EVANS RESIDENCE

NOTES

DEFERRED SUBMITTALS:

1. FIRE SPRINKLER DESIGN AND DOCUMENTATION TO SUBMITTED UNDER SEPARATE COVER.

"DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS MUST BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE WHO WILL FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THEY HAVE BEEN REVIEWED & ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. ADDITIONAL PLAN REVIEW & PROCESSING FEES WILL BE CHARGED FOR ANY DEFERRED SUBMITTAL.

CENTRAL FIRE NOTES:

BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.

DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, & CUT SHEETS FOR THE UNDERGROUND & OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE AGENCY OF REFERENCE FOR APPROVAL. INSTALLATION SHALL FOLLOW OUR GUIDE SHEET. CUT SHEETS SHALL INCLUDE, BUT NOT LIMITED TO PIPING, VALVES,GAUGES, & SPRINKLER HEADS.

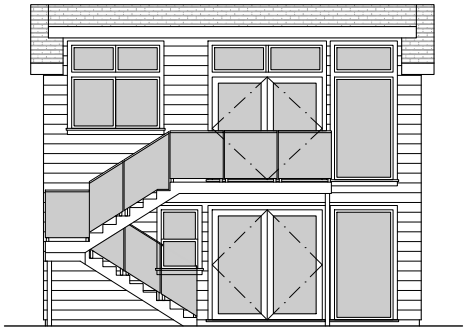
AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BEPREPARED BY THE DESIGNER/INSTALLER. THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEMINSTALLATION POLICY. UNDERGROUND PLAN SUBMITTAL AND PERMIT WILL BE ISSUED TO A CLASS C-16 OR C-36 CONTRACTOR ORBY AN OWNER/BUILDER OF AN OWNER-OCCUPIED SINGLE-FAMILY DWELLING.

ALL UNDERGROUND PIPING SYSTEMS SHALL COMPLY WITH THE COUNTY STANDARD FP0-005 & SHALL REQUIRE PLAN SUBMITTAL & PERMIT APPROVAL PRIOR TO INSTALLATION.

JOB COPIES OF BUILDING & FIRE SYSTEMS PLANS & PERMITS MUST BE ON-SITE DURING INSPECTIONS

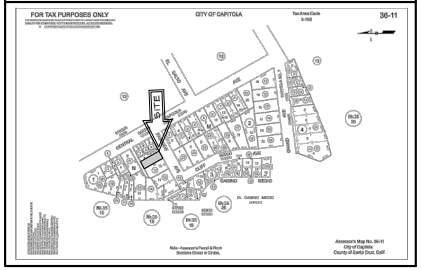
ALL WORK TO COMPLY WITH:

GEOTECHNICAL REPORT:
DEES & ASSOCIATES, INC.
PROJECT NO. SCR-1918
DECEMBER 2024



VICINITY MAP

PARCEL MAP



PROJECT DATA

SETBACKS		REQUIRED	EXISTING	PROPOSED
FRONT YARD				
	(N) GARAGE	20'-0"	61'-5 ½"	61'-11 ½"
	2nd FL. ADU	20'-0"	N/A	61'-11 ½"
REAR YARD				
	(N) GARAGE	4'-0"	9'-2 ½"	4'-0"
	2nd FL. ADU	4'-0"	N/A	4'-0"
SIDE YARD				
	(N) GARAGE	4'-0"(L) & 4'-0"(R)	7 ½"(L) & 14'-10"(R)	4'-0"(L) & 4'-0"(R)
	2nd FL. ADU	4'-0"(L) & 4'-0"(R)	N/A	4'-0"(L) & 4'-0"(R)
HEIGHT		22'-0"	± 13'-10"	21'-10 ⅞"

FLOOR AREA RATIO	LOT SIZE	MAX (57%)	EXISTING (38.7%)	PROPOSED (47.2%)
	2,944 sq.ft.	1678.08 sq.ft.	1,141.99 sq.ft.	1,390.76 sq.ft.

	HABITABLE SPACE	2ND FL. DECKS **	GARAGE	TOTAL
(E) MAIN RESIDENCE	831.89 sq.ft.	N/A	(E) GARAGE TO BE DEMO'D: 310.10 sq. ft.	1,141.99 sq.ft.
(N) GARAGE	N/A	N/A	558.87 sq. ft.	558.87 sq. ft.
2ND FL. ADU (NOT COUNTED)	558.87 sq. ft.	66.00 sq. ft.	N/A	558.87 sq. ft.
(P) TOTAL				1,390.76 sq.ft.

(1,949.63 TOTAL SQ. FT. INCLUDING ADU. DEVIATION OF 271.55 SQ. FT. OVER F.A.R.)

** AREA NOT COUNTED PER CHAPTER 17.48.040
*** STAIR AREA COUNTED ONCE AT GROUND LEVEL

PARKING	REQUIRED	PROPOSED
	3 SPACES	2 COVERED (DEVIATION FOR ADU PARKING)

BUILDING INFORMATION

PROJECT DESCRIPTION:

EXISTING GARAGE TO BE DEMOLISHED & REPLACED WITH A NEW 558.87 SQ.FT. GARAGE AND A NEW 558.87 SQ.FT. 2ND FLOOR ONE-BEDROOM ADU.
HEIGHT TO BE 21'-10 ½".

PROJECT ADDRESS:

108 FAIRVIEW AVE.
CAPITOLA, CA 95010

PARCEL NUMBER:

036-111-11

ZONING DESIGNATION:

R1

OCCUPANCY CLASSIFICATION:

R-3

CONSTRUCTION TYPE:

TYPE V-B SPRINKLERED

CODE NOTE:

- THE CALIFORNIA BUILDING CODE & APPENDICES, 2022 EDITION, WHICH EDITION INCORPORATES THE INTERNATIONAL BUILDING CODE
- THE CALIFORNIA ELECTRICAL CODE, 2022 EDITION
- THE CALIFORNIA MECHANICAL CODE, 2022 EDITION
- THE CALIFORNIA PLUMBING CODE, 2022 EDITION
- THE CALIFORNIA PLUMBING CODE, 2013 EDITION, WHICH INCORPORATES THE 2012 EDITION OF THE UNIFORM PLUMBING CODE
- THE CALIFORNIA FIRE CODE AS AMENDED BY THE CENTRAL FIRE PROTECTION DISTRICT FIRE CODE, 2022 EDITION
- THE CALIFORNIA RESIDENTIAL CODE, 2022 EDITION
- THE 2022 CALIFORNIA REFERENCED STANDARDS CODE
- THE CALIFORNIA ENERGY CODE 2022 EDITION
- THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 EDITION

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2022) AND REFERENCE CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.

CONTACTS

OWNERS:

LELAND EVANS
8 HARRIS COURT, #A1
MONTEREY, CA 93940-5714
PH: (650) 867-4393
levans@evans-hel.com

PROJECT DESIGNER:

DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.
DEREK VAN ALSTINE
1535 SEABRIGHT AVE SUITE 200
SANTA CRUZ, CA 95062
PH: (831) 426-8400
derek@vanalstine.com

SURVEYOR:

LUKE BEAUTZ LAND C.E, L.S.
2275 KINSLEY STREET, #3
SANTA CRUZ, CA 95062
PH: (831) 475-8695
lukebeautz@gmail.com

DRAWING INDEX

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA
(831) 426-8400 PHONE (831) 426-8446 FAX

DVRD INC.
DEREK VAN ALSTINE RESIDENTIAL DESIGN

EVANS RESIDENCE
108 FAIRVIEW AVE.
CAPITOLA, CA 95010

APN: 036-111-11

ISSUE DESCRIPTION
SCHEMATIC DESIGN
NOV. 13, 2024
DESIGN DEVELOPMENT
MAR. 19, 2025
PLANNING SUBMITTAL
SEPT. 19, 2025
BUILDING SUBMITTAL:
REVISIONS:
DESIGN REWORK 7.30.25

TITLE SHEET

T1

9/14/2025 2:12 PM

EVANS RESIDENCE

ABBREVIATIONS

@	AT
A.B.	ANCHOR BOLT
A.D.	AREA DRAIN
ADDN'L.	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
A.S.	ASPHALTIC CONCRETE
ASSY.	ASSEMBLY
B.O.	BOTTOM OF
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.T.	CERAMIC TILE
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CPT.	CARPET
CTR.	CENTER
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRICAL
EL.	ELEVATION
EQ.	EQUAL
(E)	EXISTING
EXT.	EXTERIOR
F.A.U.	FORCED AIR UNIT
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S	FACE OF STUD
FRM'G.	FRAMING
FT.	FOOT / FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.F.I.	GROUND FAULT CIRCUIT INTERRUPT
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
IN.	INCH(S)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
(N)	NEW
NOM.	NOMINAL
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPEN'G.	OPENING
P.T.	PRESSURE TREATED
PLY.	PLYWOOD
PTD.	PAINTED
R.O.	ROUGH OPENING
R.	RADIUS
R.C.P.	REFLECTED CEILING PLAN
RD.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCEMENT
REQ'D.	REQUIRED
RF'G.	ROOFING
RM.	ROOM
S.C.	SOLID CORE
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SHWR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SPEC'D.	SPECIFIED
SQ.	SQUARE
STD.	STANDARD
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.O.	TOP OF
TEMP.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICK
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W.C.	WATER CLOSET
W/D	WASHER / DRYER
W/H	WATER HEATER
W/O	WITHOUT
W/	WITH
W.P.	WATER PROOF
W.R.	WATER RESISTANT
WD.	WOOD

BOILER PLATE NOTES

GENERAL REQUIREMENTS

01.1 ALL REFERENCES TO "CONTRACTOR" SHALL INDICATE GENERAL CONTRACTOR AND THE SUBCONTRACTORS IN HIS EMPLOY; THEY SHALL BE ONE IN THE SAME.

01.2 THE STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE DESIGN DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE DESIGN DRAWINGS AND THE CONSULTANTS' DRAWINGS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.

01.3 PROVIDE ALL LABOR, MATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK SHOWN IN THESE DRAWINGS. WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION AND CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR, MATERIALS AND EQUIPMENT TO COVER THE TIMELY INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED.

01.4 WORK PERFORMED SHALL COMPLY W/ THE FOLLOWING:
(A) ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
(B) THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
(C) THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
(D) SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED BY CONTRACTOR TO THE RESPECTIVE DEPARTMENTS FOR APPROVAL & PERMIT, CONTRACTOR SHALL PAY FOR THE RESPECTIVE PERMIT FEES AND SUPPLY COPIES TO OWNER.

01.5 BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE IT WITH THE PLANS & NOTES, & SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. CONTRACTOR SHALL AT THAT TIME ASCERTAIN THE LOCATION OF ANY EXISTING STRUCTURES OR CONDITIONS THAT MAY AFFECT THIS WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR CONTRACTOR'S FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS AND DETERMINATIONS. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS BID.

01.6 CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND AT ONCE REPORT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER TO THE DESIGNER.

01.7 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALED MEASUREMENTS.

01.8 A COMPLETE SET OF PRINTS WILL BE PROVIDED WHICH SHALL BE MAINTAINED IN GOOD ORDER AT THE SITE. ALL DIFFERENCES BETWEEN THE LOCATIONS OR ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THAT SET. AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL SIGN AND DATE EACH "AS BUILT" DRAWING AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK, AND SHALL SUBMIT THE COMPLETE PACKAGE TO DESIGNER.

01.9 ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, DESIGNER SHALL BE NOTIFIED FOR CLARIFICATION.

01.10 ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK WALLS,FACE OF STUDS AND FACE OF FOAM BLOCK UNLESS OTHERWISE NOTED.

01.11 CONTRACTOR SHALL VERIFY SIZES & LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS & BASES AS WELL AS POWER & WATER OR DRAIN INSTALLATIONS W/ EQUIPMENT MANUFACTURERS BEFORE PROCEEDING W/ THE WORK.

01.12 VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO DESIGNER BEFORE PROCEEDING W/ THE WORK.

01.13 AS-BUILT DRAWINGS SHALL BE MARKED DURING THE PROGRESS OF THE WORK WITH THE LOCATIONS OF ALL CONCEALED, UNDERGROUND OR OTHERWISE - PIPING, CONDUIT, ETC...

01.14 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.

01.15 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF AND PROTECT ALL EXISTING SURFACE AND UNDERGROUND FACILITIES AND TO BEAR ANY EXPENSE FOR THE REPAIR OF SUCH FACILITIES.

01.16 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT & PRESERVE ALL SURVEY MONUMENTS SET OR FOUND DURING THE CONSTRUCTION OF THIS PROJECT.

01.17 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING UTILITY BOXES. ANY DAMAGED BOXES SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN INSPECTOR PRIOR TO ANY WORK.

01.18 PEDESTRIAN & VEHICULAR ACCESS WILL BE MAINTAINED AT ALL TIMES.

01.19 CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL APPLIANCES, FINISHES AND AVAILABILITY PRIOR TO LOCATING ROUGH OPENING, PLUMBING AND ELECTRICAL. CONTRACTOR TO COORDINATE APPLIANCE INSTALLATION WITH ALL APPLICABLE TRADES AS SPECIFIED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

01.20 CONTRACTOR TO VERIFY W/ HOMEOWNERS ALL FINAL MATERIALS, FIXTURES & EQUIPMENT PRIOR TO ORDERING.

01.21 CONTRACTOR TO PROVIDE & POST ON THE STRUCTURE AT FINAL INSPECTION A COMPLETED INSULATION CERTIFICATE & INSTALLATION CERTIFICATE.

01.22 KEEP VEHICLES AND STOCKPILES OF MATERIALS OUSIDE THE DRIPLINE OF TREES.

01.23 PERMANENT PROPERTY CORNER HUBS ARE REQUIRED TO BE IN PLACE PRIOR TO FOUNDATION INSPECTION.

DEMOLITION

02.1 REMOVE PLANTS & VEGETATION AS REQUIRED FOR NEW CONSTRUCTION & SITE WORK. PROTECT ALL TREES THAT ARE TO REMAIN OR TO BE RELOCATED. CONTRACTOR TO VERIFY W/ HOMEOWNER & DESIGNER PLANTS & VEGETATION TO REMAIN.

02.2 REMOVE EXISTING STAIRS, WALKS & SLABS REQUIRED BY PLANS. RESERVE EXCESS EARTH TO BE USED AS COMPACTED FILL FOR FOOTINGS & GRADING PURPOSES. ALL EXCESS EARTH TO BE REMOVED FROM SITE PRIOR TO COMPLETION.

02.3 AT EXTERIOR, DEMOLISH AND/OR REMOVE EXTERIOR FINISHES, EAVES, ROOFS, FRAMING, CABINETS, PLUMBING FIXTURES & LINES, ELECTRICAL LINES, FINISHES, DOORS & WINDOWS, & FOOTINGS WHERE REQUIRED BY DRAWINGS OR STRUCTURAL DRAWINGS.

02.4 AT INTERIOR WALLS AND CEILINGS TO REMAIN, DEMOLISH EXISTING INTERIOR FINISH AS REQUIRED TO RECEIVE NEW CONSTRUCTION AND FINISHES.

02.5 REMOVE AND SAVE FOR REUSE ALL EXISTING HARDWOOD FLOOR COVERING AND/OR FINISH IN AREAS OF DEMOLITION.

02.6 PRIOR TO REMOVAL OF ANY LIGHTS, DOORS, HARDWARE, APPLIANCES & FINISHES, CONTRACTOR TO VERIFY ANY/ALL ITEMS TO BE RELOCATED OR SAVED WITH HOMEOWNER.

02.7 PROVIDE NECCESSARY SHORING OF STRUCTURE TO REMAIN PRIOR TO NEW CONSTRUCTION; PHASE DEMOLITION AS NECESSARY TO MINIMIZE SHORING AND PROVIDE STABILITY OF STRUCTURE TO REMAIN.

02.8 PATCH AND REPAIR ADJACENT SURFACES TO MATCH WHERE SELECTIVE DEMOLITION OCCURS.

02.9 PATCH AND REPAIR ADJACENT SURFACES TO MATCH WHERE SELECTIVE DEMOLITION OCCURS.

SITEWORK

03.1 IN PAVED STREETS, ALL CUTS SHALL BE SMOOTH & VERTICAL W/ THE AREA BEING GENERALLY RECTANGULAR. NATIVE MATERIAL MAY BE USED AS BACKFILL IF APPROVED BY INSPECTOR & MUST BE COMPACTED TO 90% COMPACTION WITHIN TWO FEET OF SURFACE (TEST METHOD NO. CALIFORNIA 216-F). IF SAND BACKFILL IS USED, IT MUST BE WELL GRADED, TAMPED, W/ VIBRATORY COMPACTOR & LIGHTLY JETTED, IF NECESSARY.

03.2 ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES IN FIELD. CALL USA (UNDERGROUND SERVICE ALERT) 1-800-227-2600 BEFORE STARTING ANY EXCAVATIONS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTENCE OF & PROTECT ALL EXISTING UTILITIES. ANY DAMAGE TO A EXISTING UTILITY WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

03.3 PAVEMENT CUTS TO BE DETERMINED IN THE FIELD BY TOWN INSPECTOR.

03.4 ALL FILLS SHALL BE CONSTRUCTED IN LIFTS (6") AND COMPACTED TO 90% RELATIVE COMPACTION, UNLESS OTHERWISE DIRECTED BY THE SOILS ENGINEER. SLOPES TO RECEIVE FILLS SHALL BE STRIPPED AND BENCHED PRIOR OF RECEIVING FILLS.

03.5 ALL EXCESS SOIL SHALL BE OFF-HAULED TO AN APPROVED SITE.

03.6 ALL CUT AND FILL SLOPES SHALL BE PLANTED WATERED AND MAINTAINED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED TO THE APPROVAL OF THE APPROPRIATE INSPECTOR.

03.7 NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETRIMENT OF AN ADJACENT PROPERTY.

03.8 A SANITARY SEWER LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN TWO (2) FEET OF PROPERTY LINE.

03.9 ANY TRENCHING WITHIN THE DRIPLINE OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS.

03.10 THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED OR REMOVED BECAUSE OF CONTRACTOR'S OPERATIONS. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO: CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, SIGNS, PAVEMENTS, RAISED PAVEMENT MARKERS, THERMOPLASTIC PAVEMENT MARKINGS, ETC. SHALL BE REPAIRED & REPLACED TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION. EXISTING IMPROVEMENT TO BE REPAIRED OR REPLACED SHALL BE AT THE DIRECTION OF THE ENGINEERING CONSTRUCTION INSPECTOR, & SHALL COMPLY WITH ALL TITLE 24 DISABLED ACCESS PROVISIONS. CONTRACTOR SHALL REQUEST A WALK- THROUGH WITH THE ENGINEERING CONSTRUCTION INSPECTOR BEFORE THE START OF CONSTRUCTION TO VERIFY EXISTING CONDITIONS.

03.11 CONTRACTOR SHALL INSTALL ALL UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRICAL POWER, AND ALL COMMUNICATIONS LINES UNDERGROUND, AS REQUIRED BY LOCAL CITY CODE.

03.12 THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB DEBRIS AT THE END OF THE DAY. DIRT AND DEBRIS SHALL NOT BE WASHED INTO STORM DRAINAGE FACILITIES.

03.13 ALL PUBLIC IMPROVEMENTS SHALL BE MADE ACCORDING TO THE LATEST ADOPTED CITY STANDARD DRAWINGS AND THE CITY SPECIFICATIONS. ALL WORK SHALL CONFORM TO THE APPLICABLE CITY ORDINANCES.

03.14 THE STORING OF GOODS AND MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED.

03.15 THE CONTRACTOR'S REPRESENTATIVE IN CHARGE SHALL BE AT THE JOB SITE DURING ALL WORKING HOURS.

03.16 FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY MAY RESULT IN THE CITY'S PERFORMING THE REQUIRED MAINTENANCE AT THE CONTRACTOR'S EXPENSE.

CONCRETE

04.1 ALL CONCRETE USED FOR CURB, GUTTER, AND SIDEWALK MUST BE CLASS "A" (SIX SACKS PER CUBIC YARD) ACCORDING TO STATE OF CA. SPECIFICATIONS & MUST ATTAIN A STRENGTH OF 3,000 P.S.I MINIMUM IN 28 DAYS. SIDEWALK CONCRETE SHALL INCLUDE ONE POUND LAMP BLACK PER CUBIC YARD OF CONCRETE.

04.2 A SEMI-FINISHED SURFACE OF CUTBACK OR LOWERED CROSS-SECTION (MAXIMUM LOW- ERED DEPTH, 1/2") OF ASPHALTIC CONCRETE WILL BE ALLOWED FOR A MAXIMUM OF THIRTY (30) DAYS AFTER BACKFILLING TO ALLOW FOR SETTLING. CONTRACTOR SHALL PATCH ANY TIME THAT EXCESSIVE SETTLING OCCURS.

04.3 WITHIN 30 DAYS, CONTRACTOR SHALL RESTORE SURFACE TO ITS ORIGINAL CONDITION & BE RESPONSIBLE FOR ANY FURTHER SETTLING OR FAILURE FOR TWO YEARS. IF CUTBACK IS USED AS A SEMI-FINISHED SURFACE, IT SHALL BE REMOVED BEFORE FINISHING. A SIX-INCH EDGE OF EXISTING A.C. SHALL BE REMOVED AROUND THE PERIMETER OF THE CUT BEFORE PLACEMENT OF ASPHALTIC CONCRETE.

04.4 A SIX-INCH COURSE OF CRUSHED ROCK BASE (1-1/2" MAX. AGGREGATE) & TWO-INCH ASPHALTIC CONCRETE IS THE MIN. SURFACING TO BE RESTORED. HOWEVER, NO RESTORATION SHALL BE LESS SUBSTANTIAL THAN EXISTING COMPOSITION. IN CASES OF CONCRETE STREETS, A SIX-INCH THICKNESS OF CONCRETE ON A FOUR-INCH ROCK CUSHION IS MIN. STANDARD.

04.5 SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) INCHES OF CLASS 2 AGGREGATE BASE COM- PACTED TO 95% RELATIVE COMPACTION.

04.6 DRIVEWAYS SHALL BE A MINIMUM SIX (6) INCHES THICK WITH SIX (6) INCHES OF CLASS 2 AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION.

04.7 DOWEL OLD CONCRETE TO NEW CONCRETE WITH #4 REBAR. THERE WILL BE TWO (2) DOWELS AT EACH SIDEWALK CUT & TWO (2) AT EACH CURB CUT.

METALS

05.1 SEE WATERPROOFING NOTES FOR ADDITIONAL SHEET METAL NOTES

05.2 ALL COPPER MEETING DISSIMILAR METALS TO BE PROTECTED WITH DI-ELECTRIC UNION.

05.3 PROVIDE PROPER SEPARATION BETWEEN DISSIMILAR METALS.

WOOD AND PLASTICS

06.1 ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED DOUGLAS FIR OR REDWOOD.

06.2 OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL WILL BE FLUSH.

06.3 WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS & ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

06.4 CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6 INCHES EXCEPT WHERE SIDING, SHEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATVE-TREATED WOOD.

06.5 PROVIDE 2x8 BACKING IN ALL BATHROOM WALLS AT WATER CLOSET, SHOWER AND BATHTUB AT 34" ABOVE FINISH FLOOR TO CENTER OF THE BACKING, SUITABLE FOR THE ADDITION OF GRAB BARS.

WATERPROOFING / FLASHING

07.1 ALL FLASHING & WATERPROOFING BY CONTRACTOR.

INSULATION

08.1 INSTALL A MIN. OF 1.5" THICK INSULATION ON ALL HOT WATER PIPES, PIPING ASSOCIATED W/ RECIRCULATION SYSTEMS & COLD WATER PIPES FOR THE FIRST 5' FROM A STORAGE TANK. PIPES 2" & LARGER IN DIA. REQUIRE A MIN. OF 2" THICK INSULATION. HOT WATER PIPES BURIED BELOW GRADE MUST BE INSTALLED IN A WATERPROOF NON-CRUSHABLE CASING OR SLEEVE. INSULATION OUTSIDE CONDITIONAL SPACE SHALL BE PROTECTED.

08.2 DUCT CONNECTIONS TO BE WRAPPED W/ UL 181 TAPE IN ACCORDANCE WITH THE FOLLOWING:
(A) ATTACH INNER CORE TO COLLAR W/ AT LEAST TWO WRAPS OF APPROVED DUCT TAPE & SECURE WTH APPROVED CLAMP.
(B) PULL JACKET & INSULATION BACK OVER CORE & USE TWO WRAPS OF APPROVED TAPE OR APPROVED CLAMP.

08.3 PROVIDE INSULATION PER ENERGY COMPLIANCE WORKSHEET

08.4 DUCTS SHALL BE INSULATED WITH A MIN. OF R6 IN UNCONDITIONED SPACE & A MIN. OF R4.2 IN CONDITIONED SPACE.

08.5 2. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL. DOORS & WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACE SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED.

08.6 MANUFACTURED DOORS & WINDOWS SHALL BE CERTIFIED & LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS. CAULK PLUMBING & ELECTRICAL PENETRATIONS, ALL WINDOWS & DOOR FRAMES, BETWEEN WALL SOLE PLATES & FLOORS & ALL OTHER OPENING IN THE ENVELOPE. ALL EXTERIOR OPENINGS SHALL BE PROPERLY WEATHERSTRIPPED, CERTIFIED & LABELED.

08.7 FOR ALL REMODELS, INSULATION MEETING THE MANDATORY FEATURE REQUIREMENTS IN THE CALIFORNIA ENERGY CODE SHALL BE INSTALLED AT CEILINGS, WALLS, FLOORS AND WATER PIPES, WHEN THESE AREAS ARE EXPOSED DURING REMODELING. [§12.10.250(A)2 SCCC

FIREPROOFING

09.1 FIRE BLOCK STUD WALLS & PARTITIONS AT FLOOR, CEILING, SOFFIT, & MID-HEIGHT WALLS OVER 10'-0" IN HT.

09.2 ONE HOUR FIRE-RESISTANT CONSTRUCTION IS REQUIRED ON ALL WALLS AND SOFFITS AT AREAS UNDER STAIRWAYS, CEILINGS AND SUPPORTING MEMBERS WHERE THERE IS A LIVING AREA ABOVE. USE 5/8" TYPE-'X' GYPSUM BOARD O/ WOOD FRAMING.

09.3 WALLS, CEILINGS & SUPPORTING MEMBERS BETWEEN GARAGE & LIVING SPACE SHALL BE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE & FIRE TAPED ON GARAGE SIDE.

DOORS AND WINDOWS

10.1 SEE DOOR & WINDOW SCHEDULES FOR ADDT'L NOTES.

10.2 NFRC LABELS SHALL REMAIN ATTACHED TO GLAZING UNTIL INSULATION INSPECTION IS COMPLETE.

10.3 ALL GLASS LESS THAN 18" ABOVE THE ADJACENT WALKING SURFACE SHALL BE TEMPERED.

10.4 THRESHOLD - MAX 1-1/2", 1:2 LEVEL. PROVIDE STONE THRESHOLDS AT STONE OR TILE.

10.5 ALL WINDOW AND DOOR DIMENSIONS ARE APPROXIMATE ONLY - ACTUAL DIMENSIONS MUST BE DETERMINED AND VERIFIED ON-SITE BY CONTRACTOR PRIOR TO ORDERING ANY MATERIAL.

10.6 VERIFY ALL SIZES ON SCHEDULE WITH NECESSARY ELEVATIONS THROUGHOUT THIS SET OF DRAWINGS.

FIREPLACES AND STOVES

11.1 CHIMNEY FOR RESIDENTIAL TYPE SOLID FUEL BURNING APPLIANCE SHALL EXTEND NOT LESS THAN 3'-0" ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF

11.2 FIREPLACE AND CHIMNEY SHALL BE INSTALLED IN ACCORDANCE W/ THEIR LISTING & THE MANUFACTURERS INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODE. HEARTH EXTENSIONS SHALL CONFORM TO THE CONDITIONS OF THE LISTING & THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. FIREPLACE SHALL HAVE EPA PHASE II APPROVED INSERTS.

EQUIPMENT

12.1 EQUIPMENT IN UTILITY ROOM SHALL BE ARRANGED SO THAT ANY PIECE OF EQUIPMENT CAN BE REPLACED WITHOUT DISRUPTION TO THE OTHER.

12.2 STRAP WATER HEATER AT TOP AND BOTTOM TO RESIST SEISMIC MOTION.

12.3 PROVIDE AN AUTOMATIC TEMPERATURE & PRESSURE RELIEF VALVE LINE LEADING TO THE BUILDING EXTERIOR, DISCHARGING INDEPENDENTLY BY GRAVITY THROUGH AN AIR GAP INTO THE DRAINAGE SYSTEM OR OUTSIDE OF THE BUILDING W/ THE END OF THE PIPE NOT EXCEEDING 2 FEET & NOT LESS THAN 6 INCHES ABOVE THE GROUND AND POINTING DOWNWARDS.

12.4 GAS APPLIANCES SUCH AS FURNACES, WATER HEATERS, & CLOTHES DRYERS ARE TO BE RAISED 18" ABOVE GARAGE FLOOR, TYP.

POOLS

13.1 PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.

FINISHES

14.1 SHOWER & TUB/ SHOWER WALLS TO BE A SMOOTH, HARD, NON ABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. NOTE: WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.

14.2 PROVIDE NEW CARPET & PAD TO BE SPECIFIED BY HOMEOWNER.

14.3 PROVIDE GYPSUM WALLBOARD:
(A) 1/2" THICK AT ALL INTERIOR WALLS AND 5/8" THICK AT CEILINGS. U.N.O. PROVIDE TEXTURE PER PLANS, FREE OF DEFECTS, TAPED & SANDED TO RECEIVE PAINT AT INTERIOR. TYPICAL FOR ENTIRE HOUSE.
(B) 5/8" TYPE "X" SMOOTH FINISH SKIM COAT, FREE OF DEFECTS, TAPED & SANDED TO RECEIVE PAINT. TYP. TO PROVIDE ONE HOUR OCCUPANCY SEPARATION.
(C) PROVIDE 90 DEGREE CORNER BEADS AT ALL CORNERS.

14.4 PROVIDE STONE:
(A) SLAB FACING MORTAR SET BUTT JOINTED, PATTERN PER ARCHITECTURAL PLAN OR INTERIOR ELEVATIONS. PROVIDE SHOP DRAWINGS TO DESIGNER. SEAL STONE WITH APPROVED STONE SEALER. STONE TYPE TO BE SPECIFIED BY DESIGNER.
(B) 3/4" STONE TILE MORTAR SET BUTT JOINTED, PATTERN PER ARCHITECTURAL PLANS & INTERIOR ELEVATIONS. SEAL STONE W/ APPROVED STONE SEALER. STONE TYPE TO BE SPECIFIED BY DESIGNER.
(C) 3/4" STONE COUNTER TOP OVER 3/4" PLYWOOD SUBTOP. STONE TO HAVE 1-1/2" EDGE PER DETAIL. PROVIDE FULL STONE SPLASH AT AREAS SHOWN IN INTERIOR ELEVATIONS. STONE TYPE TO BE SPECIFIED BY DESIGNER.

14.5 PROVIDE CERAMIC TILE:
MORTAR BED DEPTH, METAL LATH AND WATERPROOFING PER PLANS AND CERAMIC TILE INSTITUTE REQUIREMENTS. TILE TYPE PER PLAN, INTERIOR ELEVATIONS OR BY OWNER.

14.6 PROVIDE EXTERIOR CEMENT PLASTER:
(A) FOR NEW AREAS: PROVIDE 7/8" CEMENT PLASTER ON DOUBLE PAPER BACKED METAL LATH. PROVIDE DOUBLE LATH AT 45 DEGREES AT CORNERS OF ALL OPENINGS. PROVIDE FIBER SHORTS IN BROWN COAT. FINISH AND COLOR TO MATCH EXISTING FINISH OR TO BE SPECIFIED BY DESIGNER.

14.7 PROVIDE PAINT:
(A) PRIME ALL SURFACES MINIMUM TWO COATS. PROVIDE MINIMUM 2 ADDITIONAL COATS OF FINISHING PAINT AS SPECIFIED BY DESIGNER. ALL SURFACES TO BE FREE OF DEFECTS. PROVIDE COLOR SAMPLES FOR APPROVAL BY DESIGNER.
(B) PROVIDE MINIMUM THREE COATS OF PAINT INCLUDING PRIMER FOR ALL EXPOSED STRUCTURAL STEEL.

STAIRS / HANDRAILS/ GUARDS

15.1 WIDTH-STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF STAIRWAY AND THE MIN. CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT INCL. TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31-1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

15.2 HEADROOM-THE MIN. HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

15.3 RISER HEIGHT-THE MAX. RISER HEIGHT SHALL BE 7-3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT W/ IN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

15.4 TREAD DEPTH-THE MIN. TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS & AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS & DO NOT HAVE TO BE WITHIN 3/8" OF THE RECTANGULAR TREAD DEPTH.
WINDER TREADS SHALL HAVE A MIN. TREAD DEPTH OF 10" MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTION WITH THE WALKLINE. WINDER TREADS SHALL HAVE A MIN. TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8".

15.5 HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

15.6 HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

15.7 HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAILS.

15.8 ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE 1. HANDRAILS W/ A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1¼ INCHES & NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES & NOT GREATER THAN 6-1/4" WITH A MAX. CROSS SECTION DIMENSION OF 2-1/4". EDGES SHALL HAVE A MIN. RADIUS OF 0.01 INCH.
TYPE II. HANDRAILS W/ A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE & ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE MIN. WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1/4" TO A MAX. OF 2-3/4". EDGES SHALL HAVE A MIN. RADIUS OF 0.01 INCH.

15.9 SPIRAL STAIRWAYS-SPIRAL STAIRWAYS ARE PERMITTED, PROVIDED THE MIN. CLEAR WIDTH AT & BELOW THE HANDRAIL SHALL BE 26 INCHES W/ EACH TREAD HAVING A 71/2 INCH MIN. TREAD DEPTH AT 12 INCHES FROM THE NARROWER EDGE. ALL TREADS SHALL BE IDENTICAL, & THE RISE SHALL BE NO MORE THAN 91/2 INCHES. A MINIMUM HEADROOM OF 6 FEET 6 INCHES SHALL BE PROVIDED.

16.1 GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITH 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

16.2 REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACE, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.
EXCEPTIONS:
1. GUARDS ON OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
2. WHERE ALSO SERVES AS HANDRAIL, ON OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

16.3 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQ'D GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

PLUMBING

17.1 ALL WASTE LINES TO MAINTAIN A MINIMUM OF 1/4" PER FOOT FALL TO SANITARY SEWER.

17.2 ALL WASTE LINES TO BE ABS SCHEDULE 40.

17.3 ALL WATER SUPPLY LINES, PIPING OR TUBING SHALL BE U.P.C. APPROVED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCAL JURISDICTIONAL APPROVAL.

17.4 ALL SHOWERS TO BE PRESSURE BALANCED (120 DEGREES F. MAX.)

17.5 MAXIMUM WATER USAGE:
- TOILETS ≤ 1.28 GPF, EFFECTIVE FLUSH VOLUME
- RESIDENTIAL LAVATORY FAUCETS ≤ 1.2 GPM
- PUBLIC SPACES LAVATORY FAUCETS ≤ 0.5 GPM
- KITCHEN FAUCETS ≤ 1.8 GPM
- SHOWER OUTLETS ≤ 1.8 GPM
- URINALS ≤ 0.125 GPF

17.6 PROVIDE AN AUTOMATIC TEMPERATURE AND PRESSURE RELIEF VALVE LINE TO EXTERIOR. END OF LINE SHALL SHALL BE LOCATED 12" MAX. ABOVE ADJACENT GRADE AND POINTED DOWN FOR SAFE AUTOMATIC DISCHARGE OF WATER HEATER CONTENTS.

17.7 ALL BUILDING WATER SUPPLY SYSTEMS IN WITH QUICK ACTING VALVES SHALL BE INSTALLED WITH DEVICE TO ABSORB HIGH PRESSURE FROM QUICK CLOSING OF THESE VALVES

17.8 PROVIDE NON-REMOVABLE BACKFLOW DEVICES ON ALL HOSE BIBS.

17.9 ALL WATER FROM ROOF AND DECKS TO BE DRAINED AWAY FROM BUILDING WITH GUTTERS AND DRAIN PIPES.

17.10 SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC PRESSURE MIXING VALUE

VENTILATION

18.1 MECHANICAL EXHAUST FROM BATHROOMS SHALL EXIT AT 36" MIN. FROM ANY OPENING TO PREVENT RECIRCULATION OF EXHAUST.

18.2 VENT DRYER TO EXTERIOR

18.3 PROVIDE 8"x14" VENTS AT TOP AND BOTTOM OF DOORS AT MECHANICAL ROOMS.

18.4 PROVIDE (3 MIN.) 8"x14" VENTS AT GARAGE WALL FOR COMBUSTION AIR WHEN WATER HEATER, F.A.U., OR SIMILAR UNITS REQUIRING VENTILATION ARE LOCATED IN GARAGE.

18.5 PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE W/ BACKDRAFT DAMPER

18.6 ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE & LIVING AREA SHALL BE 26 GAUGE MIN.

18.7 WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION & ROOF SHEATHING. OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.

ACCESS

19.1 IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 sq.ft. AND HAVE A VERTICAL HEIGHT OF 30" MEASURED FROM TOP OF CEILING FRAMING MEMBERS TO UNDERSIDE OF THE ROOF FRAMING MEMBERS.

19.2 ATTIC ACCESS ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22" X 30" & SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN WALL, OPENING SHALL BE 22" WIDE & 30" HICH. WHEN LOCATED IN CEILING, MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" FROM ACCESS TO UNDERSIDE OF ROOF FRAMING MEMBERS.

19.3 PROVIDE 18"X24" UNDERFLOOR OR WALL ACCESS WITHIN 20 FEET OF PLUMBING CLEANOUTS.

WINDOWS

20.1 NEW WINDOWS AND DOORS WILL FULLY COMPLY WITH THE FOLLOWING MINIMUM CODE REQUIREMENTS:
RESIDENTIAL WINDOWS & DOOR CODE REQUIREMENTS:
a. TESTED AND LABELED TO COMPLY WITH THE AAMA STANDARDS PER CRC, SEC. 609.3.
b. SAFETY GLAZING TESTING AND LABELING PER CRC, SECTIONS. 308.1 & 308.4
c. ENERGY TESTING & CERTIFICATION PER CENC, SEC. 110.6

BATHROOMS

21.1 TUBS & SHOWERS TO BE WATER RESISTANT (FINISHED WITH A NON-ABSORBENT SURFACE) UP TO A HEIGHT OF 6' MIN. ABOVE THE FLOOR PER CRC 307.2 . PROVIDE A SMOOTH HARD, NON-ABSORBANT FINISH SURFACE OF TILE, STONE OR PLASTIC. OVER A MOISTURE RESISTANT UNDERLAYMENT OF CEMENT BOARD, OR 3/4" MORTAR BED. SHOWERS SHALL HAVE A MIN. FLOOR AREA OF 1024 SQ. IN. AND 30" CLEAR HORIZONTALLY IN ALL DIRECTIONS MEASURED ABOVE THE CURB. ALL VALVES SHALL HAVE THERMOSTATIC MIXING CONTROLS OR PRESSURE BALANCE CONTROLS.

21.2 WATER CLOSETS TO HAVE A MIN. CLEARANCE OF 15" ON EACH SIDE FROM THE CENTERLINE OF THE FIXTURE, & A MIN. OF 24" CLEAR IN FRONT OF THE FIXTURE. C.P.C. SECTION 407.5. ALL NEW WATER CLOSETS TO HAVE A MAX. FLUSHING CAPACITY OF 1.28 GALLONS.

21.3 SHOWER DOOR ENCLOSURES SHALL HAVE TEMPERED SAFETY GLAZING PER CRC R308.4

21.4 SHOWERS AND TUB-SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [§408.3 CPC]

LIGHTING

22.1 SEE ELECTRICAL/LIGHTING PLAN FOR GENERAL NOTES

ELECTRICAL

23.1 SEE ELECTRICAL/LIGHTING PLAN FOR GENERAL NOTES

MECHANICAL

24.1 SEE ELECTRICAL/MECHANICAL PLAN FOR GENERAL NOTES

DRAWING SYMBOLS

DWG. # SHEET # (1 / A1) DETAIL
(1 / A1) ELEVATION
(1 / A1) SECTION
(1) DRAWING NUMBER
(1A) WINDOW NUMBER
(101) DOOR NUMBER
(1) REVISION NUMBER
ROOM NAME (101) ROOM NAME / ROOM NUMBER
NORTH ARROW

9/17/2025 4:14 PM

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ISSUE DESCRIPTION
SCHEMATIC DESIGN
NOV. 13, 2024
DESIGN DEVELOPMENT
MAR. 19, 2025
PLANNING SUBMITTAL:
SEPT. 19, 2025
BUILDING SUBMITTAL:
REVISIONS:
DESIGN REWORK 7.30.25

GENERAL NOTES

T2

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4-5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or of 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b) Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher, ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small and mid-high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Bii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses** . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1CHii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii;enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Gii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDBS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls**. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready: *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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BUILDING AND SAFETY DEPARTMENT

Phone: (310) 605-5509/Fax Line: (310) 605-5598

www.comptoncity.org

Form: B-043

VOC AND FORMALDEHYDE LIMITS

2022 California Green Building Code

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [1,2]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY [3]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Japan	350
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form-release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	100
Low solids coatings	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS [1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of ⅝ inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT [1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	100
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168. http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

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APN: 036-111-11

ISSUE DESCRIPTION
SCHEMATIC DESIGN
NOV. 13, 2024
DESIGN DEVELOPMENT
MAR. 19, 2025
PLANNING SUBMITTAL
SEPT. 19, 2025
BUILDING SUBMITTAL
REVISIONS:
DESIGN REWORK 7.30.25

RESIDENTIAL MANDATORY

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Stormwater Pollution Prevention and Protection for Construction Projects

In the City of Capitola, water in streets, gutters, and storm drains flows directly to local creeks and Monterey Bay without any treatment. When debris, paint, concrete and other harmful pollutants from construction sites and home construction projects get spilled, leaked or washed into the street or storm drain they can damage sensitive creek habitats and end up polluting our bay and ocean.

In order to reduce the amount of pollutants reaching local storm drains and waterways, the City has developed "Best Management Practices" (BMPs) for construction work. All types of construction projects are required to abide by the following mandatory BMPs. These BMPs apply to both new and remodeled residential, commercial, retail, and industrial projects.

In addition to the following mandatory BMPs, the Central Coast Regional Water Quality Control Board (Regional Water Board) under the State Water Resources Control Board (State Water Board) requires coverage under and adherence to the Construction Activities Storm Water General Permit, or CGP, to regulate storm water runoff from construction sites. In general, any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than one acre, requires coverage under the CGP. Construction activities associated with Linear Underground Projects (LUPs) also require coverage under the CGP. It should be noted that SWPPP development and implementation (inspections, tracking) associated with sites subject to the CGP (excluding waiver sites) must be done by a qualified SWPPP developer (QSD), respectively. More information on the CGP and QSD/QSPs may be found at http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

◆General Construction & Site Supervision

The rainy season referred to herein applies to the dates October 1 to April 30; the dry season spans May1 to September 30. Compliance with the CGP and below BMPs is required year round; however, different requirements may be needed for the rainy and non-rainy season.

General Principles

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, gutters, storm drains and drainage channels.
- ☐ Ensure dust control water does not leave the site or discharge to storm drains.
- ☐ Train your employees on these BMPs and familiarize them with storm water issues prior to beginning work. Inform your subcontractors about storm water requirements and be sure that they also abide by these BMPs.
- ☐ Refer to the following approved references for BMP selection, implementation, and on-site management (most recent versions unless otherwise noted):
  - *Erosion & Sediment Control Field Manual*, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002.
  - *Manuel of Standards for Erosion and Sediment Control Measures*, Association of Bay Area Governments (ABAG)
  - *Construction Best Management Practices (BMPs) Handbook*, California Stormwater Quality Association (CASQA)
  - *Construction Site Best Management Practices (BMPs) Manual*, Storm Water Quality Handbooks, Caltrans

Good Housekeeping Practices

- ☐ Designate one area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
- ☐ To prevent off-site tracking of dirt, provide site entrances with stabilized aggregate surfaces or provide a tire wash area on the site, but away from storm inlets or drainage channels. Mud, dirt, gravel, sand and other materials tracked or dropped on city streets must be cleaned up to prevent washing into the storm drains.
- ☐ Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation soils under cover and protected from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove material from surfaces that drain to storm inlets and/or drainage channels.
- ☐ Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- ☐ Keep dumpster lids closed and secured. For dumpsters or bins that don't have a lid, cover them with tarps or plastic sheeting, secured around the exterior of the dumpster or place them under temporary roofs. Never clean out a dumpster by hosing it down on the construction site.

NOT TO SCALE	STANDARD DRAWINGS FOR **STORMWATER POLLUTION PREVENTION AND PROTECTION**	DRAWN: 2/14	REV:
DRAWN BY: M.P.			
CHECKED BY: S.E.J.	STEVEN JESBERG, PUBLIC WORKS DIRECTOR	DRAWING No.	BMP-STRM-1

- ☐ Clean up leaks, drips and other spills immediately so that they do not contaminate the soil or runoff nor leave residue on paved surfaces. Use dry cleanup methods whenever possible. Water may only be used in minimum quantities to prevent dust.
- ☐ If portable toilets are used, ensure that the leasing company properly maintains the toilets and promptly makes repairs. Conduct visual inspections for leaks.
- ☐ Protect vegetation and trees from accidental damages from construction activities by surrounding them with fencing or tree armoring.

Advanced Planning

- ☐ Site development shall be fitted to the topography and soils in order to minimize the potential for erosion.
- ☐ Soil grading/clearing limits, easements, setback, sensitive or critical areas, trees, drainage courses, and buffer zones must be delineated on site to prevent excessive or unnecessary disturbances and exposure prior to construction.
- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
- ☐ Conduct grading operations in phases in order to reduce the amount of disturbed areas and exposed soil at any one time. Unless specifically approved on the project's drainage plan, grading, sediment and erosion control plan, clearing, excavation and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Capitola Municipal Code Chapter 15.28.
- ☐ Control the amount of runoff crossing your site especially during excavation by using berms or temporary drainage ditches or bio-swales to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.

Materials & Waste Handling

- ☐ Practice contaminant "Source Reduction" by estimating carefully and minimizing waste when ordering materials.
- ☐ Recycle excess materials such as concrete, asphalt, scrap metal, solvents, degreasers, paper, and vehicle maintenance materials whenever possible.
- ☐ Dispose of all wastes properly by ensuring that materials that cannot be recycled are taken to an appropriate land fill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or drainage channel.

◆Landscaping, Gardening & Ponds/Fountains/Pool/Spa Maintenance

Many landscaping activities and practices expose soils and increase the likelihood of water runoff that will transport earth, sediments and garden chemicals to the storm drain during irrigation or rain events. Other exterior amenities such as ponds, pools and spas require regular maintenance using chlorine and/or copper based algaecides. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

Landscaping & Garden Maintenance

- ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Schedule grading and excavation during dry weather.
- ☐ Use temporary check drains or ditches to direct runoff away from storm drains or drainage channels.
- ☐ Protect storm drain inlets with sandbags, gravel filled bags, straw wattles, filter fabric or other sediment controls.
- ☐ Re-vegetation is an excellent form of erosion control for any site.
- ☐ Never dump or leave soil, mulch, or other landscape products in the street, gutter, or storm drain.

Ponds/Fountains/Pool/Spa Maintenance

- ☐ When draining a pond, fountain, pool or spa, any volumes in excess of 500 gallons must be reported in advance to the City of Capitola Public Works Department. The City will provide guidance on handling special cleaning waste, flow rate restrictions and backflow prevention.

◆Preventing Water & Sediment Runoff

Effective erosion and sediment control measures must be implemented and maintained on all disturbed areas in order to prevent a net increase of sediment in the site's storm water discharge relative to pre-construction levels. During the rainy season, erosion control measures must also be located at all appropriate locations along the site's perimeter and at all inlets to the storm drain system. Effective methods to protect storm drain inlets include sand bag barriers, heavy rubber mats to cover and seal the inlet, and sediment traps or basins. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the *Manual of Standards for Erosion and Sediment Control Measures*, Association of Bay Area Governments (ABAG), and *Construction Best Management Practices (BMPs) Handbook*, California Stormwater Quality Association (CASQA).

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- ☐ Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
- ☐ Silt fences must be installed so that the drainage around each fence does not create additional erosion and rills down slope of the fence.
- ☐ If straw wattles are used to filter sediment runoff, ensure that the bales are actually filtering the water (and not just causing the water to travel around the bale) and that the straw pieces are not carried into the storm drain system.
- ☐ Whenever possible, use terracing, surface roughening (e.g. with a bulldozer), and energy dissipaters (such as riprap, sand bags and rocks) on slopes to reduce runoff velocity and trap sediments. Do not use asphalt rubble or other demolition debris for this purpose.
- ☐ All on-site erosion control measures and structural devices, both temporary and permanent, shall be properly maintained so that they do not become nuisances with stagnant water, odors, insect breeding, heavy algae growth, debris, and/or safety hazards
- ☐ A qualified person should conduct inspections of all on-site BMPs during each rainstorm and after a storm is over to ensure that the BMPs are functioning properly. For sites greater than one-acre, onsite inspections are required in accordance with the GCP.

◆Earth Moving Activities & Heavy Equipment

Soil excavation and grading operations loosen large amounts of soil that can be transported into storm drains when handled improperly. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Often, earth moving activities require use and storage of heavy equipment. Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids onto the construction site are common sources of storm drain pollution.

Site Planning

- ☐ Maintain all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery.
- ☐ Perform major auto or heavy equipment maintenance, repair jobs and vehicle or equipment washing off-site.
- ☐ If you must drain and replace motor oil, radiator coolant or other fluids on site, use drip pans, plastic sheeting or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste. Recycle whenever possible.
- ☐ Do not use diesel oil to lubricate equipment parts or clean equipment. Only use water for onsite cleaning.
- ☐ Cover exposed fifth wheel hitches and other oily or greasy equipment during all rain events.

Practices During Construction

- ☐ Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Protect down slope drainage courses, creeks and storm drains with wattles or temporary drainage swales.
- ☐ Use check dams or ditches to divert runoff around excavations. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002; and the most recent versions of the *Manual of Standards for Erosion and Sediment Control Measures*, Association of Bay Area Governments (ABAG), and *Construction Best Management Practices (BMPs) Handbook*, California Stormwater Quality Association (CASQA).
- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Spill Clean Up

- ☐ Maintain a spill clean-up kit on site.
- ☐ Clean up spills immediately. Use dry cleanup methods if possible.
- ☐ Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter and/or rags) whenever possible and properly dispose of absorbent materials.
- ☐ Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them.
- ☐ Use as little water as possible for dust control. If water is used, ensure it does not leave silt or discharge to storm drains.
- ☐ Call 911 for significant spills. If the spill poses a significant hazard to human health and safety, you must also report it to the State Office of Emergency Services.

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◆Painting, Varnish & Application of Solvents & Adhesives

Paints, varnish, solvents and adhesives contain chemicals that are harmful to wildlife and aquatic life in our community. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint materials and wastes, adhesives and cleaning fluid should be recycled when possible or properly disposed to prevent these substances from entering the storm drains and watercourses.

Handling of Surface Coatings

- ☐ Keep paint, varnish, solvents and adhesive products and wastes away from the gutter, street and storm drains. Wastewater or runoff containing paint or paint thinner must never be discharged into the storm drain system.
- ☐ When there is a risk of a spill reaching the storm drain, nearby storm drain inlets must be protected prior to starting painting.

Removal of Surface Coatings

- ☐ Non-hazardous paint chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint or varnish stripping residue, chips and dust from marine paints or varnishes, or paints containing lead, mercury or tributyltin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor. Paint may be tested for lead by taking paint scrapings to a local, state-certified laboratory.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains to prevent flow to creeks and the Monterey Bay.
- ☐ Wash water from painted buildings constructed pre-1978 can contain high amounts of lead even if paint chips are not present. Before stripping paint or cleaning a pre-1978 building's exterior with water under high pressure, test paint for lead by taking paint scrapings to a local, state-certified laboratory.

Clean Up of Surface Coatings

- ☐ Never clean brushes or rinse paint or varnish containers into a gutter, street, storm drain, French drain or creek.
- ☐ For water based paints, paint out brushes to the extent possible and rinse into an interior sink drain that goes to the sanitary sewer.
- ☐ For oil based paints, paint out brushes to the extent possible and clean with thinner or solvent. Filter and reuse thinners and solvents where possible. Dispose of excess liquids and residue as hazardous waste.
- ☐ When thoroughly dry, empty paint cans, used brushes, rags and drop cloths may be disposed of as garbage.

Disposal of Surface Coatings

- ☐ Recycle, return to supplier, or donate unwanted water-based (latex) paint. Oil-based paint may be recycled or disposed of as hazardous waste. Varnish, thinners, solvents, glues and cleaning fluids must be disposed of as hazardous waste.
- ☐ When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite, and ensure that nothing has drifted toward the street, gutter, or catch basin.

◆Roadwork & Paving

- ☐ Protect nearby storm drain inlets and adjacent water bodies prior to breaking up asphalt or concrete.
- ☐ The discharge of saw cut slurry to the storm drain system is prohibited. Take measures to contain the slurry and protect nearby catch basins or gutters. If slurry enters the storm drain system, remove material immediately.
- ☐ Dried, saw cut slurry must be cleaned up and properly disposed so that it will not be carried into the storm drain system by wind, traffic, or rainfall.
- ☐ After breaking up old pavement, sweep up materials and recycle as much as possible. Properly dispose of non-recyclable materials.
- ☐ Cover and seal nearby storm drain inlets and manholes before applying seal coat, slurry seal, etc. Leave covers in place until the oil sealant is dry.
- ☐ In the event of rain during construction, divert runoff around work areas and cover materials.
- ☐ Park paving machines over drip pans or absorbent materials.
- ☐ Never wash sweepings from exposed aggregate concrete into a street or a storm drain inlet. Collect and return to aggregate base stockpile or dispose of in the trash.
- ☐ Remove and clean up material stockpiles (i.e. asphalt and sand) by the end of each week or, if during the rainy season, by the end of each day. Stockpiles must be removed by the end of each day if they are located in a public right-of-way.

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◆Concrete, Cement, & Masonry Products

- ☐ Concrete, cement, masonry products, sediment or pollutant laden water shall never be discharged into or allowed to reach the storm drain system.
- ☐ Avoid mixing excess amount of fresh concrete or cement mortar on-site.
- ☐ During tile cutting, ensure that the slurry water does not run off into the street or storm drain system. The discharge of slurry to the storm drain system is prohibited. Dried slurry must be cleaned up and disposed of properly.
- ☐ Concrete, cement, and masonry mixing containers may not be washed or rinsed into the street or storm drain system. If a concrete transit mixer is used, a suitable washout box, excavation or self-washing mixer able to contain waste material shall be provided on-site.
- ☐ Never wash or rinse mixing containers and tools into the gutter, street, storm drain inlet, drainage ditches or water body.
- ☐ If conducting sidewalk work, material stockpiles must be removed and cleaned up by the end of each day. Sweep or collect unused materials and debris that remain on pavement and dispose of properly.
- ☐ When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite. Ensure that nothing has drifted towards the street, gutter or catch basin.

◆Site Clean Up

- ☐ Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
- ☐ The street, sidewalk and other paved areas may not be cleaned by washing or by directing sediment, concrete, asphalt, or other particles into the storm drain system. If water is used to flush sediment or particles from pavement, the water must be directed to a landscaped or grassy area large enough to absorb all the water.
- ☐ If conducting road or sidewalk work, materials stockpiles must be removed and cleaned up by the end of each work day.
- ☐ Discarded building materials and demolition wastes must never be left in a street, gully, or waterway. Dispose of all wastes properly including leftover paint and chemicals. Materials that cannot be reused or recycled must be taken to the landfill or disposed of as hazardous waste.

Signed and Agreed to by:
Project Owner or General Contractor

Signed: _____ Date:_____

Print Name: _____

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DRAWN BY: M.P.			
CHECKED BY: S.E.J.	STEVEN JESBERG, PUBLIC WORKS DIRECTOR	DRAWING No.	BMP-STRM-5

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
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DVRD INC. DEREK VAN ALSTINE RESIDENTIAL DESIGN

EVANS RESIDENCE
108 FAIRVIEW AVE.
CAPITOLA, CA 95010

APN: 036-111-11

ISSUE DESCRIPTION	
SCHEMATIC DESIGN	
NOV. 13, 2024	
DESIGN DEVELOPMENT	
MAR. 19, 2025	
PLANNING SUBMITTAL:	
SEPT. 19, 2025	
BUILDING SUBMITTAL:	
REVISIONS:	
DESIGN REWORK 7.30.25	

STORM POLLUTION PREVENTION

T4

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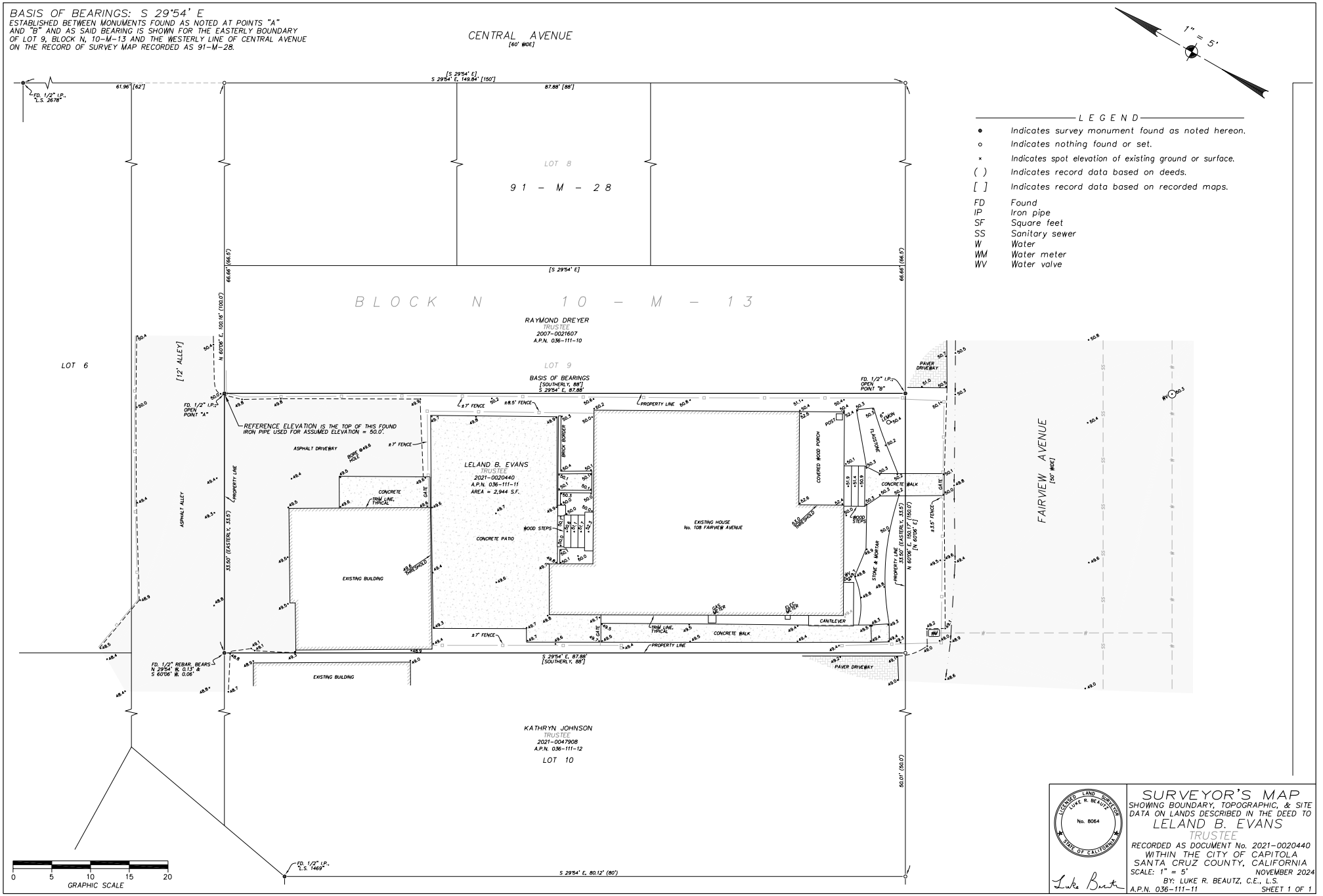
BASIS OF BEARINGS: S 29°54' E
ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS "A" AND "B" AND AS SAID BEARING IS SHOWN FOR THE EASTERLY BOUNDARY OF LOT 9, BLOCK N, 10-M-13 AND THE WESTERLY LINE OF CENTRAL AVENUE ON THE RECORD OF SURVEY MAP RECORDED AS 91-M-28.



LEGEND

- ● Indicates survey monument found as noted hereon.
- ○ Indicates nothing found or set.
- × Indicates spot elevation of existing ground or surface.
- ( ) Indicates record data based on deeds.
- [ ] Indicates record data based on recorded maps.

FD	Found
IP	Iron pipe
SF	Square feet
SS	Sanitary sewer
W	Water
WM	Water meter
WV	Water valve

LICENSED LAND SURVEYOR
LUKE R. BEAUTZ
No. 8064
STATE OF CALIFORNIA

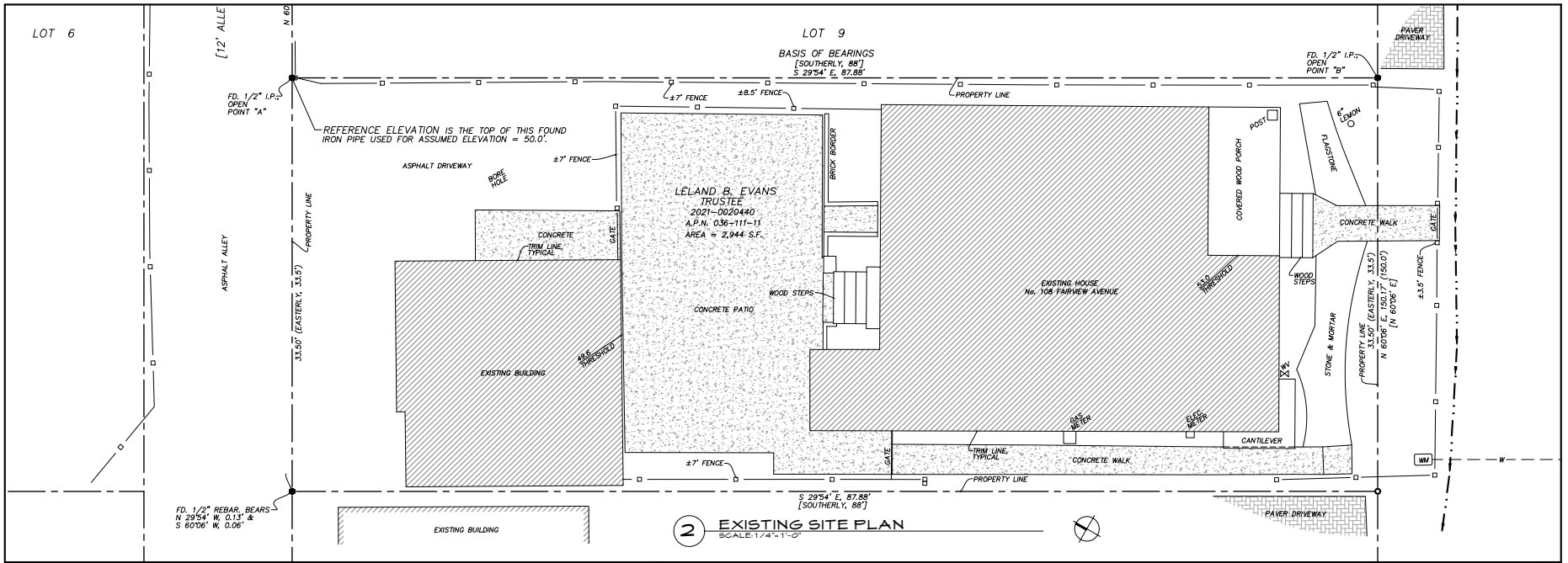
Luke Beautz

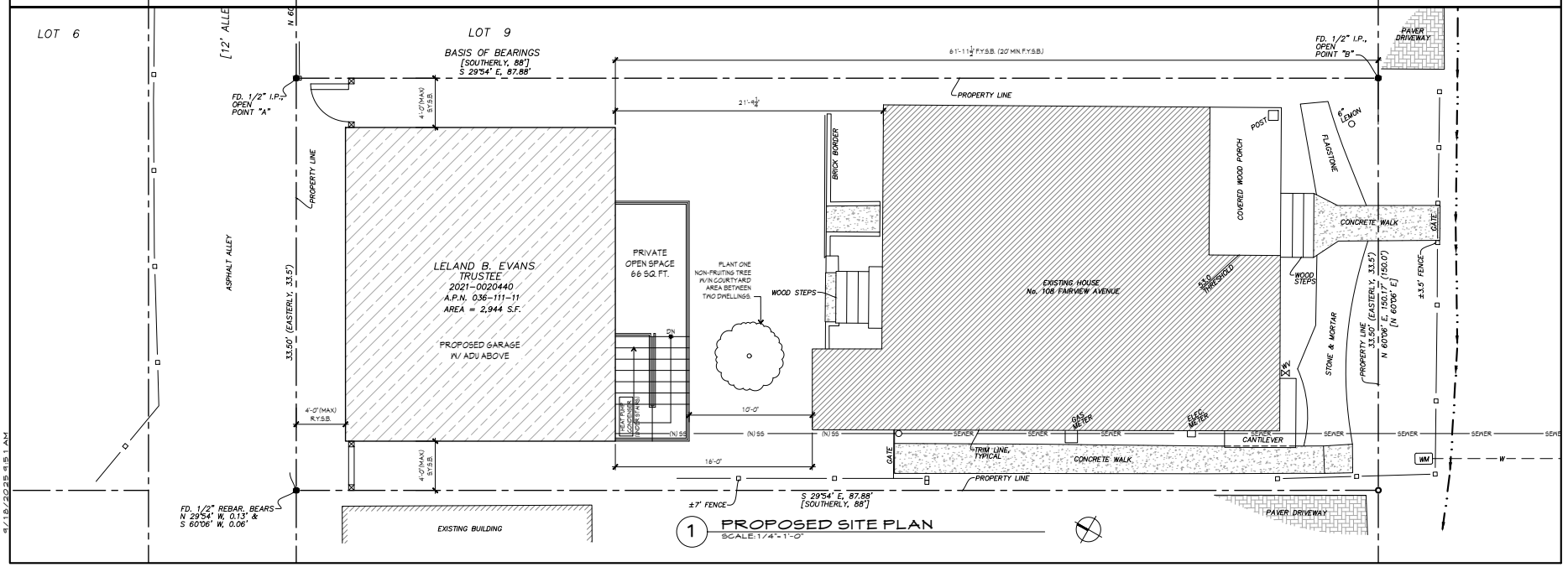
SURVEYOR'S MAP

SHOWING BOUNDARY, TOPOGRAPHIC, & SITE DATA ON LANDS DESCRIBED IN THE DEED TO

LELAND B. EVANS
TRUSTEE

RECORDED AS DOCUMENT No. 2021-0020440
WITHIN THE CITY OF CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 5' NOVEMBER 2024
BY: LUKE R. BEAUTZ, C.E., L.S.
A.P.N. 036-111-11 SHEET 1 OF 1





DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
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APN:
036-111-11

ISSUE DESCRIPTION
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SEPT. 19, 2025
BUILDING SUBMITTAL:
REVISIONS:
DESIGN REWORK 7.30.25

EXISTING & PROPOSED SITE PLANS

A1

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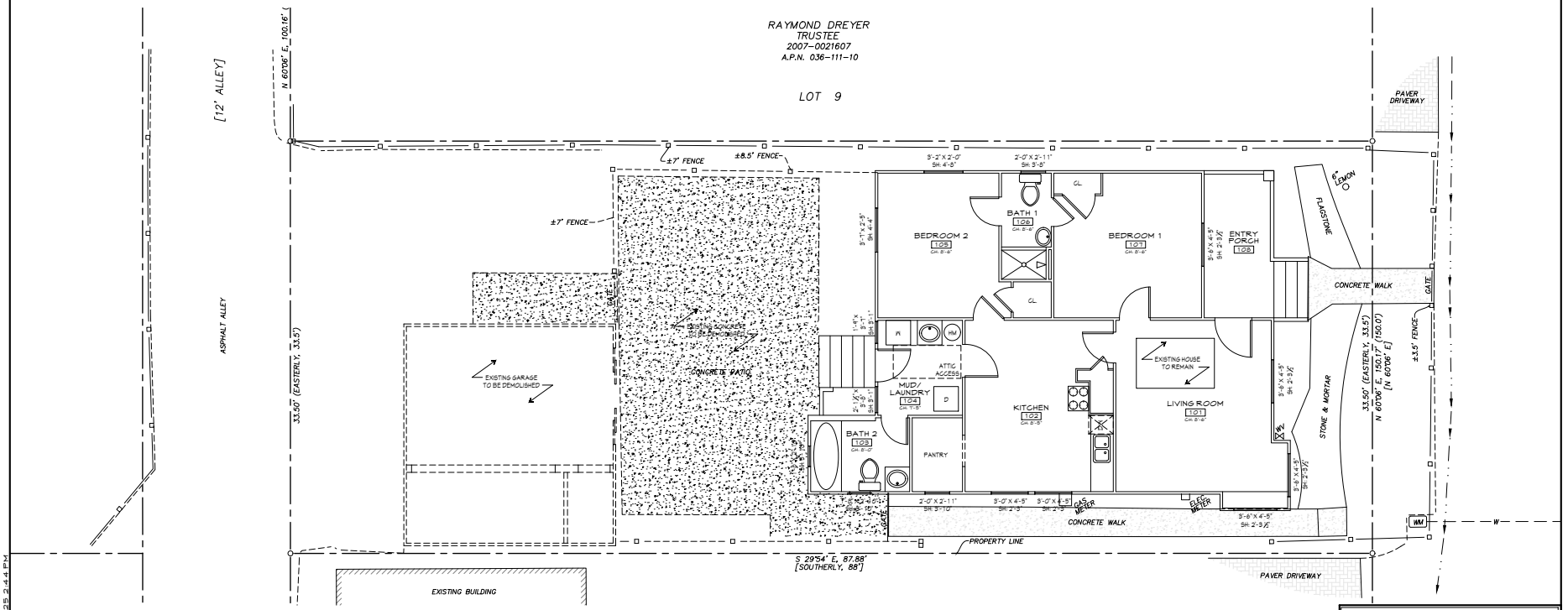

1 GARAGE EXISTING/ DEMO FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN

DEREK VAN ALSTINE
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EXISTING/DEMO FLOOR PLAN

A2

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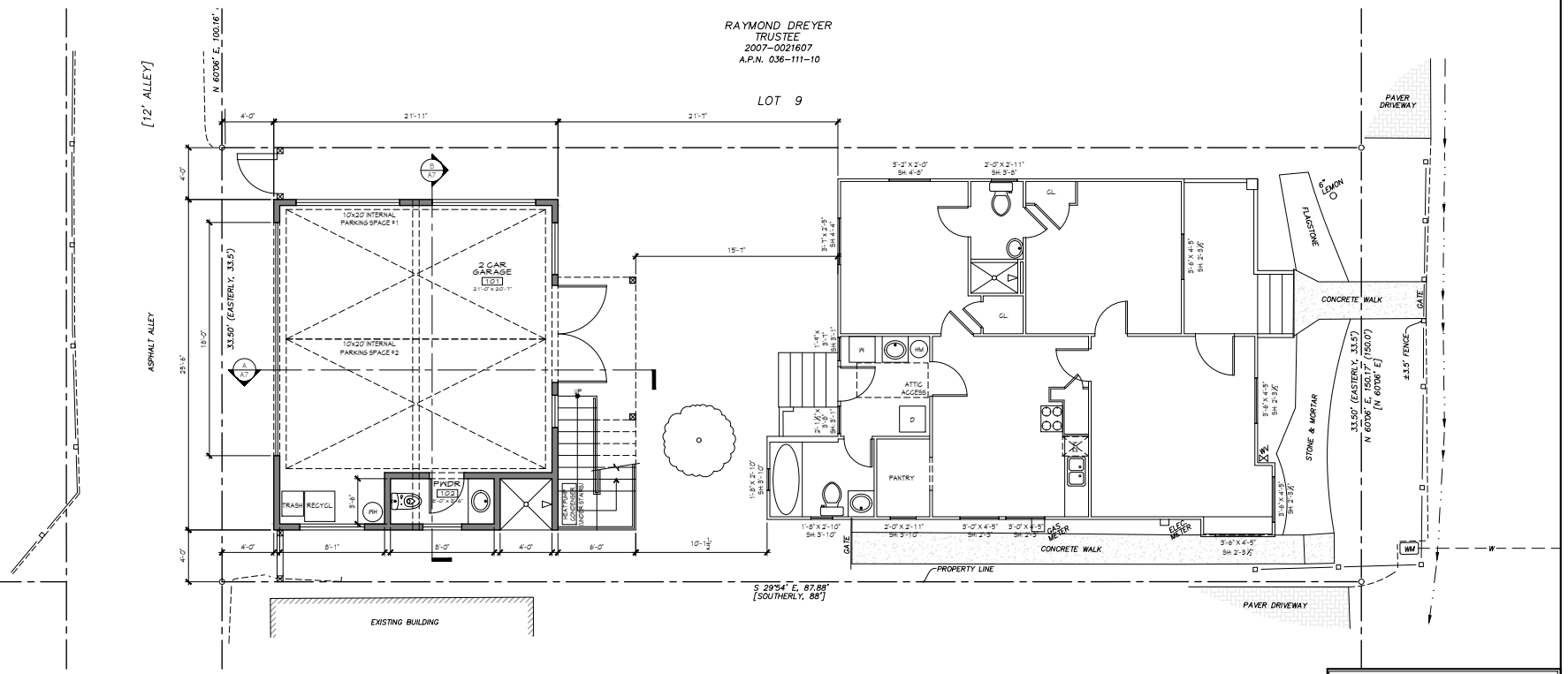

NOTE:
OUTDOOR LIGHTING SHALL COMPLY WITH ALL RELEVANT STANDARDS PURSUANT TO MUNICIPAL CODE SECTION 17.96.110, INCLUDING THAT ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD SUCH THAT THE LIGHTING IS NOT DIRECTLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES.

1 PROPOSED GARAGE 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND
- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN

DEREK VAN ALSTINE
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PROPOSED FLOOR PLANS

A3

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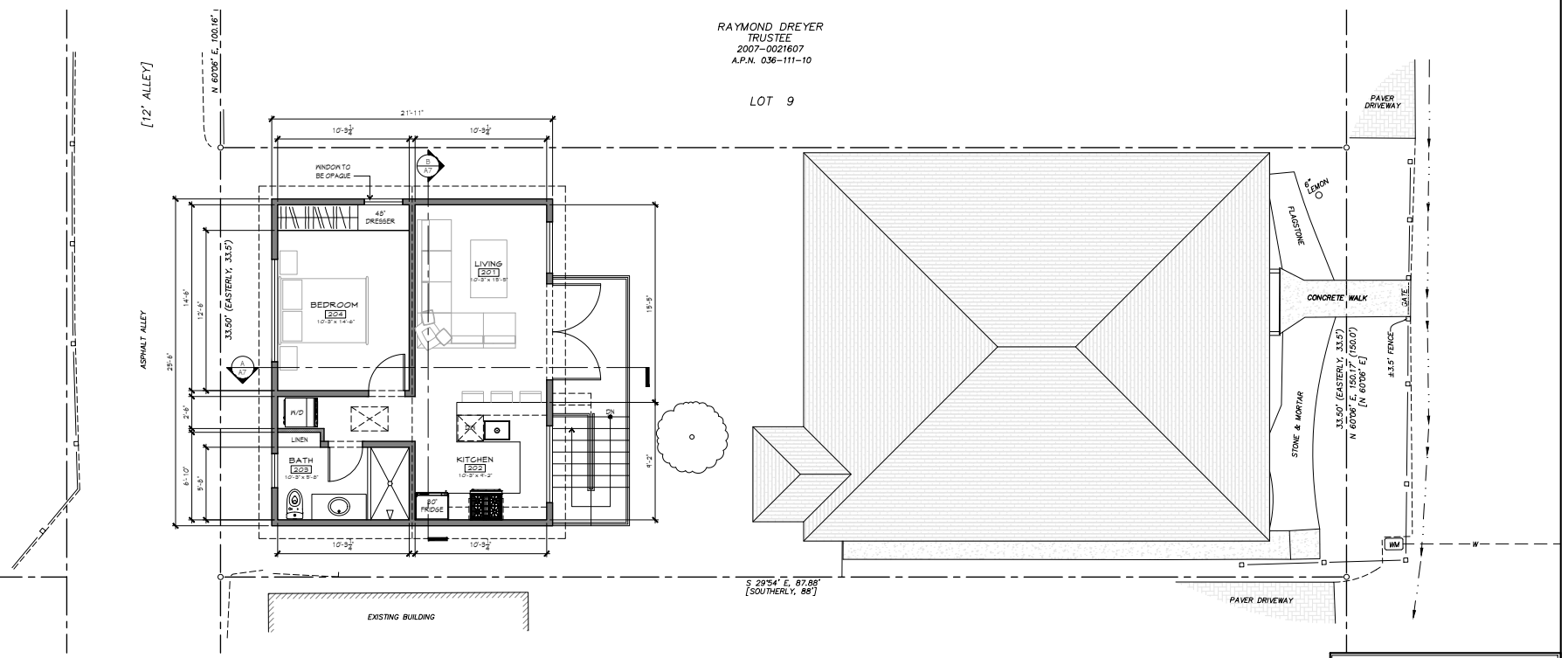

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2 PROPOSED ADU 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND
- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN

DEREK VAN ALSTINE
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PROPOSED FLOOR PLANS

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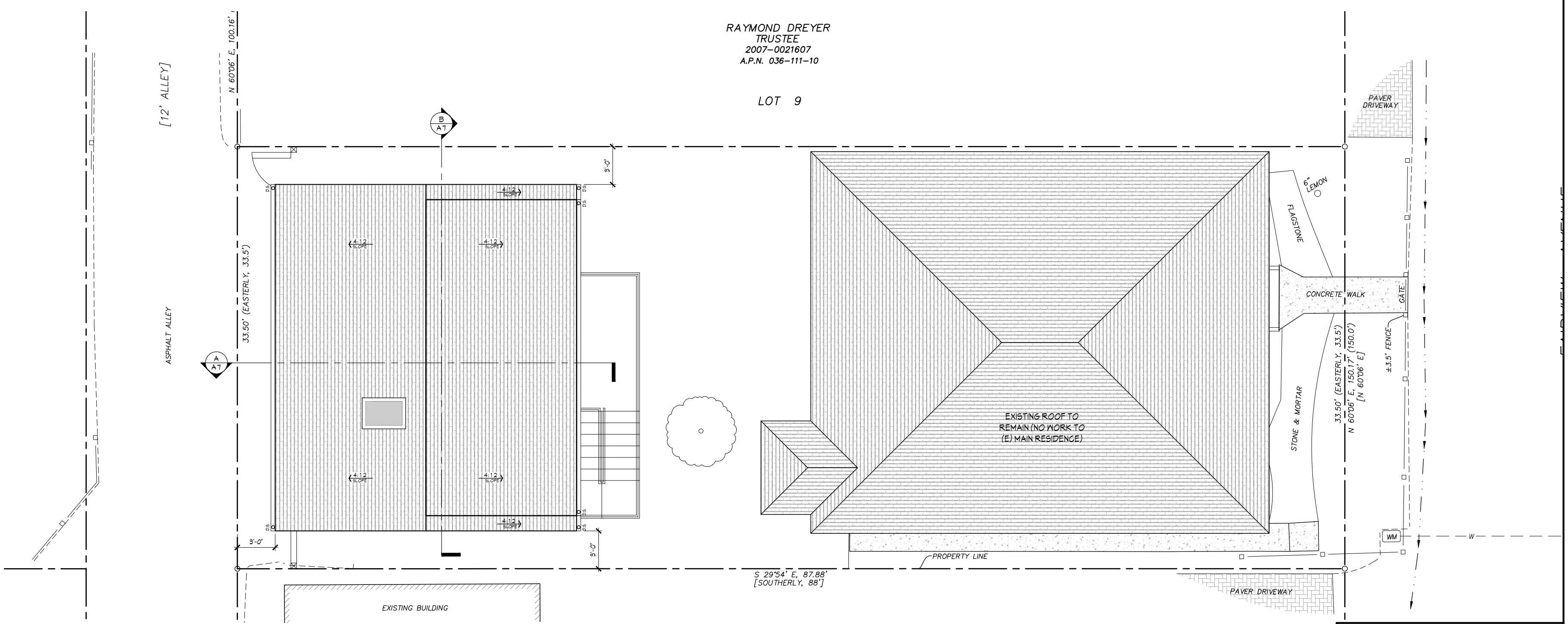

1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND

	NEW 2x4 STUD WALL
	NEW 2x6 STUD WALL
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN

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DEREK VAN ALSTINE
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PROPOSED ROOF PLAN

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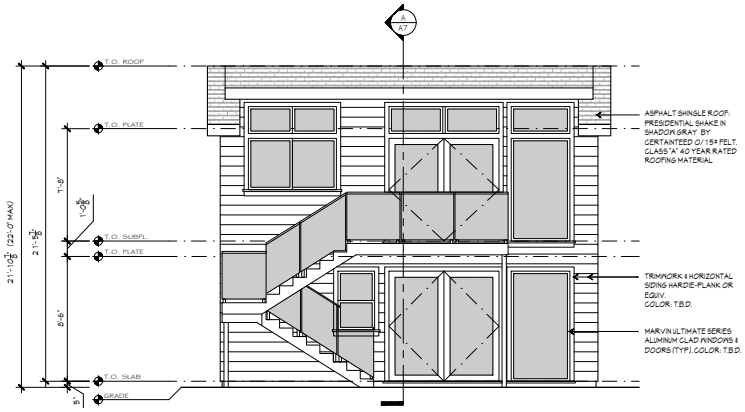

1 PROPOSED SOUTH (FRONT) ELEVATION
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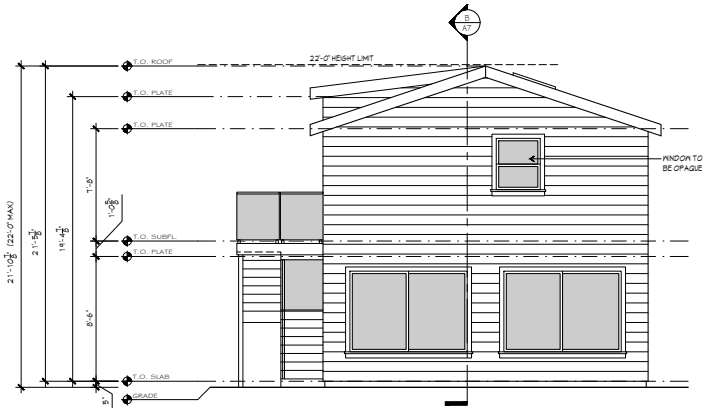

2 PROPOSED EAST (SIDE) ELEVATION
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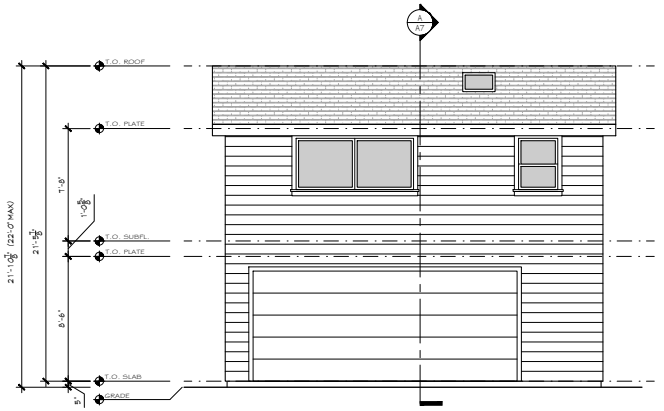
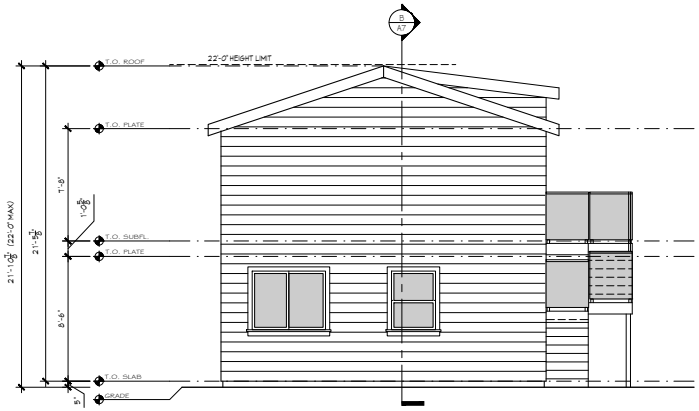


3 PROPOSED NORTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"



4 PROPOSED WEST (SIDE) ELEVATION
SCALE: 1/4"=1'-0"

4/18/2025 9:54 AM

DEREK VAN ALSTINE
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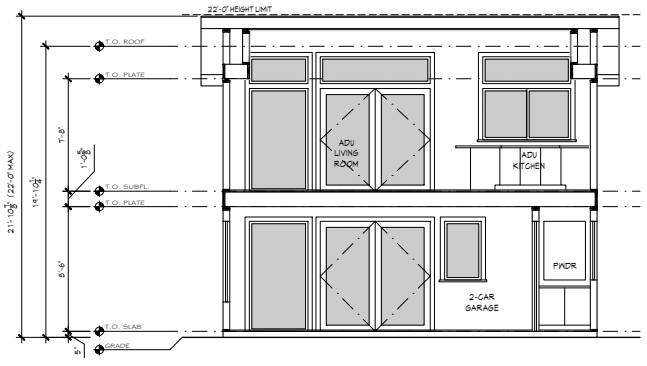
EVANS RESIDENCE
108 FAIRVIEW AVE.
CAPITOLA, CA 95010

APN: 036-111-11

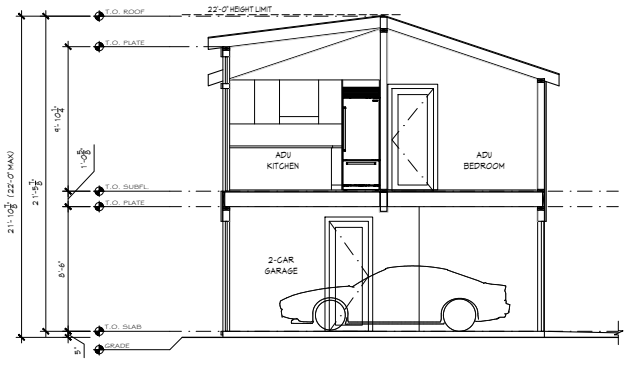
ISSUE DESCRIPTION
SCHEMATIC DESIGN
NOV. 13, 2024
DESIGN DEVELOPMENT
MAR. 19, 2025
PLANNING SUBMITTAL:
SEPT. 19, 2025
BUILDING SUBMITTAL:
REVISIONS:
DESIGN REWORK 7.30.25

PROPOSED ELEVATIONS

A6



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



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

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SECTIONS

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9/17/2025 9:11 PM