THAN ONE-THIRD THE MEMBER DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT MEMBER ENDS SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT MEMBER ENDS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE. LOCATED IN THE MEMBER, WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH. (CRC R502.8.1)

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

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

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

i. VERTICALLY AT THE CEILING AND FLOOR LEVELS

ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET

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

OCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS

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

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

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

E. AT CHIMNEYS AND FIREPLACES PER ITEM E.49

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

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

A. TWO-INCH NOMINAL LUMBER

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

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

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

E. 1/2-INCH GYPSUM BOARD

F. 1/4-INCH CEMENT-BASED MILLBOARD

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

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

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

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

A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING

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

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

52. COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE

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

D. CONVENTIONAL ROOF FRAMING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. TRUSS FLOOR AND ROOF FRAMING

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

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

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

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

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

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

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

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

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

15. GLUED-LAMINATED WOOD TIMBERS

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

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

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

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

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

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

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

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

E. GENERAL MATERIAL SPECIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

D. CLASS 55 MINIMUM

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

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

E. ROOFING AND WEATHERPROOFING

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

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

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

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

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

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

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

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

D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM

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

F. AT WALL AND ROOF INTERSECTIONS

G. AT BUILT-IN GUTTERS

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

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

F. DEMOLITION & PREPARATION

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

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

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

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

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

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

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

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

G. GRADING AND SOILS

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

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

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

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

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

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

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

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

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

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

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

H. GEOTECHNICAL

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

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

2. PROJECTS REQUIRING OR PROVIDED WITH SOILS REPORT SHALL:

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

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

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

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

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

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

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

I. FINISHES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STORM WATER DEVELOPMENT PLANING PROGRAM

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

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

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

CITY OF LOS ANGELES (SITE HOUSEKEEPING)

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

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

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

DESIGNER:

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

HISTORY RECORD:

NO.:	DATE:	DESCRIPTION:

B&S STAMP:

Home Remodeling & Bathroom Addition	
782 Hudson Ave. Costa Mesa, CA 92626	
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DATE:	11/24/25
PROJECT NO.:	D061 OrgCoMHud782
DRAWN BY:	Dominique Higgins
REVIEWED BY:	Dominique Higgins
SCALE:	1/2" = 1'-0"
SHEET TITLE: General Notes	
SHEET NO.:	GN-02
SHEET #	OF -

